Site Design and Development Feasibility Report

Bardin Apartments
Bardin Road
Arlington, TX

TDHCA Project #: 19319
Cole Project #: 19-0020
March 1, 2019
March 1, 2019

Mr. Deepak Sulakhe
AT Bardin Housing, LP
5033 Brookview Drive
Dallas, Texas 75220

RE: Bardin Apartments
Site Design and Development Feasibility Report
Arlington, TX
TDHCA Application No. 19319

Dear Deepak,

This Site Design and Feasibility Report was prepared in accordance with TDHCA criteria. Please call if you have any questions or need additional information.

Sincerely,

Ronald Salamie, P.E.
Project Manager
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<th>Section</th>
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</tbody>
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PART 1: EXECUTIVE SUMMARY

I. Project Overview

The purpose of this report is to review the site conditions and development requirements for the proposed Bardin Apartments project. This report has been prepared in accordance with §10.204(15) of the 2018 Uniform Multifamily Rules issued by the Texas Department of Housing & Community Affairs (TDHCA). See References in Appendix for a list of officials and websites that were conferred in the preparation of this report.

Bardin Apartments will consist of 112 units in 5 buildings along with a clubhouse building, common amenities, parking areas and appurtenances. The project will be located on 7.181 acres in Arlington, Texas. The tract is situated at the northwest corner of West Bardin Road at Matlock Road. The property is within the city limits of the City of Arlington in Tarrant County, Texas. See Site Location Map in Appendix D.

The Bardin Apartments parcel is currently zoned Community Commercial (CC) District. Multi-family is not a permitted use in the CC zoning district, and rezoning will be required. A zoning application was submitted to the City of 02/27/2019.

The Bardin Apartments site is currently vacant land located in Flood Hazard Zone X (un-shaded areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map 48436C0365K, effective date September 25, 2009, (refer to Appendix E). The site slopes generally from west to east.

Development of the project may require the following off-site improvements:

- Right turn / deceleration lane.

All persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on the TDHCA website, release the report in response to a request for public information and make other use of the report as authorized by law.

II. Due Diligence Statement

This report was compiled based on information ascertained in a site visit, face to face meetings with representatives from the City of Arlington, phone and email conversations with pertinent municipal and agency staff members, and internet research.

PART 2: SITE SUMMARY

I. Property Identification Numbers

Tarrant County Property ID: 07681844
II. Millage Rates for All Taxing Jurisdictions
The millage rates for the following Property Taxing Jurisdictions are:

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Tax Rate per $100 valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Arlington</td>
<td>0.634800</td>
</tr>
<tr>
<td>Tarrant County</td>
<td>0.234000</td>
</tr>
<tr>
<td>JPS Health Network</td>
<td>0.224429</td>
</tr>
<tr>
<td>Tarrant County College</td>
<td>0.136070</td>
</tr>
<tr>
<td>Arlington ISD</td>
<td>1.368670</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2.597969</strong></td>
</tr>
</tbody>
</table>

III. Zoning Requirements
The property is presently zoned Community Commercial CC. Multi-family Residence/Dwelling is not a permitted use in the CC District. Rezoning is required. The site is proposed to be rezoned to a Planned Development District with Multi-Family district as the base district. A zoning change request has been filed with the City of Arlington and must be approved by Planning and Zoning Commission and City Council. The rezoning process is expected to take 4-6 months from submittal to approval. The City of Arlington’s zoning ordinance is available online:


The following dimensional standards apply to the RMF-22 and / or PD zoning district:

<table>
<thead>
<tr>
<th>Dimensional Standard</th>
<th>Proposed PD Zoning</th>
<th>Bardin Apartments</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Dwelling Units/Acre</td>
<td>22</td>
<td>15.2</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Lot Area (ac)</td>
<td>7.181</td>
<td>7.181</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Front Yard Setback (ft)</td>
<td>40</td>
<td>40</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Side Yard Setback (ft)</td>
<td>20</td>
<td>20</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum No. of Parking Spaces</td>
<td>237</td>
<td>245</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Additional zoning requirements for multifamily developments and / or developments in the PD District are as follows:

1. **Section 5.4.3.A.** – Multi-family Developments (found in TABLE 5.4-1: Off-Street Parking Schedule A) require:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Spaces/Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>1</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>1.5</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>2</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>2.5</td>
</tr>
<tr>
<td>3+ Bedroom</td>
<td>2.5 + 0.5 for each bedroom more than 3</td>
</tr>
</tbody>
</table>
2. Section 5.2.2 Landscaping Required
   a. All multi-family and non-residential development shall provide a perimeter landscape setback area along the entire right-of-way adjacent to any public street right-of-way.
   b. Buildings and paving, except for sidewalks and driveways, are prohibited in the perimeter landscape setback. Parking within a landscape setback is expressly prohibited.
   c. A buffer width (min.) of 15-feet is the required landscape setback standard.
   d. Landscape Plant Requirement:
      i. Number of plants (min.): 14 per 50-feet
      ii. Evergreen shrubs: At least 50 percent of the plants in the landscape setback shall be evergreen shrubs.
      iii. Drought-tolerant plants: A minimum of 25 percent of all required trees and 25 percent of all required plants shall be drought-tolerant native or adapted species. If 100 percent of all trees and plants are drought-tolerant native or adapted species, then:
         1. The total required number of trees and plants may be reduced by 10 percent; and
         2. The minimum size of trees planted on site may be reduced to 2.5-inch caliper, except for trees in the perimeter landscape setback.
   e. The maximum amount of grass cover in the landscape setback is 40%.
   f. Site entry and access drives for multi-family development shall include at least three of the following:
      i. A minimum 5-foot wide landscaped median;
      ii. Textured paving, interlocking pavers, or other decorative pavement;
      iii. gateway elements such as lighting, bollards, entry fences, or monuments;
      iv. a roundabout containing landscaping, water feature, or artwork;
      v. other improvements as approved by the Zoning Administrator
   g. Landscape islands shall be installed at the terminus of each row of parking. Landscape islands shall not be separated by more than 10 parking spaces. For purposes of determining tree spacing, parking spaces may be counted in any rational sequence.

3. Section 5.2.4. Landscaping Design and Materials Requirements
   a. Trees and plants installed to satisfy the requirements of this section shall meet or exceed the plant quality and species standards of the North Central Texas SmartScape program. The plant list in the User’s Guide identifies appropriate plant species for use in Arlington.
   b. The landscaping for every development shall consist of a combination of three or more of the following types of planting materials including but not limited to grass, trees, shrubs, ground cover, and/or other forms of plant material.
   c. Except as specified in the EDO overlay district, trees planted to satisfy the standards of this section shall be a minimum of three inches in caliper when measured 12 inches from the base of the trunk or the top of the ball.
   d. Grass areas shall be sodded, plugged, sprigged, hydro-mulched, or seeded.
   e. All landscaped areas shall be irrigated with an irrigation system consistent with the standards of the “irrigation” Chapter of the code of the city of Arlington, as amended.
   f. A landscape plan is required to be submitted with each building permit.
4. **Section 5.5.4.E.g. Off-Street Parking Location**
   a. All surface parking shall be separated from any building by a landscaped strip of at least ten (10) feet in width that includes a five (5) foot wide sidewalk.
   b. Double rows of parking shall be separated by a landscaped median of at least eight (8) feet in width. The median may be curbless if wheel stops are provided in the parking spaces.

5. **Section 5.3.3.E. Refuse Facility Screened**
   a. All refuse facilities, including new refuse facilities placed on an existing development, shall be large enough to accommodate a trash dumpster and shall be completely screened from view of public streets and adjoining non-industrial zoned properties by:
      i. Screening on three sides by a minimum of eight-foot masonry fence enclosed by an evergreen living screen. Screening shrubs shall be a minimum of four feet in height at installation and shall provide a minimum of six-foot high screen when fully grown.
      ii. An opening shall be situated so that the container is not visible from adjacent properties or public streets. The opening shall include a metal clad opaque gate. Chain-link gates are not permitted. Gates shall have tiebacks to secure in the open position.
   b. Screening is not required if the refuse facilities are otherwise screened from view by intervening buildings.

6. **Section 5.5.4 Standards for Multi-Family Residential Dwellings**
   a. All exterior walls, including those of parking structures and garages, shall be finished with 100 percent of an approved material listed in Section 5.5.4.G. For purposes of this subsection, the calculation of material coverage shall not include doors, windows, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.
   b. Multi-family buildings shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.
   c. To the maximum extent practicable, the primary entrance and façade of individual buildings within a residential development shall not be oriented towards parking, but shall be oriented towards:
      i. An abutting public street, or
      ii. Common open space, such as interior courtyards, parks, or on-site natural areas, or features with a clearly defined and easily accessible pedestrian circulation.
   d. At least 25 percent of all walls facing a public street shall contain windows or doorways.
   e. Each elevation greater than 30 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 10 percent of the length of the façade, and extending at least 20 percent of the length of the façade.

All the above-referenced codes were considered in the layout of the Preliminary Site Plan for Bardin Apartments. Refer to Appendix B for the Preliminary Site Plan.
IV. Subdivision Requirements
The legal lot for the parent tract for this site includes 8.088 acres. The development site will need to be subdivided. The process will involve preliminary plan and final plat approvals by the Planning and Zoning Commission. The platting process may run concurrently with the engineering and building permit review. If preliminary plan is submitted concurrently with final plat, it is expected to take about 45 days from the time of subdivision application to approval.

The City of Arlington’s subdivision ordinance is Chapter 5 of the Unified Development Code online:

V. Development Ordinances
The Unified Development Code of the City of Arlington provides guidance on the design criteria for residential multi-family developments within the City. The Unified Development Code of the City of Arlington is available online at:

This section presents a summary of the applicable development ordinances governing the proposed project.

Water Service
Bardin Apartments is within the City of Arlington’s water service area. Water service shall be taken from an existing 8” main extension within the Bardin Road right-of-way, according to the city’s record drawings. Water service may be taken from this water main.

The City of Arlington imposes water impact fees. These fees are included in the development cost estimate.

Sanitary Sewer Service
Bardin Apartments is within the City of Arlington’s sanitary sewer service area. An existing 8-inch sewer line is located adjacent to the site within the Bardin Road right-of-way. A new manhole will be constructed on the existing sewer main.

The City of Arlington imposes wastewater impact fees. These fees are included in the development cost estimate.

Refer to Appendix B for the Preliminary Site Plan, which includes water and sewer layouts.

Drainage
The City of Arlington Design Criteria Manual can be found online at:

According to Chapter 5.3 in the City of Arlington Design Criteria Manual:

- A preliminary Stormwater Management Site Plan (SWMSP) shall be prepared for all developments of 12,000 SF or more. A site plan will be accepted in lieu of a preliminary SWMSP if the site plan shows development will create less than 5,000 SF of impervious surface.
The site generally slopes at 1-4% grade from the west to the east.

According to record drawings, an existing 36-inch storm sewer is stubbed to the property adjacent to the RaceTrac convenience store with capacity to convey runoff for fully developed conditions. This storm sewer discharges to an existing 72” storm sewer in Bardin Road. We believe, pending city review, detention will not be required. However, a small detention pond along Bardin is included in the preliminary design to ensure the design is adequate for preliminary purposes. Refer to Appendix C for the Preliminary Drainage Map and Appendix B for the Preliminary Site Plan.

Dry Utilities
Oncor has indicated that they have facilities in the area and can provide electric service. There are existing three phase overhead power lines along both Bardin Road and Matlock Road.

The primary gas provider is ATMOS Energy. Atmos has confirmed that they have facilities in the area to serve this project.

Per the Public Utility Commission of Texas website, the following telephone providers provide service in the City of Arlington:
(http://www.puc.texas.gov/consumer/phone/providers/Search_Phone.aspx)

- ACN Communication Services LLC
- AT&T Texas
- Matrix Business Technologies
- MCI Metro Access Transmission Services Corp
- Spectrum

Additional Development Ordinances
In addition to those ordinances described, development shall also conform to additional ordinances described in The City Arlington Unified Development Code. Those include Right-of-Way Construction, Subdivisions, Utilities, Landscaping standards, and Lighting and glare standards. These standards are available on-line at: http://www.arlington-tx.gov/cityattorney/wp-content/uploads/sites/15/2014/05/UDCChapter.pdf

VI. Fire Department Requirements
The Arlington Fire Department has review and approval jurisdiction for this project. Bardin Apartments will comply with the applicable adopted fire codes and amendments. Fire hydrants have been shown in compliance with design guidelines. Refer to Appendix B for the Preliminary Site Plan.

VII. Site Ingress and Egress Requirements

This section presents a summary of the applicable criteria governing the proposed project. Bardin Road and Matlock Road are major arterial City roadways. A major arterial roadway, as defined in the thoroughfare plan, requires 120’ of right-of-way and 11’-12’ lane widths. Bardin
Road and Matlock Road already adhere to these requirements; additional right-of-way dedication is not anticipated.

**Access Points**

Based on communication with the City of Arlington’s Engineering Department and research from the City’s *Unified Development Code* and *Design Criteria Manual*, the following requirements will apply:

1. **Section 5.5.4.C Site Design and Building Organization:**
   a. New multi-family developments with 100 or more units shall take primary access from an arterial street. A minimum of one secondary point of ingress/egress into a multi-family development may be required for public safety access.

   b. Two access drives are proposed, one from Bardin Road and another from Matlock Road. There is an existing drive and shared access easement adjacent to Matlock Road serving the RaceTrac will be necessary.

   c. Early indication is that a right turn / deceleration lane may be required on Bardin Road.

2. Based on communication with the City of Arlington, a Traffic Impact Analysis (TIA) will not be required.

**VIII. Building Codes and Local Design Ordinances**

The City of Arlington has adopted the following building codes and local design ordinances:

- 2015 International Building Code (with amendments and deletions)
- 2015 International Energy Conservation Code (with amendments and deletions)
- 2015 International Fire Code (with amendments and deletions)
- 2015 International Fuel Gas Code (with amendments and deletions)
- 2015 International Mechanical Code (with amendments and deletions)
- 2015 International Plumbing Code (with amendments and deletions)
- 2015 International Residential Code (with amendments and deletions)
- 2017 National Electric Code (with amendments and deletions)


Bardin Apartments project will comply with the applicable adopted design codes.

**IX. Atypical Items**

The following items could materially impact cost.

- Right turn / deceleration lane may be required.
ENTITLEMENT STATEMENT

X. Entitlement, Site Development Permitting Process and Timing
This section presents a summary of the applicable entitlement and site development permitting processes that will affect the proposed project.

Rezoning
The property is presently zoned Community Commercial, CC. Multi-family Residence/Dwelling is not a permitted use in the CC District. Therefore, rezoning to Plan Development with Residential Multi-Family RMF-22 base zoning is required. A zoning application has been submitted to the City of Arlington.

Subdivision
Based on the existing plat, the subject site will need to be subdivided. The process would include replat approval, which requires Planning and Zoning Commission approval. Anticipate 2-4 month approval process for the replat.

Development Plans
Site Development Plans are submitted and permitted with the building plans. Separate submittal is not required.

XI. Building Permitting Process and Timing
The City of Arlington has building permit authority. Building permit submittal shall include written authorization from the property owner (if the applicant is not the property owner), a complete application, a narrative explaining why the facility request is eligible and will not result in a significant change, “Commercial Site Plan,” Architectural Type Plans, Structural & MEPs, Energy Compliance Plans, Specifics of construction, TDLR Registration Number, Impact Fee Payment, and Planned Review Fee Payment. A 12-day review period for submittal and a 5-day review period for resubmittals is anticipated. The subdivision plat must be recorded before permit issuance.
XII. Impact, Site Development Permit, Building Permit and Other Fees

This section presents a summary of the applicable fees that will affect the proposed project:

<table>
<thead>
<tr>
<th>FEE TYPE</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Development Zoning</td>
<td>$2,000 + $100/acre</td>
<td>$2,809</td>
</tr>
<tr>
<td>Landscape/Tree Preservation Plan Review</td>
<td>$400 (over 5 acres, up to and including 20 acres)</td>
<td>$400</td>
</tr>
<tr>
<td>Zoning Verification Letter</td>
<td>$50</td>
<td>$50</td>
</tr>
<tr>
<td>Staff Placement of Zoning Change Request Signs</td>
<td>$100</td>
<td>$100</td>
</tr>
<tr>
<td>Replat Review Fee</td>
<td>$575 + $35/acre</td>
<td>$859</td>
</tr>
<tr>
<td>Final Plat Review Fee</td>
<td>$550 + $45/acre</td>
<td>$914</td>
</tr>
<tr>
<td>Building Permit Fee</td>
<td>$5,012.25 for the first $1,000,000.00 plus $2.75 for each additional $1,000.00, or fraction thereof.</td>
<td>$16,013</td>
</tr>
<tr>
<td>Plan Review Fees</td>
<td>35% of Building Permit Fee</td>
<td>$5,605</td>
</tr>
<tr>
<td>Building Permit for Electrical*</td>
<td>No charge permit fee</td>
<td>$0.00</td>
</tr>
<tr>
<td>Mechanical Permit Fees*</td>
<td>No charge permit fee</td>
<td>$0.00</td>
</tr>
<tr>
<td>Plumbing Fees*</td>
<td>No charge permit fee</td>
<td>$0.00</td>
</tr>
<tr>
<td>Roadway Impact Fees</td>
<td>Per City Impact Fee Cost Calculation Worksheet</td>
<td>$70,813</td>
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<tr>
<td>Water Impact Fee</td>
<td>Per City Impact Fee Cost Calculation Worksheet</td>
<td>$16,562</td>
</tr>
<tr>
<td>Wastewater Impact Fee</td>
<td>Per City Impact Fee Cost Calculation Worksheet</td>
<td>$7,315</td>
</tr>
</tbody>
</table>

$121,440.00

*A no charge permit must be secured prior to commencing work.
References


Individuals Contacted:

City of Arlington

- Jennifer Pruitt, Development Planning Manager, 817-459-6138
- Bryan Isham, Principal Planner, 817-459-6654
- Brandon Long, PE, Project Engineer, 817-459-6502
Appendices
Appendix A

Boundary Survey
Appendix B

Preliminary Site Plan
Appendix C

Preliminary Drainage Plan
Appendix D

Site Location Map
Appendix E

FEMA Flood Insurance Rate Map
Appendix F

USGS Map