Feasibility Report
TDHCA HTC APPLICATION
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT

13653 RUTLEDGE SPUR,
AUSTIN, TX 78717

CV Project # A403

Prepared By:

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www.civilitude.com

Firm Reg. # 12469

STATE OF TEXAS
PROFESSIONAL BUSINESS LICENSE

02.27.20

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SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT
TO ACCOMPANY TDHCA HTC APPLICATION FOR

13653 RUTLEDGE SPUR
6.3109 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY ABSTRACT No. 551 IN WILLIAMSON COUNTY, TEXAS. (Parcel ID R311874, R056483, R056517)

EXECUTIVE SUMMARY
Civilitude has performed a feasibility study of the above referenced property to confirm the ability of the project to be developed within the Client’s development goals of a 137-unit multifamily apartment complex. Our analysis was based on a review of City of Austin code requirements, a site visit, preparation of a preliminary site plan that materially adheres to all applicable zoning, site development and building code ordinances, conversations with members of the City of Austin Planning and Zoning Department, City of Austin Development Services Department, the Austin Water Utility and the Austin Fire Department and our experience with other development projects in the area. Our findings were in line with a typical multifamily project and culminated in a preliminary site plan.

S.M.A.R.T. HOUSING
The City of Austin Neighborhood Housing and Community Development Department certified the project as S.M.A.R.T. housing project. S.M.A.R.T. Housing is housing that is safe, mixed-income, accessible, reasonably priced, transit-oriented, and compliant with the City’s Green Building Standards. In exchange for providing such housing, the developer of the property is eligible for a waiver of 100% of the fees listed in Appendix A of the S.M.A.R.T. Housing Resolution adopted by the City Council. A copy of the S.M.A.R.T. Housing Certification Letter is included as Attachment #1.

PROPERTY TAX INFORMATION
The project site is located within Williamson County with the following tax rates:

- CAU-City of Austin 0.443100
- GWI-Williamson County 0.418719
- RFM-Williamson County 0.040000
- J01- Aus Comm Coll 0.104900
- SRR-Round Rock ISD 1.234800
- W09- Upper Brushy Creek WCID 0.020000

LAND USE/ZONING
The 6.3109-acre property is made up of three tracts and lies within the full purpose jurisdiction of the City of Austin. In 2011, 6.3109 acres of the property was rezoned from I-RR (Interim-Rural Residential) to CS-MU-CO by ordinance #20110623-112 (See Attachment #2). In 2019 the property was rezoned to remove the condition in Part 2.B. of Ordinance No. 20110623-112 that requires development of the property to comply with Warehouse Limited Office (W/LO) district site development standards by ordinance #20190808-129 (See Attachment #2).

This zoning district will allow development of multifamily residences under the regulations listed below.

<table>
<thead>
<tr>
<th>Site Development Regulations:</th>
<th>CS-MU-CO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Impervious Cover</td>
<td>60% by suburban watershed protection regulation</td>
</tr>
<tr>
<td>Maximum Building FAR</td>
<td>2:1</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>60 ft.</td>
</tr>
</tbody>
</table>

Minimum setbacks:
- Front Yard: 10 ft.
- Street Side Yard: 10 ft.
- Interior Side Yard: N/A
- Rear Yard: N/A

Minimum site area requirements for –MU area as follows:

<table>
<thead>
<tr>
<th>Zoning District:</th>
<th>Unit Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Efficiency</td>
</tr>
<tr>
<td>CS</td>
<td>800 sq ft</td>
</tr>
<tr>
<td></td>
<td>@42 =42,000 sq ft</td>
</tr>
<tr>
<td></td>
<td>Min site area req.</td>
</tr>
<tr>
<td></td>
<td>Site area available</td>
</tr>
</tbody>
</table>

The proposed unit mix is:
- Efficiency Unit: 0
- 1 Bedroom Unit: 42
- 2 Bedroom Unit: 64
- 3 Bedroom Unit: 31

**SUBDIVISION**

Civilitude submitted a final plat application package to the City of Austin on February 14, 2020 to combine three separate tracts into a single legal lot. Since no public streets are being platted and the number of lots is less than 4, no preliminary plat will be necessary.

The platting process typically takes four to eight months depending on the timing to get on the Land Use Commission agenda but can run concurrently with Site Plan Review. The existing ingress and egress will not be affected.

**SITE PLAN**


A Consolidated site plan consists of two major elements that are submitted and reviewed concurrently:
The Land Use Element includes information on the site design and layout (such as building height, setbacks, density, parking, tree protection, and landscaping) and demonstrates compliance with zoning, site development, transportation, and environmental regulations.

The Construction Element includes detailed information on the construction aspects of the site design (such as grading, detention, filtration, and erosion/sedimentation controls) and demonstrates compliance with drainage and water quality regulations.

The typical review time for a Consolidated Site Plan is eight months. Upon approval, the Site Plan will have an expiration date 3 years from the date of approval.

TRANSPORTATION
The property will take access from Rutledge Spur, which is categorized by the City as a local street. Rutledge Spur, fronting the property, is a 18-foot wide, 2-lane, undivided roadway within 55-foot right-of-way. For ingress and egress, a City standard Type II commercial driveway is proposed at 30-feet wide with curb radii of 20-feet and a throat length of 50-feet off Rutledge Spur.

The proposed 137 unit are expected to generate 911 trips daily. This number falls below the threshold of 2,000 trips per day that would require a Traffic Impact Analysis. Temporary traffic controls will be required for the construction of the driveway and connection to the existing water line.

On-site parking will be required for the development. The City of Austin has the following minimum parking requirements:

- Efficiency Unit: 1 space
- 1 Bedroom Unit: 1.5 space
- 2 Bedroom Unit: 2.0 spaces
- 3 bedroom unit: 2.5 spaces
- Leasing Office: 0 spaces as an accessory use

It is estimated that the total parking spaces required will be 269. After the Transit Oriented Development (TOD) reduction of 40%, 161 spaces are required, 245 are being provided off-street and 11 on-street. Also 30% of provided total spaces may be reserved for small or compact cars. The 2010 Americans with Disabilities Act and Fair Housing Act require 7 accessible parking spaces; two of which must be van accessible spaces. Bicycle parking spaces will also be required for 15% of residents and staff as mandated by a green building requirement.

FLOODPLAIN
No portion of the property is located within the Special Flood Hazard Area of the FEMA Insurance Rate Map from Williamson County, Texas Map No.48491C0610E, dated September 26, 2008 (See Attachment #5).

DRAINAGE
The existing site flows in one direction, from Northwest to Southeast. The proposed development will maintain the same drainage patterns as the existing site and will be served by a series of stacked detention ponds with biofiltration, associate flow spreaders at the discharge point, to restore runoff back to sheet flow before leaving the site.

WATER QUALITY
The property lies within the Lake Creek Watershed, over the Northern Edward’s Aquifer Recharge zone and is classified as a suburban (inside city limits) watershed. The City of Austin regulations limit the amount of impervious cover allowable on the property to a percentage of the Net Site Area (NSA). Net site area includes only the portions of a site that lie in an uplands zone and have not been designated for wastewater irrigation. Of the remaining land, net site area is the aggregate of:
100% of the land with a gradient of 15% or less; 40% of the land with a gradient of more than 15% and not more than 25%; and 20% of the land with a gradient of more than 25% and not more than 35%.

The site does not contain any slopes greater than 15 percent. As such, the NSA for the site is approximately 6,310.9 acres. CS Zoning allows 95% of Maximum IC, however suburban watershed limit the maximum allowable impervious cover to 60% of NSA. The City also requires the developer of a site adjacent to an existing roadway to deduct from their allowable impervious cover the amount equal to one-half of the adjoining pavement. The maximum allowable impervious cover for the site is approximately 3.79 acres. The proposed development has an impervious cover of 56.60% or 3.57 acres under the 60% allowable impervious cover.

Stormwater quality control is accomplished through structural water quality controls.

ENVIRONMENTAL
This site is not located within the Edward’s Aquifer Recharge Zone, and is not within the contributing nor transition zone. Protection of downstream water quality will be required during construction phase using temporary erosion controls such as silt fencing, mulch logs, rock berms, etc. The City of Austin requires an Erosion & Sedimentation Control Plan with the Site Plan Submittal. This plan includes notes and graphical descriptions of both temporary and permanent water quality controls for use by the contractor during construction.

The City of Austin requires all trees greater than 8-inches be surveyed and identified on the Site Plan. Trees greater than 19-inches in diameter are classified as “protected trees”, and those greater than 24-inches in diameter are classified as heritage” trees. The removal of any protected trees will require administrative approval of the Development Review Department and removal of a heritage tree will require a variance. The proposed site layout took the preservation of trees into consideration. No heritage trees are proposed for removal.

There are several heritage trees within the site such as 5001, 5010, 5014, 5015, 5016, 5019, 5024, 5025, 5040, 5049, 5052, 5053, 5054, 5055 and 5061 that will be preserved.

UTILITIES
The project lies within the Austin Water Utility’s (AWU) service district. Austin Water Utility typically requires the submittal of a Service Extension Request (SER) to be filed for both water and wastewater. An SER was processed and the need for an offsite WW main extension was identified.

The site is located entirely within the boundary of the Northwest B Water Pressure Zone. The site will be served by tapping the existing 16” DI water main located in Rutledge Spur west on the property. (See Attachment #6). Proposed water system improvements include a 1,886 LF 8-inch fire line, 1,184 LF 4” domestic water line a 3-inch compound meter, a 1.5” an irrigation meter.

The 2015 International Fire Code stipulates a minimum fire flow and flow duration based on the construction type and the maximum area separated by fire walls. Since fire sprinklers are proposed for the new buildings, a 75 percent reduction in fire flow is allowed. Private fire hydrants will be located on site to meet the fire protection spacing requirements. The Austin Fire Department also requires a 25-foot wide fire lane if two-way; marked appropriately, with a minimum vertical clearance of 14’-0”. A hammerhead type turnaround is required for all dead-end access roads. All fire access requirements were considered in the preliminary site plan.

According to City of Austin Wastewater Basin Collection System map G40, the project has a 8” gravity wastewater main in Rutledge Spur at the South side of the property (See Attachment #6). The
installation of a new 8-inch wastewater service connection to a manhole on the 8-inch wastewater line to the south of the property is proposed.

The site lies within the Austin Energy electric service area and shall be served via underground lines.

VARIANCES
Variances are anticipated with this proposed development.

OTHER PERMITS
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Fees</th>
<th>Waived*</th>
<th>Payable</th>
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<tbody>
<tr>
<td>1</td>
<td>Irrigation Meter Fee</td>
<td>$43,150.00</td>
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<td>$43,150.00</td>
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<td>2</td>
<td>Water Service Extension Request Fee</td>
<td>$336.00</td>
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<td>3</td>
<td>Capital Recovery (Impact Fee) based on 3&quot; Meter</td>
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<td>4</td>
<td>Construction Inspection Fee (City Inspected Work)</td>
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<td>5</td>
<td>Parkland Dedication Fee ($1,525.25/unit)</td>
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<td>6</td>
<td>Consolidated Site Plan Fees</td>
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<td>7</td>
<td>Landscape Inspection Fee</td>
<td>$407.00</td>
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<td>Notification Fee</td>
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<td>9</td>
<td>Building Plan Review Fee</td>
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<td>10</td>
<td>Building Permit Fee</td>
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<td>11</td>
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<td>13</td>
<td>Plumbing Permit Fee</td>
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<td>14</td>
<td>Energy Permit Fee</td>
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<td>15</td>
<td>Demolition Permit Fee</td>
<td>$70.00</td>
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<td>16</td>
<td>Electric Service Inspection Fee</td>
<td>$121.00</td>
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<td>17</td>
<td>Fire Flow Test Fee</td>
<td>$306.00</td>
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<td>18</td>
<td>Miscellaneous Fees</td>
<td>$10,000.00</td>
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<td></td>
<td><strong>City Fees Subtotal</strong></td>
<td><strong>$477,545.67</strong></td>
<td><strong>$433,225.67</strong></td>
<td><strong>$44,320.00</strong></td>
</tr>
</tbody>
</table>
PLAN & PERMIT SCHEDULE
The following is a preliminary schedule for the City of Austin review and permitting process:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submit Subdivision Plan</td>
<td>02/14/20</td>
</tr>
<tr>
<td>City Comments for Update No.1</td>
<td>04/01/20</td>
</tr>
<tr>
<td>Submit Subdivision Plan Update No.2</td>
<td>05/01/20</td>
</tr>
<tr>
<td>City Comments for Update No.2</td>
<td>05/20/20</td>
</tr>
<tr>
<td>Submit Subdivision Plan Update No.2</td>
<td>06/22/20</td>
</tr>
<tr>
<td>Submit Site Plan for Completeness Check</td>
<td>06/12/20</td>
</tr>
<tr>
<td>Submit Site Plan Application</td>
<td>07/10/20</td>
</tr>
<tr>
<td>Subdivision Commission Hearing</td>
<td>08/03/20</td>
</tr>
<tr>
<td>City Comments Due on Site Plan</td>
<td>08/07/20</td>
</tr>
<tr>
<td>Finalize Service Extension Request</td>
<td>03/31/20</td>
</tr>
<tr>
<td>Submit Site Plan Update No.1</td>
<td>08/28/20</td>
</tr>
<tr>
<td>Subdivision Plan Approval</td>
<td>09/02/20</td>
</tr>
<tr>
<td>City Comments for Update No.1</td>
<td>09/15/20</td>
</tr>
<tr>
<td>Submit Site Plan Update No.2</td>
<td>09/21/20</td>
</tr>
<tr>
<td>City Comments for Update No.2</td>
<td>10/05/20</td>
</tr>
<tr>
<td>Submit Building Plan for Review</td>
<td>11/02/20</td>
</tr>
<tr>
<td>Clear Final Comments, Pay Fees</td>
<td>11/02/20</td>
</tr>
<tr>
<td>Obtain Site Development Permit</td>
<td>03/04/21</td>
</tr>
<tr>
<td>Obtain Building Permit</td>
<td>03/30/21</td>
</tr>
</tbody>
</table>

The initial review submittal for the building plans is scheduled for 11/02/20.
Estimating submittal dates for permit updates (after the initial submittal) is difficult as review times are currently widely variable.

Acknowledgement: Any person signing this report acknowledges that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.
February 3, 2020 (Revision to letter dated April 22, 2019)

S.M.A.R.T. Housing Certification-
Foundation Communities, Inc. – “The Loretta” – Project ID 648

TO WHOM IT MAY CONCERN:

Foundation Communities, Inc. (development contact: Walter Moreau: 512-610-4016 (o); walter.moreau@foundcom.org) is planning to develop “The Loretta”, a 137-unit, multi-family development at 13653 Rutledge Spur, Austin TX 78717. The project is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

This revision changes the project name from Lakeline Phase II, to “The Loretta” and the unit count from 140 to 137. The new unit mix is below.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units will serve households at or below 60% MFI, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The unit mix is as follows: 10% of the units (14 units) will serve households at or below 30% Median Family Income (MFI); 50% of the units (69 units) will serve households at or below 50% MFI; and 40% of the units (54 units) will serve households at or below 60% MFI. The expected fee waivers include, but are not limited to, the following fees:

- AWU Capital Recovery Fees
- Building Permit
- Concrete Permit
- Electrical Permit
- Mechanical Permit
- Plumbing Permit
- Site Plan Review
- Misc. Site Plan Fee
- Construction Inspection
- Subdivision Plan Review
- Misc. Subdivision Fee
- Zoning Verification
- Land Status Determination
- Building Plan Review
- Parkland Dedication (by separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:
• Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
• Pass a final inspection to certify that the required accessibility or visitability standards have been met.
• An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,

Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE Ellis Morgan, NHCD Jonathan Orenstein, AWU
Mashell Smith, ORS
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT
ATTACHMENT 2
RELATED ZONING CASES

CITY OF AUSTIN ZONING CASE NUMBER: C14-2011-0022
C14-2019-0073
ORDINANCE NO. 20110623-112
20190808-129

WEBSITE LINK: http://www.cityofaustin.org/edims/document.cfm?id=154532
http://www.austintexas.gov/edims/document.cfm?id=325639
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT

ATTACHMENT 3

CIVIL FEASIBILITY PLAN
ALTA/NSPS, TOPOGRAPHIC AND TREE SURVEY OF 6.3109 ACRES OUT OF THE RACHAEL SAUL SURVEY ABSTRACT NO. 551
City of Austin, Williamson County, Texas
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT

ATTACHMENT 5

FEMA FLOOD MAP
SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT
ATTACHMENT 6
UTILITY MAPS