Feasibility Report for
Gala at Ridgmar

East and south of Lands End Blvd., north of Plaza Pkwy, west of Northgate Ln.
Fort Worth, Texas

Prepared for:
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SECTION A. – Executive Summary

The Parent Tracts are located in the City of Fort Worth, Tarrant County, Texas and fronts on the south and east side of Lands End Boulevard. The site is generally located between the northeast corner of the intersection of Lands End Blvd. and Plaza Pkwy. and the southwest corner of the intersection of Lands End Blvd. and Northgate Lane. The Parent Tract is approximately 1,200 feet east of the intersection of Plaza Pkwy. and Green Oaks Road, measured along Plaza Pkwy.

The City recognizes a street address of 2201 Lands End Blvd. associated with Lot 2A (northern half) and 2301 Lands End Blvd. for Lot 2B (southern half). The tract has approximately 1,400 linear feet of frontage along Lands End Blvd. and Plaza Pkwy. and a north-south depth of roughly 750 feet.

The information in this report has been compiled from websites for the City of Fort Worth, Texas and Tarrant County, Texas as well as personnel at the Fort Worth Development Services Department.

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.

SECTION B. – Site Summary Items

I. Property Identification Number(s):
According to the Tarrant County Appraisal District GIS website, the property identification numbers are: 07067135 and 07067143.

II. Millage Rates for All Taxing Jurisdictions:
The taxing jurisdictions and their associated millage rates for 2019 are:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Millage Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Fort Worth</td>
<td>$0.7475/$100</td>
</tr>
<tr>
<td>Tarrant County</td>
<td>$0.234/$100</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
<td>$1.282/$100</td>
</tr>
<tr>
<td>Tarrant Regional Water District</td>
<td>$0.0287/$100</td>
</tr>
<tr>
<td>Tarrant County Hospital</td>
<td>$0.224429/$100</td>
</tr>
<tr>
<td>Tarrant County College</td>
<td>$0.13017/$100</td>
</tr>
</tbody>
</table>
III. Zoning Requirements:
According to the City of Fort Worth GIS Map, the property is currently zoned Low Intensity Mixed-Use “MU-1” in the City of Fort Worth. This zoning designation, as defined by the Code of Ordinances, Appendix A Chapter 4 Sec. 4.902, lists multifamily housing as a permitted use.

The Zoning Ordinance provides standards to multifamily housing developments within the MU-1 District in the city limits, as detailed below:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>20 feet</td>
</tr>
<tr>
<td>Side Yard</td>
<td>Setbacks are required when an abutting property with an existing building has windows facing to the side. Then, any new development or addition shall provide at least ten feet of separation between the existing and new building.</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>5 feet minimum</td>
</tr>
<tr>
<td>Maximum height</td>
<td>45 feet, or three stories, whichever is less; or 60 feet, or five stories, whichever is less, if residential uses constitute 20 percent or more of a building’s gross floor area, and office, eating and entertainment, and/or retail sales and service constitute 10 percent or more of the building's gross floor area.</td>
</tr>
<tr>
<td>Maximum Units per Acre</td>
<td>40; or 60 if the project includes office, eating and entertainment, and/or retail sales and service uses that constitute at least ten percent of gross floor area.</td>
</tr>
</tbody>
</table>
| Open Space           | 1) 20 percent of net land area for single-use multifamily developments and mixed-use projects in which residential uses constitute greater than 90 percent of gross floor area  
                        2) 10 percent of net land area for commercial and institutional uses, and for mixed-use projects which include office, eating and entertainment, and/or retail sales and service uses that constitute 10 percent or more of gross floor area. |
Landscape Setback: 20 feet

Parking Requirement: 1 space per bedroom plus 1 space per 250 square feet of common areas, offices, and recreation; 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.

Parking Stall Size:
- Standard Parking: 9’x18’
- Parallel Parking: 8’x22’

Building Setback: 20 feet to adjacent property

Bufferyard Width: 5 feet to adjacent property

Minimum width of parking spaces plus the aisle:

<table>
<thead>
<tr>
<th>Angle</th>
<th>Width: 1 Row Sharing Aisle</th>
<th>Width: 2 Rows Sharing Aisle</th>
</tr>
</thead>
<tbody>
<tr>
<td>90° Parking</td>
<td>42.0 feet</td>
<td>60.0 feet</td>
</tr>
<tr>
<td>60° Parking</td>
<td>34.6 feet</td>
<td>54.7 feet</td>
</tr>
<tr>
<td>45° Parking</td>
<td>31.1 feet</td>
<td>50.0 feet</td>
</tr>
<tr>
<td>30° Parking</td>
<td>28.8 feet</td>
<td>45.6 feet</td>
</tr>
</tbody>
</table>

Developments within the MU-1 District must adhere to the following ordinances:

- Buildings may be set back from the property line more than 20 feet if at least 50 percent of the public street frontage on each block face contains buildings within the maximum setback of 20 feet. Buildings set back farther than 20 feet may not be constructed unless this 50 percent requirement has been satisfied.
- Building height for all uses shall be measured from the top of the finished slab at grade level to the top of the highest wall top plate.
- 25 percent parking requirement reduction for all uses in buildings not within 1,000 feet of an entrance to a passenger rail station, with the maximum number of parking spaces limited to 100 percent of the minimum requirement listed in the maximum parking requirements table in the Fort Worth Zoning Ordinance.
- The required off-street parking for any use may be located off-site, on property within 500 feet of the subject site.
- Adjacent on-street parking may be applied toward the minimum parking requirements, but shall not reduce the pertinent maximum parking limitations.
- For mixed-use buildings and projects, the total parking requirement shall be the sum of the individual requirements for all uses. A joint use parking agreement would allow a reduction in the total requirement for a mixed-use building or project.
- Surface parking shall not be permitted between a building front and the street.
• Parking spaces adjacent to landscape areas may project into the landscape area and be reduced to 16 feet in length when separated from the landscape area by curbing or approved wheel stops.

• Open space shall constitute at least:
  o 20 percent of net land area for single-use multifamily developments and mixed-use projects in which residential uses constitute greater than 90 percent of gross floor area; or
  o Ten percent of net land area for commercial and institutional uses, and for mixed-use projects which include office, eating and entertainment, and/or retail sales and service uses that constitute ten percent or more of gross floor area.

• A bufferyard and supplemental building setback are not required between the boundary of a one- or two-family development within the MU-1 district and an adjacent one- or two-family district.

• All uses, other than one- or two-family adjacent to one- and two-family districts, shall conform to the supplemental building setback and bufferyard width standards required for the neighborhood commercial ("E") district, as described in section 6.300 C. Area Requirements. In addition, a transitional height plane of 45 degrees shall apply to portions of a building above 45 feet or three stories, whichever is less. Any portion of a building above 45 feet or three stories, whichever is less, shall be set back so that the building does not encroach the transitional height plane; i.e. the portion of a building above 45 feet or three stories must be set back an additional foot for each additional foot in height. These supplemental building setback and transitional height plane requirements shall not apply to buildings adjacent to one- or two-family districts that serve as public open space, such as parks and drainage ways.

• An irrigation system shall not be required if the landscape plan demonstrates that use of drought resistant plants does not require irrigation. Trees shall require an irrigation system, regardless of species, and the irrigation system may be provided entirely within the property boundary.

• In addition to required trees and shrubs, all of the required landscape area must be covered with grass, organic mulch, live groundcover, decorative paving, sidewalk furniture or other decorative elements.

• Construction and expansion of multifamily and mixed-use developments within the MU-1 districts are not subject to the unified residential development provisions set forth in section 6.506, except for 6.506 H., but are subject to the landscaping requirements described and/or referenced within the MU-1 regulations, which include provisions of the landscape ordinance.

• Landscape islands shall be required in parking lots with 12 or more parking spaces. The total area of landscape islands shall equal at a minimum five square feet per parking space.

• Parking lots shall be screened from the public right-of-way with landscaping, berms, fences or walls 36 to 42 inches in height.
• Driveways that are located adjacent and parallel to a public street shall be screened from the public right-of-way with landscaping, berms, fences, or walls 36 to 42 inches in height.
• Pole signs are not allowed.
• The maximum aggregate area for attached signs as described in section 6.404 E. shall be 200 square feet per façade.
• Permitted detached signs shall be monument style and shall be limited to eight feet in height.
• The following requirements are applicable to open space in multifamily developments and mixed-use projects in which the residential uses constitute greater than 90 percent of gross floor area:
  o Rooftop terraces and other common spaces may be included as part of the required open space.
  o No space or area less than six feet in any dimension shall be counted as open space.
• A principal building must have its main entrance from a public sidewalk or plaza.
• Minimum retained or planted canopy coverage shall be 50% of open space.

Enhanced landscaping is required along all public rights-of-way, see Section (h)(4), and shall earn a minimum set of points that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows:

<table>
<thead>
<tr>
<th>Enhanced Landscaping System</th>
<th>20 Points Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 of the required points shall come from the installation of street trees as described below:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Feature</th>
<th>Requirement</th>
<th>Points Awarded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Trees</td>
<td>Trees shall be planted within a planting strip or flush with the sidewalk surface; location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk. Required Spacing as specified below or as approved by the City Forestry Small/Medium Canopy = 25-30 ft. on center Large Canopy = 35-40 ft. on center *Where necessary spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements. Street trees may be counted toward the planting requirements for the Urban Forestry required tree canopy coverage.</td>
<td>10</td>
</tr>
<tr>
<td>Pedestrian-Scaled Lighting</td>
<td>*1 light post for every 60-70 ft. (based on size of street tree) of street frontage. Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.</td>
<td>10</td>
</tr>
<tr>
<td>Paved Walkway Enhancement</td>
<td>1 pt. for every additional foot of sidewalk width over the city standard (up to 15 ft. wide total).</td>
<td>1-11</td>
</tr>
<tr>
<td>Pool/Playground</td>
<td>5 percent (%) of net land area with minimum area not less than 1,000 sf.</td>
<td>5 for each</td>
</tr>
<tr>
<td>Private Park/Dog Park</td>
<td>Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided.</td>
<td>5</td>
</tr>
<tr>
<td>Community Garden</td>
<td>1 pt. for every 250 sf. with minimum area not less than 1,250 sf.</td>
<td>5-10</td>
</tr>
<tr>
<td>Proximity to Public Park</td>
<td>Within 1,000 ft. as measured from property line to property line.</td>
<td>5</td>
</tr>
<tr>
<td>Sustainable Landscaping</td>
<td>Xeriscaping, rain gardens, bio-swales, landscaped bio retention area. See Chapter 6, Table A for a recommended list of native plants for landscape use in North Central Texas. Landscaped bio-retention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration of water into the soil.</td>
<td>5</td>
</tr>
</tbody>
</table>

*If no pedestrian lights or street trees exist on the project's block face, measure from the end of the block to determine spacing. For trees, begin 40 feet from the curb intersection to accommodate public open space easement requirement. If trees or lights exist, measure from existing trees or lights.*

IV. Subdivision Requirements:
The property is currently platted but will be required to be replatted prior to the start of construction in accordance with the Fort Worth Zoning Ordinance.

V. Development Ordinances:
All development within the City of Fort Worth is regulated by the City of Fort Worth Zoning Ordinance and Code of Ordinances.
VI. Fire Department Requirements

- 2015 International Fire Code
  - Every dwelling unit within a multi-family dwelling, every guest room in a hotel used for sleeping purposes and every rented dwelling unit in any other residential property shall, be provided with smoke alarms conforming to nationally recognized standards. Smoke alarms shall be wired directly into the power supply of the dwelling unit.

- City of Fort Worth Fire Lane and Fire Hydrant Requirements:
  - Developments of multi-family dwellings having more than 100 units must be provided with two separate and approved fire apparatus access roads.
  - Minimum width of fire lane: 26 feet
  - Minimum vertical clearance: 14 feet
  - Minimum capacity: 12,500 lbs. wheel loading capacity with asphalt or concrete driving surface.
  - Minimum inside turning radius: 25 feet
  - Minimum outside turning radius: 51 feet
  - Maximum grade: 6%
  - Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.
  - Shall read “NO PARKING FIRE LANE” and shall be twelve inches (12") wide and eighteen inches (18") high with a companion sign twelve inches (12") wide and six inches (6") high stating “TOW AWAY ZONE.” Signs shall be painted on a white background with letters and borders in red, using not less than two-inch (2") lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6',6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the code official.
  - Fire hydrants shall be installed in accordance with the following criteria:
    - Maximum 300-foot radius of space between hydrants along a direct horizontal line.
    - Maximum 500-foot hose lay distance to all points of a building.
    - Maximum distance from a Fire Department Connection:
- Maximum 150 feet for a standpipe system
- Maximum 300 feet for a sprinkler and/or combined system
  - Greater than or equal to 2 feet but less than or equal to 9 feet from curb of fire lane, and/or provide bollard protection.
  - Minimum 3 feet clear space required around circumference of fire hydrants.
  - Minimum 40 feet from building, or as approved by fire code official.
  - Fire hydrant steamer outlet minimum 18 inches but maximum 48 inches above grade level.
  - Only National Standard Thread, three-way hydrants that open in the clockwise direction are acceptable, per Water Department specifications.
  - All private hydrants shall be painted red and shall be properly maintained by the property owner. Public hydrants shall be painted aluminum, per Water Department specifications.

- New Fire Department Connection (FDC) installations shall be equipped with locking FDC caps as approved by the code official. Existing FDC’s will require approved locking FDC caps to be installed when directed by the code official.
- The FDC shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 300 ft. hose lay distance of the nearest fire hydrant. For all standpipe systems, the FDC shall be within 150 ft. of the fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.
- Except as prohibited by other ordinances, the installation of security gates that restrict fire department access to a property or access to the fire apparatus access road require approval by the fire code official. Where security gates are installed, an approved means of emergency operation is required. The security gates and approved means of emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
  - Manual Gates: Manually operated gates shall have an approved lock installed to allow fire department access. A hold-open device shall be installed, such that the gate will remain in the open position until manually released to close.
Electric Gates: Electrically operated gates shall be operated with an approved key switch. The key switch shall be installed on the column or post near the electrical control box (preferably on the right hand side). When the key switch is operated, the gate shall remain in the open position until manually reset. A mechanical manual release or a “fail safe” gate operating mechanism shall be provided for electrically operated gates in case of power failure. Electric gate operators shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. An Access Control Permit from the fire department is required for electrically operated gates. For multi-family occupancies where gates are provided that obstruct fire apparatus access roads, at least one gate shall be electric and comply with the requirements of this section.

Dimensions: All gates crossing fire apparatus access roads shall have a minimum twenty (20) feet clear width when opened.

VII. Site Ingress and Egress Requirements
The City of Fort Worth requires two (2) points of access for multi-family projects.

VIII. Building Codes and Local Design Requirements:
The project will be subject to the following building codes and design requirements:

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Fire Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Mechanical Code
- 2015 International Existing Building Code
- 2017 National Electric Code
- City of Fort Worth Code of Ordinances
- City of Fort Worth Zoning Ordinance
- City of Fort Worth Fire Code
IX. Atypical items that will materially impact costs
Detention will be required to reduce the peak runoff rate to meet or exceed existing conditions. The city will also require street lights installed along the existing right of way.

SECTION C. – Overview of Process, Timing, and Costs

I. Overview of Entitlement and Site Development Permitting Process and Associated Timing:
Prior to submitting for a building permit, several steps will be required. First, the developer will be required to submit a concept plan for consideration by the city’s Plan Commission as well as the City Council prior to submitting preliminary plat. This can be expected to take approximately 2-3 months. The property will also be required to be preliminary platted and final platted after approval of the concept plan and before submitting for a building permit. This process can take 6-9 months to complete with comments, public hearings, and final decisions.

II. Building Permitting Process and Timing:
After the concept plan and plat have been approved, building permit applications may be submitted. The application must be accompanied with a completed application form, plan review fee, construction plans, design calculations, and specifications. The permit review process is anticipated to take 2-3 months.

III. Cost Itemization of all Anticipated Fees:

<table>
<thead>
<tr>
<th>Anticipated Development and Building Fees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Impact Fee (6&quot;)</td>
<td>$140,660</td>
</tr>
<tr>
<td>Irrigation Meter Fee (2&quot;)</td>
<td>$14,066</td>
</tr>
<tr>
<td>Domestic Meter Fee (6&quot;)</td>
<td>$140,660</td>
</tr>
<tr>
<td>Wastewater Impact Fee (6&quot;)</td>
<td>$83,500</td>
</tr>
<tr>
<td>Permit Fee (based on square footage of building)</td>
<td>&gt;11,800-24,500 SF: $3484.33 for first 11,800 SF, plus $0.201 for each additional SF up to 24,500 &gt;24,500 SF: $6047.01 for first 24,500 SF, plus $0.148 for each additional SF.</td>
</tr>
<tr>
<td>IPRC Engineering Plan Review Fee</td>
<td>$312 per page, the total number of detail pages shall be considered one page</td>
</tr>
<tr>
<td>Pre-submittal Meeting</td>
<td>$250</td>
</tr>
<tr>
<td>Platting Fee</td>
<td>Prelim: $850 + $30 per acre</td>
</tr>
</tbody>
</table>
Final: $385 + $25 per acre

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Official Fee</td>
<td>$170</td>
</tr>
<tr>
<td>Development Director Fee</td>
<td>$200</td>
</tr>
<tr>
<td>City Council Fee</td>
<td>$500</td>
</tr>
</tbody>
</table>

The total estimated cost of development and building fees is approximately $400,000 based on 50,000 square foot building, 20 page plan set, and 4-acre lot.
Appendix A

Jurisdictional Regulations
• Tarrant County Tax Rates  
  o http://www.tad.org/data/rates

• City of Fort Worth Code of Ordinances  

• City of Fort Worth Zoning Ordinance  
  o https://fortworthtexas.gov/zoning/ordinance/

• City of Fort Worth Fire Code  
  o https://publicdocuments.fortworthtexas.gov/csodocs/DocView.aspx?id=131674&searchid=56cda208-cc65-4c76-bfd6-643358c8c215&dbid=0&cr=1
Appendix B
Survey
Appendix C
Preliminary Engineered Site Plan