City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Electronic Agenda Packet - Final

Planning and Zoning Commission

Monday, August 22, 2016 | **7:00 PM** | **City Hall**

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

1) Manske Library
2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administraion member prior to the start of the meeting.

A. STUDY SESSION

A.1 TMP-1897 **Introduce and Welcome new Commissioner, Michael Driskill.**

A.2 TMP-1898 **Nominate and Elect new Chairperson and Vice Chairperson for 2016 and 2017.**

A.3 TMP-1875 **Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

B.1 TMP-1881 **Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.**

B.2 TMP-1871 **Consider approval of the August 8, 2016 Planning and Zoning Commission minutes and take appropriate action.**

B.3 16-PL-03 **Consider a request for final plat approval of Commercial Equipment Addition, Lot 1, Block A.**

B.4 16-SP-02 **Consider a request from Leeds Real Estate Services Inc. for a Detailed Site Plan approval for a mixed-use development located at 4100 and 4141 Blue Lake Circle and 4020, 4040 and 4100 McEwen Drive and take appropriate action.**

C. PUBLIC HEARING

C.1 16-ZA-03 **Consider a request from GFF Planning / Provident Realty Advisors to amend Planned Development No. 88 (PD-88) for an 8.795-acre site located approximately 600 feet east of Luna Road and 1200 feet south of LBJ Freeway and take appropriate action. This amendment includes rezoning the 8.795-acre site from "Commerce" subdistrict to "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan for a new multi-family residential community.**

C.2 16-ZA-04 **Consider a request from Leeds Real Estate Services Inc. to amend Planned Development District 90 (PD-90) for Tract 3 located at 4100 and 4141 Blue Lake Circle and 4020, 4040 and 4100 McEwen Drive and take appropriate action.**

D. ADJOURNMENT

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planing to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Approved to Post: _____
City Secretary

Stamp:

Posted By: Andreea Udrea

Date Posted: _____

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1897

Agenda Date: 8/22/2016 **Version:** 1 **Status:** Study Session

In Control: Planning and Zoning Commission **File Type:** Report

Agenda Number: A.1

Introduce and Welcome new Commissioner, Michael Driskill.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1898

Agenda Date: 8/22/2016 **Version:** 1 **Status:** Study Session

In Control: Planning and Zoning Commission **File Type:** Report

Agenda Number: A.2

Nominate and Elect new Chairperson and Vice Chairperson for 2016 and 2017.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1875

Agenda Date: 8/22/2016 **Version:** 1 **Status:** Study Session

In Control: Planning and Zoning Commission **File Type:** Report

Agenda Number: A.3

Discuss regular agenda items.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1881

Agenda Date: 8/22/2016 **Version:** 1 **Status:** Regular Agenda

In Control: Planning and Zoning Commission **File Type:** Report

Agenda Number: B.1

Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

BACKGROUND:
As stated in the City of Farmers Branch Ethics Handbook for Elected Officials & Advisory Board Members, all appointed members should make every effort to attend all regularly scheduled meetings. Any member failing to attend three (3) consecutive meetings without being excused for good cause may be removed by City Council. By excusing an absence the Commissioner is not penalized with using one of the three unexcused absences allowed in the Charter.

DISCUSSION:
A Comprehensive Attendance Matrix has been developed to keep record of these excused and unexcused absences.

Planning and Zoning Commission
2016 Attendance Record

	Blackson	Brewer	De Los Santos	Hardie	Moore	O'Quinn	Plunk	Yarbrough
Jan 11	◆	◆	◆	◆		◆		
Jan 25	◆	◆	◆	◆		◆		
Feb 8	◆	◆	◆	◆		◆		
Feb 22	◆	◆	◆	◆		◆		
Mar 14	✓	◆	✓	◆		◆		
Apr 11	✓	◆	◆	◆		◆		◆
Apr 25	◆	◆	◆	◆		✓		◆
May 9	◆	◆	◆	◆		◆		◆
May 23								
Jun 13	◆	◆	◆	◆		◆		✓
Jun 27	◆	◆	◆	◆		✓		◆
Jul 11	◆	◆	✓	◆	◆	◆	◆	◆
Jul 25	◆	◆	✓	◆	◆	◆	◆	◆
Aug 8	◆	✓	✓	◆	◆	✓	◆	◆
Aug 22								
Sep 12								
Sep 26								
Oct 10								
Oct 24								
Nov 14								
*Nov 28**								
Dec 12								
*Dec 27**								

◆ Present ✓ Excused ✖ Unexcused

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1871

Agenda Date: 8/22/2016 **Version:** 1 **Status:** Regular Agenda

In Control: Planning and Zoning Commission **File Type:** Minutes

Agenda Number: B.2

Consider approval of the August 8, 2016 Planning and Zoning Commission minutes and take appropriate action.

City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, August 8, 2016 | **7:00 PM** | **City Hall**

Study Session Meeting to be held at 6:00 PM in Study Session Room

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A. STUDY SESSION

Absent 3 - Commissioner Jason O'Quinn, Commissioner Chris Brewer, and Commissioner Sergio De Los Santos

Present 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Nancy Hardie, Commissioner Tim Yarbrough, and Commissioner David Moore

A.1 TMP-1834 **Discuss regular agenda items.**

A.2 TMP-1872 **Report on Ricker Cunningham Presentation - Part 2.**

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the meeting to order at 7:01 pm.

B.1 TMP-1835 **Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.**

A motion was made by Commissioner Blackson, seconded by Commissioner

Yarbrough, that this Report be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

B.2 TMP-1868

Consider approval of the July 25, 2016 Planning and Zoning Commission minutes and take appropriate action.

A motion was made by Commissioner Yarbrough, seconded by Commissioner Plunk, that this Minutes be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

B.3 16-PL-02

Consider a request for approval of the Final Right of Way Dedication Plat of Knightsbridge Road

Andy Gillies, Community Services Director, gave a brief presentation stating that the tract of land is located at the property intersecting the north side of Crown Drive and connecting to the east end of Knightsbridge Road. Knightsbridge Road was originally proposed to curve to the north. With the creation of the water feature to the north, a new alignment for Knightsbridge was necessary. The owner would like to dedicate the land to be used at Knightsbridge Road public street right of way and utility corridor. The total area is 3.3 acres and the right of way is 100 feet wide. It will include lanes of traffic. The Public Works department has worked closely with the applicant to facilitate the design and development of this right of way dedication.

Chairperson Hardie asked the Commissioners if they had any questions or comments regarding this agenda item; there being none Chairperson Hardie asked for a motion.

A motion was made by Commissioner Moore, seconded by Commissioner Blackson, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

B.4 16-PL-01

Consider a request for final plat approval of Lake at Mercer Crossing, Lot 1 and 2, Block A.

Andy Gillies, Community Services Director, gave a brief presentation stating the plat is composed of two lots. Lot 1 is approximately 44 acres and Lot 2 is approximately 2 acres. With the new alignment of Knightsbridge Road and the multifamily development in the area, the delineation of this lake boundary is necessary. Mr. Gillies also presented a graphic aerial representing how all of the development and the plats, south of 635, are all tied together.

Chairperson Hardie asked the Commissioners if they had any questions or comments regarding this agenda item; there being none Chairperson Hardie asked for a motion.

A motion was made by Commissioner Yarbrough, seconded by Commissioner

Moore, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

B.5 16-SP-09

Consider a request from Feizy Properties to amend a site plan located at 13800 Diplomat Drive and take appropriate action.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the site is located east of Diplomat Drive. The overall site is approximately 13 acres. The property is zoned Planned Development No. 22 (PD-22), which was designed for light industrial uses. Any modifications to the existing site plan requires an amendment. The site is surrounded by light industrial uses.

The applicant manufactures and sells rugs to the interior design trade. They are staying in their traditional Dallas location on Stemmons Freeway, but hoping to redevelop the Farmers Branch property for additional storage and warehouse space.

Feizy Properties is expanding their business with the acquisition of a 225,106 square-foot existing building. The applicant is proposing adding approximately 59,815 square feet of footprint to the northeast corner of the existing building. The building will contain both warehouse, storage and office space.

The facade of the addition will match the existing building and will be a combination of brick and stucco. The exterior of this building will be approximately 75% masonry material.

The applicant plans to add two signs on the existing plaques at the northwest and southwest corners of the property next to each entrance. They are also proposing one wall sign located on the western elevation, at the entrance to the business. The proposed signage is 54 square feet in size and complies with the city's sign regulations.

Chairperson Hardie asked if any Commissioners had any questions or comments; there being none, Chairperson Hardie asked the Commissioners for a motion.

A motion was made by Commissioner Blackson, seconded by Commissioner Moore, that this Site Plan be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

C. PUBLIC HEARING

C.1 16-SU-15

Consider a request from Darsit Bhakta (Hampton Inn) for a Specific Use Permit allowing a hotel on 1570 Mira Vista Boulevard and take appropriate action.

Andy Gillies, Community Services Director, gave a brief presentation stating that the site is 2.45 acres and located on the northeast corner of the Mira Lago pennisula. PD-81 is made up of two subdistricts, the site is within the employment core portion of the PD. The Employment COre subdistrict allows for a wide variety of non-residential uses, including hotels with a SUP. The site plan contains two buildings. The first building is a 4-story Hampton Inn along Mira Lago Boulevard and the second is a free standing 2-level parking structure. The proposed hotel will

consist of approximately 70,535 square feet, containing 117 rooms. A lobby with reception desk, meeting area with a small business center, breakfast area, fitness room, and indoor pool with outdoor seating areas will be located on the first floor. The main entrance will be on the south side of the buidling.

There are 148 parking spaces proposed. The hotel will be 4 stories in height with an overall height of approximately 61 feet. The applicant is proposing at least 75% brick or stone. The applicant is asking for one special exception for a minimum front yard setback of 10 feet.

The applicant submitted a market study which Mr. Gillies outlined the summary points. The applicant is proposing $120-130 a night room rates. Hotel occupancy tax is estimated at $250,000 annually.

Darsit Bhakta (Irving, Texas), applicant, approaced the podium and gave a brief presentation regarding the project. Mr. Bhakta began by explaining how Hampton Inn is a focused service hotel product not necessarily limited service. Hampton provides a lot of amenities that other hotel chains don't. He explained that Hilton is a strong national brand and described the average room rize. He described his experience as a Hampton owner/operator currently (existing Hampton Inn at Walnut Hill and Stemmons Freeway) and that then went on to highlight the points of the market study conducted.

Commissioner Moore asked what is the occupancy rate at the current property?

Ajit Bhakta (Allen, Texas), applicant, approached the podium and answered 74%.

Commissioner Plunk asked will the current 74% occupancy rate go up or down with the presence of a new hotel?

Ajit Bhakta explained that the initial occupancy of the new hotel would be less. However, within the incresed room rate charge of $ 18-20, the profitability of the hotel shall stay comparable with the current hotel on Walnut Hill.

Commissioner Plunk asked when considering land and availability, would they want to open next to an Omni?

Ajit Bhakta explained that the clustering of properties is good.

Commissioner Yarbough asked if the applicant will continue to own the hotel on Walnut Hill?

Ajit Bhakta replied yes, but would operate under a new franchise flag.

Commissioner Yarbough asked if the applicant has already received approval from Hilton for the concept design?

Ajit Bhakta replied that Hilton has seen it and so far everything is fine. It will be a prototype building.

Sabrina Bala, architect for the applicant, approached the podium, she explained that they have received informal approval via email from Hilton, but need an approval from City before Hilton will officially approve.

Commission Moore asked the applicant to explain more about the parking garage?

Sabrina Bala replied that it is a hybrid, pre-fabricated, cast on site, 2 level garage.

With the conclusion of the applicant presentation, Chairperson hardie called Gayla Guyse to the podium. Gayla Guyse, Marketing Director for the Omni approached the podium and stated that the Omni was in opposition to the proposed Hampton Inn. Also that the area needs more full service hotels to bring in business and that new hotel would be cutting into revenue for the Omni.

Zachary Warren, General Manager for the Wyndham Garden, stated that they were opposed to the proposed Hampton Inn as well. Adding more supply to area will limit the growth of the existing hotels.

After some discusson between the applicant and the Commission, a motion was made by Commissioner Moore to recommend approval of the Specific Use Permit. After several minutes the motion failed for lack of a second.

A motion was made by Commissioner Yarbough, seconded by Commissioner Moore, to continue discussion of this case at the next meeting. The motion failed by the following vote:

Aye: 2 - Commissioner Yarbough and Commisioner Moore
Nay: 3 - Commissioner Blackson, Commisioner Plunk and Chairman Hardie

A motion was then made by Commissioner Blackson, seconded by Commissioner Plunk, that this Specific Use Permit be recommended for denial. The motion carried by the following vote:

Nay: 2 - Chair Hardie and Commissioner David Moore

Aye: 3 - Commissioner Cory Plunk, Commissioner Bronson Blackson and Commissioner Tim Yarbrough

D. ADJOURNMENT

A motion was made by Commissioner Blackson, seconded by Commissioner Yarbrough, that this be adjourned. The motion carried by the following vote:

Aye: 5 - Commissioner Cory Plunk, Commissioner Bronson Blackson, Chair Hardie, Commissioner Tim Yarbrough and Commissioner David Moore

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Certification

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Approved to Post: _____
City Secretary

Stamp:

Posted By: Kenecia Brown

Date Posted: _____

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-PL-03

Agenda Date: 8/22/2016 **Version:** 1 **Status:** Regular Agenda

In Control: Planning and Zoning Commission **File Type:** Plat

Agenda Number: B.3

Consider a request for final plat approval of Commercial Equipment Addition, Lot 1, Block A.

BACKGROUND:
FKS Inc. dba Commercial Equipment Company are the owners of a vacant 2.003 acre tract of land addressed as 3421 Towerwood Drive. The property is located on the north side of Towerwood Drive between Webb Chapel Road and Enterprise Drive and part of previously platted land known as Lot 1, Block 1, Brookhaven Business Park Phase 1 addition, originally platted in 1972.
The owners desire to re-plat the property as Commercial Equipment Addition, Lot 1, Block A, and a light industrial development for a commercial laundry equipment distribution business. A site plan is not required under the current light industrial zoning.
The proposed final plat of Commercial Equipment Addition, Lot 1, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.

RECOMMENDATION:
City Administration recommends final plat approval of Commercial Equipment Addition, Lot 1, Block A.

ACTIONS:
1. Motion to APPROVE the final plat of Commercial Equipment Addition, Lot 1, Block A.
2. Motion to DENY the final plat of Commercial Equipment Addition, Lot 1, Block A.
3. Any other action desired by the Planning and Zoning Commission.

ATTACHMENTS:
1. Location Map
2. Staff Report
3. Final Plat of Commercial Equipment Addition, Lot 1, Block A.

FARMERS BRANCH

LOCATION MAP

NORTH

Date: 7/25/2016

Document Path: G:\0B-CAD & GIS\GIS\Arcmap Projects\Location Maps\Location Map 2016C.mxd

STAFF REPORT

Case Number: 16-PL-03

Request: Final Plat Approval for Commercial Equipment Addition, Lot 1, Block A

Address: 3421 Towerwood Drive

Lot Size: 2.003 acres

Petitioner: FKS Inc. dba Commercial Equipment Company

FKS Inc. dba Commercial Equipment Company are the owners of a vacant 2.003 acre tract of land addressed as 3421 Towerwood Drive. The property is located on the north side of Towerwood Drive between Webb Chapel Road and Enterprise Drive and part of previously platted land known as Lot 1, Block 1, Brookhaven Business Park Phase 1 addition, originally platted in 1972.

The owners desire to re-plat the property as Commercial Equipment Addition, Lot 1, Block A, a light industrial development for a commercial laundry equipment distribution business. A site plan is not required under the current light industrial zoning.

The proposed final plat of Commercial Equipment Addition, Lot 1, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.

SURVEYOR'S CERTIFICATE

I hereby certify that I prepared the survey plat shown hereon from an actual survey on the ground by me and that all corners are marked, and that all dimensions shown thereon are true and correct to the best of my knowledge and belief, and furthermore there are no encroachments, protrusions, improvements, easements, rights-of-way, or 100 year flood plain affecting the property except as shown thereon.

WITNESS MY HAND THIS THE_____ DAY OF_____, 2016.

_____

David J. Surdukan, RPLS No. 4613

STATE OF TEXAS
REGISTERED
DAVID J. SURDUKAN
4613
PROFESSIONAL
LAND SURVEYOR

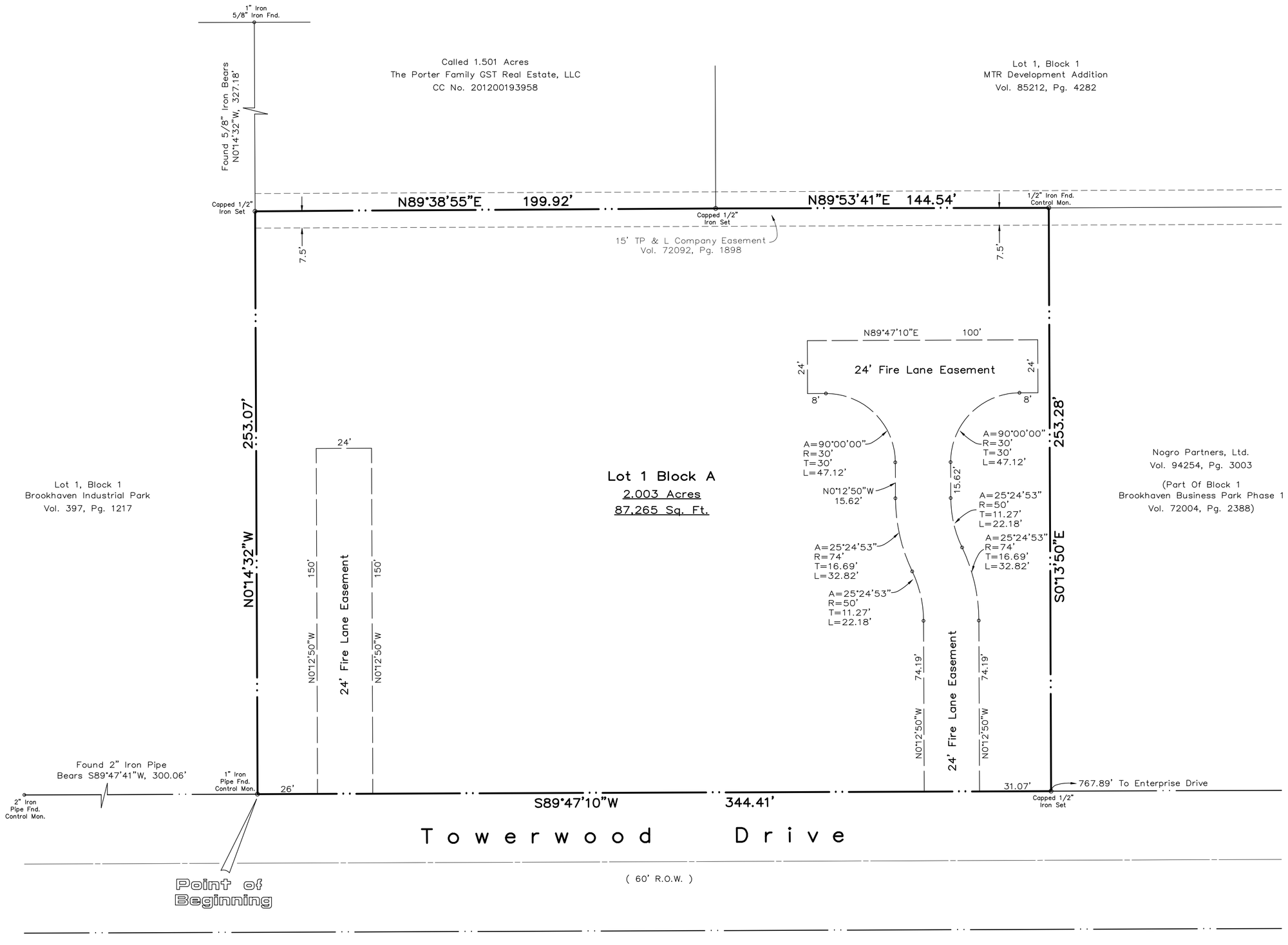
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared David J. Surdukan, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE_____ DAY OF_____, 2016.

_____

Notary Public in and for the State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FKS Inc. DBA as Commercial Equipment Company, is the owner of a tract of land situated in the Wilford W. Cook Survey, Abstract No. 278, City of Farmers Branch, Dallas County, Texas, and being part of Block 1, Brookhaven Business Park Phase I, an addition to the City of Farmers Branch as recorded in Volume 72004, Page 2388, Plat Records of Dallas County, Texas, and being all of a tract of land conveyed to FKS Inc. as recorded in Volume 2003193, Page 8585, Land Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the north line of Towerwood Drive (a 60' R.O.W.), said point being the southwest corner of said called 2.0033 acre tract, and the southeast corner of Lot 1, Block 1, Brookhaven Industrial Park, an addition to the City of Farmers Branch as recorded in Volume 697, Page 1217, Plat Records of Dallas County, Texas;

THENCE N00°14'32"W, leaving Towerwood Drive, and with the east line of said Lot 1, Brookhaven Industrial Park, a distance of 253.07 feet to a capped 1/2" iron rod set stamped "4613" for corner;

THENCE N89°38'55"E, a distance of 199.92 feet to a capped 1/2" iron rod set stamped "4613" for corner at the southwest corner of Lot 1, Block 1, MTR Development Addition, an addition to the City of Farmers Branch as recorded in Volume 85212, Page 4282, Plat Records of Dallas County, Texas;

THENCE N89°53'41"E, with the south line of said MTR Development Addition, a distance of 144.54 feet to a 1/2" iron rod found for corner, said point being the northwest corner of a tract of land conveyed to Nogro Partners, Ltd. as recorded in Volume 94245, Page 3003, Land Records of Dallas County, Texas;

THENCE S00°13'50"E, with the west line of said Nogro Partners, Ltd. tract, a distance of 253.28 feet to a capped 1/2" iron rod set stamped "4613" for corner in the aforementioned north line of Towerwood Drive;

THENCE S89°47'10"W, with the north line of Towerwood Drive, a distance of 344.41 feet to the POINT OF BEGINNING and CONTAINING 87,265 square feet, or 2.003 acres of land.

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position, are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad 83 (CORS96) Epoch 2002.0, Vertical position referenced to NAVD88 using (GEIOD03).

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, FKS Inc, DBA as Commercial Equipment Company, acting by and through Taylor C. Smith, President, does hereby adopt this plat designating the herein above described property as Commercial Equipment Addition, Lot 1, Block A, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over, or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have he right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility). There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed, or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the_____ day of_____, 2016.

FKS Inc.
DBA Commercial Equipment Company

_____

By: Taylor C. Smith

Its: President

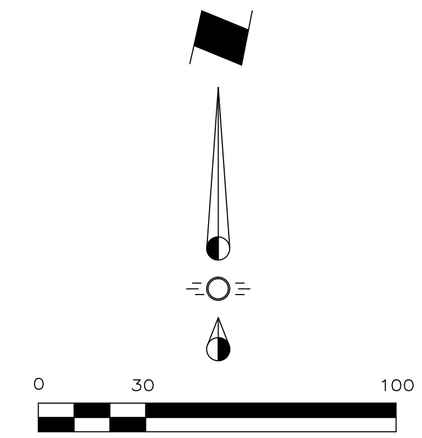
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Taylor C. Smith, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

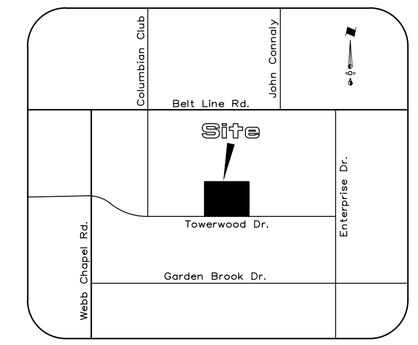
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE_____ DAY OF_____, 2016.

_____

Notary Public in and for the State of Texas



GRAPHIC SCALE
1"=30'



VICINITY MAP
NTS

CERTIFICATE OF APPROVAL

_____

Chairman Planning and Zoning Commission

_____

Date

Approved by the City of Farmers Branch, Texas on this the_____ day of_____, 2016.

_____

Mayor, City of Farmers Branch, Texas

ATTEST:

_____

City Secretary

F I N A L P L A T

COMMERCIAL EQUIPMENT ADDITION

LOT 1, BLOCK A

Being A Replat Of Part Of Block 1
Brookhaven Business Park Phase 1
Recorded Vol. 72004, Pg. 2388, P.R.D.C.T.

2.003 Acres Situated In The

WILFORD W. COOK SURVEY ~ ABST. 278

FARMERS BRANCH, DALLAS COUNTY, TEXAS

Owner

FKS Inc.
DBA Commercial Equipment Company
15551 Wright Brothers Drive
Addison, Texas 75001
Telephone 972 991-9274

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

July 22, 2016

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-SP-02

Agenda Date: 8/22/2016 **Version:** 1 **Status:** Regular Agenda

In Control: Planning and Zoning Commission **File Type:** Site Plan

Agenda Number: B.4

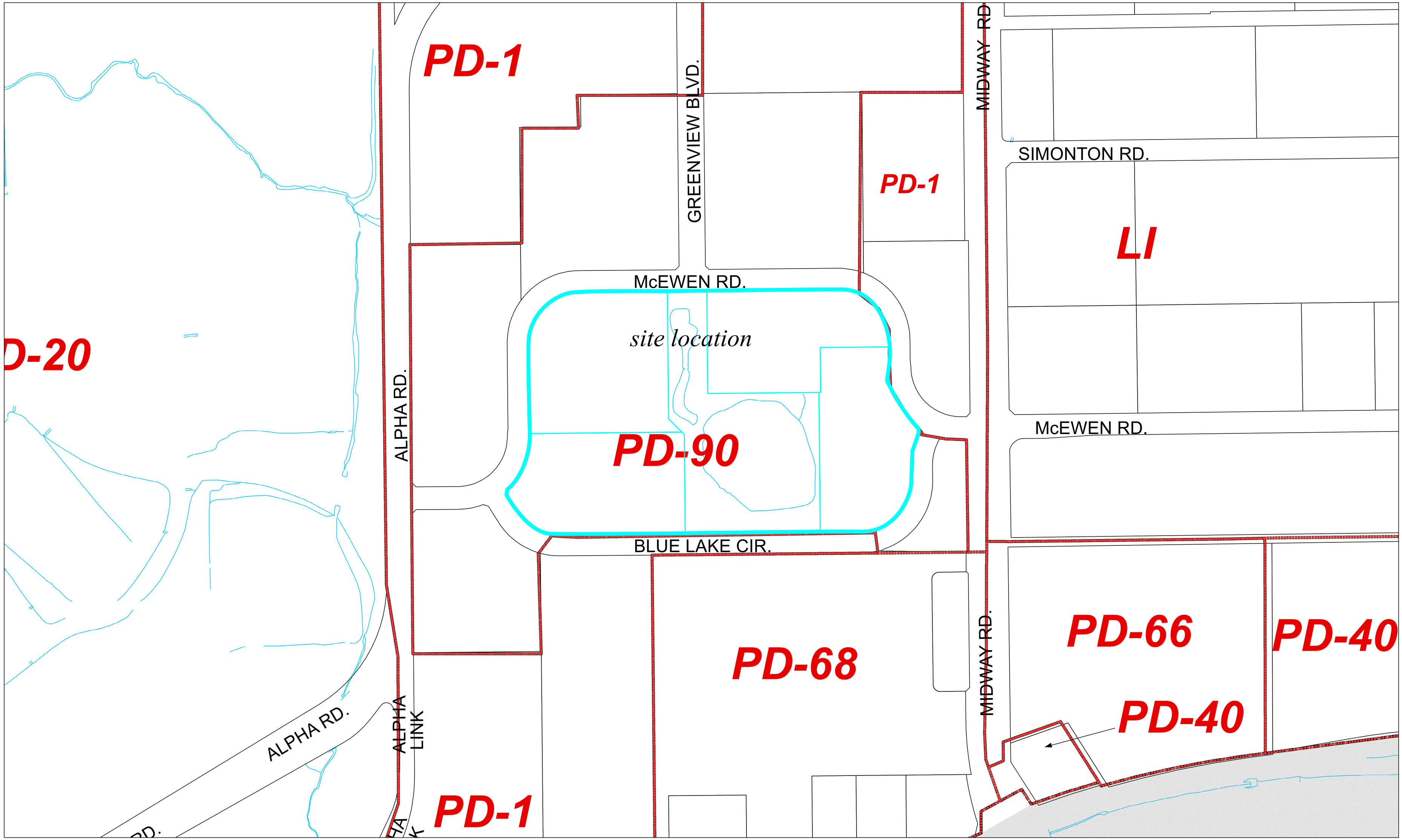
Consider a request from Leeds Real Estate Services Inc. for a Detailed Site Plan approval for a mixed-use development located at 4100 and 4141 Blue Lake Circle and 4020, 4040 and 4100 McEwen Drive and take appropriate action.

BACKGROUND:
The applicant has proposed to create the Midway Urban Village. This will be a combination of four mixed-use and multifamily apartment buildings with 586 units and 17,840 sf of retail. This area will be developed in two phases. The site is located within Planned Development District No. 90 (PD-90).

RECOMMENDATION:
Staff recommends approval of the Detailed Site Plan.

ACTIONS:
1. Motion to recommend Approval of the Detailed Site Plan as presented at this meeting.
2. Motion to recommend Denial of the Detailed Site Plan as presented at this meeting.
3. Motion to recommend Approval with Modifications of the Detailed Site Plan.
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:
1. Location Map
2. Aerial Map
3. Staff Report
4. Site Plan
5. Floor Plans
6. Landscape Plan
7. Elevations and Rendering
8. Signage Package
9. Rent and Unit Mix Analysis (excerpts)
10. Traffic Impact Analysis - Traffic Control Map
11. Site Photographs



Zoning District Boundary

Parcel Property Boundaries

City Limit

16-SP-02 - Location Map

4141 Blue Lake Cir & 4020, 4040, 4100 McEwen Rd

FARMERS BRANCH

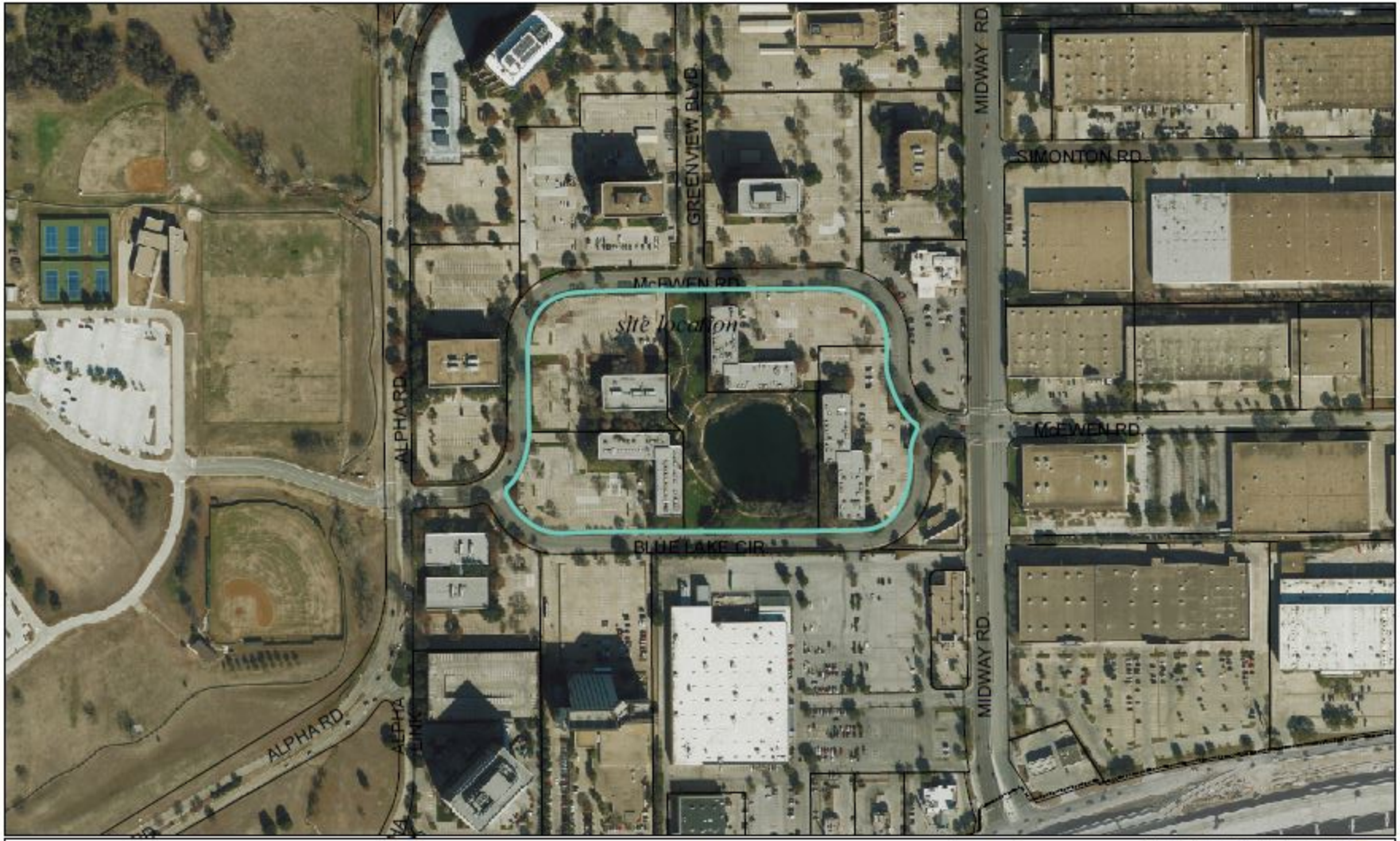
Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 275 550 Feet

NORTH

Document Path: Z:\Zoning Cases\2016 cases\16-SP-02 Blue Lake (MF complex, Leeds RE)\GIS\Location Map.mxd

Date: 3/21/2016



16-SP-02 - Aerial Map

4141 Blue Lake Cir & 4020, 4040, 4100 McEwen Rd

Parcel Property Boundaries

City Limit

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of the data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

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NORTH

Document Path: Z:\Zoning Cases\2016 cases\16-SP-02_Blue Lake (MF complex_Leeds REI)\GIS\Aerial Map.mxd

Date: 3/21/2016

STAFF REPORT

Case Number: 16-SP-02
Request: Detailed Site Plan for a mixed-use development
Address: 4100 and 4141 Blue Lake Circle and 4020, 4040 and 4100 McEwen Drive
Lot Size: Approximately 16.140 Acres
Petitioner: Leeds Real Estate Services, Inc.

Summary

Site design:	*4 mixed-use buildings - 3 and 4 stories in height, 2 clubhouses - 1 story*
Uses:	*residential: apartment units and rentable townhomes, first floor retail, additional retail use within the proposed clubhouses (17,840 sf) and additional retail-ready space within 5 ground floor units (4, 567 sf)*
Units:	*586 dwelling unit (DU)*
Masonry:	*minimum 80% brick*
Parking:	*920 parking spaces, combination of individual garages, internal parking structures and surface and on-street parking, 1.56 parking spaces/DU*
Landscape:	*21.4% of the property consisting of a public open space and a wide trail around Blue Lake, landscaped open space and wide sidewalks with streetscape*

Existing Conditions

This 16.140-acre site is comprised of 5 lots, 4 corner lots and one lot around Blue Lake. The site is a rectangle shaped tract bordered by Blue Lake Circle and McEwen Drive. The site is located approximately 330 feet east of Alpha Road and approximately 150 feet west of Midway Road. There are currently 4 office buildings placed around Blue Lake. All of these buildings have surface parking orientated towards the main streets.

The site is located within Planned Development Distract No. 90 (PD-90) (See Location Map). In 2007, the City approved the Planned Development No. 90 (PD-90) for an approximately 40-acre area between Alpha Road, Midway Road and Blue Lake Circle to be completely redeveloped into a mixed-use community. The Conceptual Site Plan for PD-90 illustrates the future development as a combination of live-work multi-family residential community with a required commercial component. This original Site Plan included 500 to 900 dwelling units and 30,000 sf of retail space.

Tract 3 is surrounded by institutional and office uses to the east, north and west. To the south are retail land uses. (See Aerial Map)

Site Design

The applicant, Leeds Real Estate Services Inc., is proposing to remove the four existing office buildings and create a new mixed-use development called “Midway Urban Village” in two phases. Phase One will include the north and east tracts. Phase Two will include the south west corner.

Midway Urban Village is a proposed a mixed-used community composed of: 586 multifamily units (all one and two bedroom apartments) 3 and 4-story high buildings, and 17,840 sf of first floor retail in the two eastern buildings. Three buildings (Lot B, C and D) will be wrapped around 2-level garage structures / parking facilities and one lot (Lot A) will be designed as a rentable townhome community with individual garages for each unit. There are also two information centers / clubhouses proposed on this site. The overall proposed site coverage is 74%.

The Site Plan places the four buildings around a new interior private street that cuts through the tract north of Blue Lake connecting McEwen Drive on both sides parallel with Blue Lake Circle. This interior street will serve as main access to the buildings. All proposed garages will have access from this interior street. This interior street will include a pedestrian-friendly walkway with wide sidewalks and an urban look with on-street parking, first floor retail and street trees. Another proposed interior street is the southern continuation of Greenview Boulevard. This Greenview extension will include a landscaped median.

The primary design element for Tract 3 is the existing water feature known as “Blue Lake”. This small lake is the remains of an old quarry and is fed by natural springs. Over the years this lake has been an urban landmark nn the east side of Farmers Branch.

The applicant, Leeds Real Estate Services Inc., is proposing Midway Urban Village to be constructed in two phases.

- **Phase One** will consist of approximately 12.014 acres and three lots (Lot A, B and C) plus an information center with a clubhouse. The lot coverage for this Phase is 71%. Phase One will include 351 dwelling units.
    - **Lot A,** at the southeast corner, has a special layout being a community of rentable 3-story townhomes / individual units and mixed use buildings with first floor retail and apartment units in two extra upper floors. Lot A will contain 70,036 sf of multifamily and 5,679 sf of first-floor retail. 66 units (96% one bedroom) are proposed: 52 rentable townhomes (1,238 sf in area) and 14 apartment units (690 sf to 1,250 sf in area) are proposed for this area. The townhomes will take full advantage of lake views and frontage along Midway Road. The retail portion will be distributed along the interior street, on the northern side of the building.
    - **Lot B** at the northeast corner, consist of one building containing 145,057 sf of multifamily and 5,161 sf of retail, wrapped around a 2-level parking garage (191 parking spaces) and a courtyard (4,382 sf). 163 units (67% one-bedroom) are proposed for Lot B. In addition to the dedicated 5,161 sf of retail, the applicant is proposing 5 “retail-ready” units (4,567 square feet) to be built to commercial standards and will be ready to be used under a potential retail demand in the

future. The initial use of these 5 units will be residential. The retail portion is distributed along the interior street, on the southern side of the building.
    - **Lot C** will consist of one building at the northwest corner, containing 99,878 sf of multifamily wrapped around a 2-level parking garage (167 parking spaces) and a courtyard (2,577 sf). 122 units (79% one bedroom) are proposed for Lot C. No retail space is proposed within this building.
- **Phase Two** will consist of 4.126 acres on the southwest corner of the block and contains one building (Building D) plus an information center with a clubhouse. The lot coverage for this Phase will be 83%. Phase Two will include 235 dwelling units.
    - **Lot D** will contain 211,436 sf of multifamily and 235 units (48% one bedroom). The building on Lot D will be wrapped around a 2-level parking garage (298 parking spaces) and an internal courtyard (7,256 sf). No retail space is proposed within this building. This building will take full advantage of the lake view. Two additional semi-open courtyards are proposed to face the lake. To the south east corner of this building is placed the clubhouse with the information center for Phase Two (3,500 sf).

(See Site Plan, Floor Plans)

Elevations

All exterior building façades will be at least 80% masonry product (brick). For the residential façades, the applicant is proposing a combination of two colors of brick, fiber cement panels, and metal wall panels for accent materials. The façades will contain metal awnings and canopies. All retail space will be a typical storefront design. The clubhouses / information centers will contain a combination of masonry (brick) with painted metal and metal panels as accents. The clubhouses will also have painted metal trellis, painted metal awnings and aluminum storefronts. (See Elevations)

All units will contain an outdoor patio or balcony. First floor units will contain private gardens oriented towards the sidewalks or the lake. Most of the HVAC equipment will be placed on the roof and all HVAC units will be hidden from public view as much as possible.

Estimated cost for this proposed development is $85 million.

Parking

Midway Urban Village will incorporate both structured and on-street parking. Overall 920 on-site parking spaces are provided (1.56 spaces per dwelling unit). PD-90 requires a minimum of 835 parking spaces (1.25 spaces per each one bedroom dwelling unit and 1.75 per each 2 bedroom unit). Approximately 82.6 % of the proposed on-site parking is within structured parking or individual garages (760/920 spaces): 104 parking spaces for Lot A are within individual garages for each townhome unit, 191 parking spaces for Lot B, 167 parking spaces for Lot C and 298 parking spaces for Lot D. All parking garages will have access from the interior street. Lot A, C and D will have 2 access points including access points from McEwen Drive and Blue Lake Circle in addition to the new interior street access point.

In addition, 209 surface parking spaces will be incorporated into the community, 180 head-in parking spaces along both sides of new interior streets and 29 parallel parking spaces along the northern side of Blue Lake Circle. No street parking is proposed along McEwen Drive. (See Site Plan)

Landscape and Open Spaces

Approximately 21.4 % of the site is proposed to be natural or landscaped open space. The design team has oriented the proposed site layout to take full advantage of the views of Blue Lake: many of the courtyards, the community pool and both clubhouses are proposed to face Blue Lake. In addition, the area around the lake is enhanced and developed as a public park open to the general public. A new 10-ft wide trail will be installed around the lake. Most of the existing mature trees will be kept. A new overlook area will be installed adjacent to the lake.

The new interior street will include on-street parking, street trees and planters, urban style sidewalks (8 feet wide) with urban streetscape elements to encourage and sustain the first floor retail areas. A 6-feet wide sidewalk will be installed around the perimeter along Blue Lake Circle and McEwen Drive. (See Landscape Plan)

Within Phase One, Buildings B and C will contain courtyards with a passive design: trees and seating areas. The townhomes within Lot A will benefit more of the immediate proximity of the lake. The 2-story clubhouse for Phase One will serve as main amenity for the community, containing a community pool orientated towards the lake. Within Phase Two, Building D will have the 2 courtyards open to the lake. One courtyard is passive in design and another courtyard will contain a large pool overlooking the lake. The clubhouse for Phase Two is placed at southwest corner of the lake.

Since this is a redevelopment of an existing area, removal of a large amount of mature trees spread throughout the site will be necessary. 113 trees will be removed, species varying from Oak and Elm trees to Cypress and Crape Myrtle trees. The applicant is planning to maintain all trees around Blue Lake and enhance the tree count around the lake (See Existing Tree Plan). To compensate the removal of the trees, the applicant is proposing to install 322 new trees, mainly species of large trees (182 will be species of Oak and Elm). The total number of trees on this site will be 380. The trees will be placed along all streets and driveways, either being street trees either grouped in small landscaped open spaces and inside all courtyards. (See Colored Landscape Plan)

Signage

The applicant submitted a Conceptual Signage Packet with this application. Midway Urban Village will incorporate the use of directional signs, wall signs (on the façade and on the towers), blade and button signs and monolith ground signs. Illuminated numbers and other types of directional signs will be placed on all buildings where needed.

Blade signs (30 sf) at the corners of the buildings within Lot A, C and D along McEwen Dr. and the new interior street. Wall signs (78 sf) will be placed on the towers in the buildings within

Lots A, B and C to be visible from McEwen Drive and Midway road. The clubhouses will contain a combination of wall and letter signs (wall sign 78 sf). A freestanding Multi-tenant monument sign (60 sf, 10 feet in height) will be placed along McEwen Drive on the Midway Road side. (See Signage Packet)

Market Study

The applicant submitted a Rent and Unit Mix Analysis completed by the Meyers Research Company. In their analysis of this area and the specific location of this site in the Addison / Bent Tree Submarket, the researchers make informed recommendations for rent positioning, unit counts and overall average unit sizes. Meyers Research Group compared Midway Urban Village proposal with its future competitors on the market: Aura Prestonwood, VV&M, Fiori at Vitruvian, Elan City Center, Alegro Addison Circle and Savoye.

For Midway Urban Village, Meyers Research Group's Analysis indicated a strong overall weighted average occupancy of 94% with an average monthly rent of $1,676 per month or 1.85 per square foot. Leeds Real Estate Services, Inc. proposes to lease the multi-family units for an approximate average monthly rent of $1,600 or $1.77 per square foot with monthly rent per unit would ranging from $1,000 to $2,000.

Traffic Impact Analysis

The applicant submitted a Traffic Impact Analysis completed by Pacheco-Koch to estimate the incremental impact on the background traffic caused by the proposed development. The following findings and recommendations were determined by the traffic engineer:

- The overall site trip generation will increase, by replacing the existing office uses with the proposed multifamily uses, but the inbound trip ends during the morning peak period and outbound trip ends during afternoon peak periods will remain generally the same.
- Even with the proposed on-street parking along Blue Lake Circle, that will take one of the existing traffic lanes, the roadway will continue to provide sufficient capacity to accommodate future traffic volumes.
- Several existing DART bus stops are located along McEwen Drive and Blue Lake Circle Pacheco-Koch reached out to DART to discuss the impact of this proposed development. DART would allow the possibility of relocating and consolidating these bus stations. The applicant will coordinate with DART for all necessary work around this site.
- The increase in site-generated traffic would have some impact to roadway intersections around the subject site but would not result in changes in Level of Service for these streets.
- Pacheco-Koch recommended a Traffic Control System and proposed STOP sign locations in some key intersections throughout the development. (See Traffic Control Map)

Comprehensive Plan

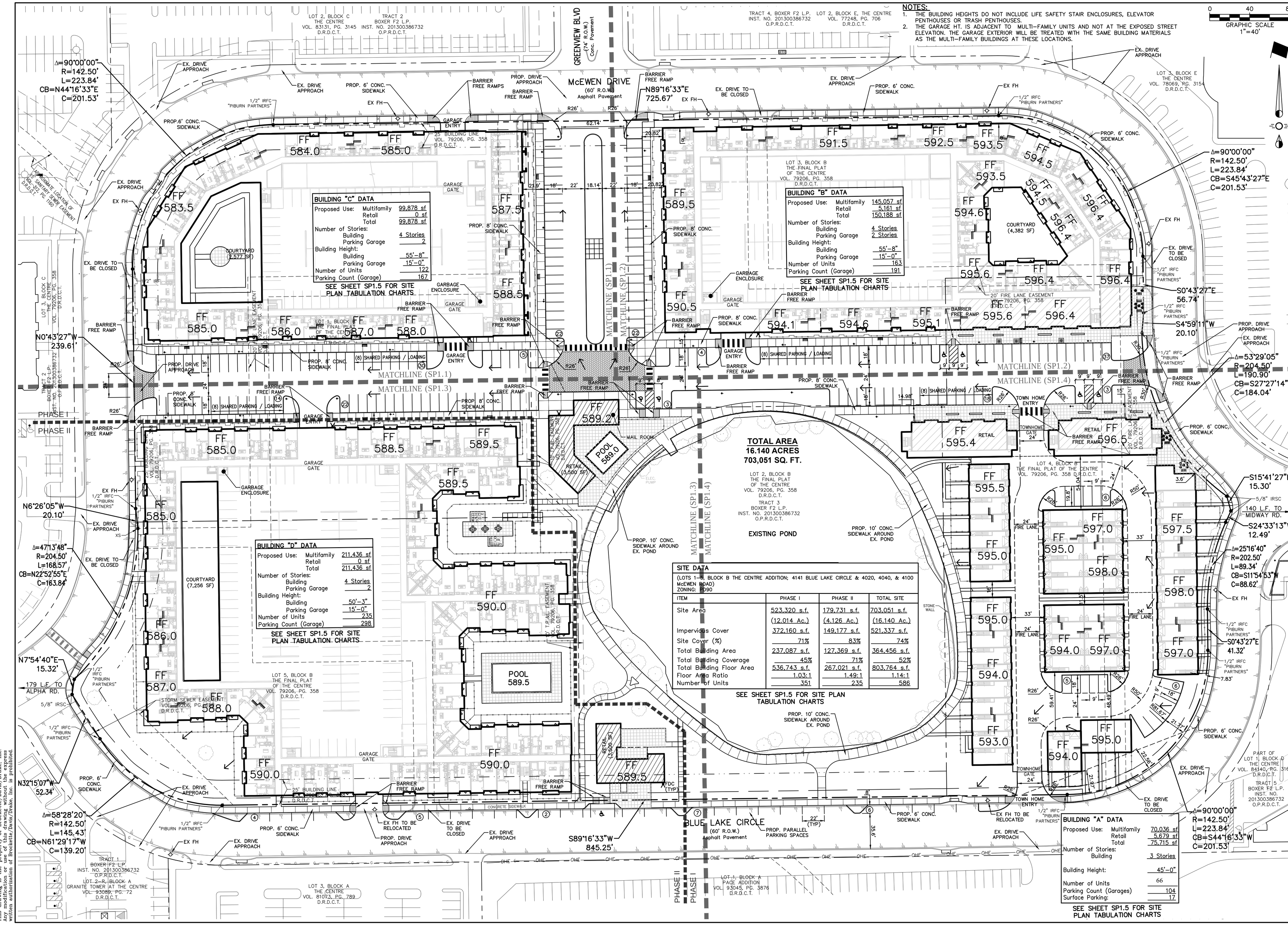
The City of Farmers Branch is currently in the process of updating its 1989 Comprehensive Plan. A new Eastside Plan aims to create a new vision for this area of the city that will include a variety of land uses including residential, to create a more attractive and active East Side. The development of PD-90, especially Tract 3 will play an important role in this new vision for the East Side of Farmers Branch.

Thoroughfare Plan

Midway Road is not identified for further expansion on the 2013 Thoroughfare Plan. Greenview Boulevard, Blue Lake Circle and McEwen Drive are not designated on the Thoroughfare Plan on this site.

NOTES:
1. THE BUILDING HEIGHTS DO NOT INCLUDE LIFE SAFETY STAIR ENCLOSURES, ELEVATOR PENTHOUSES OR TRASH PENTHOUSES.
2. THE GARAGE HT. IS ADJACENT TO MULTI-FAMILY UNITS AND NOT AT THE EXPOSED STREET ELEVATION. THE GARAGE EXTERIOR WILL BE TREATED WITH THE SAME BUILDING MATERIALS AS THE MULTI-FAMILY BUILDINGS AT THESE LOCATIONS.

GRAPHIC SCALE 1"=40'



BUILDING "C" DATA

Proposed Use:	Multifamily	99,878 sf
	Retail	0 sf
	Total	99,878 sf
Number of Stories:		
	Building	4 Stories
	Parking Garage	2
Building Height:		
	Building	55'-8"
	Parking Garage	15'-0"
Number of Units		122
Parking Count (Garage)		167

SEE SHEET SP1.5 FOR SITE PLAN TABULATION CHARTS

BUILDING "B" DATA

Proposed Use:	Multifamily	145,057 sf
	Retail	5,161 sf
	Total	150,188 sf
Number of Stories:		
	Building	4 Stories
	Parking Garage	2 Stories
Building Height:		
	Building	55'-8"
	Parking Garage	15'-0"
Number of Units		163
Parking Count (Garage)		191

SEE SHEET SP1.5 FOR SITE PLAN TABULATION CHARTS

BUILDING "D" DATA

Proposed Use:	Multifamily	211,436 sf
	Retail	0 sf
	Total	211,436 sf
Number of Stories:		
	Building	4 Stories
	Parking Garage	2
Building Height:		
	Building	50'-3"
	Parking Garage	15'-0"
Number of Units		235
Parking Count (Garage)		298

SEE SHEET SP1.5 FOR SITE PLAN TABULATION CHARTS

SITE DATA

(LOTS 1-5, BLOCK B THE CENTRE ADDITION; 4141 BLUE LAKE CIRCLE & 4020, 4040, & 4100 McEWEN ROAD)
ZONING: PD90

ITEM	PHASE I	PHASE II	TOTAL SITE
Site Area	523,320 s.f.	179,731 s.f.	703,051 s.f.
	(12.014 Ac.)	(4.126 Ac.)	(16.140 Ac.)
Impervious Cover	372,160 s.f.	149,177 s.f.	521,337 s.f.
Site Cover (%)	71%	83%	74%
Total Building Area	237,087 s.f.	127,369 s.f.	364,456 s.f.
Total Building Coverage	45%	71%	52%
Total Building Floor Area	536,743 s.f.	267,021 s.f.	803,764 s.f.
Floor Area Ratio	1.03:1	1.49:1	1.14:1
Number of Units	351	235	586

SEE SHEET SP1.5 FOR SITE PLAN TABULATION CHARTS

BUILDING "A" DATA

Proposed Use:	Multifamily	70,036 sf
	Retail	5,679 sf
	Total	75,715 sf
Number of Stories:		
	Building	3 Stories
Building Height:		45'-0"
Number of Units		66
Parking Count (Garages)		104
Surface Parking:		17

SEE SHEET SP1.5 FOR SITE PLAN TABULATION CHARTS

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STATE OF TEXAS
JAMES A. RILEY
73291
LICENSED
PROFESSIONAL ENGINEER

MIDWAY URBAN VILLAGE
FARMERS BRANCH, TEXAS

SITE PLAN

SITE PLAN SUBMITTAL

Revisions	Date
1	
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Issue Dates:
MARCH 01, 2016
MARCH 24, 2016
APRIL 25, 2016
APRIL 29, 2016
MAY 16, 2016
MAY 27, 2016
JUNE 24, 2016
AUGUST 17, 2016

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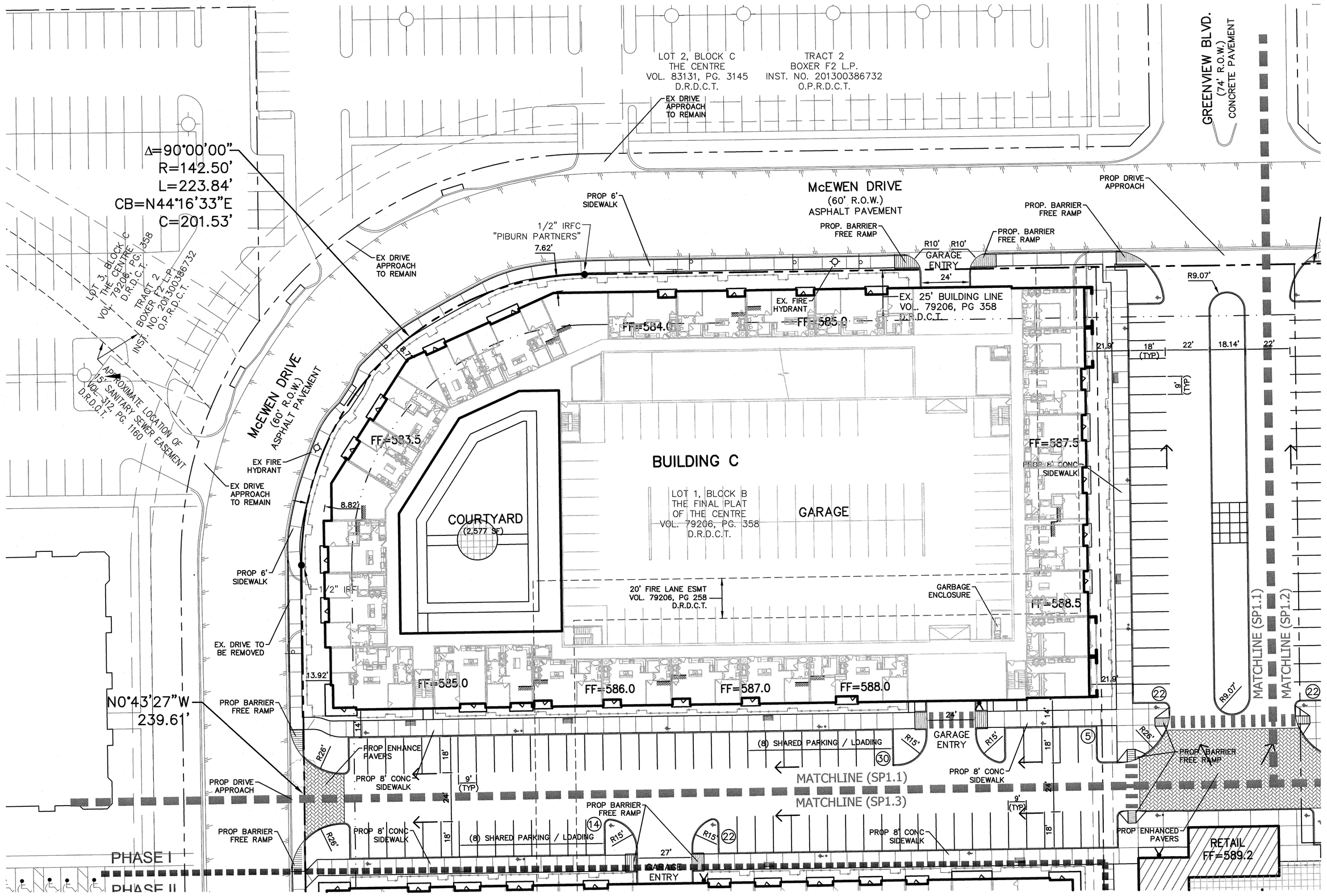

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LEGEND

- EX. CURB & GUTTER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- EX. ASPHALT PAVING
- PROPOSED ENHANCE PAVERS
- PROPOSED RETAIL SPACE
- (5) PROPOSED PARKING COUNT

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MIDWAY URBAN VILLAGE
FARMERS BRANCH, TEXAS

SITE PLAN NW

SITE PLAN SUBMITTAL

Revisions	Date
1	
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Issue Dates:
MARCH 01, 2016
MARCH 24, 2016
APRIL 25, 2016
APRIL 29, 2016
MAY 16, 2016
MAY 27, 2016
JUNE 24, 2016
AUGUST 17, 2016

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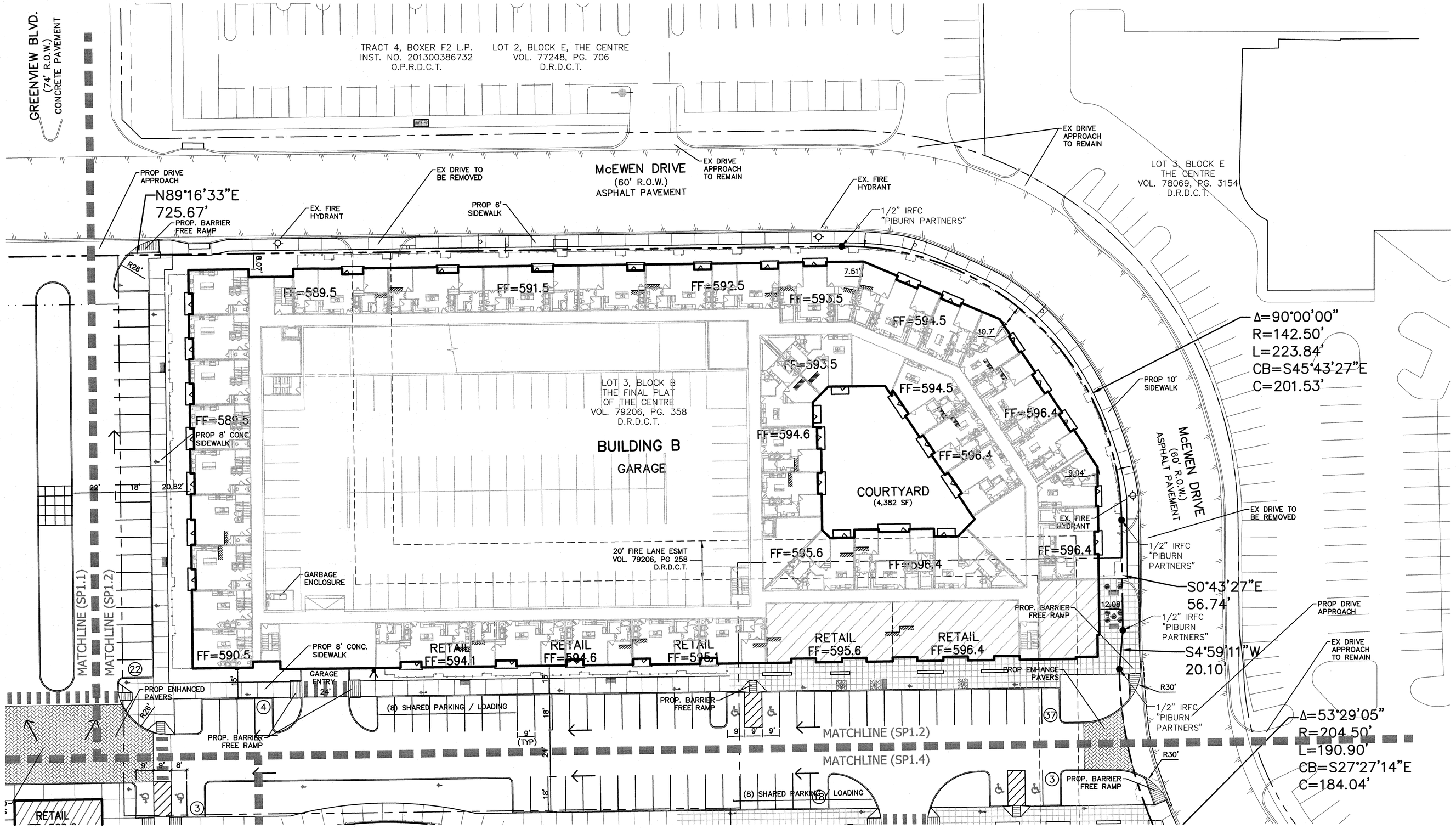

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LEGEND

- EX. CURB & GUTTER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- EX. ASPHALT PAVING
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Jun 27-16

MIDWAY URBAN VILLAGE
FARMERS BRANCH, TEXAS

SITE PLAN NE

SITE PLAN SUBMITTAL

Revisions	Date
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Issue Dates:
MARCH 01, 2016
MARCH 24, 2016
APRIL 25, 2016
APRIL 29, 2016
MAY 16, 2016
MAY 27, 2016
JUNE 24, 2016
AUGUST 17, 2016

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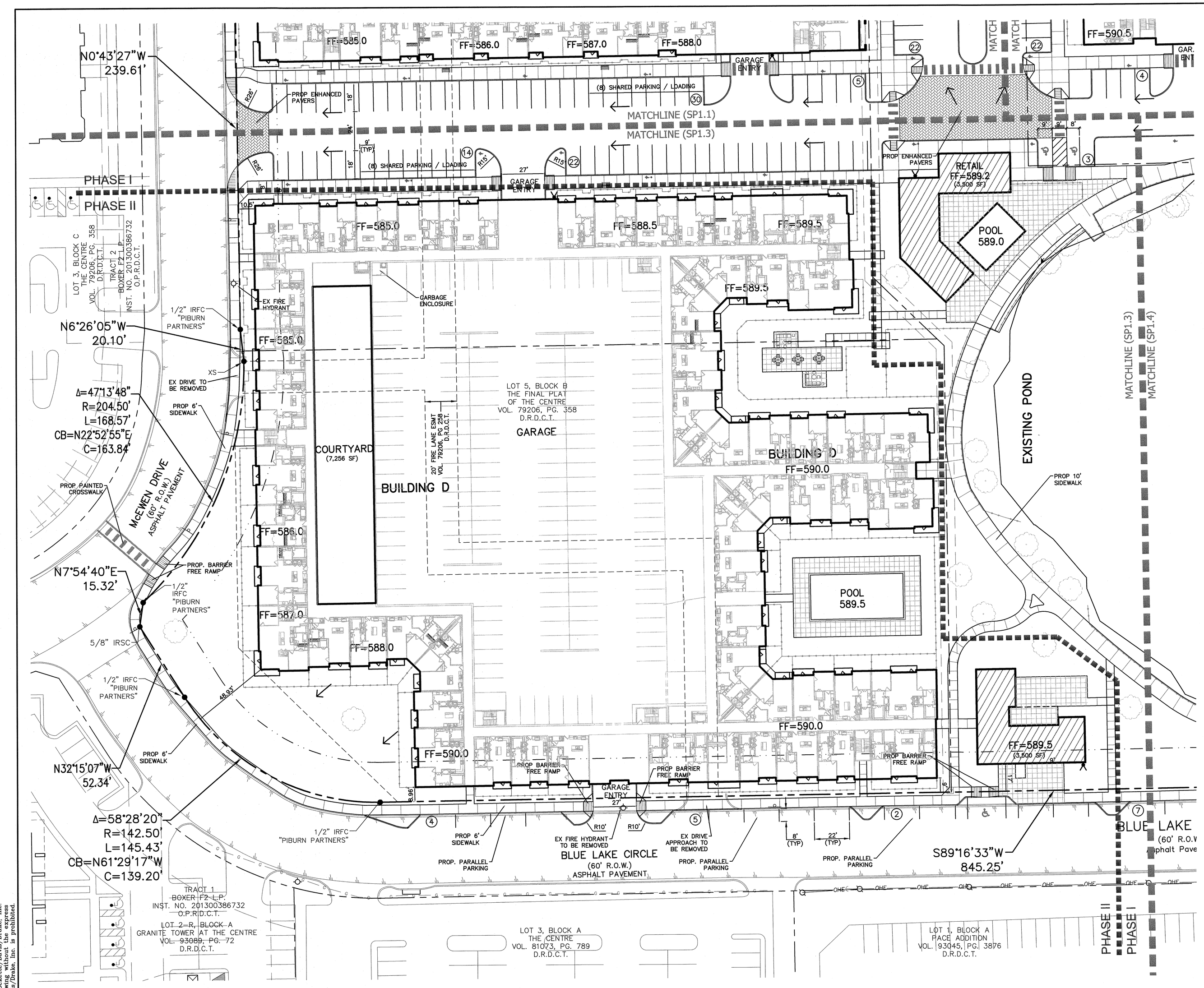

GRAPHIC SCALE
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LEGEND

- EX. CURB & GUTTER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- EX. ASPHALT PAVING
- PROPOSED ENHANCE PAVERS
- PROPOSED RETAIL SPACE
- (5) PROPOSED PARKING COUNT

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MIDWAY URBAN VILLAGE
FARMERS BRANCH, TEXAS

SITE PLAN SW

SITE PLAN SUBMITTAL

Revisions	Date
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Issue Dates:
MARCH 01, 2016
MARCH 24, 2016
APRIL 25, 2016
APRIL 29, 2016
MAY 16, 2016
MAY 27, 2016
JUNE 24, 2016
AUGUST 17, 2016

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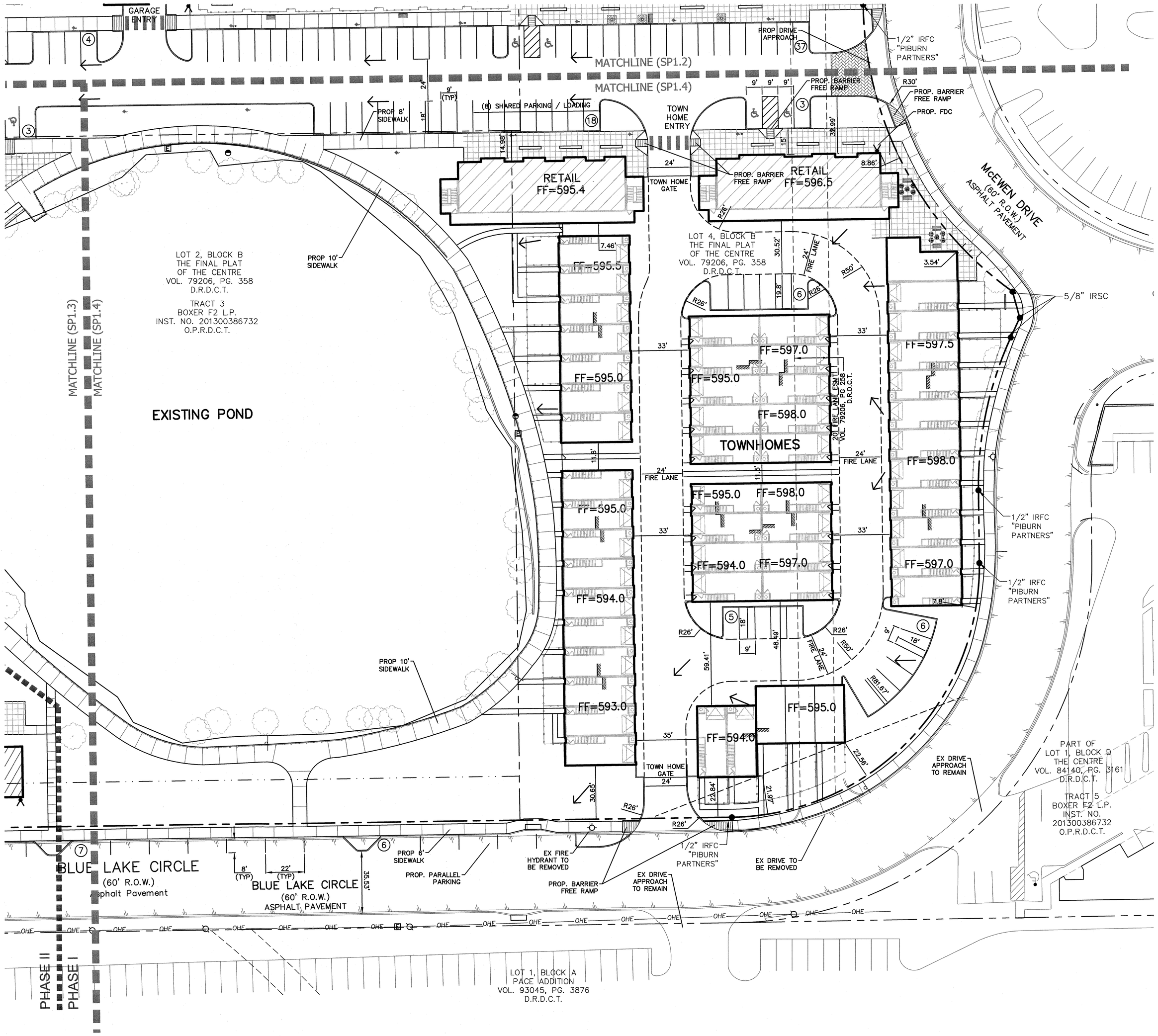

GRAPHIC SCALE 1"=30'

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LEGEND

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- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- EX. ASPHALT PAVING
- PROPOSED ENHANCE PAVERS
- PROPOSED RETAIL SPACE
- (5) PROPOSED PARKING COUNT

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STATE OF TEXAS JAMES A. RILEY 73231 LICENSED PROFESSIONAL ENGINEER

MIDWAY URBAN VILLAGE
FARMERS BRANCH, TEXAS
SITE PLAN SE

SITE PLAN SUBMITTAL

Revisions	Date
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Issue Dates:

MARCH 01, 2016
MARCH 24, 2016
APRIL 25, 2016
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MAY 27, 2016
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AUGUST 17, 2016

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Designed By: JAR

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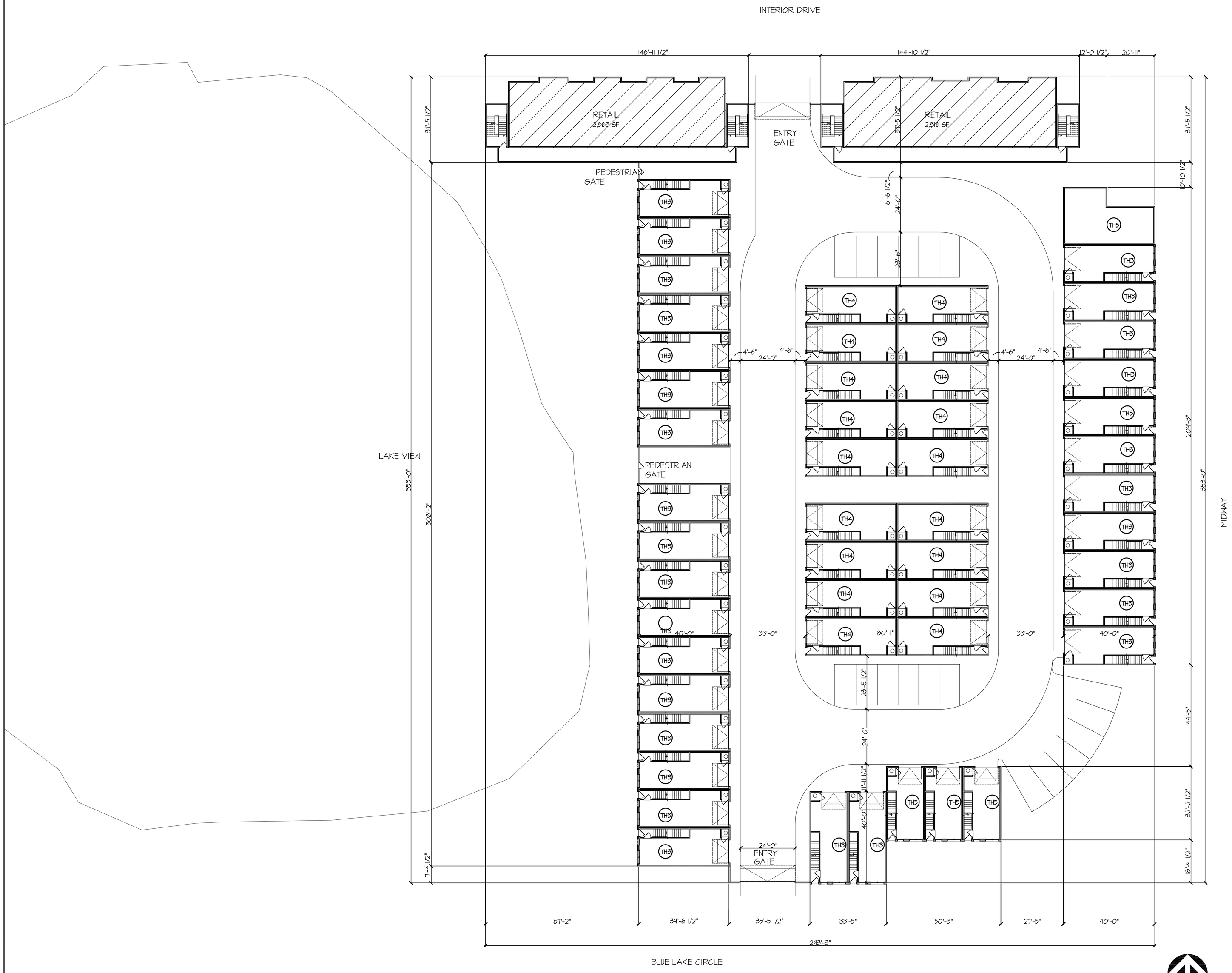

01 BUILDING A - FIRST LEVEL FLOOR PLAN

LEEDS
REAL ESTATE
SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

REGISTERED ARCHITECT
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JOB NO:

DRAWN BY: RLK

CHECKED BY: RLK

DATE: 03-01-2016
03-24-2016
04-25-2016
06-24-2016

REVISIONS:

BUILDING A - FLOOR PLAN

SHEET NO.
A3.01

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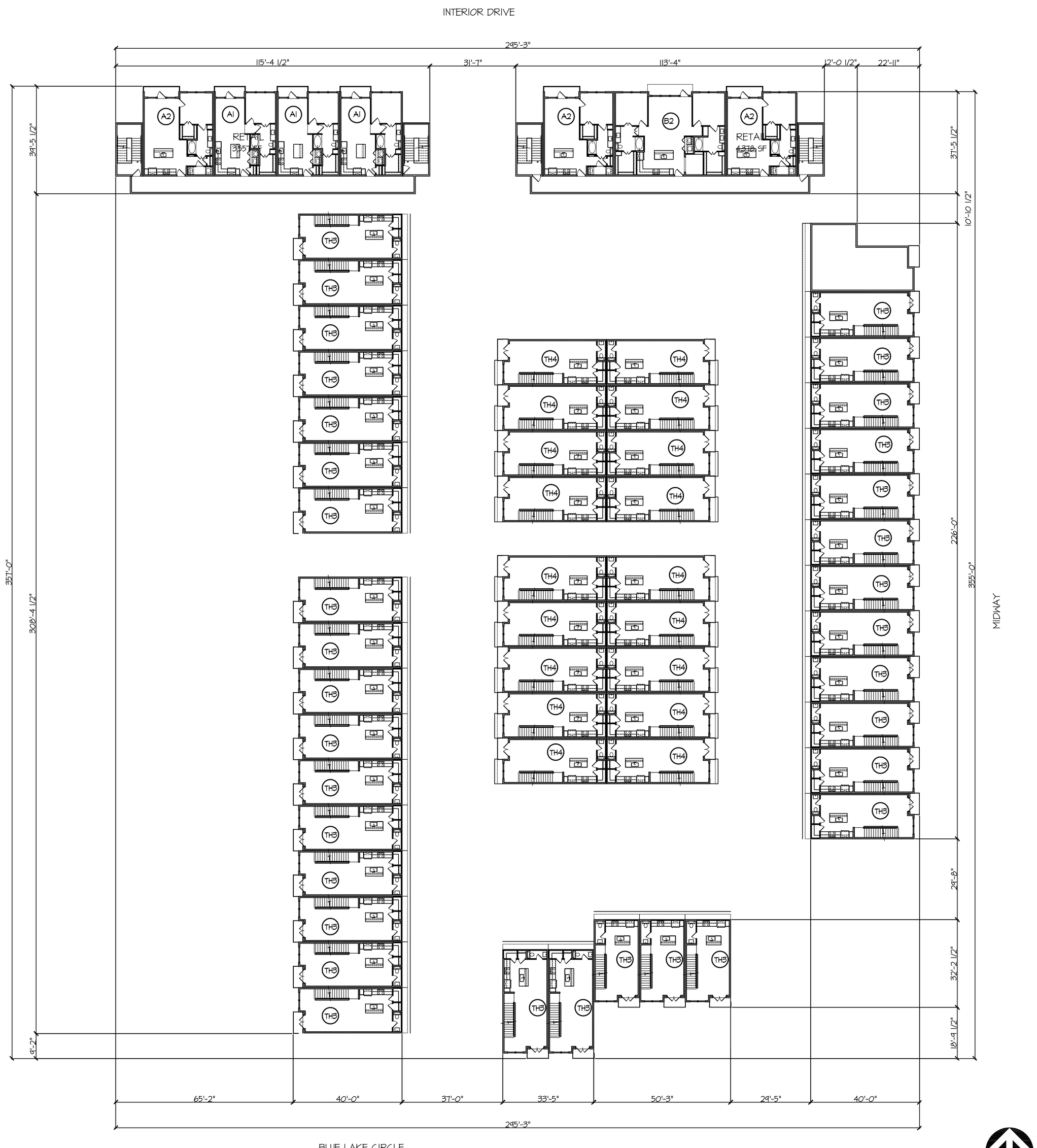

01 BUILDING A - SECOND thru FOURTH LEVEL FLOOR PLAN

1" = 20'-0"

LEEDS
REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

REGISTERED ARCHITECT
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STATE OF TEXAS
04/25/16

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JOB NO:	
DRAWN BY:	RLK
CHECKED BY:	RLK
DATE:	03-01-2016 03-24-2016 04-25-2016 06-24-2016

REVISIONS:

BUILDING A - FLOOR PLAN

SHEET NO.
A3.02

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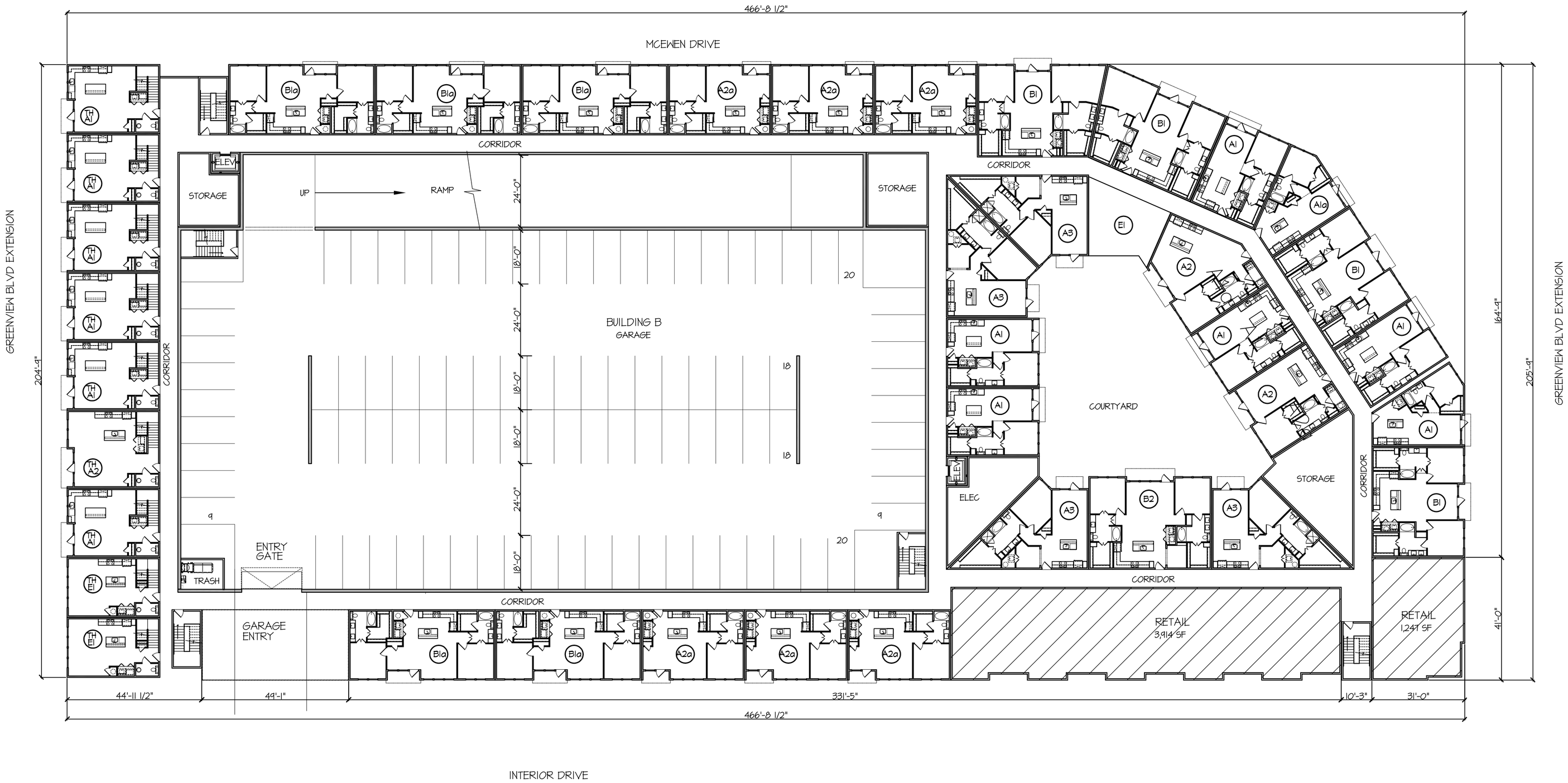

BUILDING B - SQUARE FOOTAGE TABULATIONS	
FIRST LEVEL RETAIL	5,156 SF
FIRST LEVEL	43,671 SF
SECOND LEVEL	50,841 SF
THIRD LEVEL	51,506 SF
FOURTH LEVEL	51,506 SF
	202,680 SF TOT. BLDG

BUILDING B - GARAGE TABULATIONS	
PER LEVEL	35,800 SF
	X 2.0 LEVELS
	71,600 SF TOTAL

NORTH

1" = 20'-0"

01 BUILDING B - FIRST LEVEL FLOOR PLAN

LEEDS REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
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REGISTERED ARCHITECT Randall L. Kiespert 12009 STATE OF TEXAS
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JOB NO:	
DRAWN BY:	RLK
CHECKED BY:	RLK
DATE:	03-01-2016 03-24-2016 04-25-2016 06-24-2016

REVISIONS:

BUILDING B - FLOOR PLAN

SHEET NO.
A3.03

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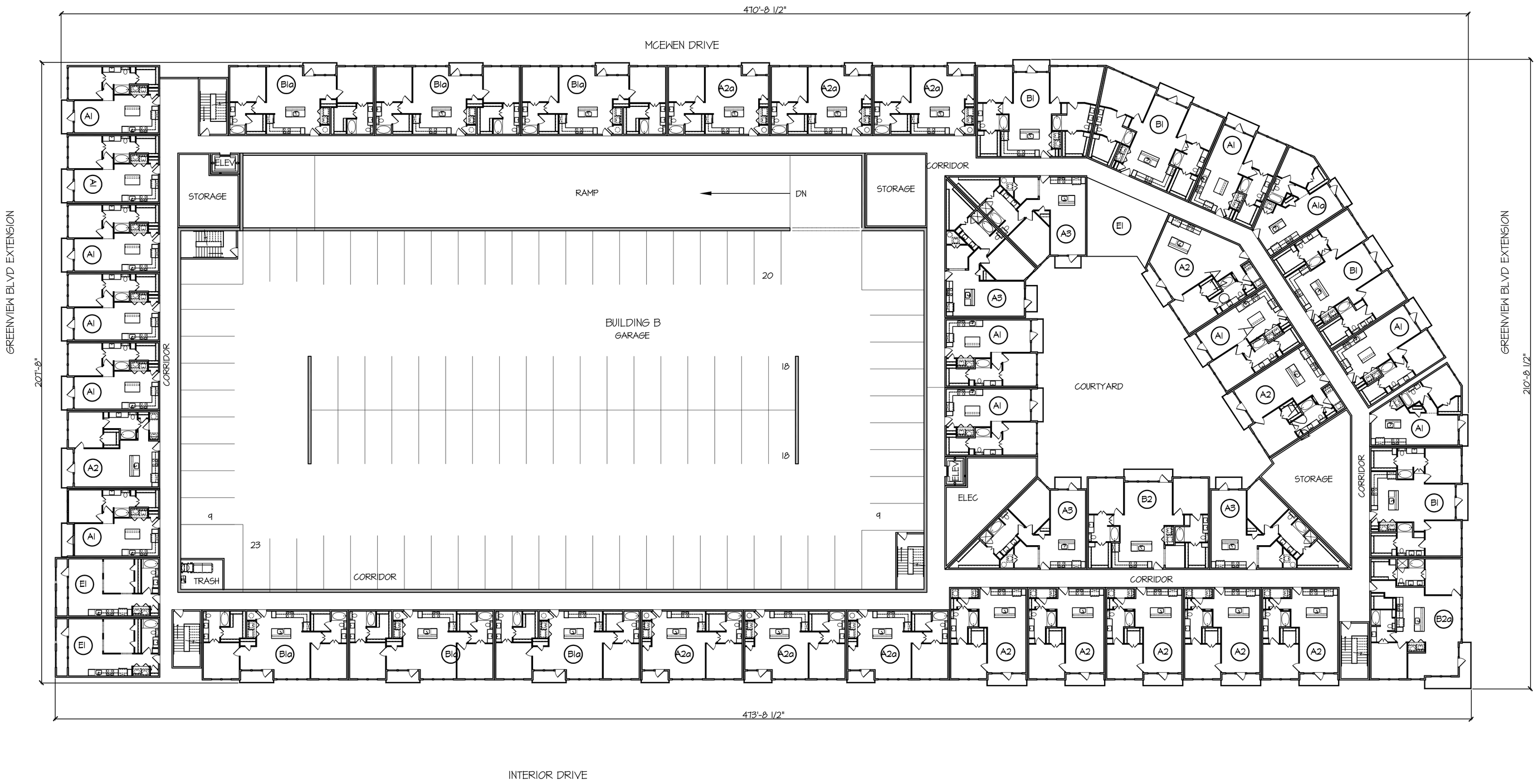

01 BUILDING B - THIRD & FOURTH LEVEL FLOOR PLAN

1" = 20'-0"

NORTH

LEEDS
REAL ESTATE
SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

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JOB NO:	
DRAWN BY:	RLK
CHECKED BY:	RLK
DATE:	03-01-2016 03-24-2016 04-25-2016 06-24-2016

REVISIONS:

BUILDING B - FLOOR PLAN

SHEET NO.
A3.04

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01 BUILDING C - FIRST LEVEL FLOOR PLAN

1" = 20'-0"

NORTH

BUILDING C - SQUARE FOOTAGE TABULATIONS	
FIRST LEVEL RETAIL	0 SF
FIRST LEVEL	30,246 SF
SECOND LEVEL	34,913 SF
THIRD LEVEL	34,913 SF
FOURTH LEVEL	34,913 SF
	134,985 SF TOT. BLDG

BUILDING C - GARAGE TABULATIONS	
PER LEVEL	31,338 SF
	X 2 LEVELS
	62,676 SF TOTAL

LEEDS REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

REGISTERED ARCHITECT Randall L. Kiespert STATE OF TEXAS 10-24-2016

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JOB NO:	
DRAWN BY:	RLK
CHECKED BY:	RLK
DATE:	03-01-2016 03-24-2016 04-25-2016 06-24-2016

REVISIONS:

BUILDING C - FLOOR PLAN

SHEET NO.

A3.05

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01 BUILDING C - THIRD & FOURTH LEVEL FLOOR PLAN

NORTH

1" = 20'-0"

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REAL ESTATE
SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

REGISTERED ARCHITECT
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JOB NO:	
DRAWN BY:	RLK
CHECKED BY:	RLK
DATE:	03-01-2016 03-24-2016 04-25-2016 06-24-2016

REVISIONS:

BUILDING C - FLOOR PLAN

SHEET NO.
A3.06

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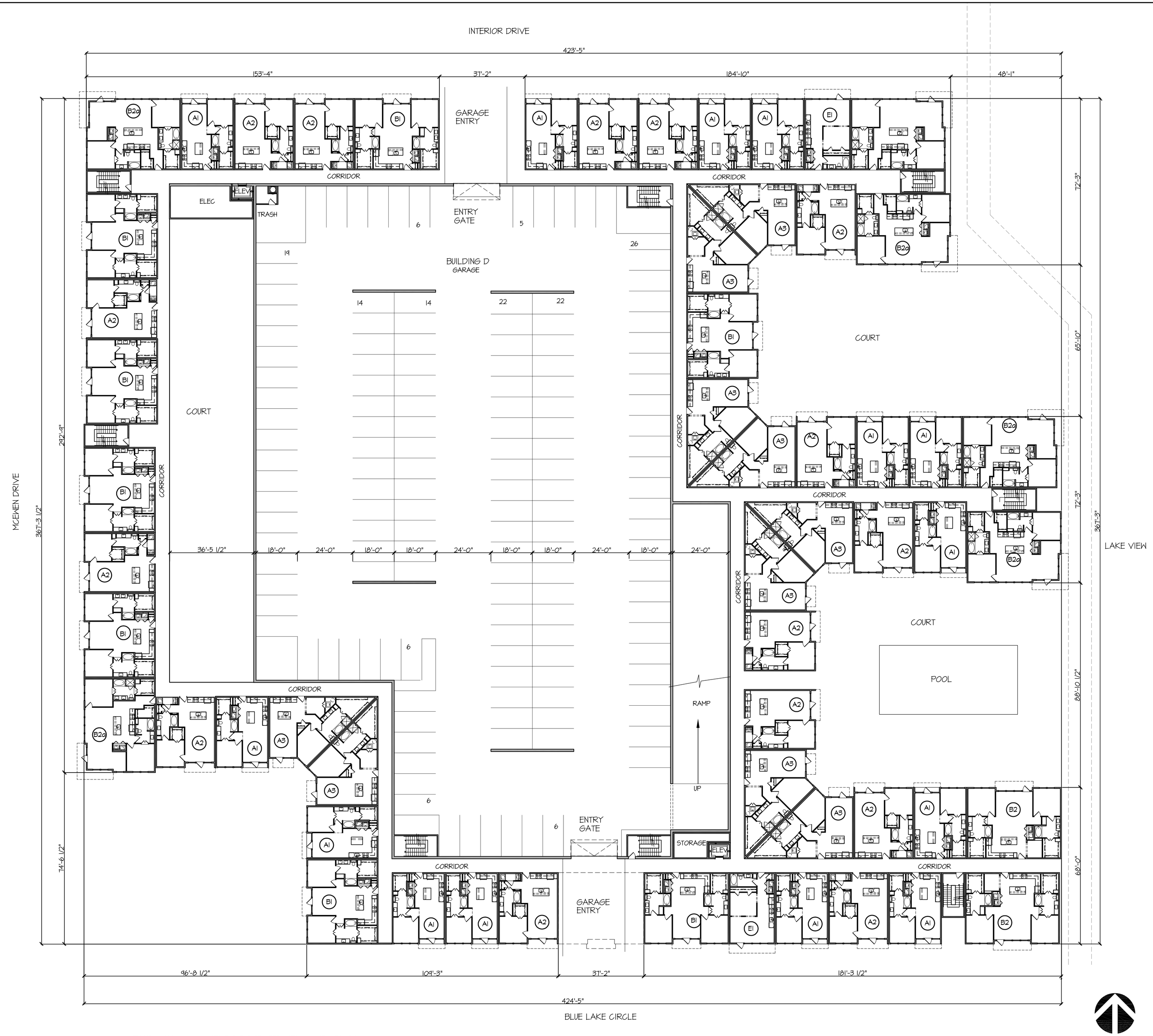

01 BUILDING D - FIRST LEVEL FLOOR PLAN

1" = 20-0"

BUILDING D - SQUARE FOOTAGE TABULATIONS	
FIRST LEVEL RETAIL	0 SF
FIRST LEVEL	61,220 SF
SECOND LEVEL	66,553 SF
THIRD LEVEL	66,553 SF
FOURTH LEVEL	66,553 SF
	260,879 SF TOT. BLDG

BUILDING D - GARAGE TABULATIONS	
PER LEVEL	56,363 SF
	X 2.0 LEVELS
	121,126 SF TOTAL

LEEDS REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

REGISTERED ARCHITECT Randall L. Kiespert 12069 STATE OF TEXAS
04/25/16

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JOB NO:	
DRAWN BY:	RLK
CHECKED BY:	RLK
DATE:	03-01-2016 03-24-2016 04-25-2016 06-24-2016

REVISIONS:

BUILDING D - FLOOR PLAN

SHEET NO.
A3.07

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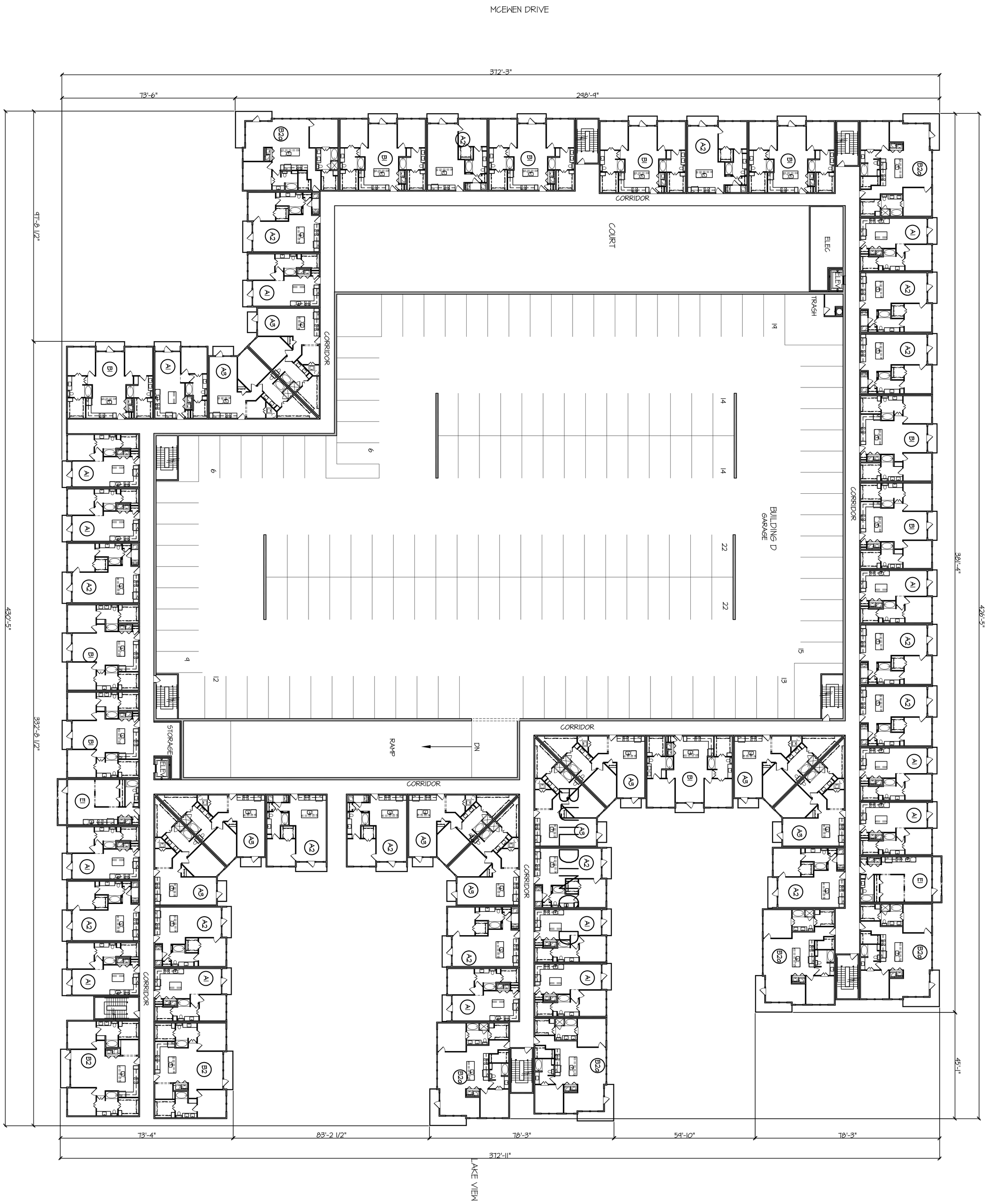

01 BUILDING D - THIRD & FOURTH LEVEL FLOOR PLAN

NORTH
1" = 20'-0"

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Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244

4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244

Farmers Branch, Texas

LEEDS
REAL ESTATE SERVICES, INC

REGISTERED ARCHITECT
Randall L. Kiespert
STATE OF TEXAS
04/25/16

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5200 stoneleigh ave
dallas, texas 75235

JOB NO:

DRAWN BY: RLK

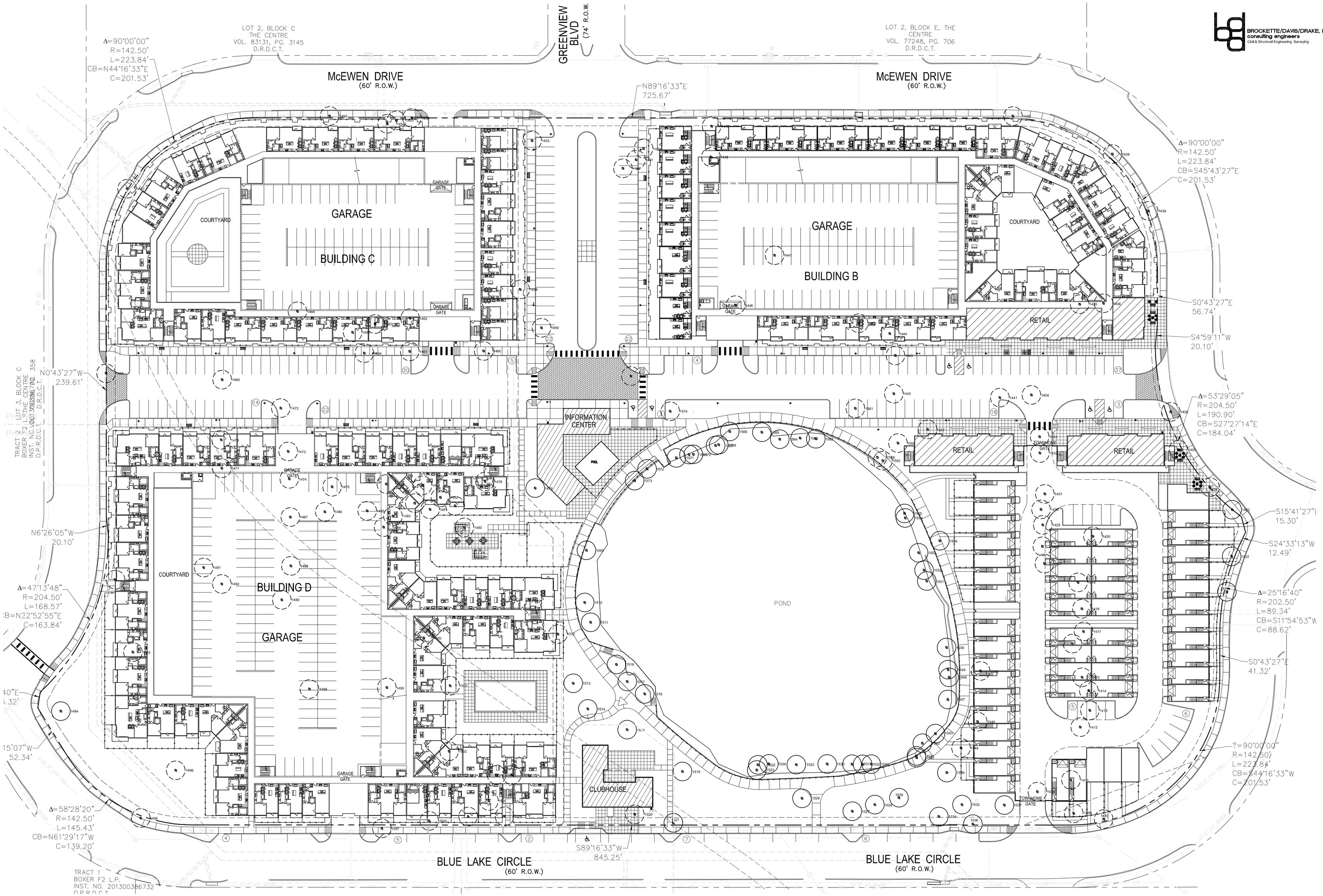
CHECKED BY: RLK

DATE: 03-01-2016
03-24-2016
04-25-2016
06-24-2016

REVISIONS:

BUILDING D - FLOOR PLAN

SHEET NO.
A3.08



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN TOTAL OF (58)
- EXISTING TREE TO BE REMOVED TOTAL OF (113)

REFER TO SHEET L0.02 FOR TREE INVENTORY LIST

CALL BEFORE YOU DIG! 1-800-245-4545 TEXAS ONE CALL SYSTEM

01 EXISTING TREE PLAN

SCALE: 1" = 40'-0"

0 20 40 80

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering Surveying

LEEDS REAL ESTATE SERVICES, INC

smr
landscape architects, inc.
1708 N. Griffin Street Dallas, Texas 75202
Tel 214.871.0083 Fax 214.871.0545
Email smr@smr-la.com

MIDWAY URBAN VILLAGE

4141 Blue Lake Circle
4020, 4040, 4100 McEwen Road
FARMERS BRANCH, TEXAS

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1761 STATE OF TEXAS 8.9.16

Issue For:

- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Permit
- ☐ Construction
- ☐

Original Issue Date: MARCH 01, 2016

△	CITY COMMENTS 3.24.16
△	CITY COMMENTS 4.25.16
△	CITY COMMENTS 5.16.16
△	REVISED SITE PLAN 6.24.16
△	REVISED SITE PLAN 8.9.16

Sheet Description: EXISTING TREE PLAN

Drawn By: BDA

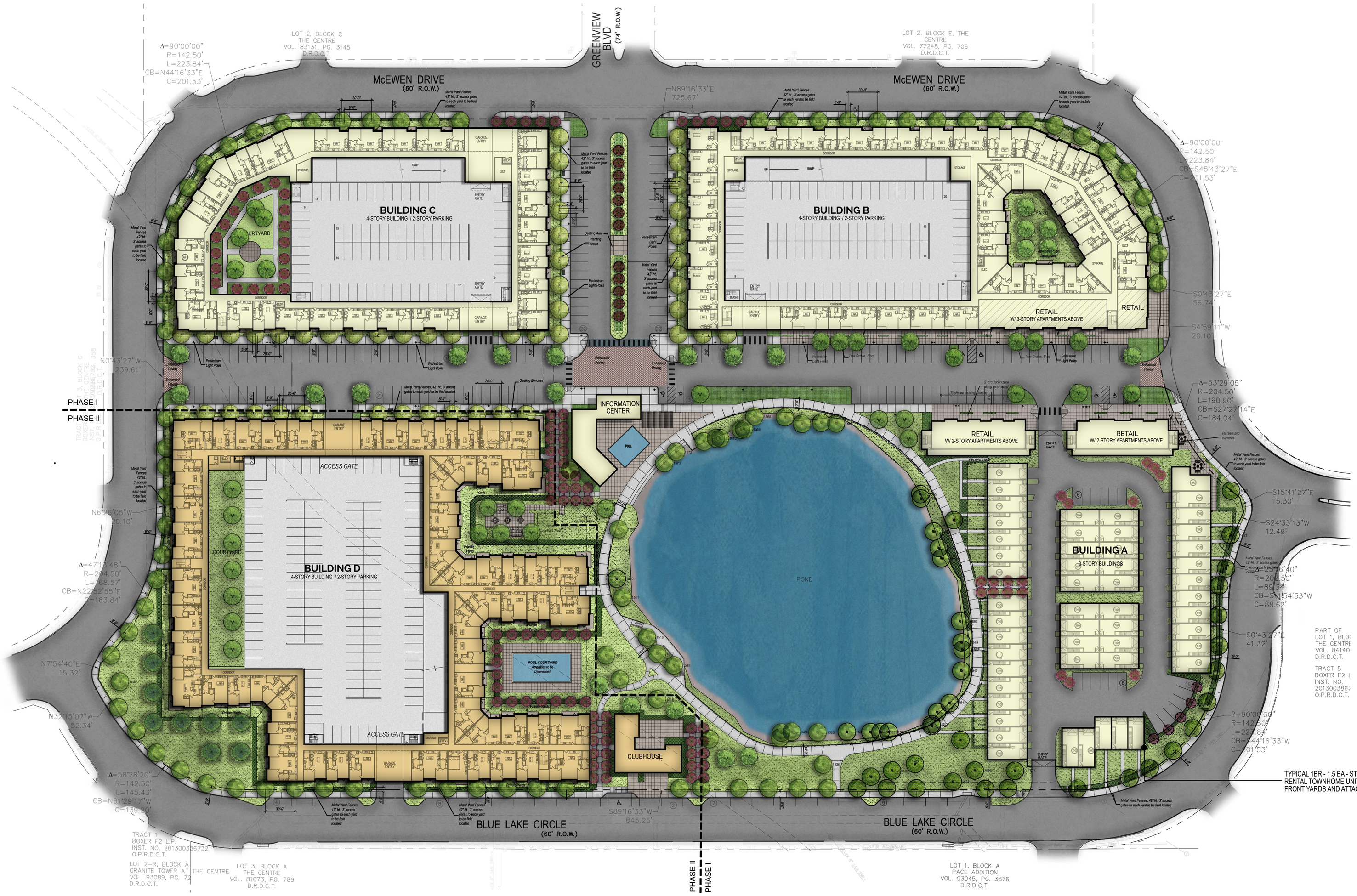
Checked By: BDA

Current Date: MARCH 01, 2016

Drawing # L0.01

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering Surveying

LEEDS REAL ESTATE SERVICES, INC



TOTAL SITE AREA:	703,051 S.F.
TOTAL OPEN SPACE: Includes Courtyards	150,828 S.F.
PERCENTAGE OF SITE:	21.4 %
ACREAGE:	3.462
TOTAL TREES:	(58) EXISTING TREES (322) NEW TREES

PLANT LEGEND

- EXISTING TREES TO REMAIN Total of (58)
- (11) BALD CYPRESS, 3" CAL. *Taxodium distichum*
- (80) LIVE OAK / HIGHRISE LIVE OAK, 3" CAL. *Quercus virginiana*
- (54) ALLEE ELM, 3" CAL. *Ulmus parvifolia 'Allee'*
- (48) RED OAK, 3" CAL. *Quercus shumardii*
- (129) CREPE MYRTLE, 2" CAL. *Lagerstroemia indica*

FOUNDATION PLANTING

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	*Carex divulsa*
Boxwood 'Green Beauty'	*Buxus macrophyllum 'Green Beauty'*
Blue Vase Juniper	*Juniperus sp. 'Blue Vase'*
Loropetallum 'Plum Delight'	*Loropetalum sp. 'Plum Delight'*
Gulf Muhly	*Muhlenbergia capiliaris*
Dwarf Hamlen Grass	*Pennisetum sp. 'Dwarf Hamlen'*
Double Knockout Rose	*Rosa sp. "Double Knockout"*
Nellie R. Steven, 6' ht.	*Ilex sp. 'Nellie R. Stevens'*
Nellie R. Stevens, 8' ht.	*Ilex sp. 'Nellie R. Stevens'*
Speading Yew	*Taxus x media 'Densiformis '*
Skyrocket Juniper	*Juniperus sp. "Skyrocket"*
Little Bunny Grass	*Pennisetum sp. 'Little Bunny'*
Indian Hawthorne 'Clara'	*Raphiolepis indica 'Clara'*
Giant Liriope	*Liriope gigantea*
Asian Jasmine	*Trachelospermum asiaticum*
Wintercreeper	*Euonymus fortunei coloratus*
Seasonal Color	

NATIVE GRASSES

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	*Carex divulsa*
Gulf Muhly	*Muhlenbergia capiliparis*
Dwarf Hamlen Grass	*Pennisetum sp. 'Dwarf Hamlen'*
Little Bunny Grass	*Pennisetum sp. 'Little Bunny'*

LAWN , SOLID SOD

ZONING: PD-90
LOT 1-5, BLOCK B OF THE CENTRE

CASE NO:_____

DEVELOPER:

LEEDS REAL ESTATE SERVICES, INC.
11700 Preston Road
Suite 660296
Dallas, Texas 75230
Contact: Jason Leeds

OWNER:

BOXER F2, L.P.
720 North Post Oak Road
Suite 500
Houston, Texas 77024
Contact: John Rentz

CALL BEFORE YOU DIG! 1-800-245-4545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE SITE PLAN
SCALE: 1" = 50'-0"

0 25 50 100

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1708 N. Griffin Street Dallas, Texas 75202
Tel 214.871.0083 Fax 214.871.0545
Email smr@smr-la.com

MIDWAY URBAN VILLAGE
4141 Blue Lake Circle
4020, 4040, 4100 McEwen Road
FARMERS BRANCH, TEXAS

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1176 STATE OF TEXAS 6.24.16

Issue For:
- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Permit
- ☐ Construction
- ☐

Original Issue Date: MARCH 01, 2016

△	CITY COMMENTS 3.24.16
△	CITY COMMENTS 4.25.16
△	CITY COMMENTS 5.16.16
△	CITY COMMENTS 5.27.16
△	REVISED SITE PLAN 6.24.16

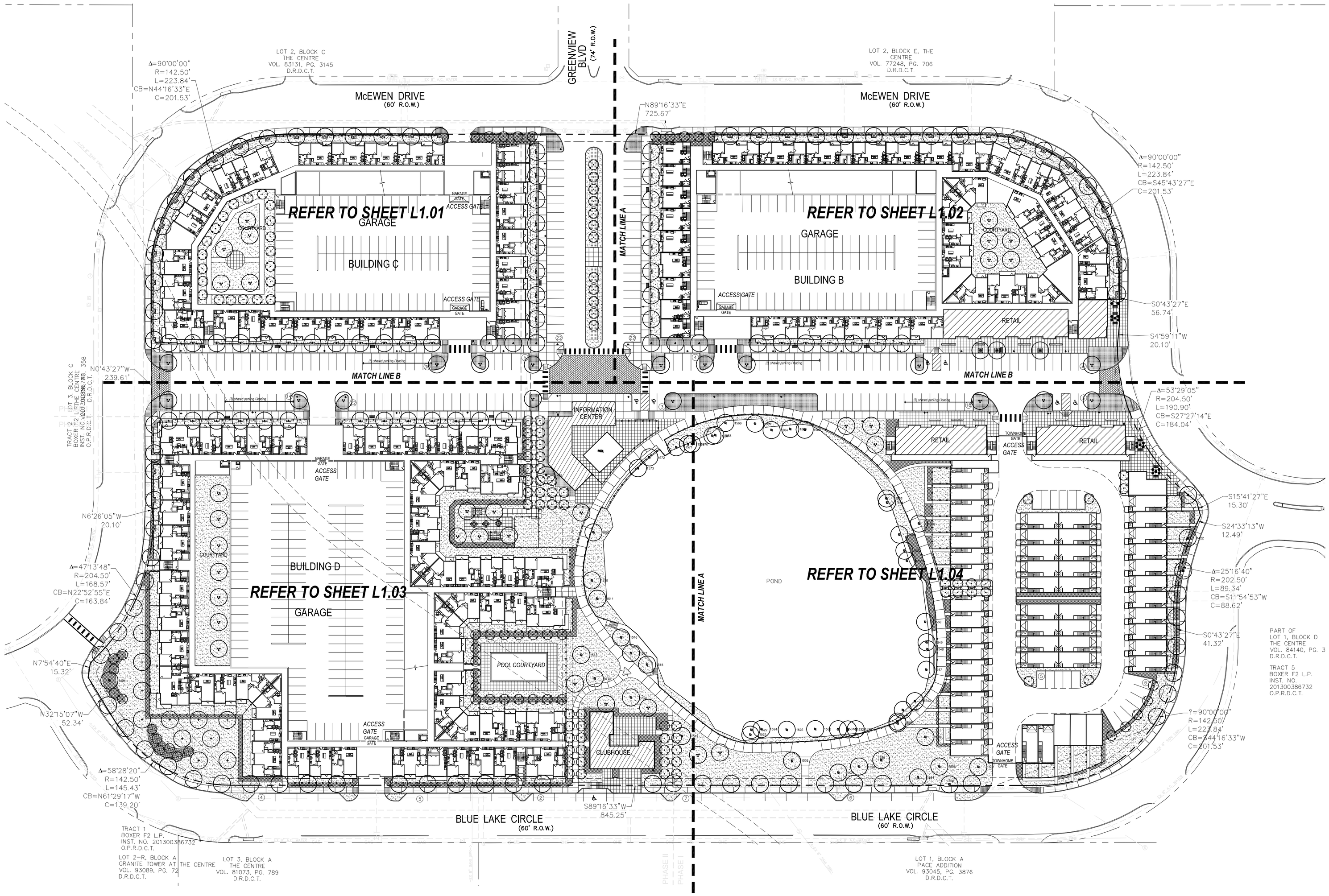
Sheet Description: LANDSCAPE SITE PLAN

Drawn By: BDA

Checked By: BDA

Current Date: MARCH 01, 2016

Drawing # L1.00



TREES ALONG FIRE DEPARTMENT ACCESS SHALL BE SUCH THAT THEY PROVIDE THE 14' VERTICAL CLEARANCE FOR THE ENTIRE WIDTH OF THE ACCESS

ZONING: PD-90
LOT 1-5, BLOCK B OF THE CENTRE

CASE NO:_____

DEVELOPER:

LEEDS REAL ESTATE SERVICES, INC.
11700 Preston Road
Suite 660296
Dallas, Texas 75230
Contact: Jason Leeds

OWNER:

BOXER F2, L.P.
720 North Post Oak Road
Suite 500
Houston, Texas 77024
Contact: John Reintz

CALL BEFORE YOU DIG! 1-800-245-4545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE SITE PLAN

SCALE: 1" = 50'-0"

0 25 50 100

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering Surveying

LEEDS REAL ESTATE SERVICES, INC

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MIDWAY URBAN VILLAGE

4141 Blue Lake Circle
4020, 4040, 4100 McEwen Road
FARMERS BRANCH, TEXAS

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
STATE OF TEXAS
8.9.16

Issue For:

- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Permit
- ☐ Construction
- ☐

Original Issue Date:
MARCH 01, 2016

△	CITY COMMENTS 3.24.16
△	CITY COMMENTS 4.25.16
△	CITY COMMENTS 5.16.16
△	CITY COMMENTS 5.27.16
△	REVISED SITE PLAN 6.24.16

REVISED SITE PLAN 8.9.16

Sheet Description:
LANDSCAPE SITE PLAN

Drawn By: BDA

Checked By: BDA

Current Date: MARCH 01, 2016

Drawing #
L1.00

HYDROMULCH NOTES

1. All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
2. Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
3. Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
4. Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. 'Conweb' or equal.
5. Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Terro-Tack one', as manufactured by Growers, Inc., or equal.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.
7. Use a 4'x8' batter board against all beds areas.
8. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
9. In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
10. All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

MAINTENANCE NOTES

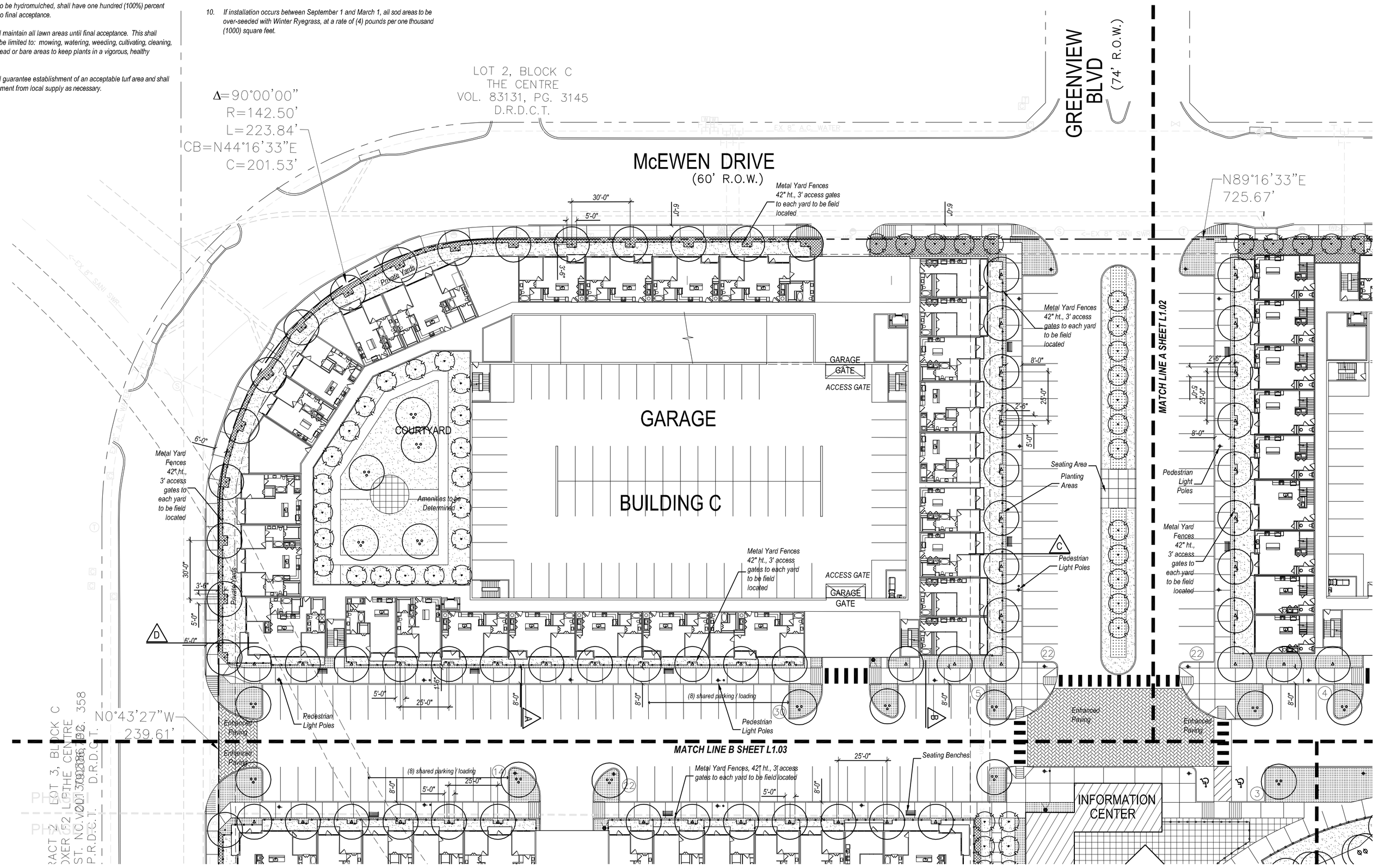
1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.



PLANT LEGEND

- EXISTING TREES TO REMAIN Total of (58)
- (11) BALD CYPRESS, 3" CAL. Taxodium distichum
- (75) LIVE OAK / HIGHRISE LIVE OAK, 3" CAL. Quercus virginiana
- (54) ALLEE ELM, 3" CAL. Ulmus parvifolia 'Allee'
- (48) RED OAK, 3" CAL. Quercus shumardii
- (134) CREPE MYRTLE, 2" CAL. Lagerstroemia indica

FOUNDATION PLANTING

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	Carex divulsa
Boxwood 'Green Beauty'	Buxus macrophyllum 'Green Beauty'
Blue Vase Juniper	Juniperus sp. 'Blue Vase'
Loropettalum 'Plum Delight'	Loropettalum sp. 'Plum Delight'
Gulf Muhly	Muhlenbergia caliparis
Dwarf Hamlen Grass	Pennisetum sp. 'Dwarf Hamlen'
Double Knockout Rose	Rosa sp. 'Double Knockout'
Nellie R. Steven, 6' ht.	Ilex sp. 'Nellie R. Stevens'
Nellie R. Stevens, 8' ht.	Ilex sp. 'Nellie R. Stevens'
Speading Yew	Taxus x media 'Densiformis '
Skyrocket Juniper	Juniperus sp. 'Skyrocket'
Little Bunny Grass	Pennisetum sp. 'Little Bunny'
Indian Hawthorne 'Clara'	Raphiolepis indica 'Clara'
Giant Liriope	Liriope gigantea
Asian Jasmine	Tracheiospermum asiaticum
Wintercreeper	Euonymus fortunei coloratus
Seasonal Color	

NATIVE GRASSES

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	Carex divulsa
Gulf Muhly	Muhlenbergia caliparis
Dwarf Hamlen Grass	Pennisetum sp. 'Dwarf Hamlen'
Little Bunny Grass	Pennisetum sp. 'Little Bunny'

LAWN , SOLID SOD

TREES ALONG FIRE DEPARTMENT ACCESS SHALL BE SUCH THAT THEY PROVIDE THE 14' VERTICAL CLEARANCE FOR THE ENTIRE WIDTH OF THE ACCESS

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

0 15 30 60

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering Surveying

LEEDS REAL ESTATE SERVICES, INC

smr
landscape architects, inc.
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Tel 214.871.0083 Fax 214.871.0545
Email smr@smr-la.com

MIDWAY URBAN VILLAGE
4141 Blue Lake Circle
4020, 4040, 4100 McEwen Road
FARMERS BRANCH, TEXAS

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1076 STATE OF TEXAS 8.9.16

Issue For:
- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Permit
- ☐ Construction
- ☐

Original Issue Date: MARCH 01, 2016

△	CITY COMMENTS 3.24.16
△	CITY COMMENTS 4.25.16
△	CITY COMMENTS 5.16.16
△	CITY COMMENTS 5.27.16
△	REVISED SITE PLAN 6.24.16

REVISED SITE PLAN 8.9.16

Sheet Description: LANDSCAPE PLAN

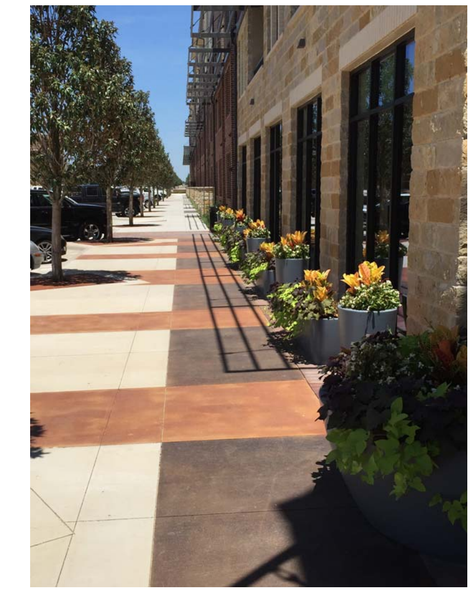
Drawn By: BDA
Checked By: BDA
Current Date: MARCH 01, 2016
Drawing # L1.01

BENCH IMAGE

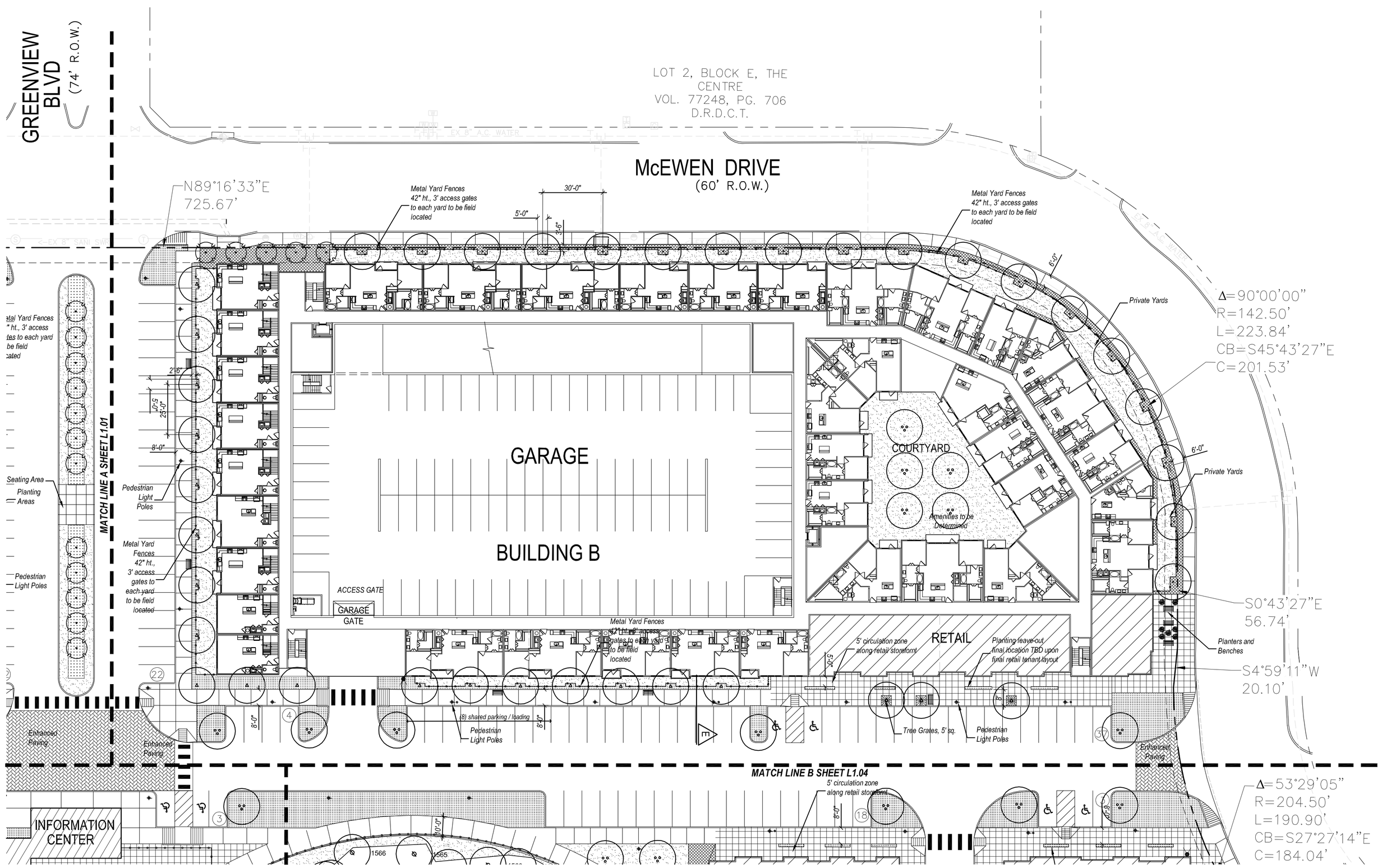
BENCH IMAGE

TRASH RECEPTACLE IMAGE

DECORATIVE LIGHT POLE IMAGE



SIDEWALK WITH PLANTERS



PLANT LEGEND

- EXISTING TREES TO REMAIN Total of (58)
- (11) BALD CYPRESS, 3" CAL. *Taxodium distichum*
- (75) LIVE OAK / HIGHRISE LIVE OAK, 3" CAL. *Quercus virginiana*
- (54) ALLEE ELM, 3" CAL. *Ulmus parvifolia 'Allee'*
- (48) RED OAK, 3" CAL. *Quercus shumardii*
- (134) CREPE MYRTLE, 2" CAL. *Lagerstroemia indica*

FOUNDATION PLANTING

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	*Carex divulsa*
Boxwood 'Green Beauty'	*Buxus macrophyllium 'Green Beauty'*
Blue Vase Juniper	*Juniperus sp. 'Blue Vase'*
Loropetalum "Plum Delight"	*Loropetalum sp. 'Plum Delight'*
Gulf Muhly	*Muhlenbergia capiparis*
Dwarf Hamlen Grass	*Pennisetum sp. 'Dwarf Hamlen'*
Double Knockout Rose	*Rosa sp. 'Double Knockout'*
Nellie R. Steven, 6' ht.	*Ilex sp. 'Nellie R. Stevens'*
Nellie R. Stevens, 8' ht.	*Ilex sp. 'Nellie R. Stevens'*
Spreading Yew	*Taxus x media 'Densiformis '*
Skyrocket Juniper	*Juniperus sp. 'Skyrocket'*
Little Bunny Grass	*Pennisetum sp. 'Little Bunny'*
Indian Hawthorne 'Clara'	*Raphiolepis indica 'Clara'*
Giant Liriope	*Liriope gigantea*
Asian Jasmine	*Trachelospermum asiaticum*
Wintercreeper	*Euonymus fortunei coloratus*
Seasonal Color	

NATIVE GRASSES

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	*Carex divulsa*
Gulf Muhly	*Muhlenbergia capiparis*
Dwarf Hamlen Grass	*Pennisetum sp. 'Dwarf Hamlen'*
Little Bunny Grass	*Pennisetum sp. 'Little Bunny'*

LAWN , SOLID SOD

TREES ALONG FIRE DEPARTMENT ACCESS SHALL BE SUCH THAT THEY PROVIDE THE 14' VERTICAL CLEARANCE FOR THE ENTIRE WIDTH OF THE ACCESS

CALL BEFORE YOU DIG! 1-800-344-5545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 15 30 60

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MIDWAY URBAN VILLAGE

4141 Blue Lake Circle
4020, 4040, 4100 McEwen Road
FARMERS BRANCH, TEXAS

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1176 STATE OF TEXAS
8.9.16

Issue For:

- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Permit
- ☐ Construction
- ☐

Original Issue Date: MARCH 01, 2016

△	CITY COMMENTS 3.24.16
△	CITY COMMENTS 4.25.16
△	CITY COMMENTS 5.16.16
△	CITY COMMENTS 5.27.16
△	REVISED SITE PLAN 6.24.16
	REVISED SITE PLAN 8.9.16

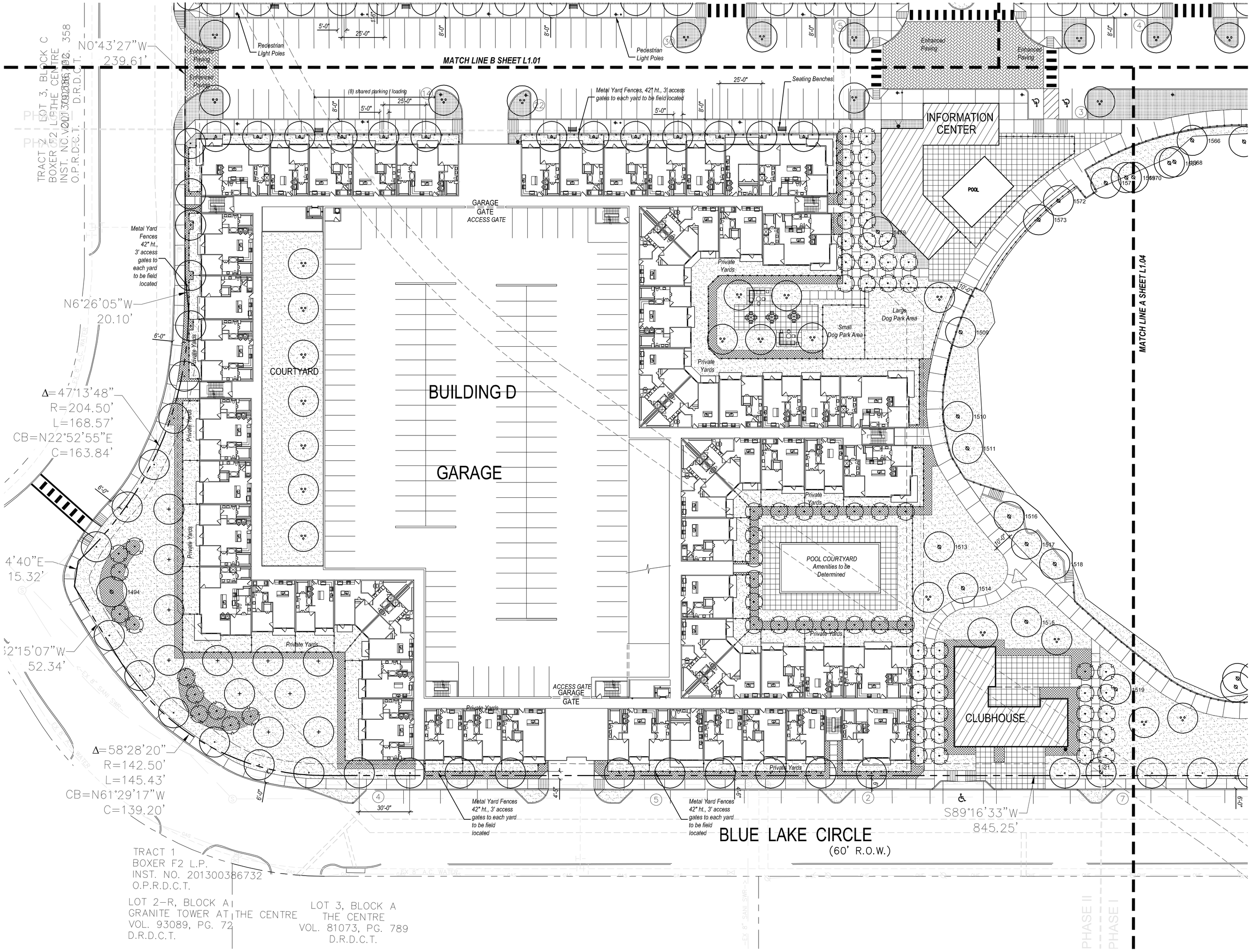
Sheet Description: LANDSCAPE PLAN

Drawn By: BDA

Checked By: BDA

Current Date: MARCH 01, 2016

Drawing # L1.02



PLANT LEGEND

- EXISTING TREES TO REMAIN Total of (58)
- (11) BALD CYPRESS, 3" CAL. *Taxodium distichum*
- (75) LIVE OAK / HIGHRISE LIVE OAK, 3" CAL. *Quercus virginiana*
- (54) ALLEE ELM, 3" CAL. *Ulmus parvifolia 'Allee'*
- (48) RED OAK, 3" CAL. *Quercus shumardii*
- (134) CREPE MYRTLE, 2" CAL. *Lagerstroemia indica*

FOUNDATION PLANTING

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	*Carex divulsa*
Boxwood 'Green Beauty'	*Buxus macrophyllum 'Green Beauty'*
Blue Vase Juniper	*Juniperus sp. 'Blue Vase'*
Loropettalum 'Plum Delight'	*Loropettalum sp. 'Plum Delight'*
Gulf Muhly	*Muhlenbergia capiparis*
Dwarf Hamlen Grass	*Pennisetum sp. 'Dwarf Hamlen'*
Double Knockout Rose	*Rosa sp. 'Double Knockout'*
Nellie R. Sieven, 6' ht.	*Ilex sp. 'Nellie R. Stevens'*
Nellie R. Stevens, 8' ht.	*Ilex sp. 'Nellie R. Stevens'*
Spreading Yew	*Taxus x media 'Densiformis '*
Skyrocket Juniper	*Juniperus sp. 'Skyrocket'*
Little Bunny Grass	*Pennisetum sp. 'Little Bunny'*
Indian Hawthorne 'Clara'	*Raphiolepis indica 'Clara'*
Giant Liriope	*Liriope gigantea*
Asian Jasmine	*Trachelospermum asiaticum*
Wintercreeper	*Euonymus fortunei coloratus*
Seasonal Color	

NATIVE GRASSES

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	*Carex divulsa*
Gulf Muhly	*Muhlenbergia capiparis*
Dwarf Hamlen Grass	*Pennisetum sp. 'Dwarf Hamlen'*
Little Bunny Grass	*Pennisetum sp. 'Little Bunny'*

LAWN , SOLID SOD

TREES ALONG FIRE DEPARTMENT ACCESS SHALL BE SUCH THAT THEY PROVIDE THE 14' VERTICAL CLEARANCE FOR THE ENTIRE WIDTH OF THE ACCESS

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

0 15 30 60

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MIDWAY URBAN VILLAGE
4141 Blue Lake Circle
4020, 4040, 4100 McEwen Road
FARMERS BRANCH, TEXAS

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1776 STATE OF TEXAS
8.9.16

Issue For:

- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Permit
- ☐ Construction
- ☐

Original Issue Date: MARCH 01, 2016

△	CITY COMMENTS 3.24.16
△	CITY COMMENTS 4.25.16
△	CITY COMMENTS 5.16.16
△	CITY COMMENTS 5.27.16
△	REVISED SITE PLAN 6.24.16

REVISED SITE PLAN 8.9.16

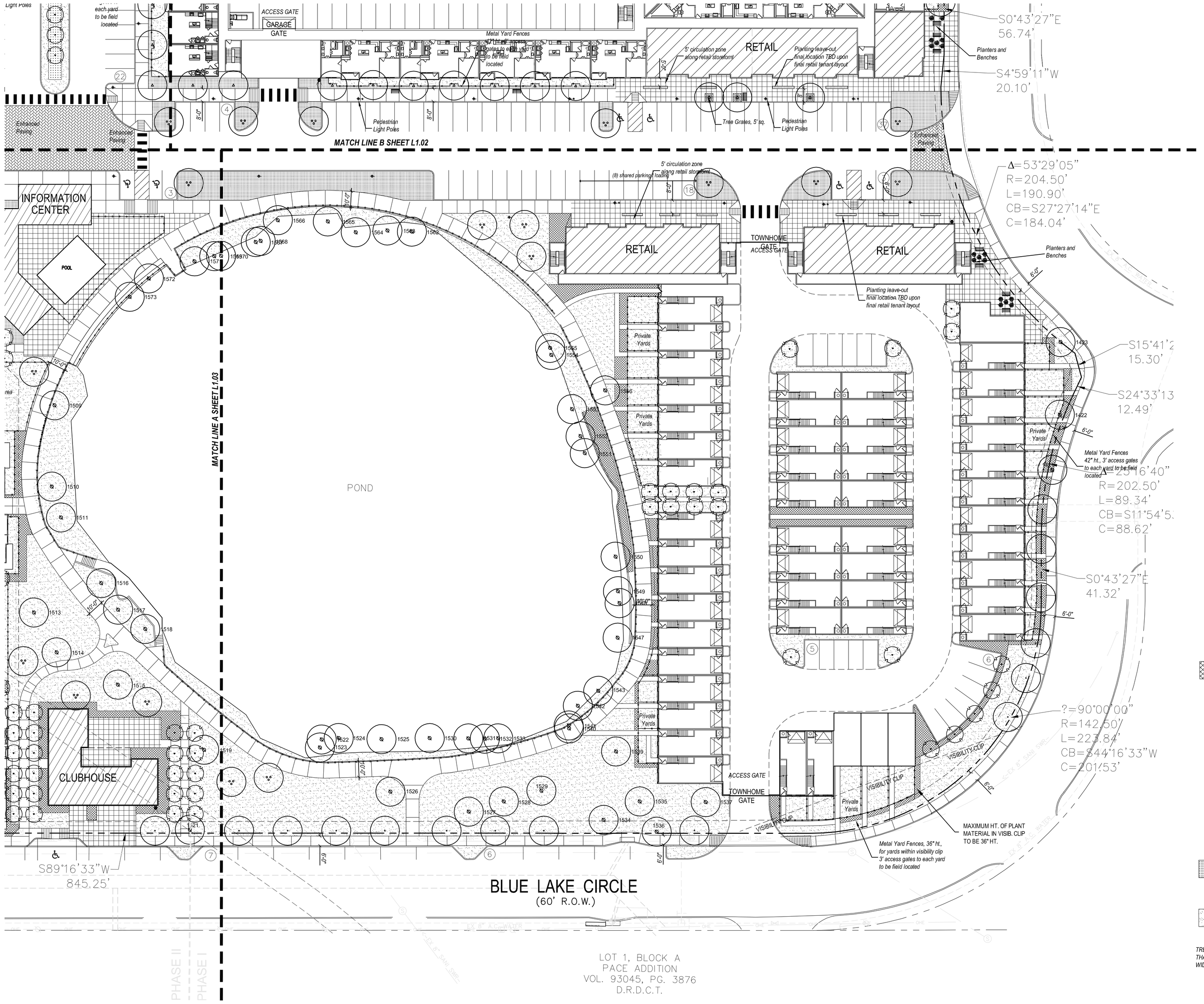
Sheet Description: LANDSCAPE PLAN

Drawn By: BDA

Checked By: BDA

Current Date: MARCH 01, 2016

Drawing # L1.03



PLANT LEGEND

- EXISTING TREES TO REMAIN Total of (58)
- (11) BALD CYPRESS, 3" CAL. *Taxodium distichum*
- (75) LIVE OAK / HIGHRISE LIVE OAK, 3" CAL. *Quercus virginiana*
- (54) ALLEE ELM, 3" CAL. *Ulmus parvifolia 'Allee'*
- (48) RED OAK, 3" CAL. *Quercus shumardii*
- (134) CREPE MYRTLE, 2" CAL. *Lagerstroemia indica*

FOUNDATION PLANTING

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	*Carex divulsa*
Boxwood 'Green Beauty'	*Buxus macrophyllum 'Green Beauty'*
Blue Vase Juniper	*Juniperus sp. 'Blue Vase'*
Loropeltalum 'Plum Delight'	*Loropeltalum sp. 'Plum Delight'*
Gulf Muhly	*Muhlenbergia capiparis*
Dwarf Hamlen Grass	*Pennisetum sp. 'Dwarf Hamlen'*
Double Knockout Rose	*Rosa sp. 'Double Knockout'*
Nellie R. Steven, 6' ht.	*Iiex sp. 'Nellie R. Stevens'*
Nellie R. Stevens, 8' ht.	*Iiex sp. 'Nellie R. Stevens'*
Speading Yew	*Taxus x media 'Densiformis '*
Skyrocket Juniper	*Juniperus sp. 'Skyrocket'*
Little Bunny Grass	*Pennisetum sp. 'Little Bunny'*
Indian Hawthorne 'Clara'	*Raphiolepis indica 'Clara'*
Giant Liriope	*Liriope gigantea*
Asian Jasmine	*Trachelospermum asiaticum*
Wintercreeper	*Euonymus fortunei coloratus*
Seasonal Color	

NATIVE GRASSES

COMMON NAME	BOTANICAL NAME
Berkeley Sedge	*Carex divulsa*
Gulf Muhly	*Muhlenbergia capiparis*
Dwarf Hamlen Grass	*Pennisetum sp. 'Dwarf Hamlen'*
Little Bunny Grass	*Pennisetum sp. 'Little Bunny'*

LAWN , SOLID SOD

TREES ALONG FIRE DEPARTMENT ACCESS SHALL BE SUCH THAT THEY PROVIDE THE 14' VERTICAL CLEARANCE FOR THE ENTIRE WIDTH OF THE ACCESS

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

0 15 30 60

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MIDWAY URBAN VILLAGE
4141 Blue Lake Circle
4020, 4040, 4100 McEwen Road
FARMERS BRANCH, TEXAS

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
STATE OF TEXAS
8.9.16

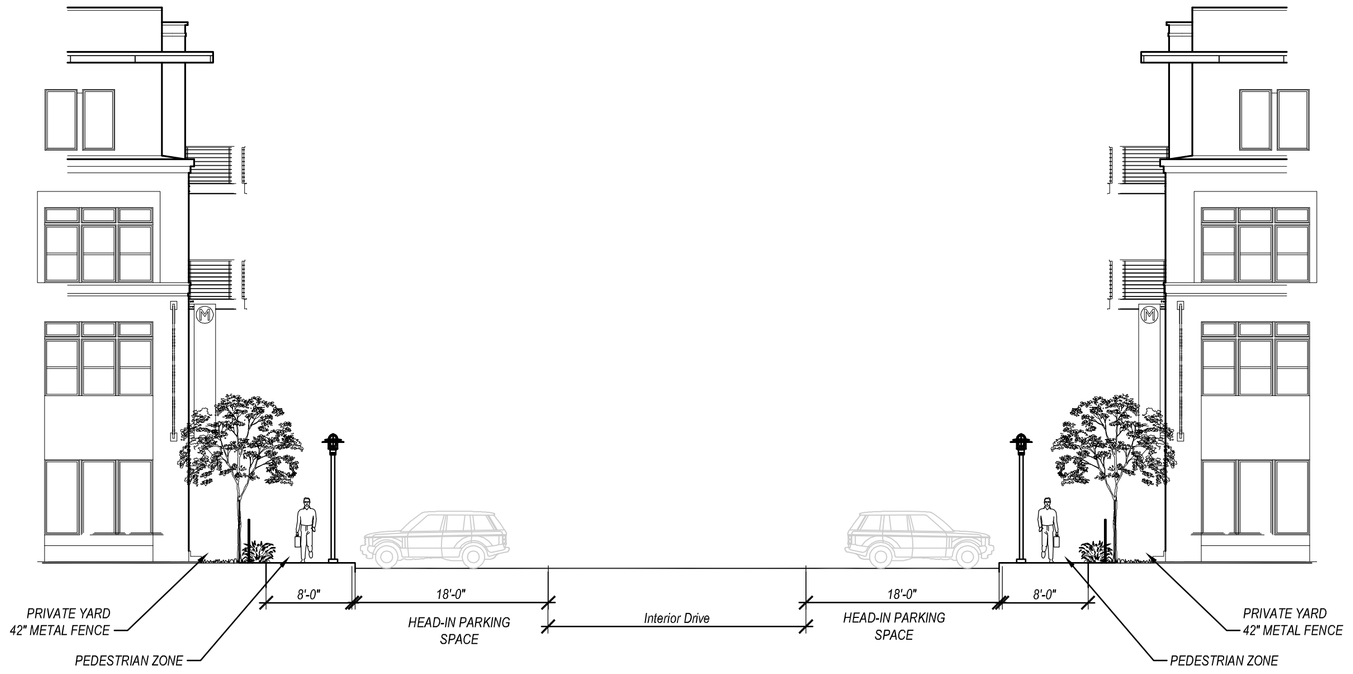
Issue For:
- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Permit
- ☐ Construction
- ☐

Original Issue Date: MARCH 01, 2016

△	CITY COMMENTS 3.24.16
△	CITY COMMENTS 4.25.16
△	CITY COMMENTS 5.16.16
△	CITY COMMENTS 5.27.16
△	REVISED SITE PLAN 6.24.16
	REVISED SITE PLAN 8.9.16

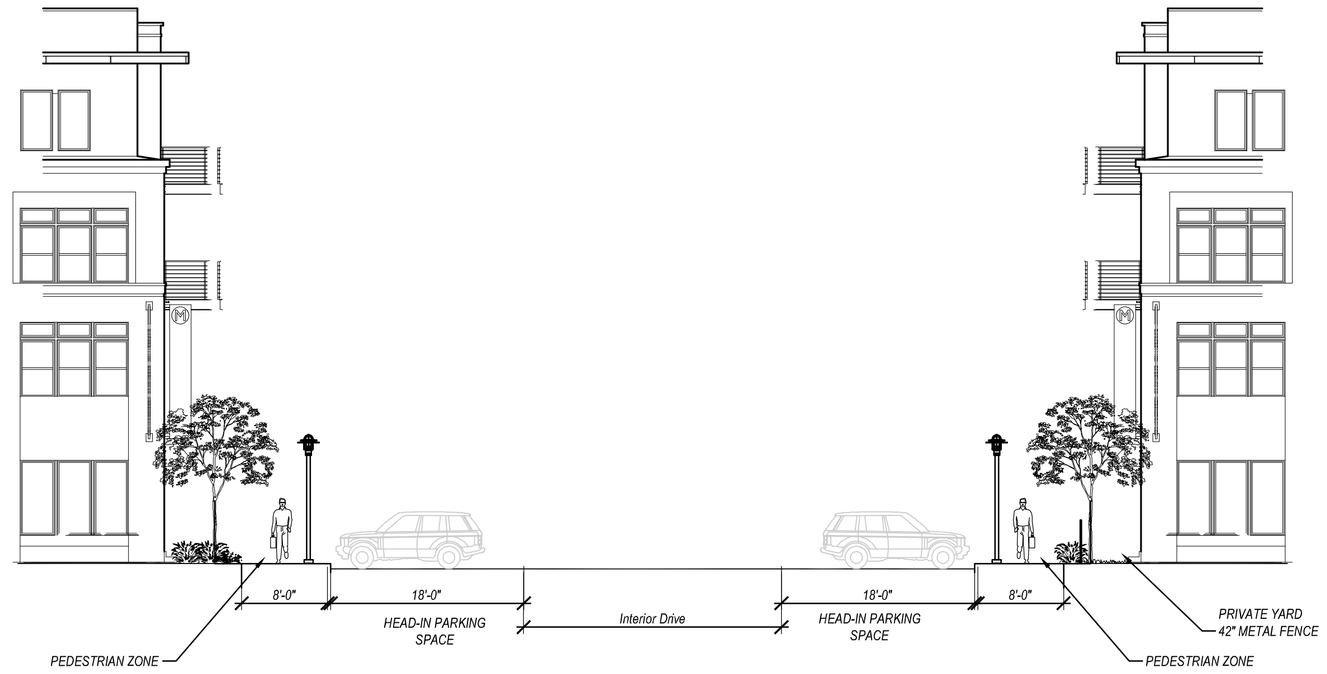
Sheet Description: LANDSCAPE PLAN

Drawn By: BDA
Checked By: BDA
Current Date: MARCH 01, 2016
Drawing # L1.04



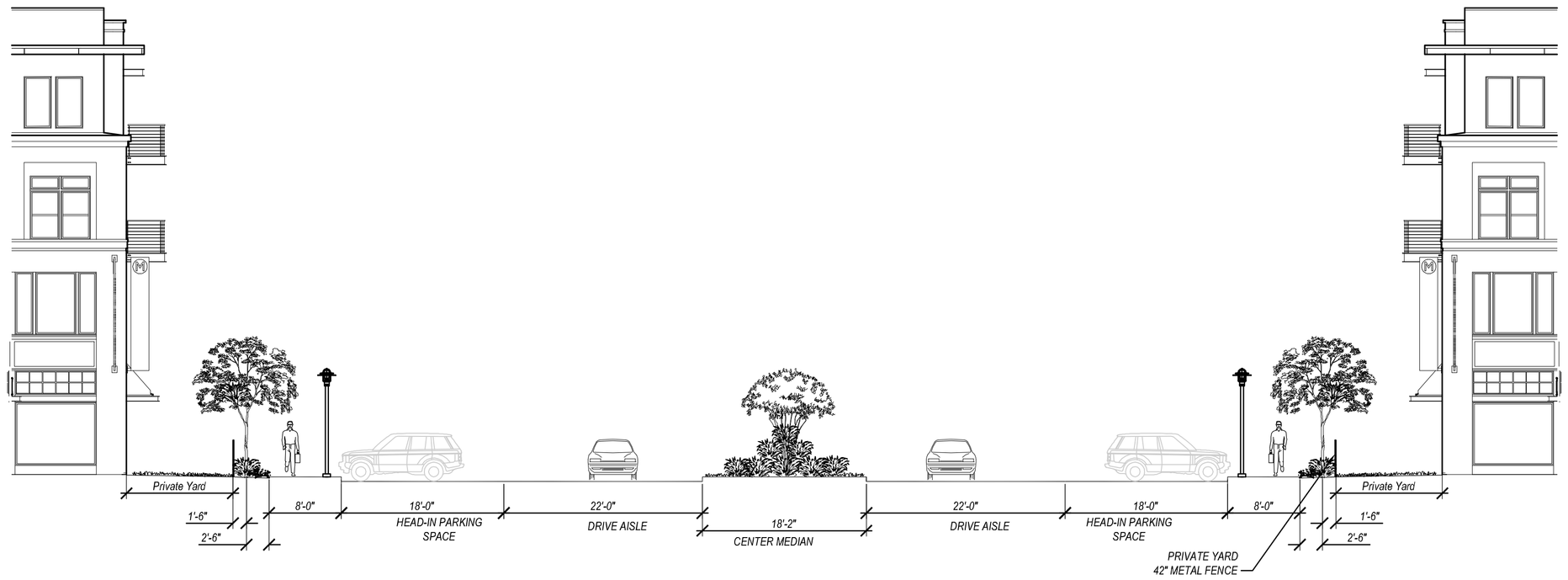
A STREETSCAPE SECTION A

Scale: 1"=10'-0"



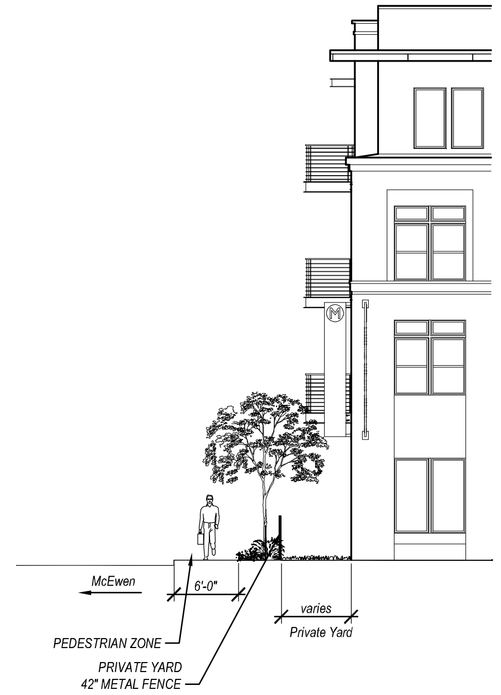
B STREETSCAPE SECTION B

Scale: 1"=10'-0"



C STREETSCAPE SECTION C

Scale: 1"=10'-0"



D STREETSCAPE SECTION D

Scale: 1"=10'-0"

E STREETSCAPE SECTION E

Scale: 1"=10'-0"

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MIDWAY URBAN VILLAGE
4141 Blue Lake Circle
4020, 4040, 4100 McEwen Road
FARMERS BRANCH, TEXAS

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
1761
STATE OF TEXAS
8.9.16

Issue For:

- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Permit
- ☐ Construction
- ☐

Original Issue Date:
MARCH 01, 2016

△	CITY COMMENTS 3.24.16
△	CITY COMMENTS 4.25.16
△	CITY COMMENTS 5.16.16
△	CITY COMMENTS 5.27.16
△	REVISED SITE PLAN 6.24.16

REVISED SITE PLAN 8.9.16

Sheet Description:
STREETSCAPE SECTIONS

Drawn By: BDA

Checked By: BDA

Current Date: MARCH 01, 2016

Drawing #
L1.06

EXTERIOR FINISHES

BRICK MASONRY

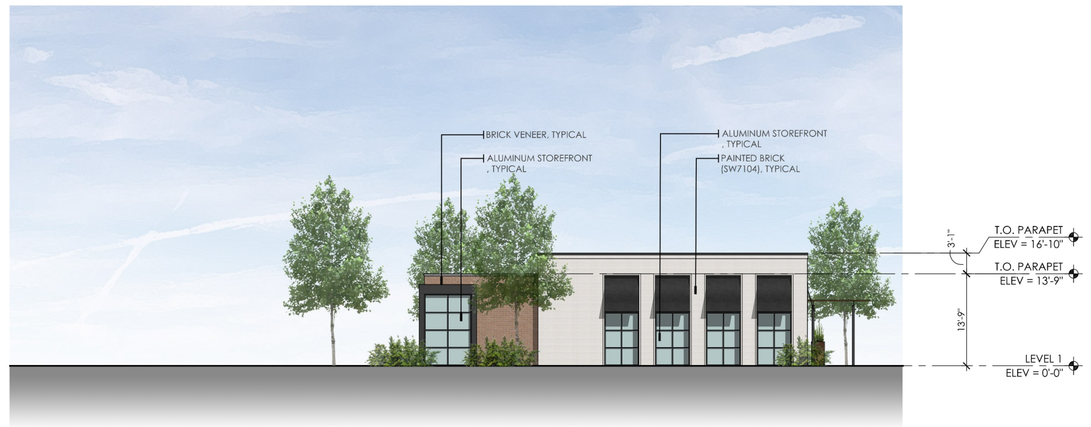
MFR.: ACME
COLOR: CINNAMON BRN.

PAINTED BRICK

COLOR; SW7104

FINISH CALCULATIONS

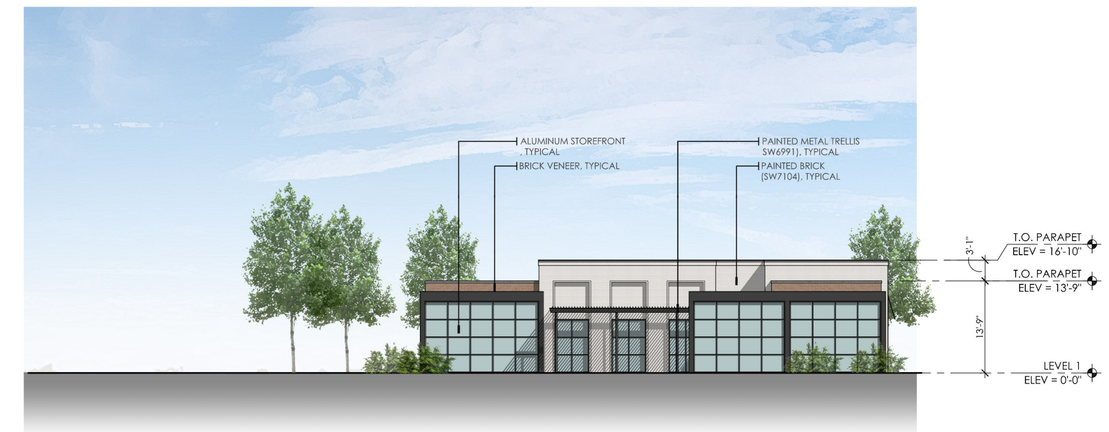
SEE SHEET A4.07



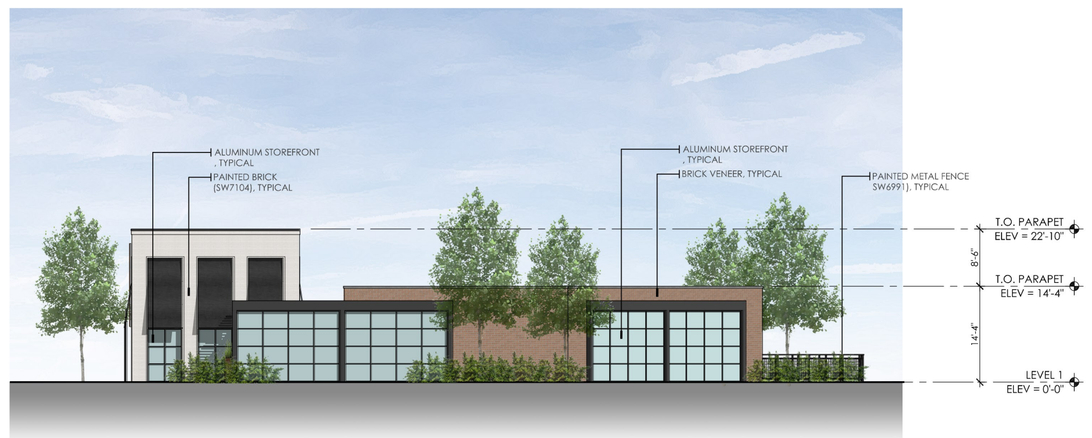
8 **CLUBHOUSE PHASE II - WEST ELEVATION**
1/16" = 1'-0"

7 **CLUBHOUSE PHASE II - SOUTH ELEVATION (BLUE LAKE CIRCLE)**
1/16" = 1'-0"

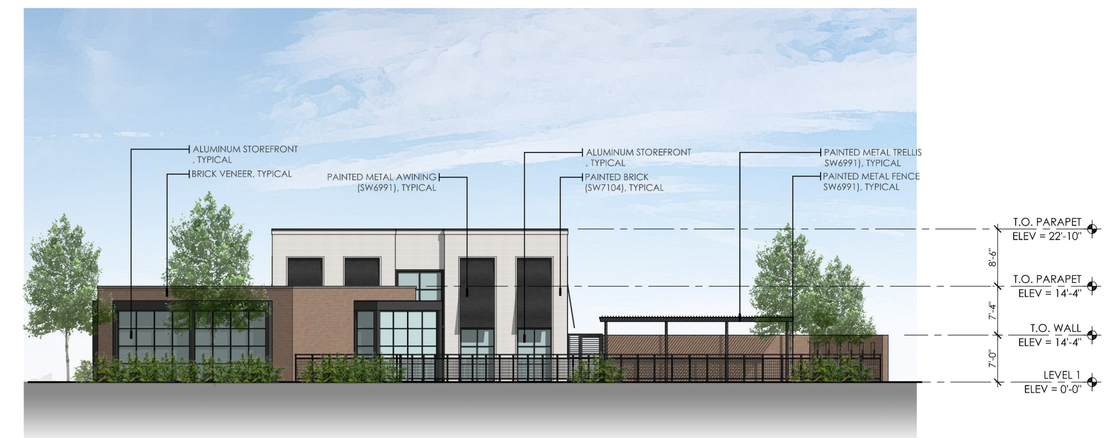
6 **CLUBHOUSE PHASE II - EAST ELEVATION**
1/16" = 1'-0"



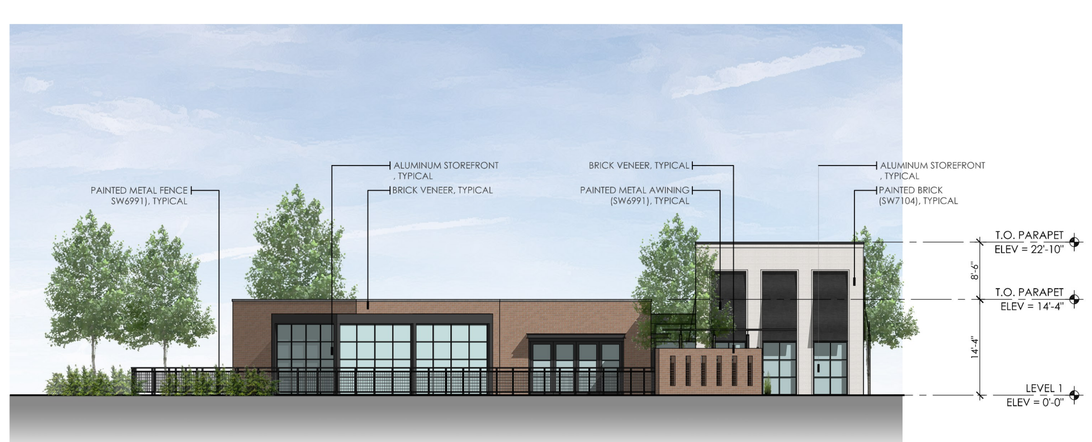
5 **CLUBHOUSE PHASE II - NORTH ELEVATION (LAKE VIEW)**
1/16" = 1'-0"



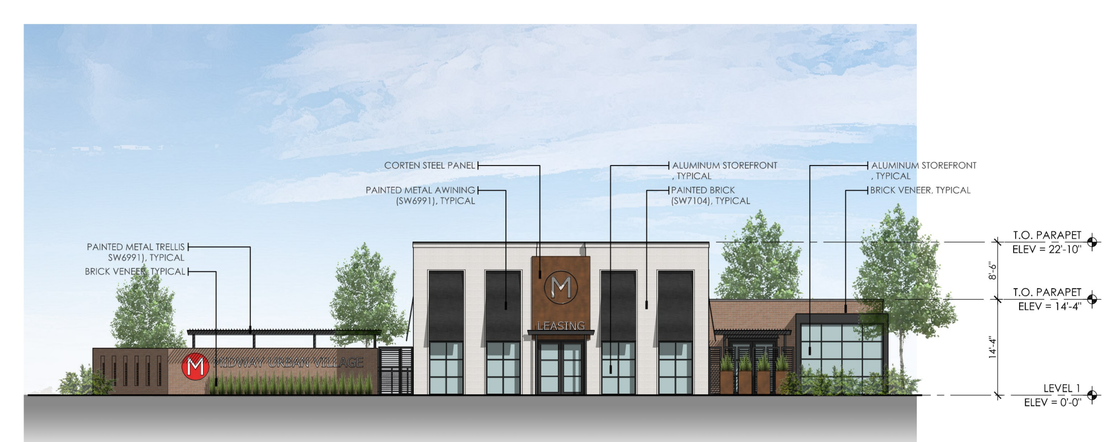
4 **CLUBHOUSE PHASE I - WEST ELEVATION**
1/16" = 1'-0"



3 **CLUBHOUSE PHASE I - SOUTH ELEVATION (LAKE VIEW)**
1/16" = 1'-0"



2 **CLUBHOUSE PHASE I - EAST ELEVATION (LAKE VIEW)**
1/16" = 1'-0"



1 **CLUBHOUSE PHASE I - NORTH ELEVATION (INTERIOR DR.)**
1/16" = 1'-0"

LEEDS REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

randall l. kiespert, l.l.c.
architect
214.522.8780
rktect@outlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO:

DRAWN BY: BWS

CHECKED BY: BWS

DATE: 04-29-2016

REVISIONS:

ELEVATIONS

SHEET NO.
A4.01

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EXTERIOR FINISHES

BRICK MASONRY
MFR.: ACME
COLOR: PARK AVENUE

BRICK MASONRY
MFR.: ACME
COLOR: RIDGEMAR

FIBER CEMENT SIDNG
COLOR: SW0017

FIBER CEMENT SIDING
COLOR: SW7609

FINISH CALCULATIONS

SEE SHEET A4.07

4 **BUILDING A - WEST ELEVATION (LAKE VIEW)**
1/16" = 1'-0"

3 **BUILDING A - SOUTH ELEVATION (BLUE LAKE CIRCLE)**
1/16" = 1'-0"

2 **BUILDING A - EAST ELEVATION (BLUE LAKE CIR. / MIDWAY RD.)**
1/16" = 1'-0"

1 **BUILDING A - NORTH ELEVATION (INTERIOR DR.)**
1/16" = 1'-0"

LEEDS REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

randall l. kiespert, l.l.c.
architect
214.522.8780
rktect@outlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO:	
DRAWN BY:	BWS
CHECKED BY:	BWS
DATE:	06-30-2016

REVISIONS:

ELEVATIONS

SHEET NO.
A4.02

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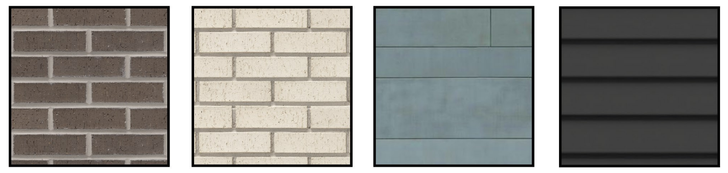
EXTERIOR FINISHES



BRICK MASONRY	BRICK MASONRY	FIBER CEMENT SIDNG	METAL WALL PANEL
MFR.: ACME COLOR: CHARCOAL GRAY	MFR.: ACME COLOR: RIDGEMAR	COLOR: SW0017	COLOR: SW7609

FINISH CALCULATIONS

SEE SHEET A4.07

4 **BUILDING B - WEST ELEVATION (INTERIOR DR.)**
1/16" = 1'-0"

3 **BUILDING B - SOUTH ELEVATION (INTERIOR DR.)**
1/16" = 1'-0"

2 **BUILDING B - EAST ELEVATION (McEWEN DR. / MIDWAY RD.)**
1/16" = 1'-0"

1 **BUILDING B - NORTH ELEVATION (McEWEN DR.)**
1/16" = 1'-0"

LEEDS REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

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architect
214.522.8780
rktect@outlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO:	
DRAWN BY:	BWS
CHECKED BY:	BWS
DATE:	04-29-2016

REVISIONS:

ELEVATIONS

SHEET NO.
A4.03

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EXTERIOR FINISHES

BRICK MASONRY
MFR.: ACME
COLOR: CINNEBAR

BRICK MASONRY
MFR.: ACME
COLOR: RIDGEMAR

FIBER CEMENT SIDNG
COLOR: SW0017

METAL WALL PANEL
COLOR: SW 6991

FINISH CALCULATIONS

SEE SHEET A4.07

4 **BUILDING C - WEST ELEVATION (McEWEN DR.)**
1/16" = 1'-0"

3 **BUILDING C - SOUTH ELEVATION (INTERIOR DR.)**
1/16" = 1'-0"

2 **BUILDING C - EAST ELEVATION (INTERIOR DR.)**
1/16" = 1'-0"

1 **BUILDING C - NORTH ELEVATION (McEWEN DR.)**
1/16" = 1'-0"

LEEDS REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

randall l. kiespert, l.l.c.
architect
214.522.8780
rktect@outlook.com
5206 stoneleigh ave
dallas, texas 75235

JOB NO:	
DRAWN BY:	BWS
CHECKED BY:	BWS
DATE:	04-29-2016

REVISIONS:

ELEVATIONS

SHEET NO.
A4.04

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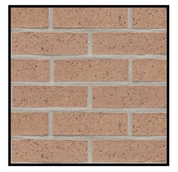
EXTERIOR FINISHES



BRICK MASONRY
MFR.: ACME
COLOR: CINNAMON BRN.

BRICK MASONRY
MFR.: ACME
COLOR: RIDGEMAR

FIBER CEMENT SIDNG
COLOR: SW0017

METAL WALL PANEL
COLOR: SW7609

FINISH CALCULATIONS

SEE SHEET A4.07

4 **BUILDING A - WEST ELEVATION (McEWEN DR.)**
1/16" = 1'-0"

3 **BUILDING D - SOUTH ELEVATION (BLUE LAKE CIR.)**
1/16" = 1'-0"

2 **BUILDING D - EAST ELEVATION (LAKE VIEW)**
1/16" = 1'-0"

1 **BUILDING D - NORTH ELEVATION (INTERIOR DR.)**
1/16" = 1'-0"

LEEDS REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

randall l. kiespert, l.l.c.
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5206 stoneleigh ave
dallas, texas 75235

JOB NO:	
DRAWN BY:	BWS
CHECKED BY:	BWS
DATE:	05-16-2016

REVISIONS:

ELEVATIONS

SHEET NO.
A4.05

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BUILDING A - MATERIAL CALCULATIONS

NORTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	4,330	46%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	4,520	89%
Fiber Cement Siding	520	10%
Metal Panel / Trim	64	1%
Total:	5,104	100%

EAST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	5,375	50%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	4,735	88%
Fiber Cement Siding	520	10%
Metal Panel / Trim	115	2%
Total:	5,370	100%

SOUTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	2,275	37%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	3,414	87%
Fiber Cement Siding	405	10%
Metal Panel / Trim	90	2%
Total:	3,909	100%

WEST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	5,175	46%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	5,290	89%
Fiber Cement Siding	575	10%
Metal Panel / Trim	95	2%
Total:	5,960	100%

BUILDNIG B - MATERIAL CALCULATIONS

NORTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	8,406	40%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	10,652	83%
Fiber Cement Siding	1,243	10%
Metal Panel / Trim	883	7%
Total:	12,778	100%

EAST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	3,010	36%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	4,521	83%
Fiber Cement Siding	556	10%
Metal Panel / Trim	347	6%
Total:	5,424	100%

SOUTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	10,168	44%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	11,028	86%
Fiber Cement Siding	1,231	10%
Metal Panel / Trim	515	4%
Total:	12,774	100%

WEST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	4,112	41%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	4,783	81%
Fiber Cement Siding	603	10%
Metal Panel / Trim	498	8%
Total:	5,884	100%

BUILDING C - MATERIAL CALCULATIONS

NORTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	6,081	37%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	8,493	82%
Fiber Cement Siding	1,034	10%
Metal Panel / Trim	796	8%
Total:	10,323	100%

EAST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	4,112	39%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	5,002	78%
Fiber Cement Siding	653	10%
Metal Panel / Trim	742	12%
Total:	6,397	100%

SOUTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	6,904	39%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	8,518	80%
Fiber Cement Siding	1,072	10%
Metal Panel / Trim	1,025	10%
Total:	10,615	100%

WEST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	3,338	35%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	5,296	85%
Fiber Cement Siding	605	10%
Metal Panel / Trim	361	6%
Total:	6,262	100%

BUILDING D - MATERIAL CALCULATIONS

NORTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	7,011	40%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	8,798	82%
Fiber Cement Siding	1,109	10%
Metal Panel / Trim	807	8%
Total:	10,714	100%

EAST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	6,464	34%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	10,147	81%
Fiber Cement Siding	1,217	10%
Metal Panel / Trim	1,150	9%
Total:	12,514	100%

SOUTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	6,916	37%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	9,870	84%
Fiber Cement Siding	1,166	10%
Metal Panel / Trim	674	6%
Total:	11,710	100%

WEST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	6,726	37%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	9,623	84%
Fiber Cement Siding	1,190	10%
Metal Panel / Trim	593	5%
Total:	11,406	100%

CLUBHOUSE PHASE I - MATERIAL CALCULATIONS

NORTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Alum. Storefront	455	30%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	1,087	100%
Total:	1,087	100%

EAST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Alum. Storefront	642	44%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	815	100%
Total:	815	100%

SOUTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Alum. Storefront	513	32%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	1,098	100%
Total:	1,098	100%

WEST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	916	42%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	1,262	100%
Total:	1,262	100%

CLUBHOUSE PHASE II - MATERIAL CALCULATIONS

NORTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Alum. Storefront	760	48%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	832	100%
Total:	832	100%

EAST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Alum. Storefront	577	49%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	602	100%
Total:	602	100%

SOUTH ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Alum. Storefront	331	32%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	708	100%
Total:	708	100%

WEST ELEVATION:

Fenestration:

	Area (Sf)	% Of Façade
Vinyl Window / Alum. Storefront	269	31%

Opaque Wall:

Material	Area (Sf)	% Of Opaque Wall
Masonry *(Brick)*	600	100%
Total:	600	100%

BUILDING A - FINISHES

Roofing:
TPO Roofing Membrane

Trim:
Awnings / Canopies - Prefinished Metal (*Color: SW6991 "Black Magic"*)
Railings - Painted Metal (*Color: SW6991 "Black Magic"*)

Windows:
Residential Unit Windows - Vinyl (*Clay / Bronze Finsih*)
Retail Windows - Aluminum Storefront (*Dark Bronze*)

Masonry:
Brick Veneer - (*Park Avenue by Acme*)
Brick Veneer - (*Ridgemar by Acme*)

Siding:
Fiber Cement Siding - (*Color: SW0017 "Calico"*)

Metal Panel:
Prefinished Metal Wall Panel - (Color: SW6991 "Black Magic")

BUILDING B - FINISHES

Roofing:
TPO Roofing Membrane

Trim:
Awnings / Canopies - Prefinished Metal (*Color: SW6991 "Black Magic"*)
Railings - Painted Metal (*Color: SW6991 "Black Magic"*)

Windows:
Residential Unit Windows - Vinyl (*Clay / Bronze Finsih*)
Retail Windows - Aluminum Storefront (*Dark Bronze*)

Masonry:
Brick Veneer - (*Charcoal Gray by Acme*)
Brick Veneer - (*Ridgemar by Acme*)

Siding:
Fiber Cement Siding - (*Color: SW0017 "Calico"*)

Metal Panel:
Prefinished Metal Wall Panel - (Color: SW6991 "Black Magic")

BUILDING C - FINISHES

Roofing:
TPO Roofing Membrane

Trim:
Awnings / Canopies - Prefinished Metal (*Color: SW6991 "Black Magic"*)
Railings - Painted Metal (*Color: SW6991 "Black Magic"*)

Windows:
Residential Unit Windows - Vinyl (*Clay / Bronze Finsih*)
Retail Windows - Aluminum Storefront (*Dark Bronze*)

Masonry:
Brick Veneer - (*Cinnabar by Acme*)
Brick Veneer - (*Ridgemar by Acme*)

Siding:
Fiber Cement Siding - (*Color: SW0017 "Calico"*)

Metal Panel:
Prefinished Metal Wall Panel - (Color: SW6991 "Black Magic")

BUILDING D - FINISHES

Roofing:
TPO Roofing Membrane

Trim:
Awnings / Canopies - Prefinished Metal (*Color: SW6991 "Black Magic"*)
Railings - Painted Metal (*Color: SW6991 "Black Magic"*)

Windows:
Residential Unit Windows - Vinyl (*Clay / Bronze Finsih*)
Retail Windows - Aluminum Storefront (*Dark Bronze*)

Masonry:
Brick Veneer - (*Cinnamon Brown by Acme*)
Brick Veneer - (*Ridgemar by Acme*)

Siding:
Fiber Cement Siding - (*Color: SW0017 "Calico"*)

Metal Panel:
Prefinished Metal Wall Panel - (Color: SW6991 "Black Magic")

CLUB PHASE I - FINISHES

Roofing:
TPO Roofing Membrane

Trim:
Awnings / Canopies - Prefinished Metal (*Color: SW6991 "Black Magic"*)

Windows:
Aluminum Storefront (*Dark Bronze*)

Masonry:
Brick Veneer - (*Charcoal Gray by Acme*)
Brick Veneer - (Painted Color: SW7104)

Metal Panel:
Standig Seam Wall Panel - (Color: SW6991 "Black Magic")

CLUB PHASE II - FINISHES

Roofing:
TPO Roofing Membrane

Trim:
Awnings / Canopies - Prefinished Metal (*Color: SW6991 "Black Magic"*)

Windows:
Aluminum Storefront (*Dark Bronze*)

Masonry:
Brick Veneer - (*Charcoal Gray by Acme*)
Brick Veneer - (Painted Color: SW7104)

Metal Panel:
Standig Seam Wall Panel - (Color: SW6991 "Black Magic")

LEEDS
REAL ESTATE SERVICES, INC

Midway Urban Village

4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road. Farmers Branch, Texas 75244
4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244
Farmers Branch, Texas

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architect
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JOB NO:

DRAWN BY: BWS

CHECKED BY: BWS

DATE:: 06-30-2016

REVISIONS:

ELEVATIONS - FINISHES

SHEET NO.
A4.07

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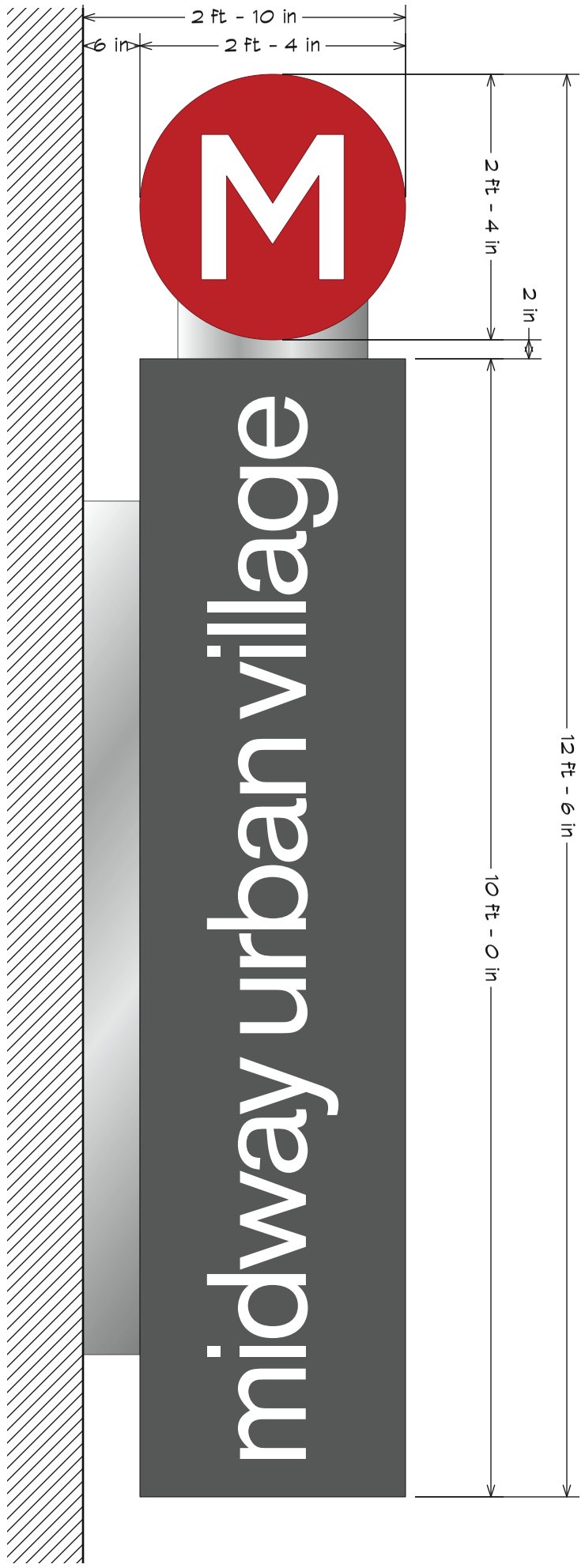
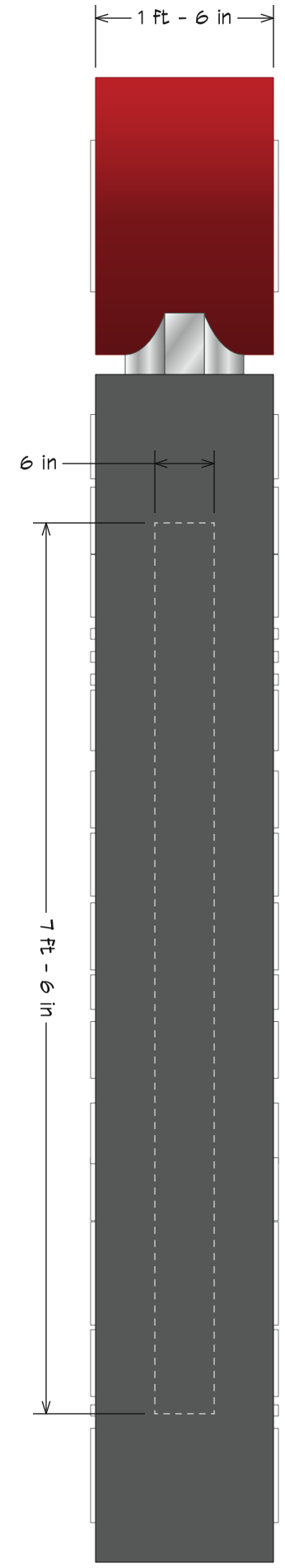
LEEDS
REAL ESTATE
SERVICES, INC

D2

midway urban village





BLADE SIGN 1

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JOB NO.

LRES-316-1S

Midway Urban Village
Leeds Real Estate Services, Inc.
Farmers Branch, Texas

APPROVAL

Signature

Date

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DESIGNER INITIALS

JEH

DATE

04/25/2016

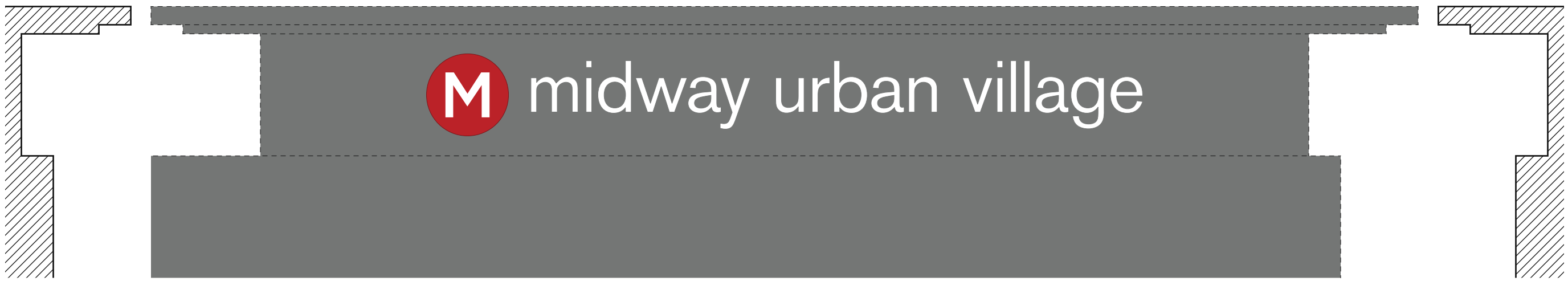
SHEET TITLE

EXTERIOR SIGNAGE CONCEPTS

SHEET NO.

ESC.01.00

TOWER SIGN 2



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Leeds Real Estate Services, Inc.
Farmers Branch, Texas

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JEH

DATE

05/13/2016

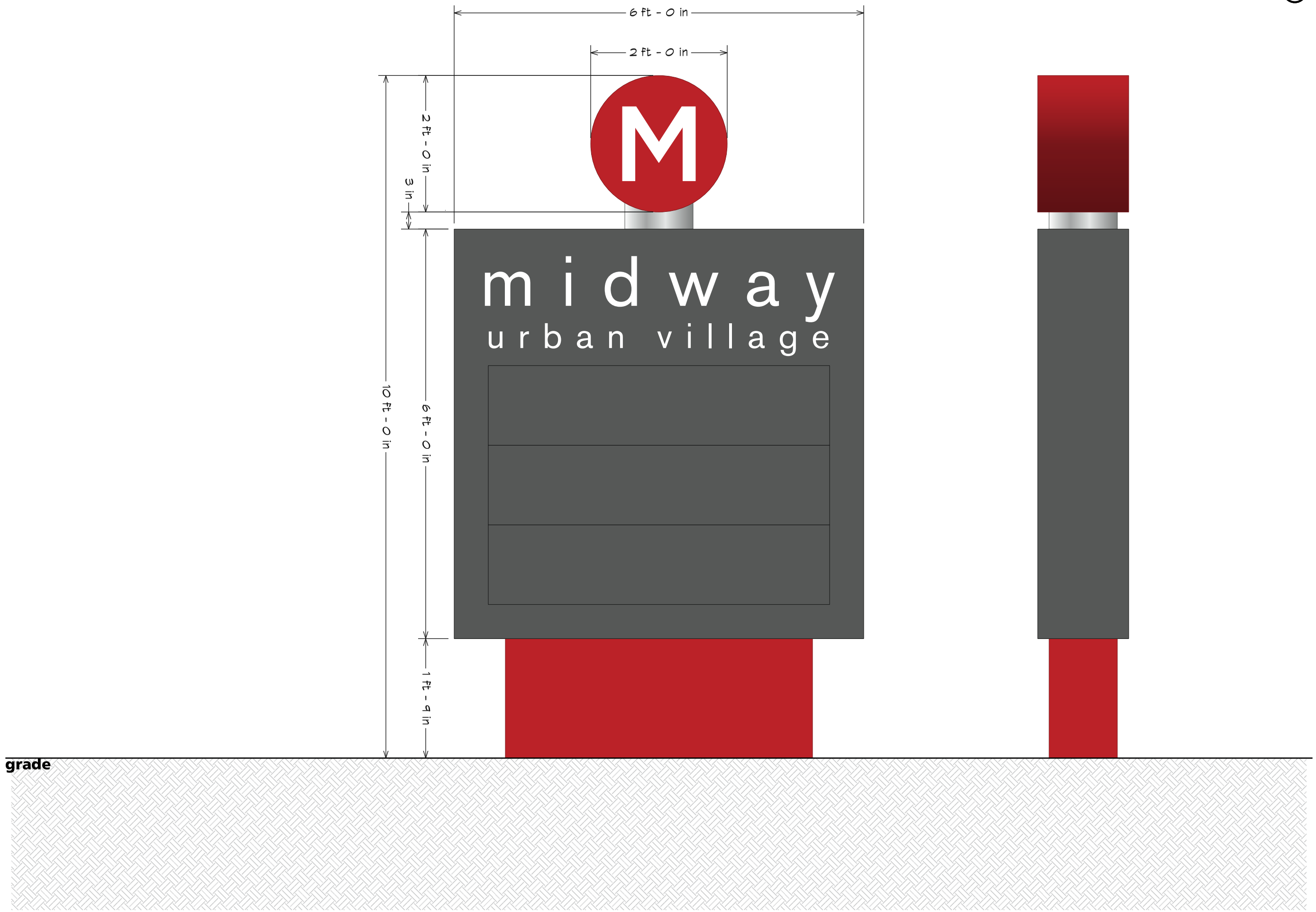
SHEET TITLE

EXTERIOR SIGNAGE CONCEPTS

SHEET NO.

ESC.02.01

MULTITENANT GROUND SIGN 9



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DATE

05/13/2016

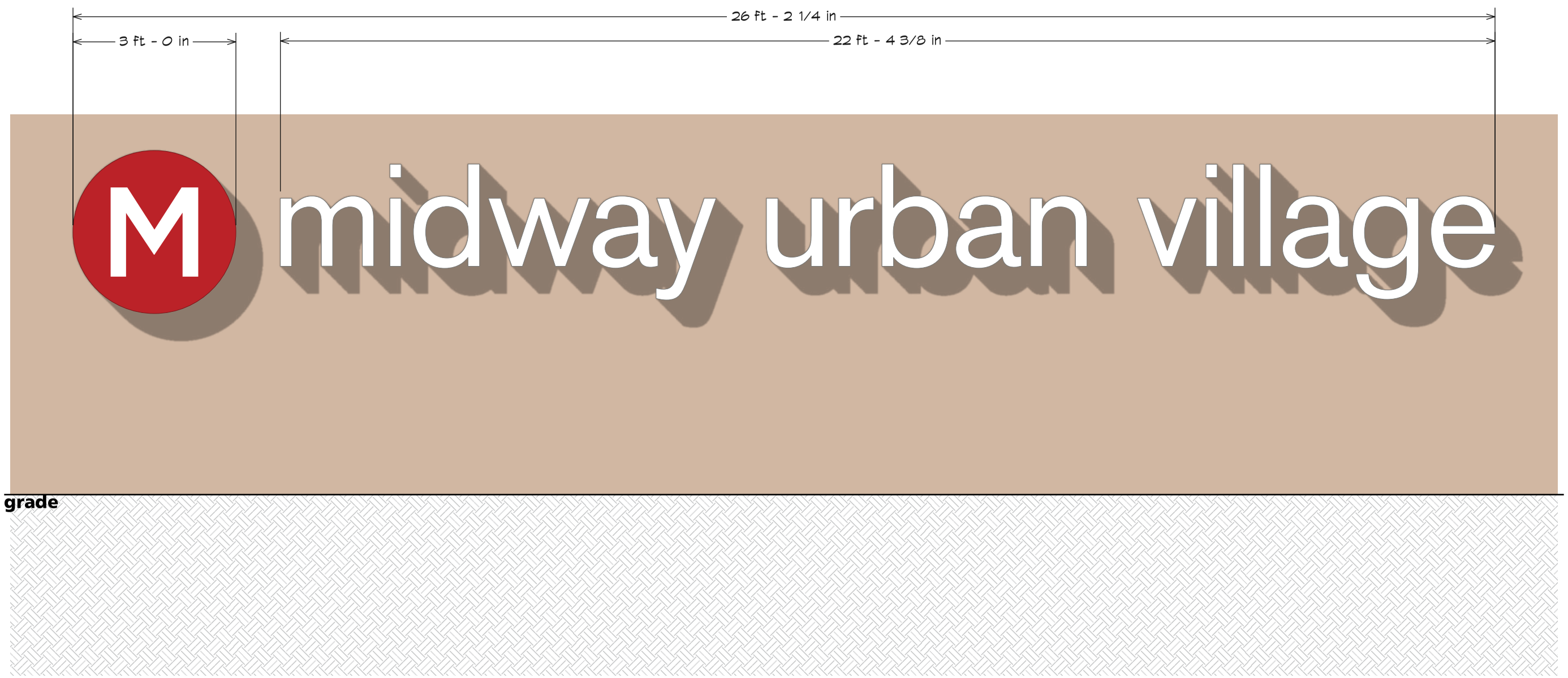
SHEET TITLE

EXTERIOR SIGNAGE CONCEPTS

SHEET NO.

ESC.09.01

POOL WALL SIGN @ CLUBHOUSE PHASE I (INTERNALLY ILLUMINATED CHANNEL LETTERING) 10



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DATE

05/06/2016

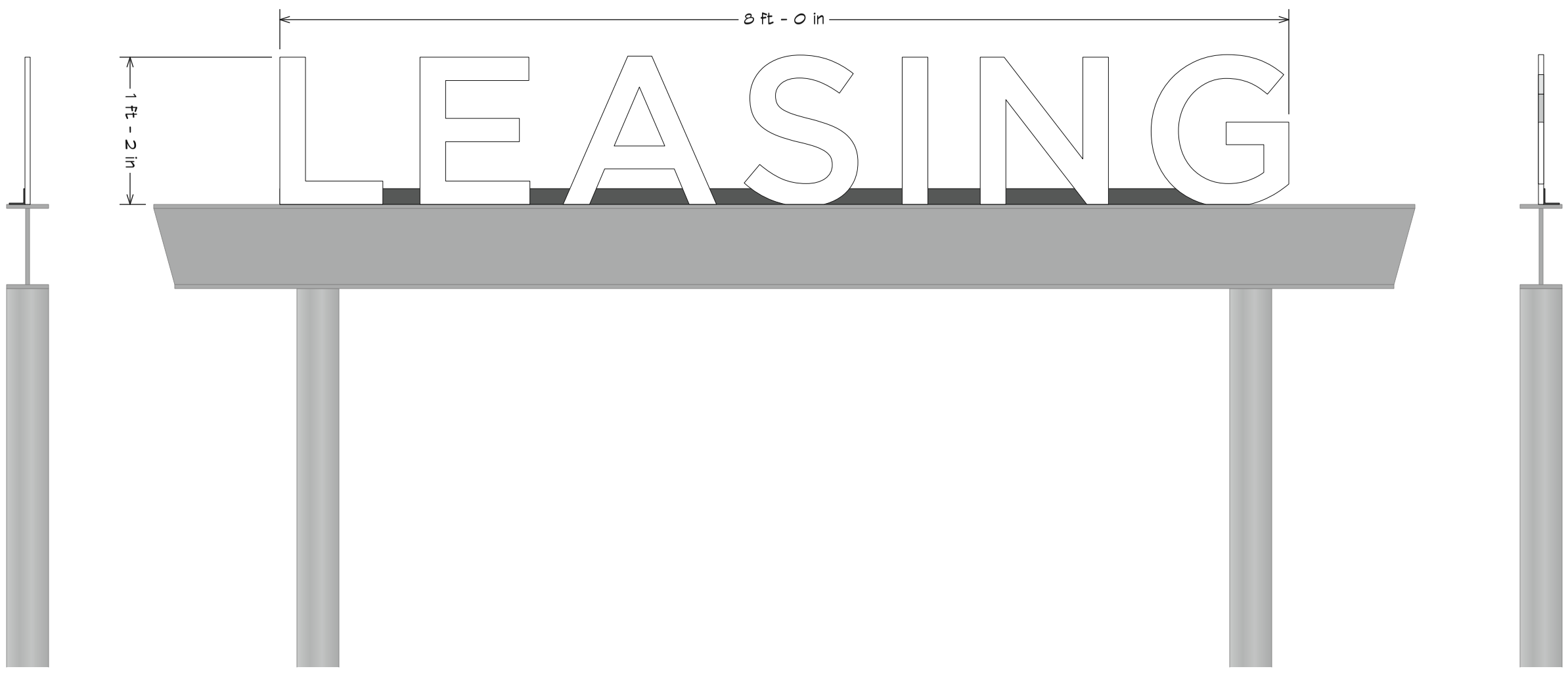
SHEET TITLE

EXTERIOR SIGNAGE CONCEPTS

SHEET NO.

ESC.10.00

1/2" ACRYLIC STAND-UP LETTERING SECURED WITH 1-1/2" ALUMINUM ANGLE TO I-BEAM @ LEASING ENTRANCE (11)



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DATE

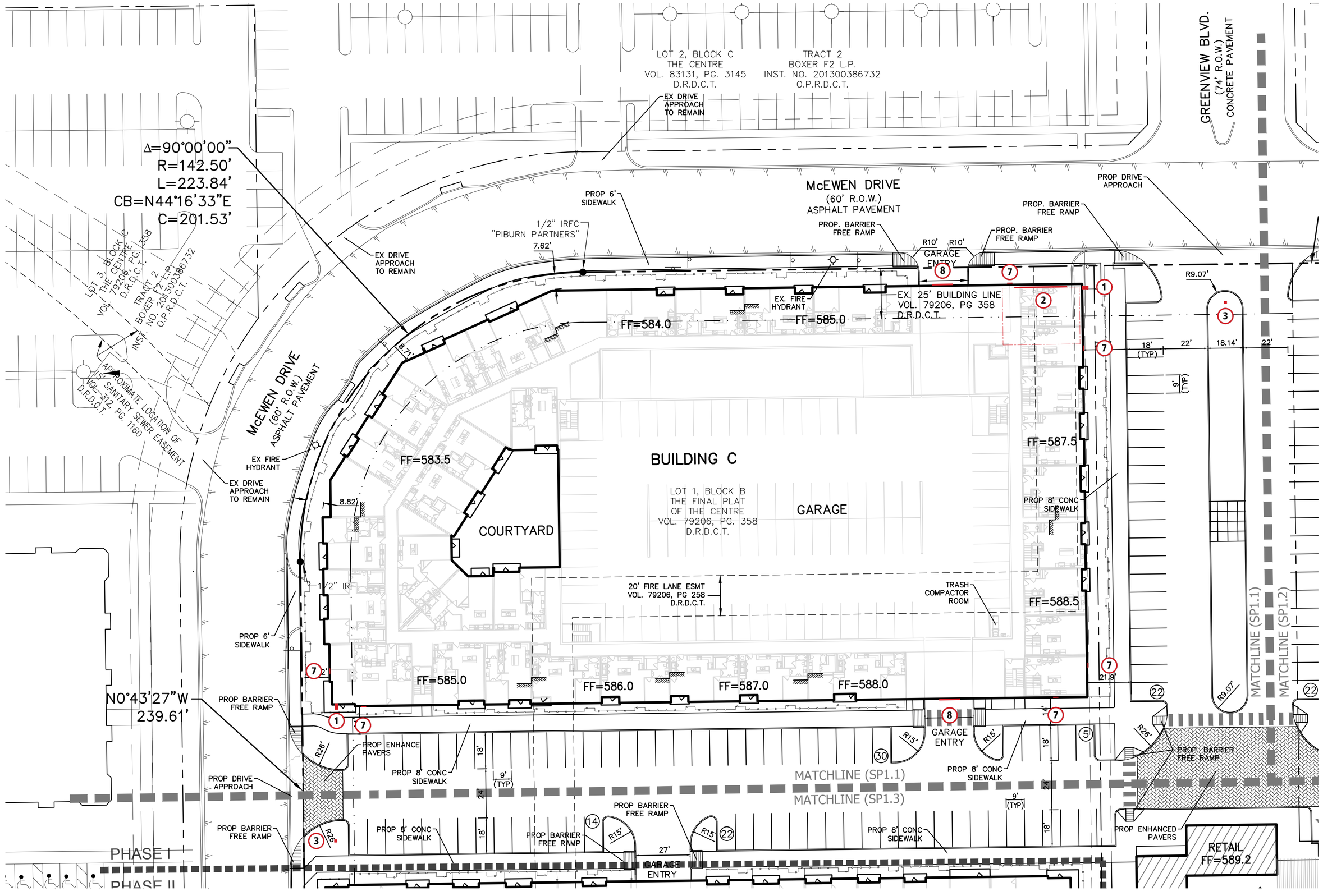
05/06/2016

SHEET TITLE

EXTERIOR SIGNAGE CONCEPTS

SHEET NO.

ESC.11.00



0 30 60 90

GRAPHIC SCALE
1"=30'

LEGEND

- EX. CURB & GUTTER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- EX. ASPHALT PAVING
- PROPOSED ENHANCE PAVERS
- PROPOSED RETAIL SPACE
- (5) PROPOSED PARKING COUNT

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering • Surveying
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

STATE OF TEXAS
JAMES A. RILEY
73231
LICENSED
04/25/16

MIDWAY URBAN VILLAGE
FARMERS BRANCH, TEXAS
SITE PLAN NW

SITE PLAN SUBMITTAL

Revisions	Date
1	
2	
3	
4	
5	
6	

Issue Dates:

MARCH 01, 2016
MARCH 24, 2016
APRIL 25, 2016

Scale: 1" = 30'
Drawn By: DJA
Designed By: JAR

Sheet
SP1.1

Project No. C16023

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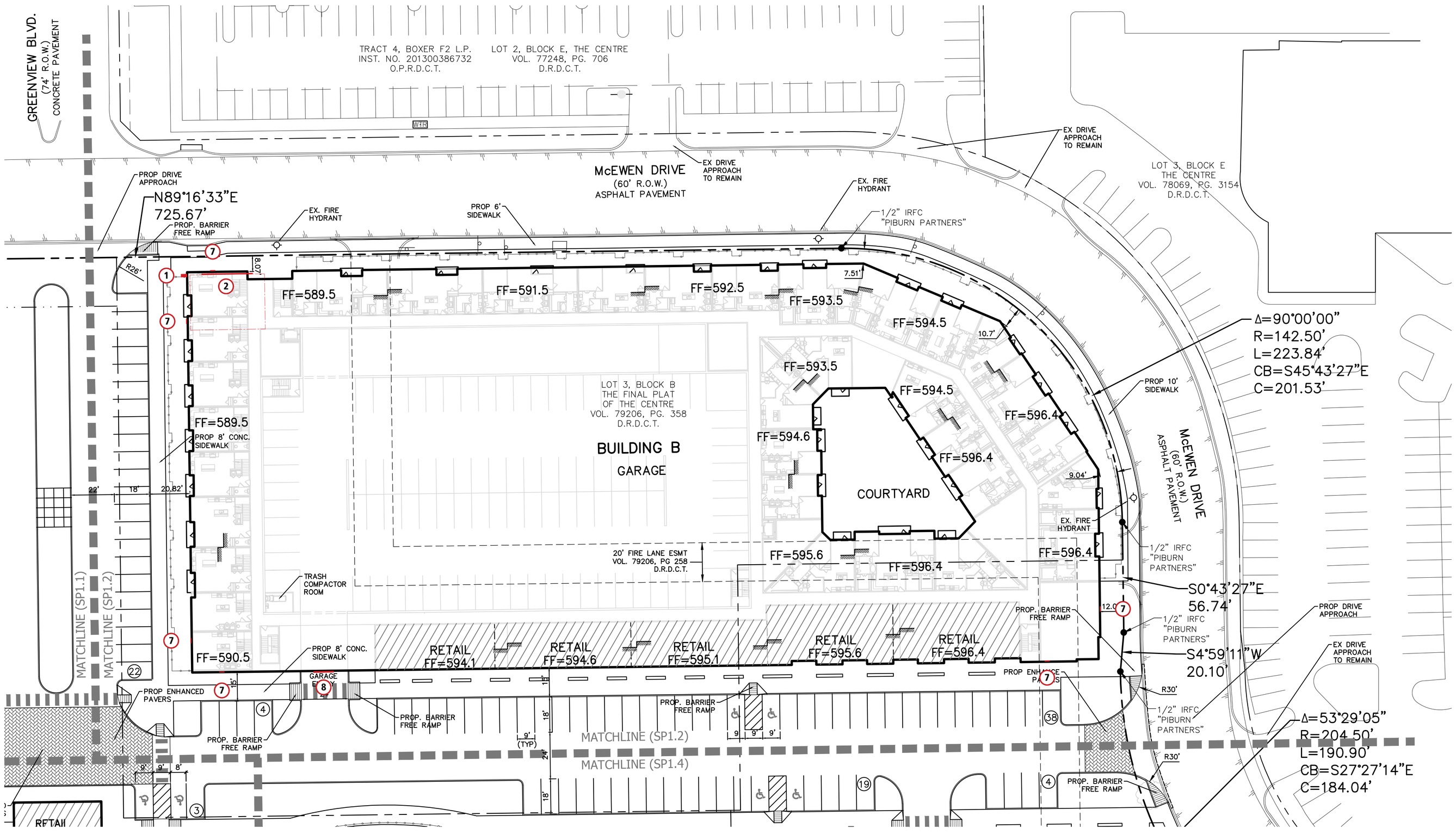

GRAPHIC SCALE
1"=30'
0 30 60 90

LEGEND

- EX. CURB & GUTTER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- EX. ASPHALT PAVING
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- ⑤ – PROPOSED PARKING COUNT

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STATE OF TEXAS
JAMES A. RILEY
73231
LICENSED
04/25/16

MIDWAY URBAN VILLAGE
FARMERS BRANCH, TEXAS
SITE PLAN NE

SITE PLAN SUBMITTAL

Revisions	Date
1	
2	
3	
4	
5	
6	

Issue Dates:
MARCH 01, 2016
MARCH 24, 2016
APRIL 25, 2016

Scale: 1" = 30'
Drawn By: DJA
Designed By: JAR

Sheet
SP1.2

Project No. C16023

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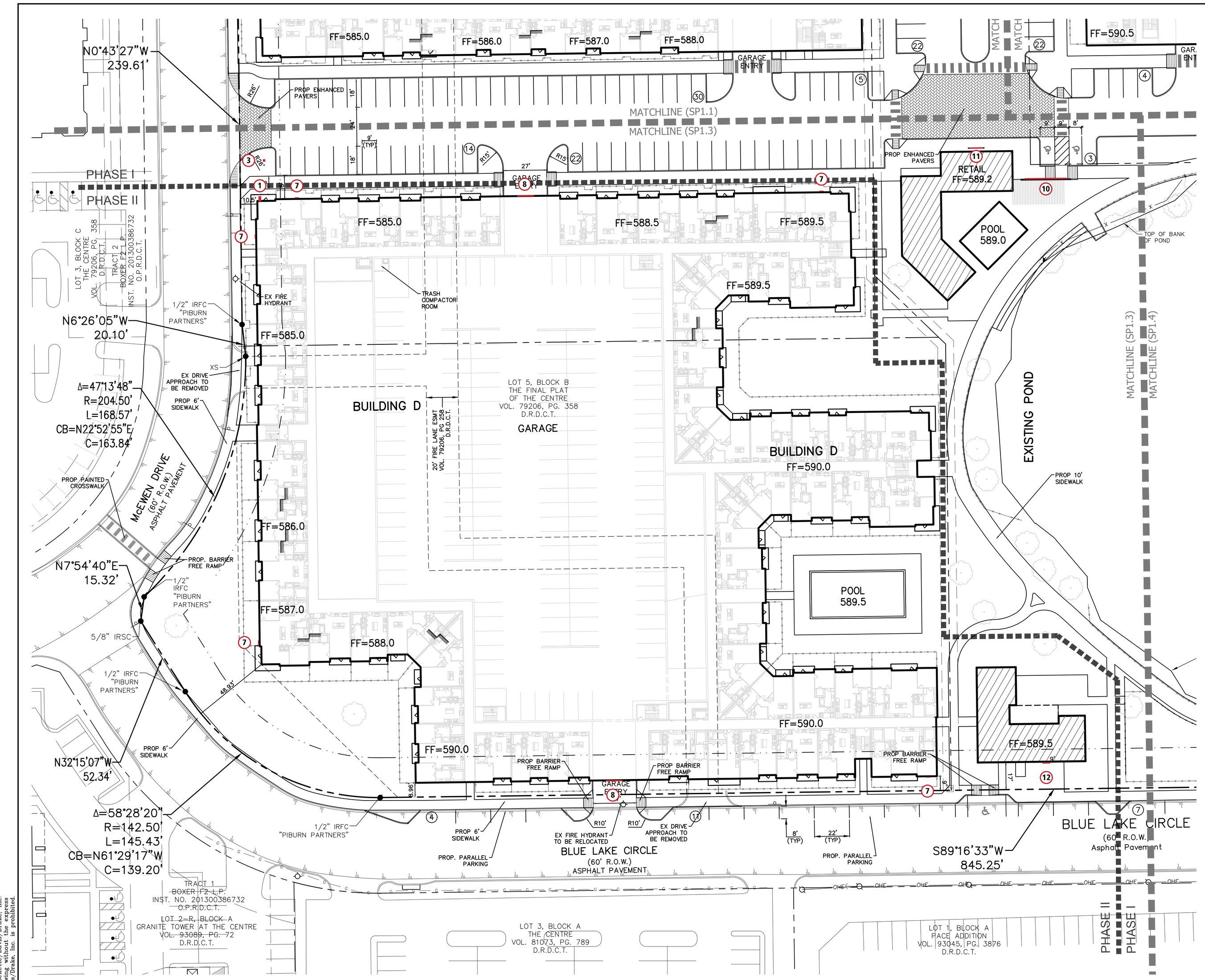

LEGEND

- EX. CURB & GUTTER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- EX. ASPHALT PAVING
- PROPOSED ENHANCE PAVERS
- PROPOSED RETAIL SPACE
- (5) PROPOSED PARKING COUNT

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consulting engineers
Civil & Structural Engineering • Surveying
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Dallas, Texas 75204
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STATE OF TEXAS
JAMES A. RILEY
73231
LICENSED
04/25/16

MIDWAY URBAN VILLAGE
FARMERS BRANCH, TEXAS
SITE PLAN SW

SITE PLAN SUBMITTAL

Revisions	Date
1	
2	
3	
4	
5	
6	

Issue Dates:
MARCH 01, 2016
MARCH 24, 2016
APRIL 25, 2016

Scale: 1" = 30'
Drawn By: DJA
Designed By: JAR

Sheet
SP1.3

Project No. C16023

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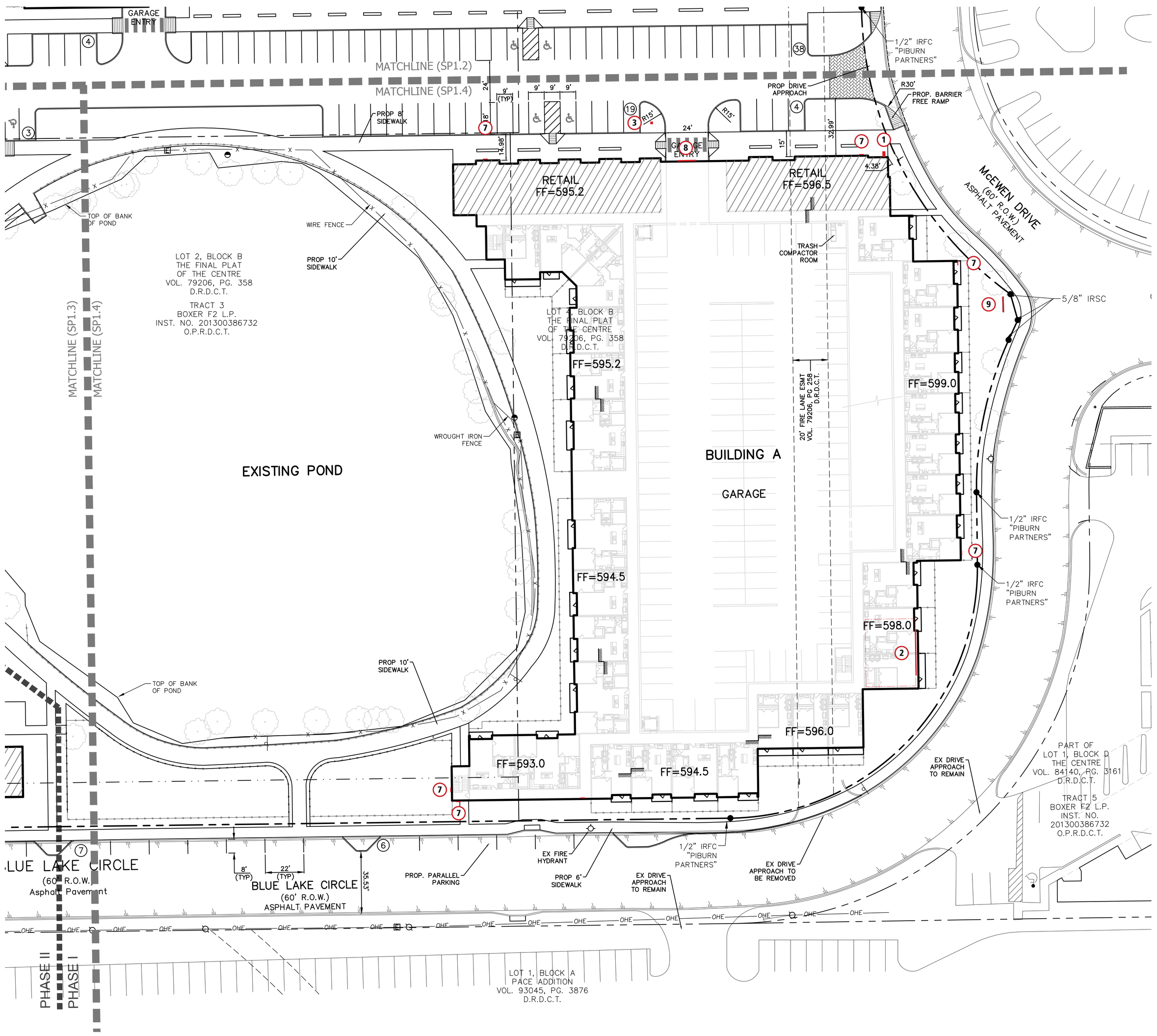

GRAPHIC SCALE 1"=30'

0 30 60 90

LEGEND

- EX. CURB & GUTTER
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB & GUTTER
- EX. ASPHALT PAVING
- PROPOSED ENHANCE PAVERS
- PROPOSED RETAIL SPACE
- (5) PROPOSED PARKING COUNT

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering • Surveying
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
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(214) 824-3647 • fax (214) 824-7064

STATE OF TEXAS
JAMES A. RILEY
73231
LICENSED
04/25/16

MIDWAY URBAN VILLAGE
FARMERS BRANCH, TEXAS

SITE PLAN SE

SITE PLAN SUBMITTAL

Revisions	Date
1	
2	
3	
4	
5	
6	

Issue Dates:

MARCH 01, 2016
MARCH 24, 2016
APRIL 25, 2016

Scale: 1" = 30'
Drawn By: DJA
Designed By: JAR

Sheet
SP1.4

Project No. C16023

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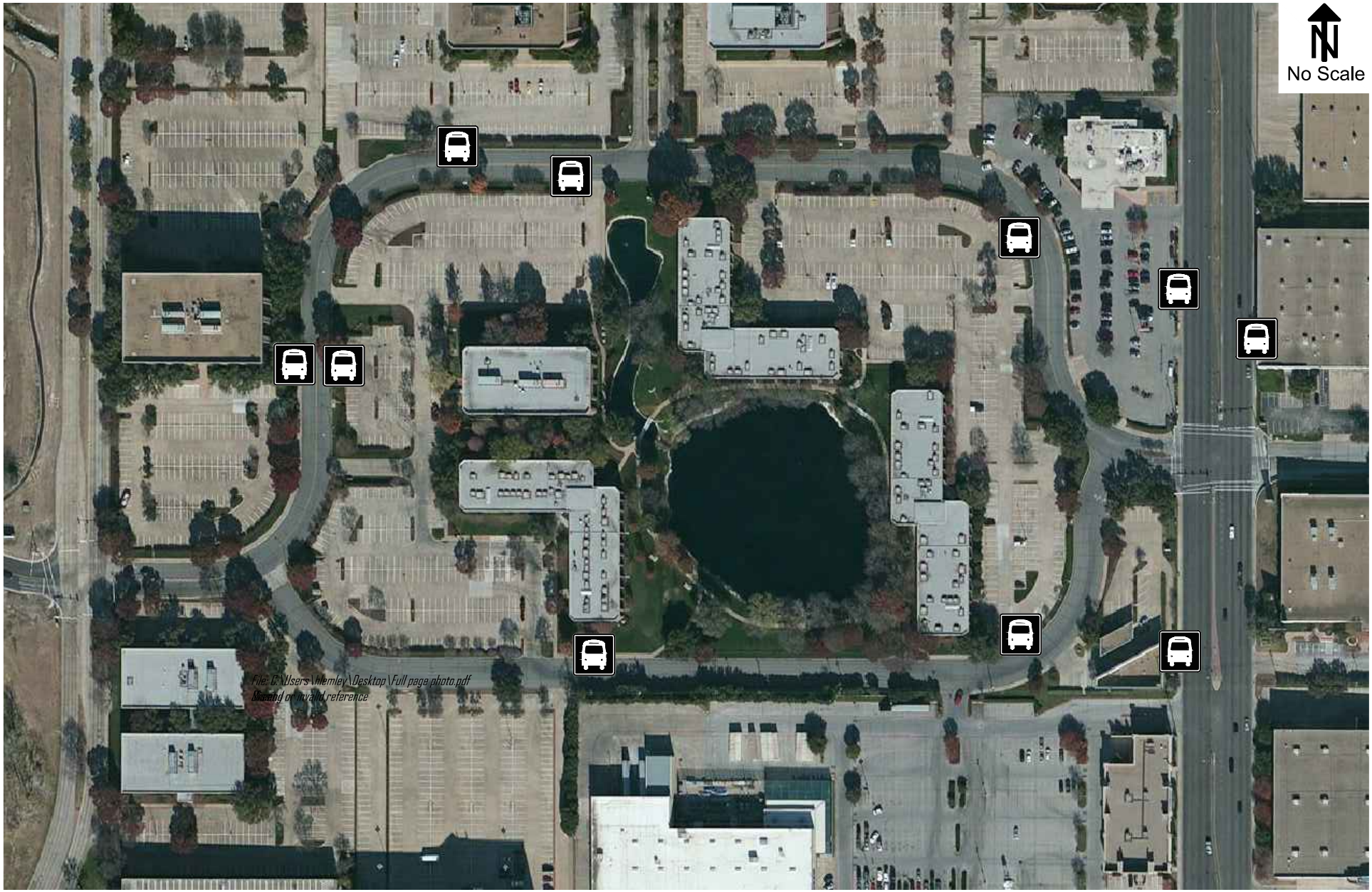
Bus Stop Location

Pacheco Koch



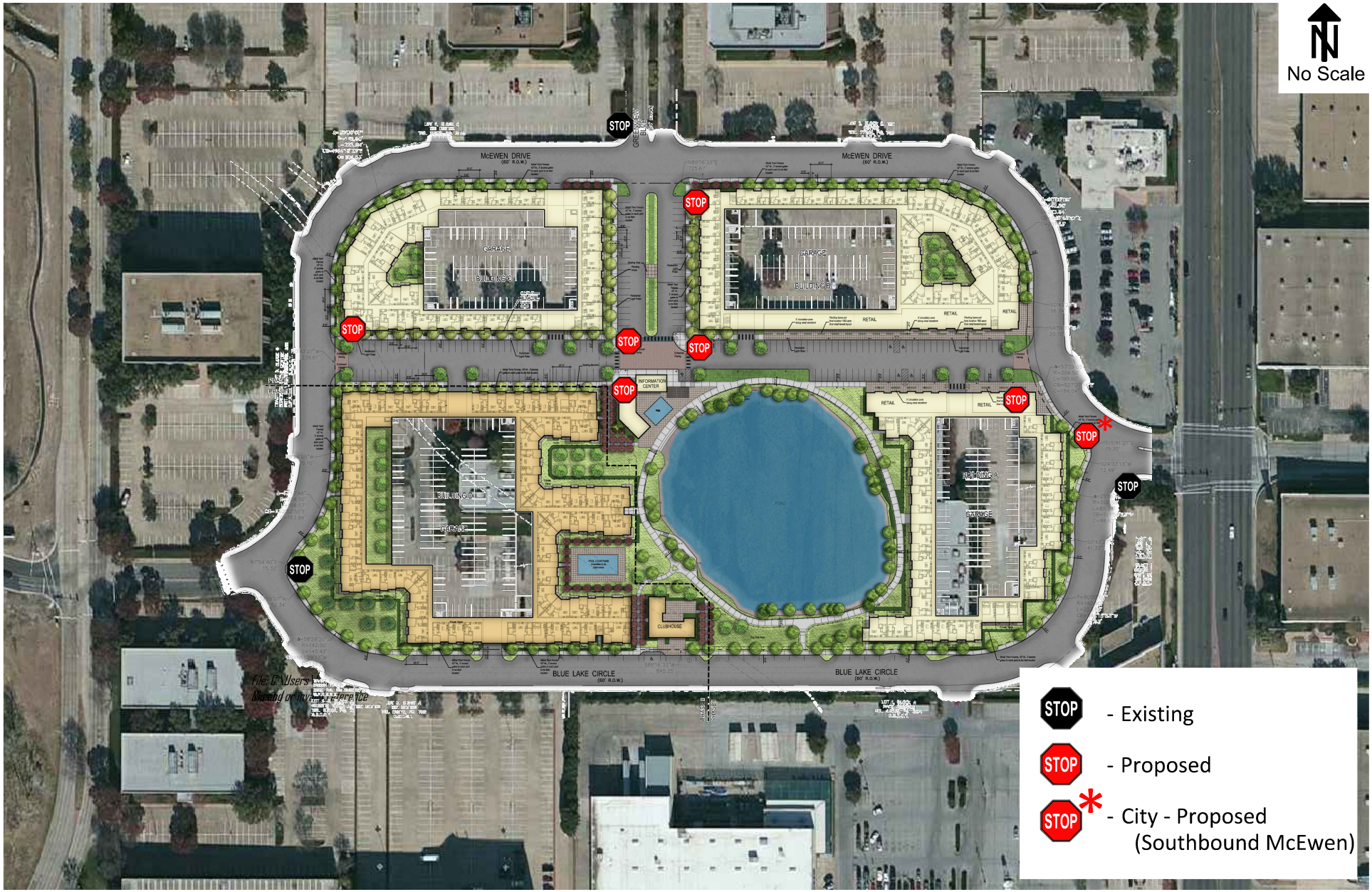
PK #2127-16.058 (HWL 04/28/16)

Farmers Branch, Texas

EXHIBIT **2**

Traffic Control

Pacheco Koch



PK #2127-16.058 (HWL 04/28/16)

Farmers Branch, Texas

EXHIBIT **3**

RENT AND UNIT MIX ANALYSIS

Luxury Apartment Rental in Farmers Branch, TX

midway urban village

LEEDS REAL ESTATE SERVICES, INC

MEYERS RESEARCH
a Kennedy Wilson Company

Recommended Rent Positioning

Meyers Research recommends an average rental rate of $1,676, per month or $1.85 per square foot in today's dollars (February 2016). These figures are based on Meyers' recommendations along with input from Leeds Real Estate Services, Inc. (targeted unit counts and overall average unit size). A comparison of the recommended rental rates to the selected comparables is as follows:

Comparable	Number of Stories	# Units	Year Complete	Avg. Unit Size	Avg. Market Monthly Rent	Concessions	Avg. Eff. Monthly Rent	Avg. Eff. Rent PSF	Parking Options Included in Rent	Avg. Eff. Monthly Rent Excl. Parking	Avg. Eff. BASE Rent PSF	% Occupied	Amenity Package
Midway Urban Village	4	586	2018-2019	906	$1,676	N/A	$1,676	$1.85	($86)	$1,590	$1.75	N/A	$652
Building A (Phase I)	4	66	2018	1,134	$2,217	N/A	$2,217	$1.96	($255)	$1,962	$1.73	N/A	$621
Building B (Phase I)	4	163	2018	890	$1,638	N/A	$1,638	$1.84	($66)	$1,571	$1.77	N/A	$670
Building C (Phase I)	4	122	2018	819	$1,510	N/A	$1,510	$1.84	($61)	$1,449	$1.77	N/A	$644
Building D (Phase II)	4	235	2019	900	$1,636	N/A	$1,636	$1.82	($65)	$1,571	$1.75	N/A	$652
Aura Prestonwood	4	322	2015	944	$1,581	9.1%	$1,449	$1.54	($73)	$1,376	$1.46	89% (lease-up)	$638
VV&M	4	310	2014	923	$1,627	2.1%	$1,594	$1.73	$0	$1,594	$1.73	91%	$587
Fiori at Vitruvian Park	10	392	2013	1,010	$2,135	0.0%	$2,135	$2.11	($71)	$2,064	$2.04	94%	$773
Elan City Centre	3	330	2013	771	$1,377	0.0%	$1,377	$1.79	($63)	$1,314	$1.70	96%	$618
Allegro Addison Circle	4	393	2009/2013	1,040	$1,699	0.0%	$1,699	$1.63	($74)	$1,625	$1.56	94%	$672
Savoye	5	739	2009/2011	862	$1,531	6.7%	$1,435	$1.66	($66)	$1,369	$1.59	94%	$707
Total/Average	5	2,486	2014	920	$1,651	3.0%	$1,601	$1.74	($60)	$1,541	$1.68	94%	$672

The recommended rent positioning for Midway Urban Village is influenced by the following factors:

(1) the proposed top-of-the-market amenity features and design attributes positioning with the existing inventory as well as anticipated pipeline additions;
(2) the location of the project around an existing lake (Blue Lake) with plans to include hiking paths and an array of outdoor amenities; and
(3) the age of the subject versus the comparable properties as a whole.

Note that the comparables indicate a strong overall weighted average occupancy of 94%. Five of the properties are 3 to 5-story wood-frame product comparables, while the sixth, Fiori at Vitruvian Park, is a 10-story steel-frame product comparable.

Targeted Average Rents by Bedroom Count Detail – Building A

Development plans for Building A (Phase I) consist of 97.0% one bedrooms and 3.0% two bedrooms, with a weighted average unit size of 1,134 square feet. It is noted that 78.8% of the units at Building A are one bedroom townhome-style units with unit-attached garages.

Meyers' Recommended Rental Rates for Building A (Phase I)							Per Unit			
Unit Type	Units	% of Mix	Size (SF)	Per Unit "Stripped" Rent	Bedroom/ Bathroom/Study Adjustments	Per Unit Total Amenities	Base Rent	Unit-Attached Garage Adj.	All In Rent	PSF
1BR/1BA	6	9.1%	690	$683	$0	$621	$1,304	$0	$1,304	$1.89
1BR/1BA	6	9.1%	780	$814	$0	$621	$1,435	$0	$1,435	$1.84
1BR/1.5BA Study Townhome	3	4.5%	946	$1,054	$100	$621	$1,775	$125	$1,900	$2.01
1BR/1.5BA Study Townhome	31	47.0%	1,238	$1,476	$100	$621	$2,197	$250	$2,447	$1.98
1BR/1.5BA Study Townhome	18	27.3%	1,238	$1,476	$100	$621	$2,197	$250	$2,447	$1.98
2BR/2BA	2	3.0%	1,250	$1,512	$0	$621	$2,133	$0	$2,133	$1.71
Total/Average	**66**	**100.0%**	**1,134**	**$1,326**	**$79**	**$621**	**$2,026**	**$191**	**$2,217**	**$1.96**

One multilevel garage parking space per bedroom is <u>included</u> in the recommended rental rates (flat units only). The recommended rental rates for townhome units are <u>inclusive</u> of unit-attached parking spaces.

Targeted Average Rents by Bedroom Count Detail – Building B

Development plans for Building B (Phase I) consist of a mix consisting of 4.9% efficiencies, 62.6% one bedrooms, 31.9% two bedrooms, and 0.6% three bedrooms, with a weighted average unit size of 890 square feet. The townhome-style units at Building B will not have unit-attached garage parking.

Meyers' Recommended Rental Rates for Building B (Phase I)							Per Unit	
Unit Type	Units	% of Mix	Size (SF)	Per Unit "Stripped" Rent	Bedroom/ Bathroom/Study Adjustments	Per Unit Total Amenities	All In Rent	PSF
Efficiency	8	4.9%	620	$582	$0	$670	$1,252	$2.02
1BR/1BA	40	24.5%	690	$683	$0	$670	$1,353	$1.96
1BR/1BA	22	13.5%	780	$814	$0	$670	$1,483	$1.90
1BR/1BA	24	14.7%	779	$812	$0	$670	$1,482	$1.90
1BR/1BA	16	9.8%	930	$1,031	$0	$670	$1,700	$1.83
2BR/1.5BA Townhome	2	1.2%	1,163	$1,352	$50	$670	$2,071	$1.78
2BR/2BA	14	8.6%	1,124	$1,280	$0	$670	$1,949	$1.73
2BR/2BA	23	14.1%	1,115	$1,263	$0	$670	$1,933	$1.73
2BR/2BA	7	4.3%	1,250	$1,512	$0	$670	$2,182	$1.75
2BR/2BA Townhome	6	3.7%	1,299	$1,602	$0	$670	$2,272	$1.75
3BR/2BA Townhome	1	0.6%	1,480	$1,936	$0	$670	$2,605	$1.76
Total/Average	**163**	**100.0%**	**890**	**$967**	**$1**	**$670**	**$1,638**	**$1.84**

One multilevel garage parking space per bedroom is <u>included</u> in the recommended rental rates.

Targeted Average Rents by Bedroom Count Detail – Building C

Development plans for Building C (Phase I) consists of 13.1% efficiencies, 65.6% one bedrooms, and 21.3% two bedrooms, with a weighted average unit size of 819 square feet.

Meyers' Recommended Rental Rates for Building C (Phase I)							Per Unit	
Unit Type	Units	% of Mix	Size (SF)	Per Unit "Stripped" Rent	Bedroom/ Bathroom/Study Adjustments	Per Unit Total Amenities	All In Rent	PSF
Efficiency	16	13.1%	620	$582	$0	$644	$1,226	$1.98
1BR/1BA	28	23.0%	690	$683	$0	$644	$1,327	$1.92
1BR/1BA	24	19.7%	780	$814	$0	$644	$1,457	$1.87
1BR/1BA	28	23.0%	779	$812	$0	$644	$1,456	$1.87
2BR/2BA	4	3.3%	1,124	$1,280	$0	$644	$1,924	$1.71
2BR/2BA	14	11.5%	1,115	$1,263	$0	$644	$1,907	$1.71
2BR/2BA	8	6.6%	1,250	$1,512	$0	$644	$2,156	$1.72
Total/Average	**122**	**100.0%**	**819**	**$866**	**$0**	**$644**	**$1,510**	**$1.84**

One multilevel garage parking space per bedroom is <u>included</u> in the recommended rental rates.

Targeted Average Rents by Bedroom Count Detail – Building D

Development plans for Building D (Phase II) consists of 3.4% efficiencies, 66.4% one bedrooms, and 30.2% two bedrooms, with a weighted average unit size of 900 square feet.

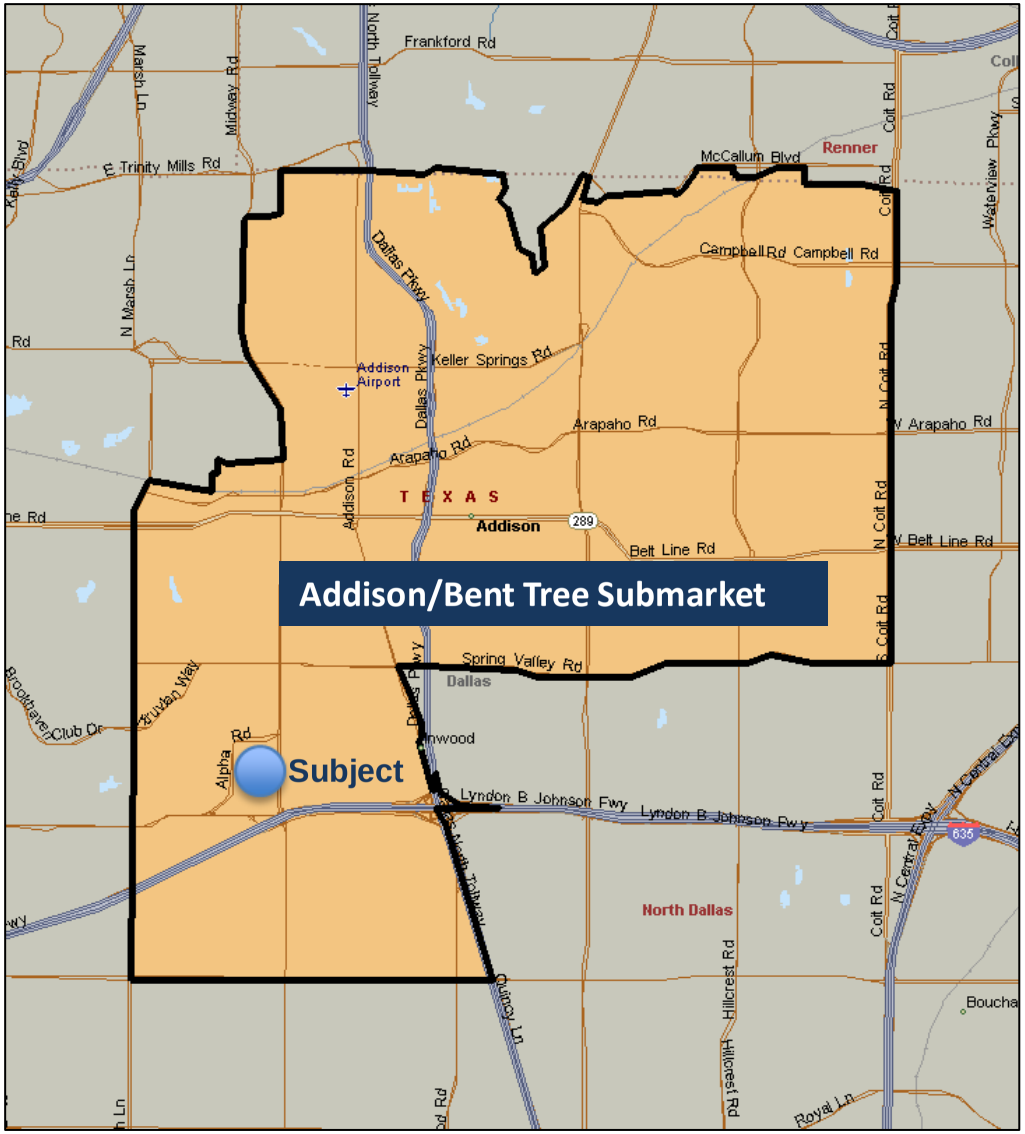
Meyers' Recommended Rental Rates for Building D (Phase II)							Per Unit	
Unit Type	Units	% of Mix	Size (SF)	Per Unit "Stripped" Rent	Bedroom/ Bathroom/Study Adjustments	Per Unit Total Amenities	All In Rent	PSF
Efficiency	8	3.4%	620	$582	$0	$652	$1,234	$1.99
1BR/1BA	56	23.8%	690	$683	$0	$652	$1,336	$1.94
1BR/1BA	60	25.5%	780	$814	$0	$652	$1,466	$1.88
1BR/1BA	40	17.0%	930	$1,031	$0	$652	$1,683	$1.81
2BR/2BA	39	16.6%	1,124	$1,280	$0	$652	$1,932	$1.72
2BR/2BA	32	13.6%	1,250	$1,512	$0	$652	$2,164	$1.73
Total/Average	**235**	**100.0%**	**900**	**$984**	**$0**	**$652**	**$1,636**	**$1.82**

One multilevel garage parking space per bedroom is <u>included</u> in the recommended rental rates.

Submarket Map – Addison/Bent Tree

Midway Urban Village is located just north of Interstate Highway 635 on Midway Road at McEwen Road in the Addison/Bent Tree submarket as defined by MPF Research.

- **Principal highways**
  - I-635 ("LBJ Freeway")
  - Dallas North Tollway
- **4Q15 Apartment Market**
  - 5% of Metro Stock
  - Approx. 24,000 Units
  - 95.6% Occupancy
  - Avg. Effective Rent of $1,139/Month
  - 2000+ Construction Avg. Effective Rent of $1,502/Month
- **Adjoining Submarkets**
  - Far North Dallas to the north
  - Richardson to the east
  - North Dallas to the south
  - Carrollton/Farmers Branch to the west



Submarket Demographics

Using the geographic information tools available with ESRI's Business Analyst Online ("ESRI"), Meyers analyzed demographics of the Addison/Bent Tree submarket using the "Demographic and Income Profile" report. This data is driven by the US Census Bureau's "2010 Census of Population and Housing" with ESRI statistical forecasts for 2015.

2015 Summary	Addison/Bent Tree Submarket	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	84,258	11,751	126,297	328,138
Average Household Size	2.10	2.23	2.33	2.47
Owner Occupied Housing	38.2%	29.8%	42.7%	45.8%
Renter Occupied Housing	61.8%	70.2%	57.3%	54.2%
Median Age	36.6	32.9	35.4	35.1
% 20 to 34 years	26.0%	30.3%	24.5%	23.5%
% 35 to 44 years	14.3%	14.0%	14.3%	14.0%
Median Household Income	$59,245	$45,094	$55,107	$56,138
Average Household Income	$96,319	$72,007	$87,564	$93,808
% HHs Over $75,000	40.1%	28.2%	36.4%	38.5%

The Addison/Bent Tree submarket population has a median age of 36.6 and a high proportion of renter-occupied housing. The typical renter population age groups (20 to 44 years) comprise approximately 40.3% of the households in the submarket. The 62.6% gap between median and average household incomes is an indication of disparity of incomes among the population. However, the submarket and surrounding area is currently experiencing an increase in residential construction with housing targeted to Millennial households. Once the new pipeline is delivered and more young professionals are drawn into the market, the disparity in incomes is expected to decrease significantly as the new residents should help bring the median incomes up.

Top Renter Segments in Submarket

The top 10 renter segments currently residing within the Addison/Bent Tree submarket are shown in the table. Descriptions of the top segments in the submarket can be referenced in the Appendix starting on page 62.

			Addison/Bent Tree Submarket		
Cluster	Lifestyle Group	HH Type	Total Renter Households	Median Age	Wtd. Avg. HH Size
Young and Restless	Midtown Singles	Singles	7,775	28.7	1.6
Metro Renters	Uptown Individuals	Singles	5,911	31.1	1.4
International Marketplace	Next Wave	Married Couple Families	1,534	31.5	2.5
NeWest Residents	Next Wave	Married Couple Families	1,468	26.3	2.7
Old and Newcomers	Middle Ground	Singles	1,358	37.8	1.7
Urban Chic	Upscale Adventures	Married Couples	1,061	41.6	1.9
Enterprising Professionals	Upscale Adventures	Married Couples	557	34.0	2.0
Emerald City	Middle Ground	Singles	405	35.8	1.7
Laptops and Lattes	Uptown Individuals	Singles	385	36.0	1.5
City Lights	Middle Ground	Married Couples	182	37.8	2.1

The majority of renter segments currently residing in the Addison/Bent Tree submarket are predominately singles with small household sizes. The largest segment of renters (Young and Restless) are young in their mid to upper 20s. In Meyers' experience, these renters prefer small one bedrooms or efficiency floor plans. The remaining renter segments, however, are primarily older and consist of a mix of singles, married couples and families. Many of these households will prefer larger floor plans, which is inline with the higher proportion of two and three bedroom units currently offered at the competing communities located throughout the Addison/Bent Tree submarket.

The submarket and surrounding area is currently experiencing an increase in residential construction with housing targeted to Millennial households. These projects will draw more high income renters into the area. For instance, Fiori at Vitruvian Park has been able to draw high income renters by offering product similar to developments in the Uptown Dallas area.

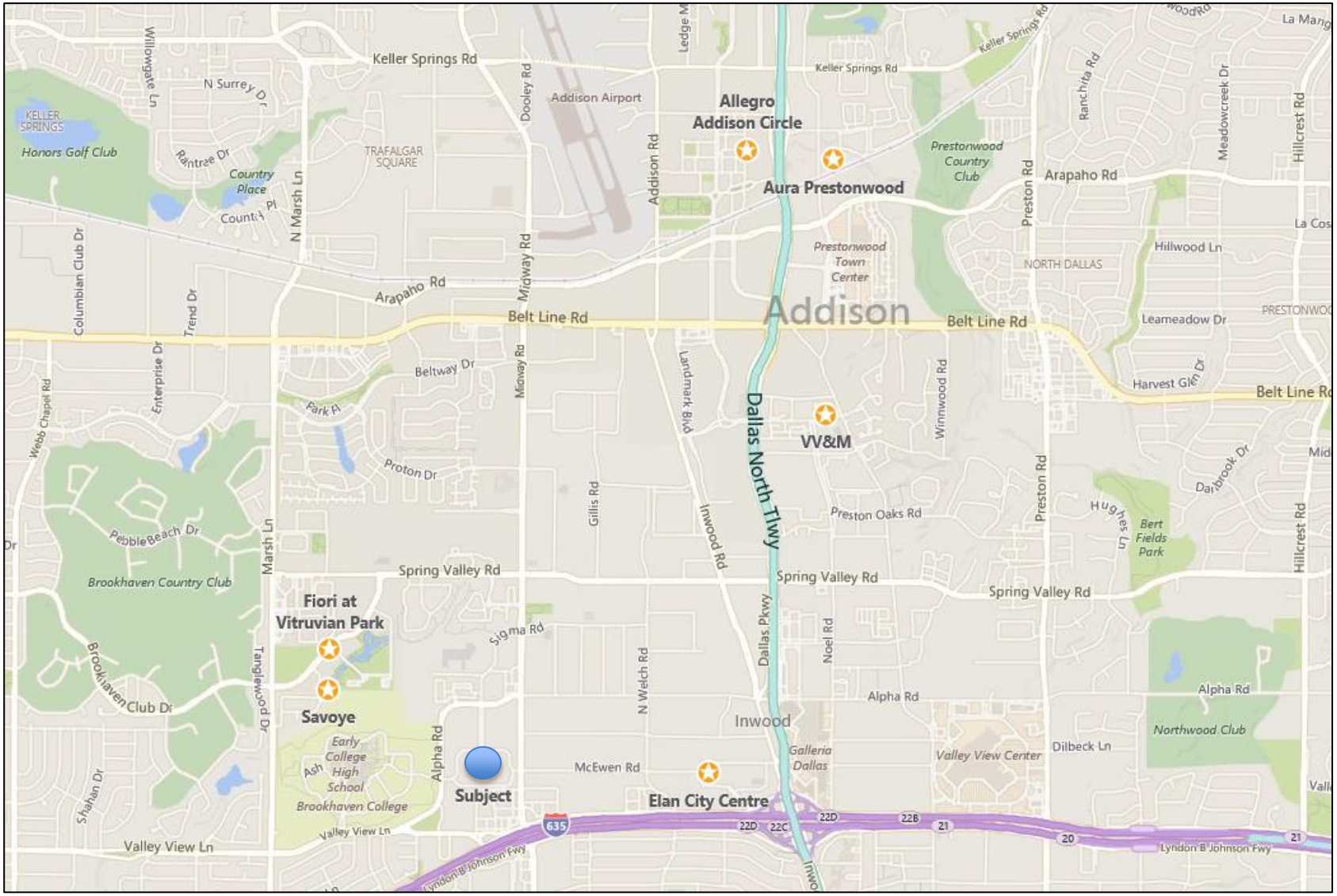
Summary of Comparable Properties

Meyers Research procured and considered data on six comparable properties in order to devise a pricing strategy for Midway Urban Village. Five of the properties are 3 to 5-story wood-frame product comparables, while the sixth, Fiori at Vitruvian Park, is a 10-story steel-frame product comparable.

Property Name	Property Manager	Revenue Management	# Units	Yr. Completed	Distance from Subject (Miles)
Elan City Centre	Greystar	Yieldstar	330	2013	0.9
Fiori at Vitruvian Park	UDR	YieldStar	392	2013	1.8
Savoye	UDR	YieldStar	739	2009/2011	1.9
VV&M	Gables Residential	Yieldstar	310	2014	2.9
Aura Prestonwood	Berkshire Group	YieldStar	322	2015	3.6
Allegro Addison Circle	Behringer	YieldStar	393	2009/2013	5.3
Total/Weighted Avg.			**2,486**	**2013**	**2.7**

All six of the comparables are professionally managed (including REIT ownership) and utilize revenue management software. These programs provide pricing recommendations based on historical demand, unit type availability, net rental pricing, lease term, days vacant, and comparable rental rates. The most prevalent software program is YieldStar.

Location of Comparable Properties



Proposed Unit Mix and Submarket Observations

Meyers considered the following trends when analyzing the proposed unit mix for Midway Urban Village:

Comparable Inventory

- The comparables are weighted most heavily to efficiencies/one bedrooms (71%), followed by two bedrooms (29%).
- Three bedroom units are offered at two of the comparable properties and compromise just 1% of the overall mix.

Best Performing Units Sizes

- The heaviest concentration of one bedroom units at the comparables falls within 700 to 799 square feet (36.3%), followed by 600 to 699 square feet (27.1%) and 800 to 899 square feet (21.1%). The highest rents per square foot are being achieved within the 600 to 699 square foot range ($2.02 per square foot), followed by the 900 to 999 square feet range ($1.95 per square foot) – although there are fewer of these floor plans in the market (7.0%). See Appendix page 55.
- In regards to two bedrooms, the largest proportion of floor plans fall within 1,100 to 1,199 square feet (37.3%), followed by 1,000 to 1,099 (22.9%). These size ranges are achieving rent per square foot figures of $1.55 and $1.62, respectively. It is noted that the bulk of the remaining two bedroom floor plans fall within 1,200 to 1,299 square feet (17.5%) and 1,300 to 1,399 square feet (15.4%). These size ranges indicate average rent per square foot figures of $1.71 and $1.70. See Appendix page 55.

Demographics

- The majority of renter segments currently residing in the Addison/Bent Tree submarket are predominately singles with small household sizes. The largest segment of renters (Young and Restless) are young in their mid-to-upper 20s. In Meyers' experience, these renters prefer small one bedrooms or efficiency floor plans. The remaining renter segments are primarily older and consist of a mix of singles, married couples and families. These households will prefer larger floor plans.
- The submarket and surrounding area is currently experiencing an increase in residential construction with housing targeted to Millennial households. These projects will draw more high income renters into the area. For instance, Fiori at Vitruvian Park has been able to draw high income renters by offering product similar to developments in the Uptown Dallas area.

Proposed Unit Mix

- The proposed unit mix is weighted towards efficiencies/one bedrooms (74%) followed by two bedrooms (26%), with an overall weighted average unit size of 906 square feet, and is inline with offerings in the market.

Proposed Unit Mix for Building A

	Unit Mix for Building A (Phase I)				
	# Units	% of Mix	Unit Size (SF)	% of Total	Wtd. Avg. Unit Size (SF)
1BR/1BA	6	9.1%	690		
1BR/1BA	6	9.1%	780		
1BR/1.5BA Study Townhome	3	4.5%	946		
1BR/1.5BA Study Townhome	31	47.0%	1,238		
1BR/1.5BA Study Townhome	18	27.3%	1,238	97.0%	1,130
2BR/2BA	2	3.0%	1,250	3.0%	1,250
Total/Wtd. Avg.	**66**	**100.0%**	**1,134**	**100.0%**	**1,134**

Proposed Unit Mix for Building B

	Unit Mix for Building B (Phase I)				
	# Units	% of Mix	Unit Size (SF)	% of Total	Wtd. Avg. Unit Size (SF)
Efficiency	8	4.9%	620	4.9%	620
1BR/1BA	40	24.5%	690		
1BR/1BA	22	13.5%	780		
1BR/1BA	24	14.7%	779		
1BR/1BA	16	9.8%	930	62.6%	768
2BR/1.5BA Townhome	2	1.2%	1,163		
2BR/2BA	14	8.6%	1,124		
2BR/2BA	23	14.1%	1,115		
2BR/2BA	7	4.3%	1,250		
2BR/2BA Townhome	6	3.7%	1,299	31.9%	1,159
3BR/2BA Townhome	1	0.6%	1,480	0.6%	1,480
Total/Wtd. Avg.	**163**	**100.0%**	**890**	**100.0%**	**890**

Proposed Unit Mix for Building C

	Unit Mix for Building C (Phase I)				
	# Units	% of Mix	Unit Size (SF)	% of Total	Wtd. Avg. Unit Size (SF)
Efficiency	16	13.1%	620	13.1%	620
1BR/1BA	28	23.0%	690		
1BR/1BA	24	19.7%	780		
1BR/1BA	28	23.0%	779	65.6%	748
2BR/2BA	4	3.3%	1,124		
2BR/2BA	14	11.5%	1,115		
2BR/2BA	8	6.6%	1,250	21.3%	1,158
Total/Wtd. Avg.	**122**	**100.0%**	**819**	**100.0%**	**819**

Proposed Unit Mix for Building D

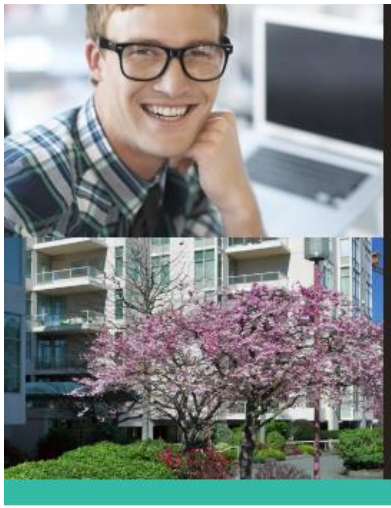
	Unit Mix for Building D (Phase II)				
	# Units	% of Mix	Unit Size (SF)	% of Total	Wtd. Avg. Unit Size (SF)
Efficiency	8	3.4%	620	3.4%	620
1BR/1BA	56	23.8%	690		
1BR/1BA	60	25.5%	780		
1BR/1BA	40	17.0%	930	66.4%	786
2BR/2BA	39	16.6%	1,124		
2BR/2BA	32	13.6%	1,250	30.2%	1,181
Total/Wtd. Avg.	**235**	**100.0%**	**900**	**100.0%**	**900**

Appendix

Unit Mix Breakdown by Floor Plan Type

Unit Size (SF)	# Units	% of Bedrooms	Wtd. Avg. Size (SF)	% of all units	Effective Rent	Effective Rent PSF
Efficiency Floorplans						
400-499	20	20.2%	499	0.8%	$1,002	$2.01
500-599	75	75.8%	562	3.0%	$1,174	$2.09
600-699	4	4.0%	614	0.2%	$1,285	$2.09
One Bedroom Floorplans						
600-699	392	27.1%	654	15.8%	$1,322	$2.02
700-799	525	36.3%	738	21.1%	$1,307	$1.77
800-899	306	21.1%	839	12.3%	$1,505	$1.79
900-999	101	7.0%	926	4.1%	$1,809	$1.95
1,000-1,099	46	3.2%	1,032	1.9%	$1,476	$1.43
1,100-1,199	4	0.3%	1,181	0.2%	$1,287	$1.09
1,200-1,299	2	0.1%	1,200	0.1%	$1,287	$1.07
Two Bedroom Floorplans						
900-999	4	0.4%	996	0.2%	$1,615	$1.62
1,000-1,099	209	22.9%	1,068	8.4%	$1,727	$1.62
1,100-1,199	340	37.3%	1,158	13.7%	$1,796	$1.55
1,200-1,299	160	17.5%	1,262	6.4%	$2,158	$1.71
1,300-1,399	140	15.4%	1,337	5.6%	$2,279	$1.70
1,400-1,499	47	5.2%	1,421	1.9%	$2,202	$1.55
1,600-1,699	12	1.3%	1,689	0.5%	$3,384	$2.00
Three Bedroom Floorplans						
1,400-1,499	6	21.4%	1,450	0.2%	$2,900	$2.00
1,500-1,599	4	14.3%	1,530	0.2%	$2,300	$1.50
1,600-1,699	12	42.9%	1,614	0.5%	$2,326	$1.44
1,700-1,799	3	10.7%	1,799	0.1%	$2,827	$1.57
2,100-2,199	3	10.7%	2,115	0.1%	$3,373	$1.60

Young and Restless



LifeMode Group: Midtown Singles

Young and Restless

11B

Households: 2,005,000

Average Household Size: 2.02

Median Age: 29.4

Median Household Income: $36,000

WHO ARE WE?

Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, are employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. Close to half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smartphones are a way of life, and they use the Internet extensively. *Young and Restless* consumers are diverse, favoring densely populated neighborhoods in large metropolitan areas; over 50% are located in the South (almost a fifth in Texas), with the rest chiefly in the West and Midwest.

TAPESTRY SEGMENTATION
esri.com/tapestry

OUR NEIGHBORHOOD

- One of the youngest markets: Half the householders under age 35; median age 29.4.
- Primarily single-person households (Index 163) with some shared households (Index 201).
- Highly mobile market, beginning careers and changing addresses frequently.
- Naturally, one of the top 5 renter markets (Index 237).
- Apartment rentals popular: 45% in 5–19 unit buildings (Index 507), 26% in 20+ unit buildings (Index 325).
- Majority of housing built in 1970 or later (83%).

SOCIOECONOMIC TRAITS

- Education completed: 2 out of 3 have some college, an associate's degree, or a bachelor's degree or higher. Education in progress: almost 15% are still enrolled in college (Index 185).
- Labor force participation rate is exceptionally high at 75.4%; unemployment is low at 7.8%.
- These are careful shoppers, aware of prices, and demonstrate little brand loyalty.
- They like to be the first to try new products, but prefer to do research before buying the latest electronics.
- Most of their information comes from the Internet and TV, rather than traditional media.
- Carry their cell phone everywhere they go.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Metro Renters

LifeMode Group: Uptown Individuals

Metro Renters

3B

Households: 1,734,000

Average Household Size: 1.66

Median Age: 31.8

Median Household Income: $52,000

WHO ARE WE?

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. *Metro Renters* residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. *Metro Renters* residents live close to their jobs and usually walk or take a taxi to get around the city.

OUR NEIGHBORHOOD

- Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.66.
- Neighborhoods feature 20+ unit apartment buildings, typically surrounded by offices and businesses.
- Renters occupy close to 80% of all households.
- Public transportation, taxis, walking, and biking are popular ways to navigate the city.

SOCIOECONOMIC TRAITS

- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

TAPESTRY SEGMENTATION
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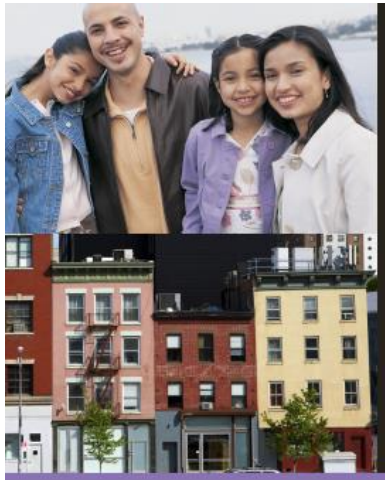
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

International Marketplace



LifeMode Group: Next Wave

International Marketplace

13A

Households: 1,469,000

Average Household Size: 3.04

Median Age: 32.3

Median Household Income: $41,000

WHO ARE WE?

International Marketplace neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas, almost entirely in the Middle Atlantic (especially in New York and New Jersey) or in California. Almost 40% of residents are foreign-born; 1 in 4 households are linguistically isolated. Young, Hispanic families renting apartments in older buildings dominate this market; about two-fifths of households have children. Over one-fifth of households have no vehicle, typically those living in the city. Workers are mainly employed in white collar and service occupations (especially food service and building maintenance). One-fifth of workers commute using public transportation and more walk or bike to work than expected. Median household income is lower, but home values are higher, reflecting the metropolitan areas in which they live. Consumers are attentive to personal style; purchases reflect their youth and their children. True to their culture, residents visit Spanish language websites, watch programs on Spanish TV networks, and listen to Hispanic music.

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OUR NEIGHBORHOOD

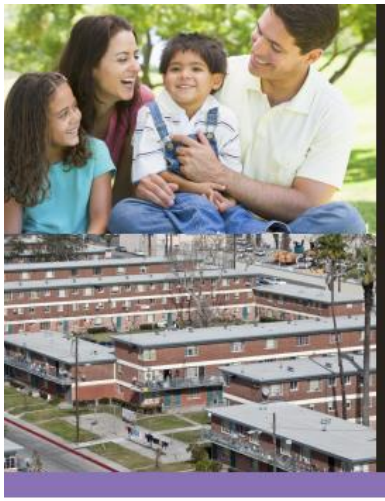
- Densely settled urban periphery of large metropolitan areas, East and West Coasts.
- Young, diverse family market: 41% families with children (married couple or single parent), plus married couples without children and a notable proportion of multigenerational households (Index 174).
- Approximately 72% of householders in multiunit apartment buildings, 30% in 2–4 unit structures (Index 375).
- Majority of apartments built before 1970 (68%), 30% built before 1940 (Index 223).
- 1 or 2 vehicles for two-thirds of households; 22% have no vehicle (Index 246).

SOCIOECONOMIC TRAITS

- Almost 40% of the population were born abroad; almost 1 in 4 households have residents who do not speak English.
- 29% have no high school diploma (Index 201); 29% have a high school diploma only (Index 101).
- Labor force participation rate is 68% and higher than the US average; unemployment is also higher, at 10.9%.
- These are hard-working consumers, striving to get ahead; style matters to them.
- Preserving the environment and being in tune with nature are very important.
- Media used most often is the Internet.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

NeWest Residents



LifeMode Group: Next Wave

NeWest Residents

13C

Households: 917,000

Average Household Size: 3.32

Median Age: 27.0

Median Household Income: $28,000

WHO ARE WE?

For this young Hispanic market, life has taken many turns recently. They are new to America and new to their careers, with new, young families. Many are new to the English language; more than one-third of households are linguistically isolated. *NeWest Residents* are ambitious and dream of a better life. They aren't ready to fully adopt the American way of life but are willing to take risks for the benefit of their families. As the breadwinners, the men of the house work long hours in blue collar jobs, primarily in the service industry. Skilled workers steer toward construction and manufacturing sectors. Female labor force participation is low, perhaps due to the language barrier, but also because of their parenting responsibilities.

OUR NEIGHBORHOOD

- They're concentrated in larger metropolitan areas (over half a million people) in the South and West.
- Reside in mostly renter-occupied apartments in older, mid- to high-rise buildings. Over 80% of housing units were built before 1990. Rental rates are below the US average (Index 88).
- More than half of the households have children, in either married-couple or single-parent families.
- With average household size exceeding three, presence of children less than 5 years old is high compared to the US average. Dependent children represent one-third of the population.

SOCIOECONOMIC TRAITS

- Female labor force participation is low (Index 91), partially attributable to the language barrier in this diverse foreign-born market.
- Male labor force participation (Index 118) is compulsory for these new families.
- Working full-time in blue collar jobs, this market works hard and dreams big. They seek adventure and take risks for the betterment of their families.
- They are automotive enthusiasts; if they had the savings, they would buy a used, but bold, fun-to-drive vehicle.

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Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Old and Newcomers

LifeMode Group: Middle Ground

Old and Newcomers

8F

Households: 2,774,000

Average Household Size: 2.11

Median Age: 38.5

Median Household Income: $39,000

WHO ARE WE?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. *Old and Newcomers* is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

OUR NEIGHBORHOOD

- Metropolitan city dwellers.
- Predominantly single households (Index 148), with a mix of married couples (no children); average household size lower at 2.11.
- 54% renter occupied; average rent, $800 (Index 88).
- 45% of housing units are single-family dwellings; 44% are multiunit buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

SOCIOECONOMIC TRAITS

- Unemployment is lower at 7.8% (Index 91), with an average labor force participation rate of 62.6%, despite the increasing number of retired workers.
- 30% of households are currently receiving Social Security.
- 28% have a college degree (Index 99), 33% have some college education, 10% are still enrolled in college (Index 126).
- Consumers are price aware and coupon clippers, but open to impulse buys.
- They are attentive to environmental concerns.
- They are more comfortable with the latest technology than buying a car.

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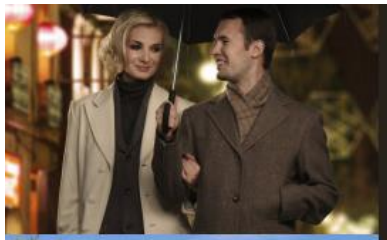
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Urban Chic



LifeMode Group: Upscale Avenues

Urban Chic

2A

Households: 1,574,000

Average Household Size: 2.37

Median Age: 42.6

Median Household Income: $98,000

WHO ARE WE?

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

OUR NEIGHBORHOOD

- More than half of *Urban Chic* households include married couples; 30% are singles.
- Average household size is slightly lower at 2.37.
- Homes range from prewar to recent construction, high-rise to single family. Over 60% of householders live in single-family homes; more than one in four live in multiunit structures.
- Two-thirds of homes are owner occupied.
- Major concentrations of these neighborhoods are found in the suburban periphery of large metropolitan areas on the California coast and along the East Coast.
- Most households have two vehicles available. Commuting time is slightly longer, but commuting by bicycle is common (Index 236).

SOCIOECONOMIC TRAITS

- Well educated, more than 60% of residents hold a bachelor's degree or higher (Index 223).
- Unemployment rate is well below average at 5% (Index 62); labor force participation is higher at 69%.
- Residents are employed in white collar occupations—in managerial, technical, and legal positions.
- Over 40% of households receive income from investments.
- Environmentally aware, residents actively recycle and maintain a "green" lifestyle.
- These busy, tech-savvy residents use PCs extensively for an array of activities such as shopping, banking, and staying current—a top market for Apple computers.

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Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Enterprising Professionals

LifeMode Group: Upscale Avenues

Enterprising Professionals

2D

Households: 1,627,000

Average Household Size: 2.46

Median Age: 34.8

Median Household Income: $77,000

WHO ARE WE?

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. *Enterprising Professionals* residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

OUR NEIGHBORHOOD

- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 22% are newer, built after 2000.
- Renters make up nearly half of all households.

SOCIOECONOMIC TRAITS

- Median household income one and a half times that of the US.
- Over half hold a bachelor's degree or higher.
- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.

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Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Emerald City

LifeMode Group: Middle Ground

Emerald City

8B

Households: 1,677,000

Average Household Size: 2.05

Median Age: 36.6

Median Household Income: $52,000

WHO ARE WE?

Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym. Many embrace the "foodie" culture and enjoy cooking adventurous meals using local and organic foods. Music and art are major sources of enjoyment. They travel frequently, both personally and for business.

OUR NEIGHBORHOOD

- There are mostly older, established neighborhoods with homes built before 1960; around 30% built before 1940.
- Just over half of all homes are renter occupied.
- Single-person and nonfamily types make up over half of all households.
- Median home value and average rent are slightly above the US levels; around half of owned homes are worth $150,000–$300,000.

SOCIOECONOMIC TRAITS

- Well educated, these consumers research products carefully before making purchases.
- They buy natural, green, and environmentally friendly products.
- Very conscious of nutrition, they regularly buy and eat organic foods.
- Cell phones and text messaging are a huge part of everyday life.
- They place importance on learning new things to keep life fresh and variable.
- They are interested in the fine arts and especially enjoy listening to music.

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Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Laptops and Lattes

LifeMode Group: Uptown Individuals

Laptops and Lattes

3A

Households: 1,240,000

Average Household Size: 1.85

Median Age: 36.9

Median Household Income: $93,000

WHO ARE WE?

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. *Laptops and Lattes* residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

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OUR NEIGHBORHOOD

- 30-something single householders (Index 174), with a number of shared households (Index 246); low average household size of 1.85.
- City dwellers, primarily in apartment buildings: with 2–4 units (Index 190), 5–19 units (Index 223), or 20+ units (Index 548).
- Older housing, 2 out of 3 homes built before 1970; 42% built before 1940 (Index 310).
- Most households renter occupied, with average rent close to $1,800 monthly (Index 183).
- Many owner-occupied homes valued at $500,000+ (Index 684).
- Majority of households own no vehicle at 36% (Index 398) or 1 vehicle (41%).

SOCIOECONOMIC TRAITS

- Three out of four have a bachelor's degree or higher (Index 269).
- Unemployment rate is low at 5.3%; labor force participation is high, more than 75%.
- Salaries are the primary source of income for most households, but self-employment income (Index 147) and investment income (Index 167) complement the salaries in this market.
- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

City Lights

LifeMode Group: Middle Ground

City Lights

8A

Households: 1,759,000

Average Household Size: 2.56

Median Age: 38.8

Median Household Income: $60,000

WHO ARE WE?

City Lights, a densely populated urban market, is the epitome of equality. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity. Household types range from single person to married-couple families, with and without children. A blend of owners and renters, single-family homes and town homes, midrise and high-rise apartments, these neighborhoods are both racially and ethnically diverse. Many residents have completed some college or a degree, and they earn a good income in professional and service occupations. Willing to commute to their jobs, they work hard and budget well to support their urban lifestyles, laying the foundation for stable financial futures.

OUR NEIGHBORHOOD

- Half of the homes are single-family residences or townhomes.
- Tenure is 50-50: half of households are owned and half are rented. Median home value (Index 182) and average gross rent (Index 129) exceed US values.
- Households include families, both married couples and single parents, as well as singles. The distribution is similar to the US, with slightly more single-person households (Index 109).
- Housing is older in this market: 2 out of 3 homes were built before 1970.
- Most households own one vehicle, but public transportation is still a necessity for daily commutes.

SOCIOECONOMIC TRAITS

- *City Lights* residents earn above average incomes, but lag the nation in net worth.
- Labor force participation exceeds the US average (Index 105). Residents work hard in professional and service occupations but also seek to enjoy life.
- These consumers save for the future, often to achieve their dream of home ownership. They often engage in discussion about financial products and services among their peers. They earn dividend incomes from their portfolios but steer away from risky investments.
- These consumers are price savvy but will pay for quality brands they trust.
- Reflecting the diversity of their neighborhoods, residents stand by their belief in equal opportunity.
- Attuned to nature and the environment, and when they can, purchase natural products.

TAPESTRY SEGMENTATION
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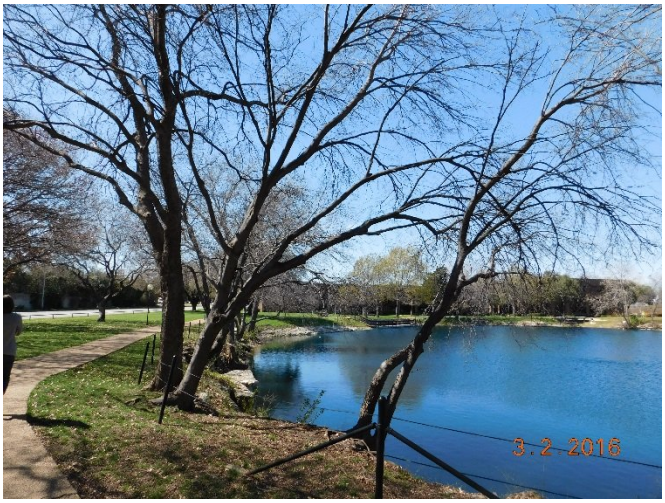
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Site Photographs



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-ZA-03

Agenda Date: 8/22/2016 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Zoning Amendment

Agenda Number: C.1

Consider a request from GFF Planning / Provident Realty Advisors to amend Planned Development No. 88 (PD-88) for an 8.795-acre site located approximately 600 feet east of Luna Road and 1200 feet south of LBJ Freeway and take appropriate action. This amendment includes rezoning the 8.795-acre site from "Commerce" subdistrict to "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan for a new multi-family residential community.

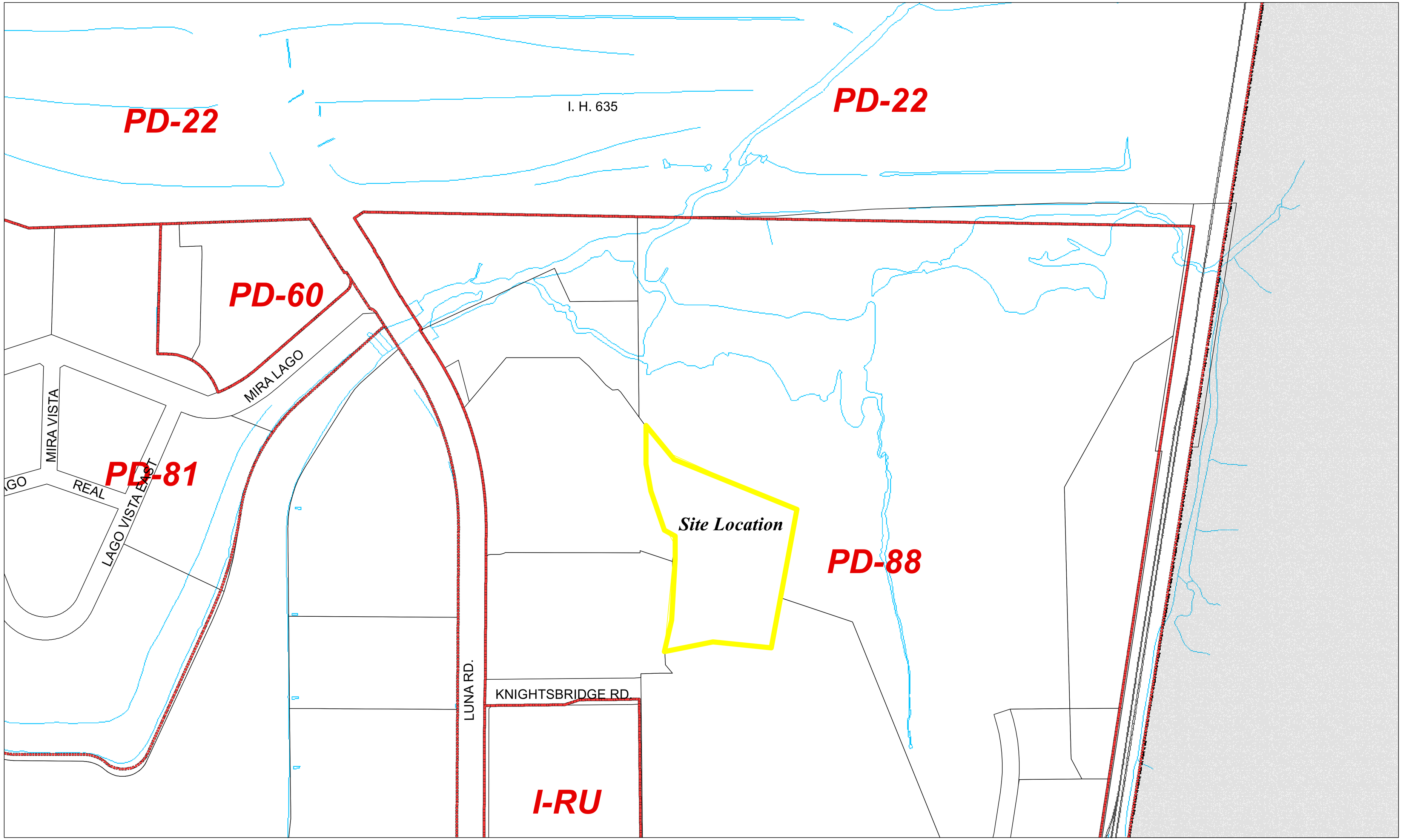
BACKGROUND:
The applicant Provident Realty Advisors has proposed to develop a new mid-density multi-family community that will include 3 and 4 stories high buildings and approximately 260 dwelling units. This site is located along future Knightsbridge Road within Planned Development No. 88 (PD-88).

RECOMMENDATION:
Staff recommends approval of the zoning amendment within PD-88 that changes the subject tract from "Commerce" subdistrict to "Mid-Density Residential" subdistrict and the Conceptual Site Plan associated with this request.

ACTIONS:
1. Motion to recommend Approval to change the zoning of an approximate 8.975-acre site from "Commerce" subdistrict to "Mid-Denity Residential" Subdistrict including the associated Conceptual Site Plan as presented at this meeting.
2. Motion to recommend Denial to change the zoning of an approximate 8.975-acre site from "Commerce" subdistrict to "Mid-Denity Residential" Subdistrict including the associated Conceptual Site Plan as presented at this meeting.
3. Motion to recommend Approval to change the zoning of an approximate 8.975-acre site from "Commerce" subdistrict to "Mid-Denity Residential" Subdistrict with the following Modifications …
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:
1. Location Map
2. Aerial Map
3. Staff Report
4. Conceptual Site Plan
5. Renderings
6. Conceptual Landscape Plan
7. Market Study

8. PD-88 Regulating Plan
9. PD-88 Regulating Plan _ draft, version August 18th
10. Site Photographs
11. Notification Map
12. Summary of Mailed Notices



Zoning District Boundary

City Limit

16-ZA-03 - Location Map
Knightsbridge Rd. & Luna Rd.

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 370 740 Feet

NORTH

Document Path: Z:\Zoning Cases\2016 cases\16-ZA-03 Mercer Crossing Apts III (Provident)\GIS\Location Map1.mxd

Date: 8/12/2016

16-ZA-03 - Aerial Map
Knightsbridge Rd. & Luna Rd.

City Limit

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 370 740 Feet

NORTH

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Date: 5/5/2016

STAFF REPORT

Case Number:	15-ZA-03
Request:	Zoning map amendment from "Commerce" subdistrict to "Mid-Density Residential" subdistrict within Planned Development No. 88 (PD-88)
Address:	future Knightsbridge Road, 600 feet east of Luna
Lot Size:	Approximately 8.795 acres
Petitioner:	Provident Realty Advisors

Summary

Site design:	*4 multifamily buildings - 3 and 4 stories in height, 1 amenity center - 1 story high*
Units:	*approximately 260 dwelling units (DU)*
Masonry:	*minimum 75% brick*
Parking:	*416 parking spaces, combination of "tuck-under" garages and surface parking lots, 1.6 ps/DU*
Landscape:	*26% of the property will be used as a linear park and landscaped open space, new trails and a boardwalk along the new lake shore*

Existing Conditions

The "Medium Density Residential" subdistrict within Planned Development 88 (PD-88) zoning district, commonly known as Mercer Crossing Code, was created in 2012 for the development of Mercer Crossing Apartments, a new mid-density multifamily community along Luna Road, just south of Farmers Branch Creek and LBJ Freeway. This zoning request will represent the next phase of that development and is located immediately east of the recently completed Mercer Crossing Apartments.

The site is located approximately 600 feet east of Luna Road and 1,000 feet south of LBJ Freeway. The site will be accessible only by the future eastward expansion of Knightsbridge Road.

The site is bordered to the west by Mercer Crossing Apartments community and to the east by the future multifamily community to be developed by JPI Real Estate Acquisition. To the north of the site is the newly created retention lake. The plat for this new lake was approved in August 2016.

This site is currently located within the "Commerce" subdistrict of PD-88 which does not allow the multifamily use. Both tracts east and west of the proposed site are already zoned "Mid-Density Residential" subdistrict. (See Location Map).

Conceptual Site Design

The applicant, Provident Realty Advisors, is proposing to develop a mid-density residential community containing approximately 260 dwelling units. This community will consist primarily of one and two bedroom units. The dwelling units will be averaging in size from 700 sf to 1,400 sf. The proposed density for this development is 30 dwelling units per acre which falls within the standards established by the Mid-Density Subdistrict. (See Conceptual Site Plan)

The proposed site plan was designed to complement the existing communities on both sides. Special design considerations were made to take advantage of the two major amenities: the new lake on the side of the property and a proposed linear park on the western side of the property. The entire site is bordered on all sides by trails, and connects with the surrounding multifamily developments. There are no proposed fences around this development, thus a continuous walkable community is created south of the new lake.

This new community will include an amenity center (approximately 5,200 sf) located along Knightsbridge Road. The center will include a leasing office and clubhouse with a community pool and outdoor area orientated towards the linear park. (See Colorized Landscape Plan)

The estimated cost for the proposed development is approximately $36 million.

Elevations

All elevations will comply with the 75% masonry requirement, with accents of cementitious siding and metal panels. The buildings will have pitched shingle roofs. All units will contain an outdoor patio or balcony.

The three buildings on the south side will be 3 stories high and the building along the lake will be 4 stories in height. This building will have an elevator for access to the upper levels. (See Renderings)

Parking

The proposed community will be served by 416 on-site parking spaces with a combination of “tuck-under” garages (96 parking spaces) and surface parking lots (317 parking spaces). All buildings will have “tuck-under” garages that will be connected into a common semi-open hallway system. The surface parking lots are grouped within small (open) courtyards behind the buildings. 78 parking spaces will be covered with carports. In order to create a walkable community, the applicant included a generous system of pedestrian and shared trails and landscaped open spaces throughout the surface parking system. (See Conceptual Site Plan)

Landscaping and Open Space

To create an inviting outdoor environment throughout the proposed residential community, the applicant has proposed an inclusive Conceptual Landscape Plan that connects into the wider trail and open spaces network throughout the surrounding multifamily developments along Knightsbridge Road and the new lake. This Conceptual Landscape Plan includes a north-south linear park that ties in all three phases of Mercer Crossing Apartment development, trails and adequate pedestrian access to the new lake. For example, a 12-foot wide boardwalk trail is proposed along the lake shore, a 10-foot wide trail along Knightsbridge Rd and three east-west trails to connect to the adjacent sites. The applicant has worked an agreement with the developer to the east side, JPI Real Estate Acquisition for the construction of the trail along the western property line that is going to be a public trail shared by both future communities.

The proposed Conceptual Site Plan contains approximately 26% landscaped open space. A dense cluster/canopy of trees will be planted along Knightsbridge Road, the internal trails, all pedestrian walkways, and in the parking lots. The applicant is proposing a tree ratio of 1 tree for every 5 parking spaces for the parking areas. (See Conceptual Landscape Plan)

Comprehensive Plan

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District and Open Space. In the 2003 Plan, residential development was limited to the north side of Colinas Crossing Lake (PD-81). In addition, the West Side Plan specified that no more than 5,000 additional dwelling units should be permitted west of Stemmons Freeway (US 35East).

Currently there are 1,310 existing units in multifamily communities and another approximate 5,958 units in multifamily developments entitled or under construction on the West Side, for a total of 7,268 units. Therefore, the city exceeds the Comprehensive Plan's threshold for multifamily units in this area of the city.

Market Study

The applicant submitted a Depth of Demand Analysis completed by the Meyers Research Company. In their analysis of this area and the specific location of this site, the research projected that the average absorption of 372 units a year. The study concluded:

- Farmers Branch apartment market is growing strongly tied to the Metroplex's strong job growth,
- Farmers Branch apartment market will absorb an average of 890 units per year and occupancy will remain strong, in anticipation of four years of solid job growth (2.8 pe year).

Thoroughfare Plan

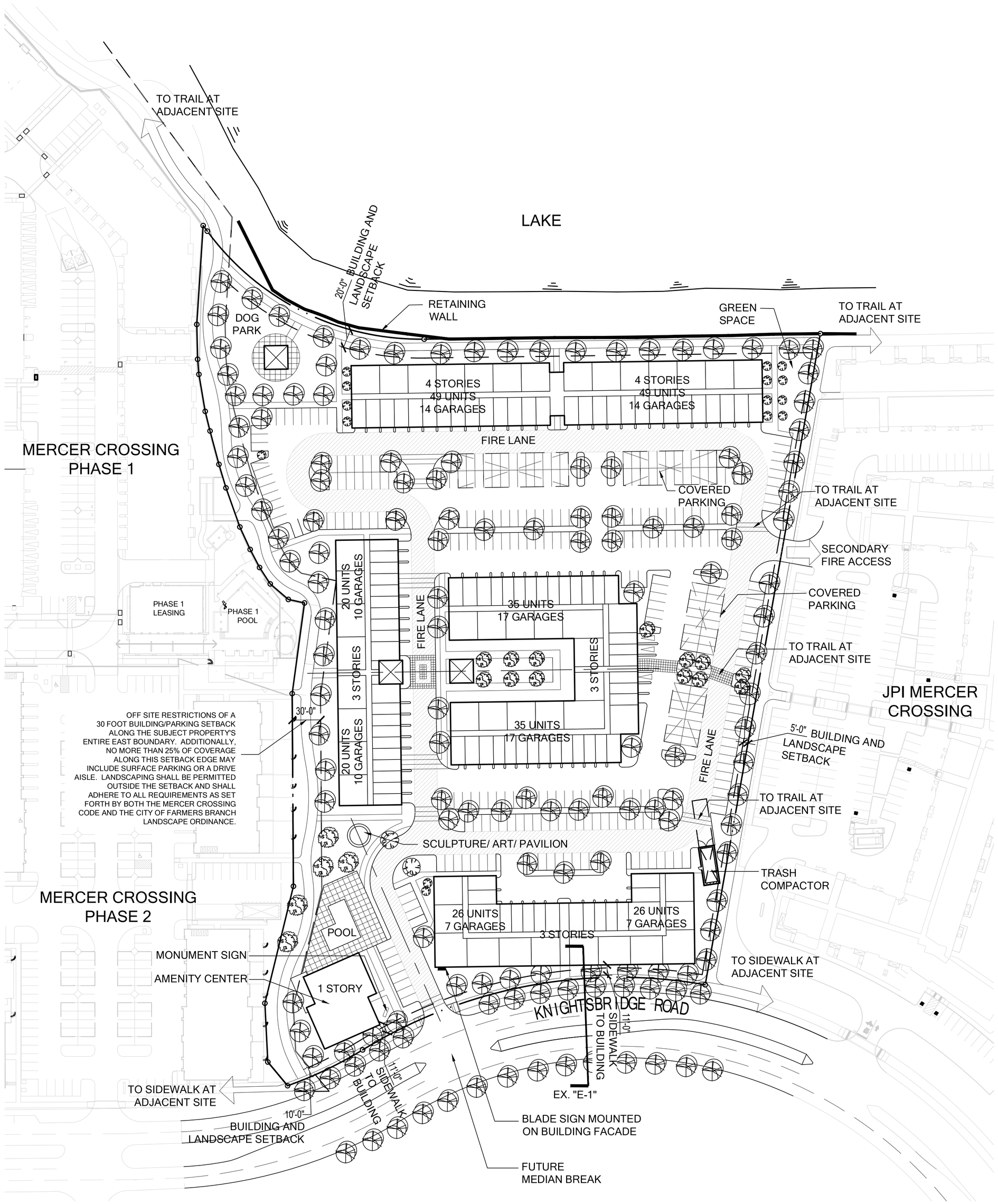
Knightsbridge Road is currently a four lane divided boulevard. This road is proposed to be extended to connect with Crown Road. The City recently approved the plat and civil plans for

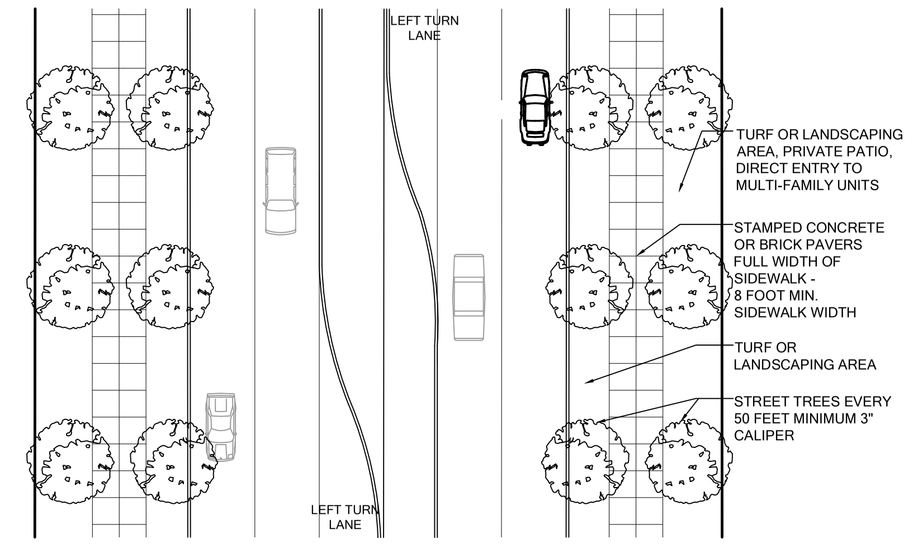
the new configuration of Knightsbridge Road, the land owner will start the construction of the roadway soon.

The City of Farmers Branch recently conducted a Traffic Impact Analysis for Luna Road between LBJ Freeway and Royal Lane, to assess the impact of the upcoming developments in this area of the city. The analysis identified the intersection of Luna Road and Knightsbridge Road as a needed location for a new traffic signal that will ease traffic fluency on this tract of this major thoroughfare. Provident Realty Advisors has agreed to participate in the cost associated with the installment of this new traffic signal.

Public Response:

Five (5) zoning notification letters were mailed to the surrounding property owners on August 12th, 2016. Two zoning notification signs were also placed on the site on the same day. As of August 19th, no letters of opposition have been received.





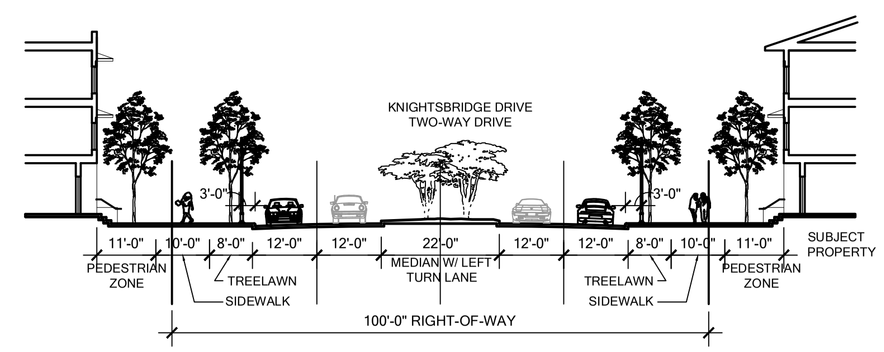
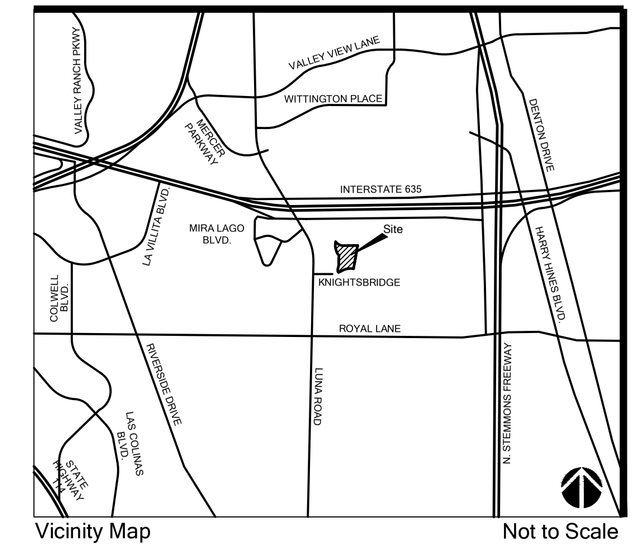


EXHIBIT "E-1" - SITE SECTION

0 10 20 40 Feet



Vicinity Map Not to Scale

Notes:

All development within the property boundary extents is proposed.

Proposed zoning: PD Amendment.

Existing zoning: PD 88.

All fire lanes must be fire lane access and utility easements.

All streets are two way streets.

PROJECT NOTES:	
LAND AREA: 8.795 ACRES	
BUILDING AREA:	327,067 SF*
AMENITY CENTER AREA:	5,184 SF
UNIT COUNT:	260 UNITS
LOT COVERAGE:	26.7%
F.A.R.	0.85
MAX BUILDING HEIGHT	55 HEIGHT
LANDSCAPING SHOWN:	26%
*INCLUDES GROUND FLOOR GARAGE SQUARE FOOTAGE	
8.795 ACRES	3 AND 4 STORY = 29.56 U/AC.
260 UNITS @ 900 SF/U x 1.6 SPACES/UNIT 416 SPACES REQUIRED	
317 SURFACE SPACES PROV'D. (78 CARPORTS) 96 GARAGE SPACES PROVIDED 3 TANDEM SPACES PROVIDED	
416 SPACES PROVIDED	

For Staff Use

Owner:
2M Holdings, LP
Contact: RL Lemke
Browning Place
1603 LBJ Freeway, Suite 800
Dallas, Texas 75234
469.522.4412
RL.Lemke@pillarincome.com

Developer:
Provident Realty Advisors, Inc.
Contact: Matthew Harris
5400 LBJ Freeway
Suite 975
Dallas, Texas 75240
972.385.8500
mharris@providentrealty.net

gff PLANNING
2808 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.303.1500
3300 West 7th Street, Suite 110 Fort Worth, Texas 76107 | 817.303.1500

Job #: 15283
File Name: Site-14.dwg
Date: 08/12/2016
Drawn by: Brian E. Moore/ Rebeca Sullivan

CONCEPTUAL SITE PLAN

NEC of Knightbridge & Luna Road
Farmers Branch, Texas
8.795 Acres

Exhibit A

JHP

Mercer Crossing Phase 3
Farmers Branch, Texas

PROVIDENT REALTY ADVISORS

Lake Side View

05.24.2016	2016033.00 zz

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Not for Regulatory Approval, Permit or Construction: Michael L. Arbour
Registered Architect of State of Texas, Registration No. 11958

JHP

Mercer Crossing Phase 3
Farmers Branch, Texas

PROVIDENT REALTY ADVISORS

Street View

05.24.2016	2016033.00 zz

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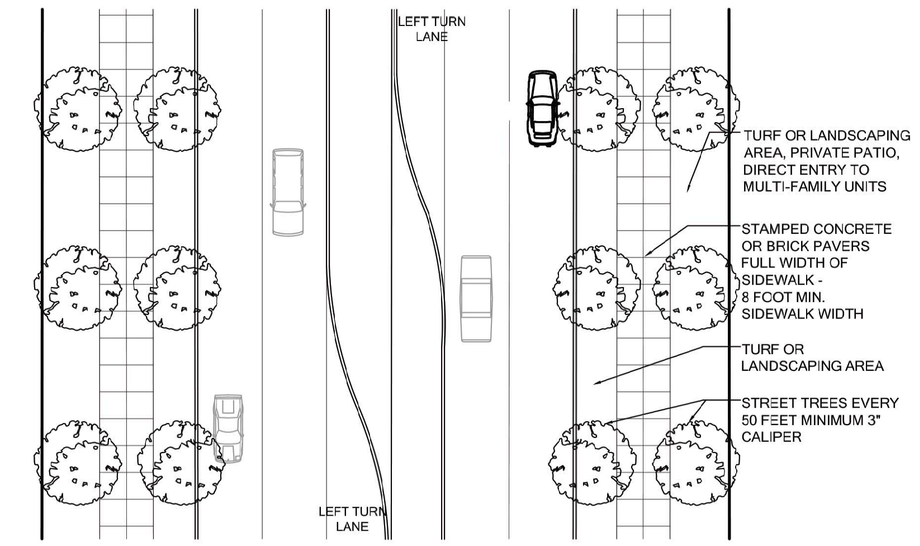
Not for Regulatory Approval, Permit or Construction: Michael L. Arbour
Registered Architect of State of Texas, Registration No. 11958



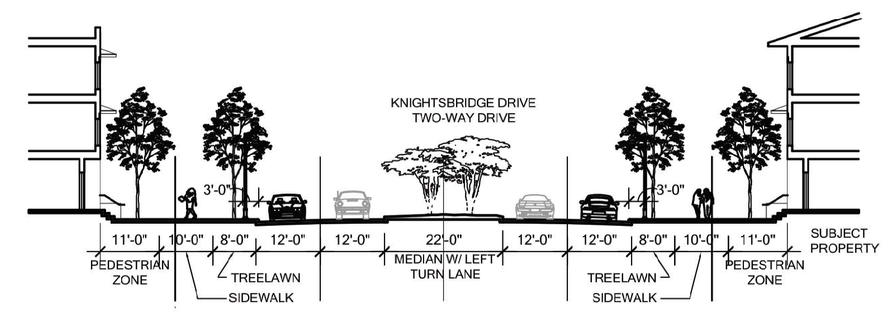


EXHIBIT "E-1" - SITE SECTION

0 10 20 40 Feet

SITE DATA:	Total Area: 8.795 Acres
Landscape Area	26% (2.27 Acres)
Building Footprint	2.37 Acres
Streetscape	3.40 Acres
Sidewalk/ paths	0.751 Acres
Public Realm	10' Wide Trails
STREET TREES	
Knightsbridge Road (470' of frontage)	14 Street Trees, 30' O.C.
Parking Tree Ratio	Approximately 1 tree per 5 spaces

For Staff Use

Owner:
2M Holdings, LP
Contact: RL Lemke
Browning Place
1603 LBJ Freeway, Suite 800
Dallas, Texas 75234
469.522.4412
RL.Lemke@pillarincome.com

Developer:
Provident Realty Advisors, Inc.
Contact: Matthew Harris
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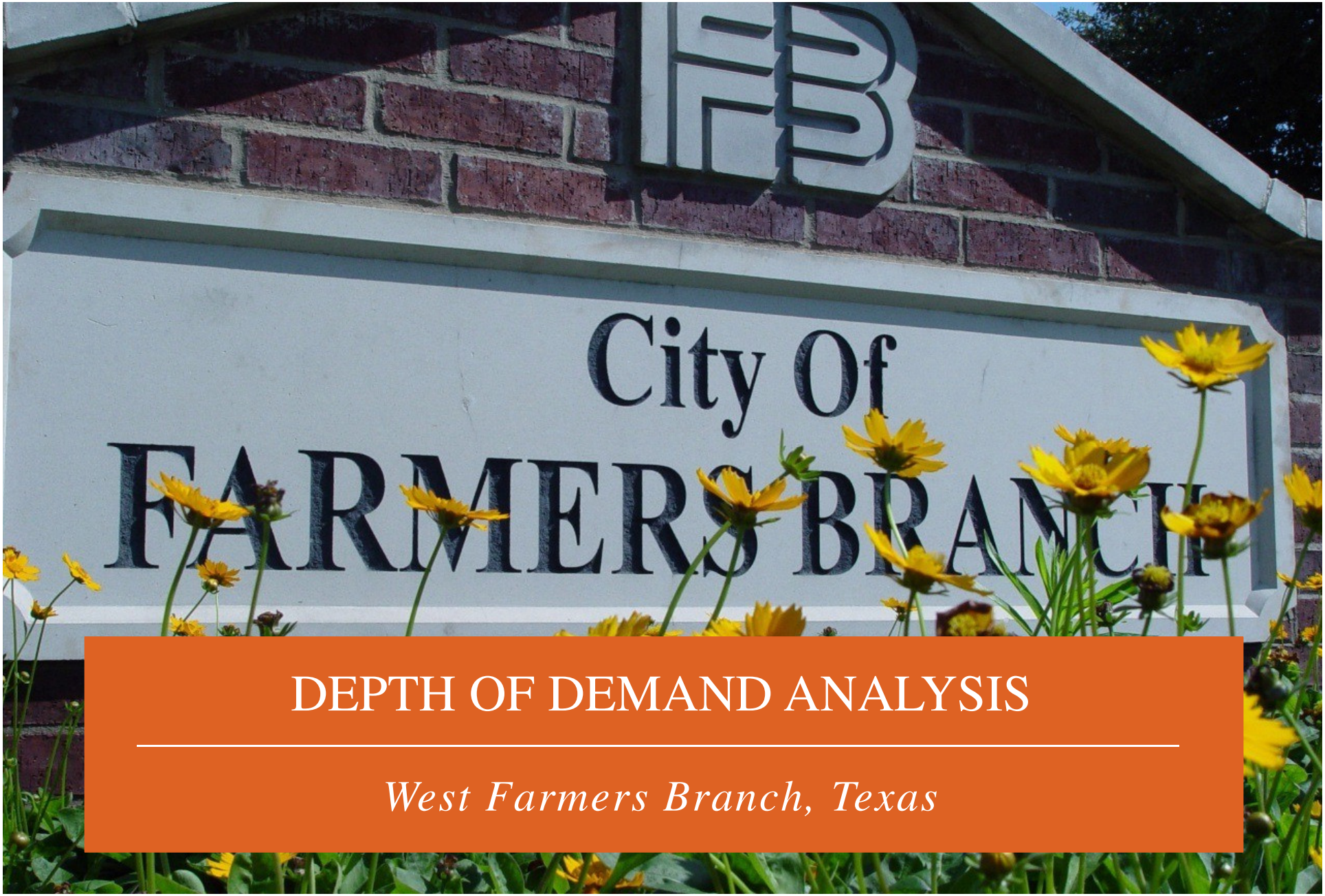
gff PLANNING
2808 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.303.1500
3300 West 7th Street, Suite 110 Fort Worth, Texas 76107 | 817.303.1500

Job #: 15283
File Name: Site-14.dwg
Date: 08/12/16
Drawn by: Brian E. Moore/ Rebeca Sullivan

LANDSCAPE PLAN

Knightsbridge East of Luna Road
Farmers Branch, Texas
8.795 Acres

Exhibit A



DEPTH OF DEMAND ANALYSIS

West Farmers Branch, Texas

May 2016 | Provident Realty Advisors
West Farmers Branch, TX

MEYERS RESEARCH
a Kennedy Wilson Company

CONTACT INFORMATION

This depth of demand analysis was prepared by Meyers Research, a market research and consulting firm specializing in the real estate industry. It has been commissioned by Provident Realty Advisors.

Kimberly Byrum served as Project Director and directed the analysis. Christine Sills contributed to the research and recommendations. Follow-up questions should be directed to Kimberly Byrum at 469-513-8490 or kbyrum@meyersllc.com.

OBJECTIVE

The objective of this analysis is to determine the depth of demand for new luxury apartment rental units in the city of Farmers Branch. Meyers Research previously conducted a supply and demand analysis under separate cover (dated January 2016). The scope of this supplemental analysis includes a description of the target market in the city of Farmers Branch, a depth of demand forecast for luxury apartments with estimated renter pools by price point, and a comparison of the Carrollton/Farmers Branch submarket to competitive submarkets.

LIMITING CONDITIONS

Provident Realty Advisors is responsible for representations about its development plans, marketing expectations and for disclosure of any significant information that might affect the ultimate realization of the projected results.

There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

We have no responsibility to update our report for events and circumstances occurring after the date of our report.

Payment of any and all of our fees and expenses is not in any way contingent upon any factor other than our providing services related to this report.

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Introduction

Introduction

In January 2016, Meyers analyzed the supply and demand conditions for the apartment market in the city of Farmers Branch. Farmers Branch is located in the MPF-defined Carrollton/Farmers Branch submarket in the Dallas-Plano-Irving, TX Metropolitan Division Area (MDA). The historical data for the apartment market analysis was derived from property level information collected by Apartment Listing Network and SMART Apartment Data.

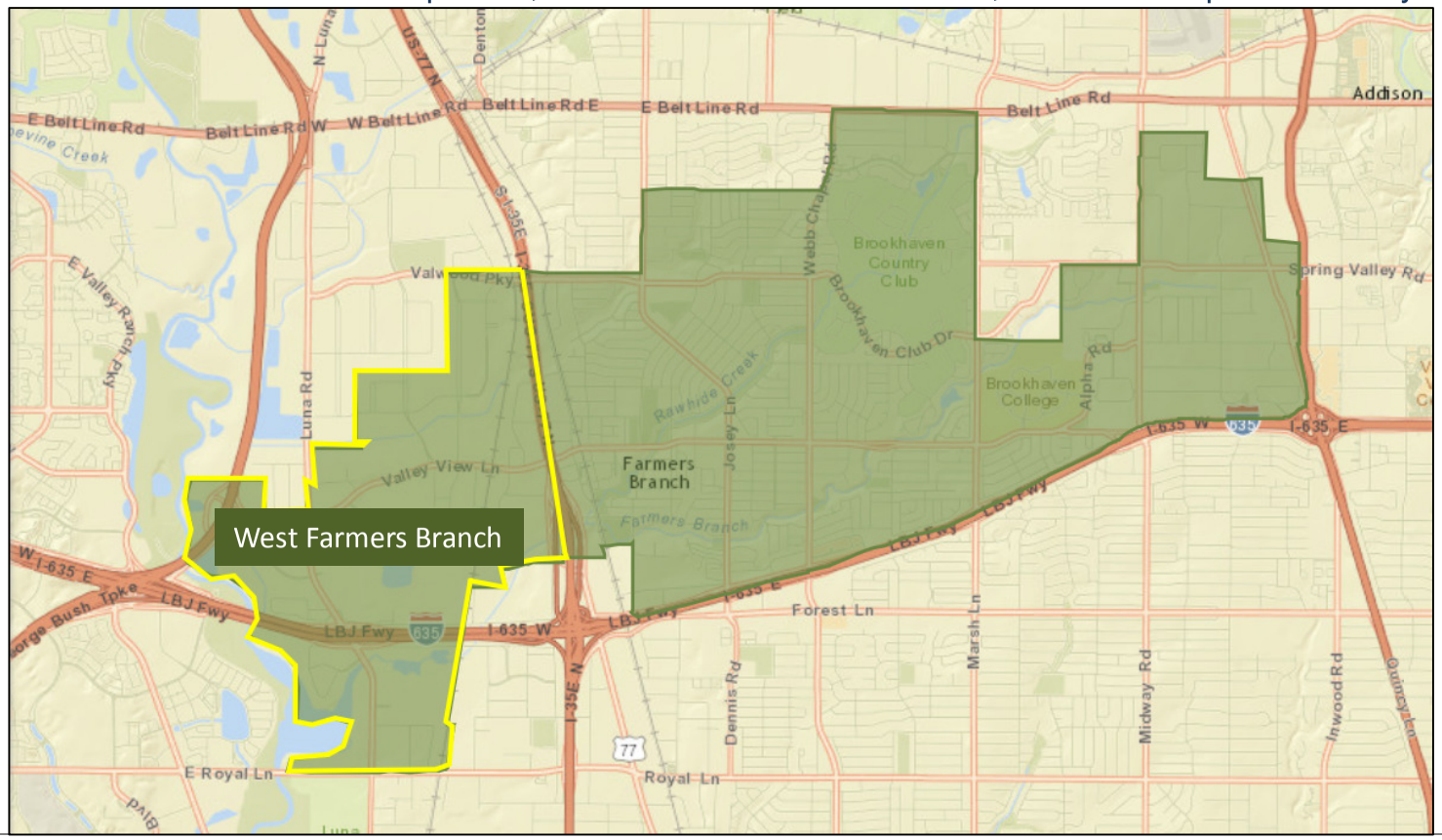
This report is intended to provide supplemental information expanding upon the supply and demand conclusions found in the January 2016 report. The scope of the analysis includes:

- Description of the target market – top earning renter households in Farmers Branch;
- Depth of demand forecast for luxury apartments in West Farmers Branch, with estimated renter pools by price point; and
- Comparison of the Carrollton/Farmers Branch submarket to competitive submarkets.

The following section provides a brief summary of the findings and conclusions from Meyers' previous supply and demand analysis.

West Farmers Branch

The multifamily units in Farmers Branch are scattered throughout four distinct neighborhoods: Brookhaven, Central, West, and East. The western portion of the city (highlighted in yellow below) is achieving the highest rent among the four neighborhoods, with a current average effective rent of $1,350 per month or $1.41 per square foot. The inventory within the West Farmers Branch area also represents the majority of new construction in the city, with four properties ranging in year-built from 2006 to 2014. Mercer Crossing-Phase II, a 208-unit development by Provident Realty Advisors, is currently under construction within the West Farmers Branch area with a scheduled completion date later this year. Plans are for an additional Phase III component, which will consist of 260 units, with an anticipated delivery by 2019.



Background

Supply and Demand – Farmers Branch

The table below illustrates historical and forecast absorption and completions for the Farmers Branch apartment market. The market's inventory has grown by 1.5x the base multifamily inventory reported in 2007. Historically, occupancy has been strongly correlated to the metro's job growth. The metro is expected to experience strong job growth throughout the forecast period. Meyers' interviews with the most recent lease-up properties in the city indicate that new properties are absorbing an average of 31 units per month.

Year	Employment Growth	Total Stock	Occupancy Rate	Occupied Stock	Completions	Net Absorption	Avg. Employment Growth	Average Completions	Average Absorption	Difference (Absorption less Completions)
2007	2.7%	2,928	93.0%	2,723	555	n.a.	2.7%	555	n.a.	n.a.
2008	-1.2%	3,295	91.2%	3,005	367	282	-2.4%	184	68	(115)
2009	-3.7%	3,295	86.8%	2,860	0	(145)				
2010	2.1%	3,295	90.1%	2,968	0	108	3.0%	194	228	34
2011	2.0%	3,295	91.5%	3,016	0	48				
2012	2.9%	3,625	94.3%	3,419	330	403				
2013	3.6%	3,625	95.4%	3,457	0	38				
2014	4.3%	4,205	93.5%	3,931	580	474				
2015	3.2%	4,461	94.8%	4,231	256	299				
2016	2.9%	5,069	95.9%	4,859	608	629	2.8%	980	890	(89)
2017	2.7%	5,759	96.5%	5,557	690	697				
2018	3.0%	7,293	94.0%	6,859	1,534	1,302				
2019	2.4%	8,379	93.0%	7,791	1,086	932				

Going forward, the average annual pace of new completions is expected to exceed historical standards averaging 980 units per year. The majority of the identified pipeline is in two distinct areas: East Farmers Branch and West Farmers Branch. The highest rents are being achieved within the West Farmers Branch neighborhood as of December 2015.

Absorption is expected to be consistent with pipeline deliveries in the early years of the forecast and taper off as job growth in the metro moderates (2.4% in 2019 and expected to be 1.7% in 2020, according to Economy.com). **During the forecast period, absorption is expected to average 890 units per year.**

Absorption Pace of New Units is Strong

The table illustrates absorption data for four properties located in the city of Farmers Branch. These properties are the most recent to be delivered in the area and total 1,166 units.

Property Name	# Units	Date Leasing Began	Stabilized Date (or current)	Occupancy at Stabilization (or current)	Months to Stabilization (or current)	Absorption/ Mo.
Mustang Station	256	Mar-15	Dec-15	68%	9	19
Mercer Crossing I	299	Feb-15	Dec-15	82%	10	24
Lincoln Water's Edge	281	Apr-14	Sep-14	96%	5	54
Elan City Centre	330	Jun-13	Jul-14	90%	11	27
				Avg.	9	31
				Stabilized	8	40

Overall, the average absorption per month in the sample is 31 units per month. The stabilized properties reported absorption of 40 units per month with lease-up periods spanning 8 months.

This absorption of new units is strong compared to other submarkets in the Dallas-Fort Worth area where a general rule of thumb is 22 to 25 units absorbed per month.

Supply and Demand Conclusions

Metro Economy is Growing

Year-over-year job growth (November 2015) in the Dallas-Plano-Irving, TX MDA is in line with current forecasts for the creation of 89,100 jobs by year-end 2015. The MDA is noted as one of the fasted growing in the nation as measured by total population and households. The economy is growing in all super sectors especially high paying jobs in the professional and business services and financial activities sectors. Farmers Branch is conveniently located near major transportation arteries leading to strong job centers in North Dallas, Far North Dallas/Plano, and Las Colinas. Employment opportunities in Farmers Branch are expanding with the addition of Mercer Business Park in West Farmers Branch.

Farmers Branch's Apartment Market is Growing and Strongly Tied to Metro's Job Growth

The Farmers Branch apartment market has grown its base of unit inventory by 1.5x from 2007 to present. The market's performance has been closely tied to the metro's economy which has been outperforming the nation since 2010. Properties that have opened and leased up over the past two and a half years have moved in new residents at an average rate of 31 units per month which is considered extremely robust by industry leasing standards. From 2010 to 2015, the apartment market absorbed 1,371 units, while delivering a total of 1,166 units resulting in a market penetration rate of 1.2. During the same time period, job growth averaged 3.0% per year. Rent growth has been strong averaging 4.7% per year since 2007 and over 6% per year in 2015.

Farmers Branch's Multifamily Pipeline is Concentrated in Two Geographic Areas

Occupancy is reported in excess of 94%+ in all neighborhoods in Farmers Branch with the strongest rental rates being achieved in East Farmers Branch and West Farmers Branch where the newest inventory is located. Currently, the East Farmers Branch area contains the largest inventory of multifamily units followed by West Farmers Branch. Over the next few years, the new deliveries will shift the bulk of the new offerings in favor of West Farmers Branch where several large newly developed mixed-use projects are under construction or planned.

Farmers Branch will Absorb Units and Occupancy will Remain Strong

In anticipation of four years of solid job growth (2.8% per year per Economy.com), Meyers expects the Farmers Branch apartment market to add an average of 980 units per year with occupancy averaging 94.8%. Absorption will average 890 units per year. Rent growth will moderate to 2.8% per year as the new units are added. This rent growth forecast is lower than recent performance, but is expected as the pipeline competes with other popular apartment submarkets to attract new residents.

Target Market

Demographics – City of Farmers Branch

Using the geographic information tools available with ESRI's Business Analyst Online ("ESRI"), Meyers analyzed demographics of the City of Farmers Branch using the *Demographic and Income Profile* report. This data is driven by the U. S. Census Bureau's "2010 Census of Population and Housing" with ESRI statistical forecasts for 2015.

2015 Summary	Farmers Branch
Total Population	30,124
Total Households	11,429
Average Household Size	2.64
Estimated HH Growth Rate (ESRI)	1.3%
Median Age	36.4
% 25 to 34 years	16%
Median Household Income	$56,316
Average Household Income	$76,452
Income Gap	36%
% HHs Over $100,000	24%
Owner Occupied Housing	58%
Renter Occupied Housing	42%
SFD New Home Closing Price	$422,188
SFD Existing Home Closing Price	$191,702
House Price Gap ($)	$230,486
House Price Gap (%)	120.2%

Overall, the renter aged population (25 to 34 years) is equal to 16% of the total population within the city. In terms of income, the gap between median and average household income figures indicates that there is some disparity of earnings among the population. However, the submarket and surrounding area is currently experiencing an increase in residential construction with housing targeted to Millennial households. Once the new pipeline is delivered and more young professionals are drawn into the market, the disparity in incomes is expected to decrease significantly as the new residents should help bring the median incomes up. Almost a quarter of the households currently earn $100,000 or more.

The city's housing stock is primarily owner occupied with new home prices far exceeding existing home prices as evidenced by the extreme house price gap.

Top Renter Household Segments

ESRI's Tapestry data provides a further breakdown of the demographic make-up in the city of Farmers Branch. Tapestry data classifies a given population into 67 unique clusters of individuals based on a series of demographic characteristics and lifestyle preferences. The top renter segments are shown in the table with the targeted households listed first.

			City of Farmers Branch								
Cluster	Lifestyle Group	HH Type	2015 Total Households	% Renter HHs	Median HH Income	Average HH Income (Based on Gap)	Average Rent Payment (29.6%)	Average Rent Payment (25%)	Median Age	Wtd. Avg. HH Size	2015 Renter HH's
Targeted Households											
Metro Renters	Uptown Individuals	Singles	2,362	79%	$62,447	$84,775	$2,091	$1,766	31.0	1.7	1,875
Golden Years	Senior Styles	Singles	823	37%	$68,812	$93,416	$2,304	$1,946	49.7	2.1	302
Old and Newcomers	Middle Ground	Singles	516	54%	$43,021	$58,404	$1,441	$1,217	37.6	2.1	279
In Style	GenXurban	Married Couples No Kids	843	32%	$72,324	$98,183	$2,422	$2,045	40.1	2.4	266
Parks and Rec	GenXurban	Married Couples	769	29%	$61,130	$82,987	$2,047	$1,729	39.1	2.5	226
Comfortable Empty Nesters	GenXurban	Married Couples	1,245	13%	$74,299	$100,865	$2,488	$2,101	45.6	2.5	158
Exurbanites	Affluent Estates	Married Couples	736	15%	$109,858	$149,138	$3,679	$3,107	48.4	2.5	109
Pleasantville	Upscale Adventures	Married Couples	296	17%	$96,139	$130,514	$3,219	$2,719	40.8	2.9	49
Totals/Weigted Average			7,590	43%	$70,635	$95,891	$2,365	$1,998	41.5	2.3	3,264
In Market But Not Targeted											
Urban Villages	Ethnic Enclaves	Married Couples	1,709	30%	$62,886	$85,370	$2,106	$1,779	32.3	3.8	513
NeWest Residents	Next Wave	Married Couple Families	522	83%	$32,595	$44,250	$1,091	$922	26.1	3.4	433
Las Casas	Next Wave	Married Couples	323	64%	$40,058	$54,381	$1,341	$1,133	26.9	4.2	208
Heartland Communities	Cozy Country Living	Married Couples	426	30%	$44,228	$60,042	$1,481	$1,251	40.4	2.4	127
American Dreamers	Ethnic Enclaves	Married Couples	320	36%	$53,228	$72,259	$1,782	$1,505	30.9	3.2	114
Barrios Urbanos	Ethnic Enclaves	Married Couples	265	40%	$39,619	$53,785	$1,327	$1,121	27.5	3.7	105
Salt of the Earth	Cozy Country Living	Married Couples	258	16%	$58,605	$79,560	$1,962	$1,657	42.0	2.6	42
High Rise Renters	Next Wave	Single Parents	15	96%	$24,035	$32,628	$805	$680	30.5	2.8	14
Totals/Weigted Average			3,838	41%	$51,923	$70,488	$1,739	$1,468	32.1	3.3	1,558

Meyers has identified eight targeted renter household segments. The largest segment is the Metro Renters. This household type is the smallest and youngest. ESRI's description of this segment indicates that they are highly mobile, and more than three quarters of the households are occupied by renters. The most affluent segment is Exurbanites who are older and have a larger household size (2.5 persons) and tend towards home ownership. **Note that the average household income for the targeted households is $95,891, which is above the average household income for the city of Farmers Branch ($76,452).**

The data also indicates eight "non-targeted" household segments. These segments are disqualified based on household incomes and/or household size. A detailed description of each segment can be found in the Appendix.

Depth of Demand – West Farmers Branch

Estimated Renter Pool by Price Point

Combining the information contained in the ESRI *Demographic and Income Profile* report, the known pipeline of new apartments, and Census data from the American Community Survey, the current and future renter pools in West Farmers Branch can be broken down by price point as shown in the table.

The strongest growth in renter pool is expected in the $2,000 to $2,999 rent range (3.8%) followed by the $1,500 to $1,999 rent range (1.9%). The percentages of households paying $1,000 to $1,499 and under $1,000 per month are expected to decline which is a function of the on-going development of the city. All other renter pools are expected to grow in size by 2020.

Estimated Rent Payment	2015 Total Renter Pool by Price Point	% of Total Renter Pool by Price Point	New Absorption by Renter Pool Price Point	New Renter Pool Through 2020	% of Total Rental Pool by Price Point	Ppt. Chg. In Renter Pool by Price Point	Cumulative Renter Pool by Price Point
Under $1,000	266	24.4%	483	749	19.2%	-5.1%	3,898
$1,000 to $1,499	377	34.5%	863	1,239	31.8%	-2.7%	3,149
$1,500 to $1,999	155	14.2%	471	627	16.1%	1.9%	1,909
$2,000 to $2,999	183	16.8%	617	800	20.5%	3.8%	1,282
$3,000 to $3,999	32	2.9%	112	144	3.7%	0.8%	483
$4,000 to $4,999	39	3.6%	130	169	4.3%	0.7%	339
$5,000+	39	3.6%	130	169	4.3%	0.7%	169
Total	1,092	100.0%	2,806	3,898	100.0%	n.a	

Methodology:

1 Estimated Rent Payment - ESRI *Demographic and Income Profile*, page 16.
2 Total Renter Pool by Price Point - ESRI *Demographic and Income Profile*, page 16.
3 New Absorption by Renter Pool by Price Point – the difference between the Total Renter Pool in 2015 and the New Renter Pool Through 2020.
4 New Renter Pool Through 2020 - calculated using ESRI's forecasted by household income range and Meyers estimate of new apartment absorption, page 17.
5 Cumulative Renter Pool by Price Point illustrates that households in a particular category can also afford the lower price points (i.e. All households can afford monthly rent of Under $1,000 while only 26 households can afford monthly rent of $5,000+).

Methodology: Estimated Rent Payment and Total Renter Pool by Price Point

The table below contains data from ESRI's *Business Analyst Online ("ESRI") Demographic and Income Profile* report. The 1,094 households in West Farmers Branch are divided into the various income brackets as indicated in the table. As of 2015, 99.81% of housing units are renter-occupied which equates to 1,092 renter households.

2015 Households by Income			# of Renter Households (99.81%)	Average Income	Est. Rent Payment*
<$15,000	104	9.6%	104	$15,000	$370
$15,000 - $24,999	75	6.8%	74	$20,000	$493
$25,000 - $34,999	87	8.0%	87	$30,000	$740
$35,000 - $49,999	151	13.8%	151	$42,500	$1,048
$50,000 - $74,999	226	20.7%	226	$62,500	$1,250
$75,000 - $99,999	156	14.2%	155	$87,500	$1,750
$100,000 - $149,999	151	13.8%	151	$125,000	$2,083
$150,000 - $199,999	64	5.8%	64	$175,000	$2,917
$200,000+	79	7.2%	79	$300,000	$5,000
TOTAL	**1,094**		**1,092**		

Est. Rent Payment	# of Renter Households (99.81%)	
Under $1,000	266	24%
$1,000 to $1,499	377	35%
$1,500 to $1,999	155	14%
$2,000 to $2,999**	183	17%
$3,000 to $3,999**	32	3%
$4,000 to $4,999	39	4%
$5,000+	39	4%
	1,092	**100%**

*The Estimated Rent Payment is calculated from the American Community Survey report *Median Gross Rent as a Percentage of Household Income*. The average household income ranges (2015) were multiplied by % of income payment to rent. For lower incomes ($49,999 or less), the Dallas County average of 29.6% was utilized. For incomes $50,000 to $74,999, the number was reduced to 24% and for incomes higher than $74,999 to $199,999, a ratio of 20% was utilized. For those making $200,000 or more, it was assumed they could pay an average of $5,000.

** Meyers estimates 50% of the households in the $150,000 $199,999 income bracket fall into the $2,000 to $2,999 rent payment category and the other 50% fall into the $3,000 to $3,999 rent payment category.

Methodology: New Renter Pool Through 2020

The ESRI *Demographic and Income Profile* report also includes statistical forecasts through 2020. As shown in the table below, ESRI forecasts growth in household incomes, and therefore the distribution of households in each of the rent categories shifts upward in 2020. The percentage of households in the two lowest price point categories decreases (to 19.2% and 31.8%, respectively) while all other price point categories increase. This shift is a normal byproduct of on-going development efforts and job growth in high income sectors within the MDA.

The New Renter Pool Through 2020 is calculated using the expected increase in apartment units. Based on Meyers' supply and demand analysis, there are 2,814 units identified as either under construction, proposed or planned within West Farmers Branch (see page 20 for a summary of the projects). Assuming these units are absorbed during the period 2016 to 2020 (a reasonable assumption based on Meyers' calculated absorption rate of 890 units per year for the entire city) the New Renter Pool Through 2020 will be 3,906:

2015 Total Renter Pool by Price Point	**1,092**
Total Completions	**2,814**
New Renter Pool Through 2020	**3,906**

Est. Rent Payment	2015 Renter Households (99.81%)		2020 Renter Households Forecast	New Renter Pool Through 2020
Under $1,000	266	24.4%	19.2%	751
$1,000 to $1,499	377	34.5%	31.8%	1,242
$1,500 to $1,999	155	14.2%	16.1%	628
$2,000 to $2,999	183	16.8%	20.5%	801
$3,000 to $3,999	32	2.9%	3.7%	144
$4,000 to $4,999	39	3.6%	4.3%	170
$5,000+	39	3.6%	4.3%	170
TOTAL	**1,092**	**100%**	**100%**	**3,906**

Depth of Renter Pool by Price Point

Comparing the New Renter Pool Through 2020 against Existing Apartment Inventory and New Apartment Inventory, a Renter to Apartment Ratio is calculated to indicate the depth of demand by price point.

As shown in the table below, the ratio of renter households to apartment units is highest for the $2,000 to $2,999 pool (3.85). The most competitive price points are identified in the $1,500 to $1,999 and $1,000 to $1,999 pools and going forward, the largest percentage of new apartment inventory is expected to fall within these price points. When considering these competitive pools in light of the cumulative renter to apartment ratio, all pools are competitive (ratio greater than 1.0).

Note the highest price points ($3,000+) have ratios of 144 to zero and 170 to zero, respectively. The lack of existing and planned inventory in these price points pushes these potential renter households into the lower price points. **Therefore, the best gauge of the depth in each price point is the Cumulative Renter to Apartment Ratio.**

Estimated Rent Payment	New Renter Pool Through 2020	Cumulative Renter Pool by Price Point	Total Existing Apartment Inventory by Price Point	% of Total Apartment Inventory by Price Point	% of New Apartment Inventory by Price Point	Esimated New Apartment Inventory by Price Point	Renter to Apartment Ratio	Cumulative Renter to Apartment Ratio
Under $1,000	751	3,906	64	6.3%	3.0%	85	5.04	26.21
$1,000 to $1,499	1,242	3,155	614	60.7%	55.6%	1,565	0.57	1.45
$1,500 to $1,999	628	1,913	310	30.7%	34.8%	979	0.49	1.48
$2,000 to $2,999	801	1,285	23	2.3%	6.6%	185	3.85	6.18
$3,000 to $3,999	144	484	0	0.0%	0.0%	0	n.a	n.a
$4,000 to $4,999	170	339	0	0.0%	0.0%	0	n.a	n.a
$5,000+	170	170	0	0.0%	0.0%	0	n.a	n.a
Total	3,906		1,011	100.0%	100.0%	2,814	1.02	1.02

Methodology:

1 Total existing apartment inventory by price point is based on Meyers' analysis of data collected by SMART Apartment Database, page 19.

2 % of New Apartment Inventory by Price point is an estimate based Meyers' analysis of price points on newly constructed apartments, page 20.

Methodology: Existing Multifamily Inventory

Total existing apartment inventory in West Farmers Branch by price point is based on Meyers' analysis of data collected by SMART Apartment Database. The table below summarizes each existing property that comprises the 1,011 total units. The Distribution of Units by Price Point is based on effective rents as of April 2016.

								Distribution of Units by Price Point				
Project Name	Year Built	# of Units	Avg. Unit Size	Avg. Monthly Market Rent	Avg. Monthly Eff. Rent	Avg. Monthly Eff. Rent PSF	Occupancy	Under $1,000	$1,000-$1,499	$1,500 - $1,999	$2000+	Location
Laguna Vista	2006	206	931	$1,207	$1,207	$1.30	92%	33	107	65	1	1580 Mira Lago Blvd (West Farmers Branch)
Lincoln Water's Edge	2013	282	955	$1,481	$1,461	$1.53	97%	0	138	142	2	1701 Royal Lane (West Farmers Branch)
Mercer Crossing	2014	299	957	$1,409	$1,298	$1.36	90%	31	227	29	12	11700 Luna Road (West Farmers Branch)
Portofino at Las Colinas	2007	224	982	$1,387	$1,387	$1.41	93%	0	142	74	8	11601 Lago Vis West (West Farmers Branch)
Total/Average	**2010**	**1,011**	**957**	**$1,383**	**$1,345**	**$1.40**	**93%**	**64**	**614**	**310**	**23**	

Methodology: New Apartment Inventory

There are currently 2,814 institutional quality rental units identified as under construction, planned, or proposed within West Farmers Branch. The distribution of units by price point for each property is based on known information about the planned unit mix and rental rates (unless otherwise noted). As shown in the table, most future units will fall in the $1,000 to $1,499 price point. The total unit counts framed in red are the inputs for the depth of demand calculation on page 18. Note the properties in 2020+ are not included as they fall outside of the forecast period.

				Distribution of Units by Price Point					
Project Name	Status	Estimated Completion Date	# of Units	Under $1,000	$1,000-$1,499	$1,500 - $1,999	$2000+	Location	Developer
Waters Edge II*	Under Construction	2016	301	0	147	152	2	11451 Luna Road (West Farmers Branch)	Lincoln Property Company
Mercer Crossing II*	Under Construction	2016	208	22	158	20	8	11700 Luna Road (West Farmers Branch)	Provident Realty Advisors
Total in 2016			**509**						
The Brickyard at Mercer Park	Under Construction	2017	397	10	229	139	19	2051-2061 Wittington Place (West Farmers Branch)	Billingsley Company
Total in 2017			**397**						
JPI Mercer Crossing I	Proposed	2018	420	0	188	208	24	Knightsbridge Road & Crown Dr (West Farmers Branch)	JPI
Riverside Park LP*	Proposed	2018	136	3	71	48	13	1521 Royal Lane (West Farmers Branch)	BAM Capital Group
Emaan Development*	Proposed	2018	150	3	79	53	15	12101-12301 Luna Road (West Farmers Branch)	Royal Hospitality Texas
Lakeside Lofts*	Proposed	2018	494	10	260	175	49	11500 Lago Vista E. (West Farmers Branch)	Pillar Income Asset Mgmt
Total in 2018			**1,200**						
Mercer Crossing III*	Planned	2019	260	27	197	25	10	11700 Luna Road (West Farmers Branch)	Provident Realty Advisors
Dominion Land*	Planned	2019	448	9	235	159	44	11771 Mira Lago (West Farmers Branch)	Pillar Income Asset Mgmt
Total in 2019			**708**	**85**	**1,565**	**979**	**185**		
Mercer Crossing West I*	Planned	2020+	1,250	28	654	442	126	SWC LBJ Freeway & Luna Road (West Farmers Branch)	Centurion American
Mercer Crossing West II*	Planned	2020+	500	11	262	177	50	SWC LBJ Freeway & Luna Road (West Farmers Branch)	Centurion American
The Brickyard at Mercer Park II*	Planned	2020+	698	17	401	244	35	2051-2061 Wittington Place (West Farmers Branch)	Billingsley Company
JPI Mercer Crossing II	Planned	2020+	420	0	265	138	17	Knightsbridge Road & Crown Dr (West Farmers Branch)	JPI
Total in 2020+			**2,868**						
Total Identified 2016 to 2019			**2,814**						
Total Identified 2016 to 2019 plus future phases 2020+			**5,682**						

* Distribution of Units by Price Point was estimated based on the available information.

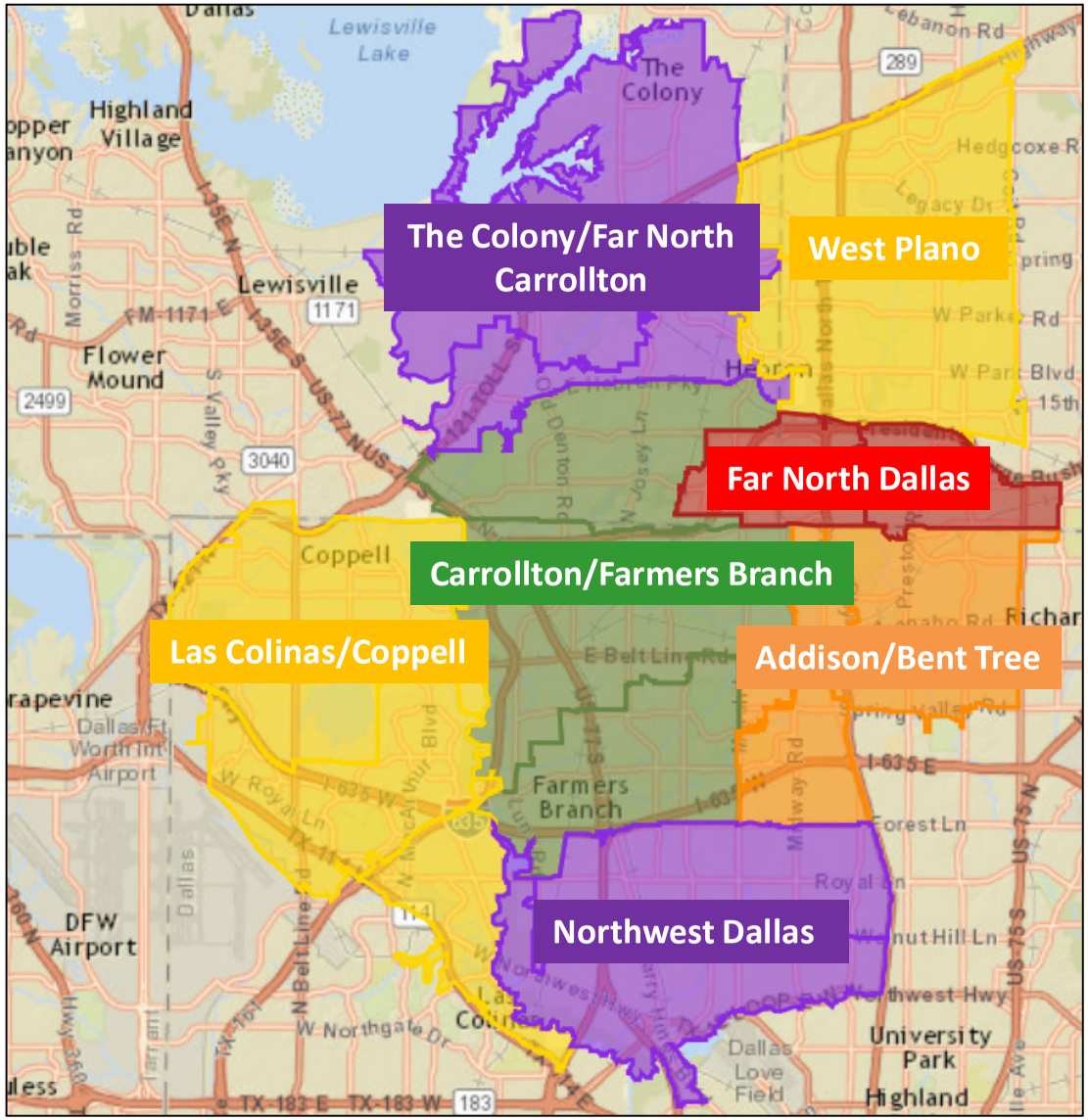
Competitive Market – Overview

Carrollton/Farmers Branch and Surrounding Submarkets

The city of Farmers Branch falls within the Carrollton/Farmers Branch submarket as defined by MPF Research. Surrounding submarkets include:

- Las Colinas/Coppell
- Northwest Dallas
- Addison/Bent Tree
- Far North Dallas
- West Plano
- The Colony/Far North Dallas

The Dallas-Plano-Irving, TX MDA is comprised of 32 separate submarkets. MPF Research provides quarterly historical data relating to number of units and age of inventory as well as the operating fundamentals of each submarket.



Carrollton/Farmers Branch is Moderately-Sized

This section illustrates how the Carrollton/Farmers Branch apartment submarket compares to the 31 other submarkets in the Dallas-Plano-Irving, TX MDA by ranking all submarkets in the categories of submarket size, age of inventory, average monthly effective rent, annual rent growth, average occupancy, concessions, and future growth. The ranking exercise showcases the submarkets' strong points and puts performance metrics into perspective.

Each submarket was ranked in terms of number of multifamily units, and the table summarizes the ten largest submarkets and the ten smallest submarkets. The Carrollton/Farmers Branch submarket is moderately-sized, ranking #21 with 13,834 units. Several of the immediately surrounding submarkets rank on the high-end in terms of size including Far North Dallas, Addison/Bent Tree, and Las Colinas/ Coppell.

In 2015, Intown Dallas added the most units (2,313 units), however, Rockwall/ Rowlett/Wylie led in terms of inventory change (17.5%). Several of the smaller submarkets grew by a large percentage in 2015. Carrollton/Farmers Branch added 488 units, and increase of 3.7%.

1Q16 Submarket Size	% of MSD	# of Units	2015 Completions	Inventory Change %
Largest Submarkets				
1 Northeast Dallas	6.3%	33,274	395	1.2%
2 Irving	6.1%	32,198	0	0.0%
3 Intown Dallas	5.6%	29,670	2,313	8.5%
4 Far North Dallas	5.5%	29,264	0	0.0%
5 Addison/Bent Tree	4.8%	25,182	-1,107	-4.2%
6 Lewisville/Flower Mound	4.6%	24,175	593	2.5%
7 Las Colinas/Coppell	4.2%	22,359	482	2.2%
8 Denton	4.0%	20,935	233	1.1%
9 East Dallas	3.9%	20,849	240	1.2%
10 North Dallas	3.7%	19,529	487	2.6%
Smallest Submarkets				
23 Mesquite	2.3%	12,439	-209	-1.7%
24 The Colony/Far North Carrollton	2.3%	12,089	1,254	11.6%
25 Northwest Dallas	2.0%	10,689	-325	-3.0%
26 Southern Dallas County	2.0%	10,382	0	0.0%
27 North Oak Cliff/West Dallas	1.9%	10,129	252	2.6%
28 Zang Triangle/Cedars/Fair Park	1.4%	7,642	38	0.5%
29 Love Field/Medical District	1.4%	7,310	977	15.4%
30 Ellis County	0.8%	4,396	0	0.0%
31 Rockwall/Rowlett/Wylie	0.8%	4,250	633	17.5%
32 Kaufman County	0.5%	2,538	0	0.0%
21 Carrollton/Farmers Branch		**13,834**	**488**	**3.7%**

Submarket Age vs. Effective Rent

Compared to peer submarkets, Carrollton/Farmers Branch contains old product with only 13.5% of inventory built since 2000. The majority of units (49%) were built in the 1980's. The submarkets with the largest percentage of new inventory are a mix of far-out suburbs and in-town locations and indicate that growth is spread out over the MDA.

As the rankings indicate, most submarkets with the oldest inventory also have the lowest average monthly effective rent. However, Carrollton/Farmers Branch outperforms its peers, ranking low for inventory age but mid-range for average monthly effective rent.

Five submarkets with the lowest rent in the MDA (Irving, Mesquite, Northwest Dallas, Northeast Dallas, and Far East Dallas) rank in the top ten in terms of recent annual rent growth. All submarkets experienced positive growth in the past twelve months.

Age of Inventory		% Built 2000+
Newest		
1	Frisco/Prosper	88.8%
2	The Colony/Far North Carrollton	87.6%
3	Love Field/Medical District	76.3%
4	Allen/McKinney	75.0%
5	Rockwall/Rowlett/Wylie	74.0%
6	Intown Dallas	72.0%
7	Kaufman County	63.9%
8	Zang Triangle/Cedars/Fair Park	62.6%
9	Oak Lawn/Park Cities	57.4%
10	Ellis County	49.2%
Oldest		
23	Southwest Dallas	23.8%
24	Mesquite	22.9%
25	Garland	14.7%
26	**Carrollton/Farmers Branch**	**13.5%**
27	North Dallas	10.8%
28	Far North Dallas	9.9%
29	Northwest Dallas	9.7%
30	Far East Dallas	8.8%
31	Northeast Dallas	4.5%
32	Irving	3.3%

Average Monthly Effective Rent		$/month
Highest		
1	Intown Dallas	$1,637
2	Oak Lawn/Park Cities	$1,554
3	Rockwall/Rowlett/Wylie	$1,257
4	Frisco/Prosper	$1,236
5	East Dallas	$1,235
6	Love Field/Medical District	$1,208
7	West Plano	$1,203
8	Richardson	$1,198
9	Addison/Bent Tree	$1,177
10	Las Colinas/Coppell	$1,171
Lowest		
23	Irving	$870
24	Ellis County	$867
25	Mesquite	$851
26	Kaufman County	$849
27	Garland	$846
28	Northeast Dallas	$788
29	Northwest Dallas	$777
30	Far East Dallas	$747
31	Southwest Dallas	$743
32	Southeast Dallas	$733
17	**Carrollton/Farmers Branch**	**$988**

Annual Rent Growth - Trailing Twelve Months		
Highest		**% Change**
1	Zang Triangle/Cedars/Fair Park	9.8%
2	Irving	9.3%
3	Mesquite	9.2%
4	Northwest Dallas	8.6%
5	Grand Prairie	8.3%
6	Northeast Dallas	8.2%
7	Far East Dallas	8.0%
8	Far North Dallas	7.9%
9	North Dallas	7.5%
10	Rockwall/Rowlett/Wylie	7.3%
Lowest		
23	Denton	5.0%
24	Lewisville/Flower Mound	4.7%
25	Frisco/Prosper	4.5%
26	Las Colinas/Coppell	4.4%
27	East Dallas	4.3%
28	North Oak Cliff/West Dallas	4.3%
29	Love Field/Medical District	4.2%
30	The Colony/Far North Carrollton	3.0%
31	Intown Dallas	2.6%
32	Oak Lawn/Park Cities	1.7%
14	**Carrollton/Farmers Branch**	**6.7%**

Carrollton/Farmers Branch is Highly Occupied

Occupancy has historically been strong in Carrollton/Farmers Branch. As of 1Q16, submarket average occupancy is 96.9% which ranks #2 among the 32 submarkets. This represents an increase of 1.2% year-over-year. Submarket is high across all properties regardless of age and across all floor plans. Interestingly, the best performing units are efficiency floor plans which recorded the highest occupancy of 98.8%.

Carrollton/Farmers Branch is achieving high occupancy without relying on concessions. Only 1.2% of units are offering concessions as of 1Q16. The average concession amount is 0.9% which is less than one week of free rent on a 12-month lease.

Average Occupancy	Occupancy	% Change YOY
Highest		
1 Ellis County	98.1%	1.5%
2 Carrollton/Farmers Branch	**96.9%**	**1.2%**
3 Northwest Dallas	96.9%	2.0%
4 Garland	96.7%	1.2%
5 Denton	96.6%	-0.1%
6 Mesquite	96.4%	0.9%
7 Rockwall/Rowlett/Wylie	96.3%	-0.6%
8 Irving	96.2%	0.5%
9 Kaufman County	96.1%	10.9%
10 Addison/Bent Tree	95.9%	0.4%
Lowest		
23 Allen/McKinney	94.2%	-0.6%
24 North Dallas	94.2%	-0.5%
25 Richardson	94.1%	-2.0%
26 Far East Dallas	93.8%	0.1%
27 Southwest Dallas	93.5%	2.4%
28 East Dallas	93.3%	-1.7%
29 Northeast Dallas	93.1%	1.0%
30 Intown Dallas	93.0%	-1.4%
31 Southeast Dallas	92.9%	2.2%
32 Oak Lawn/Park Cities	92.4%	2.2%

Percent of Units Offering Concessions		
Few Units w/ Concessions	**% of Units**	**Avg. Discount**
1 Oak Lawn/Park Cities	0.0%	n.a.
2 Rockwall/Rowlett/Wylie	0.0%	n.a.
3 Love Field/Medical District	0.0%	n.a.
4 Las Colinas/Coppell	0.0%	n.a.
5 Zang Triangle/Cedars/Fair Park	0.0%	n.a.
6 Ellis County	0.0%	n.a.
7 Kaufman County	0.0%	n.a.
8 Frisco/Prosper	0.4%	3.3%
9 Richardson	0.8%	3.4%
10 Carrollton/Farmers Branch	**1.2%**	**0.9%**
More Units w/ Concessions		
23 East Dallas	4.2%	1.7%
24 Northwest Dallas	4.6%	6.3%
25 Intown Dallas	5.1%	3.9%
26 Southeast Dallas	5.5%	8.5%
27 Northeast Dallas	6.7%	4.3%
28 Southern Dallas County	7.0%	7.2%
29 Lewisville/Flower Mound	7.2%	4.7%
30 Addison/Bent Tree	8.9%	5.6%
31 North Oak Cliff/West Dallas	9.0%	6.8%
32 North Dallas	10.3%	3.6%

Carrollton/Farmers Branch is Highly Occupied

Submarket Growth		% Increase of Units	Units U/C
Most Construction Activity			
1	Frisco/Prosper	31.6%	4,009
2	Rockwall/Rowlett/Wylie	31.2%	1,328
3	Intown Dallas	22.4%	6,632
4	Allen/McKinney	19.0%	3,384
5	Oak Lawn/Park Cities	18.4%	2,640
6	The Colony/Far North Carrollton	17.1%	2,064
7	Richardson	15.8%	2,198
8	North Oak Cliff/West Dallas	12.7%	1,286
9	Kaufman County	12.3%	313
10	Las Colinas/Coppell	10.1%	2,265
Least Construction Activity			
23	North Dallas	1.6%	321
24	Denton	1.6%	343
25	Far East Dallas	1.5%	273
26	Southern Dallas County	1.4%	150
27	Mesquite	1.2%	155
28	Southwest Dallas	0.9%	161
29	Irving	0.0%	0
30	Far North Dallas	0.0%	0
31	Southeast Dallas	0.0%	0
32	Ellis County	0.0%	0
14	**Carrollton/Farmers Branch**	**6.5%**	**906**

With 906 units currently under construction, the Carrollton/Farmers Branch submarket will increase in inventory size by 6.5%. Other submarkets, both far-out suburbs and in-town locations, are expanding inventories at higher rates. Carrollton/Farmers Branch ranks #14 in terms of the percentage increase of units considering what is currently under construction.

Going forward, the Carrollton/Farmers Branch submarket is poised for growth with strong fundamentals despite aging product, and room to expand the current proportion of renter occupied housing. Meyers' supply and demand analysis, which is specific to the city of Farmers Branch, concluded that the area will absorb the units under construction and planned/proposed, and that occupancy will remain strong.

Submarket Comparison

The table below combines the ESRI demographic data of Carrollton/Farmers Branch and surrounding submarkets with the ranking exercise previously discussed. Carrollton/Farmers Branch is the largest in terms of population with the highest proportion of owner occupied housing (63%). With more owner occupied housing, Carrollton/Farmers Branch naturally ranks low in submarket size.

The Colony/Far North Carrollton is similar with 61% owner occupied housing, however that submarket has newer product (Age of Inventory rank #2) and therefore higher average effective rents, and has more construction activity (Submarket Growth rank #6). Estimated household growth and average household income are also higher in The Colony/Far North Carrollton submarket. It is noted that the submarkets ranking highest in age of inventory have the highest average household incomes.

2015 Summary	Carrollton/Farmers Branch	Las Colinas/Coppell	Northwest Dallas	Addison/Bent Tree	Far North Dallas	West Plano	The Colony/Far North Carrollton
Total Population	125,568	92,327	76,121	84,258	76,755	89,110	82,153
Total Households	45,869	38,770	25,550	39,893	39,938	37,027	30,017
Average Household Size	2.74	2.38	2.98	2.11	1.92	2.41	2.74
Estimated HH Growth Rate (ESRI)	1.0%	1.7%	1.0%	1.1%	1.3%	1.8%	3.1%
Median Age	36.9	34.7	32.5	36.6	34.0	38.4	34.3
% 25 to 34 years	14%	18%	15%	19%	23%	14%	16%
Median Household Income	$68,557	$84,713	$47,854	$59,245	$53,606	$102,143	$94,608
Average Household Income	$87,114	$118,540	$93,287	$96,319	$83,380	$142,168	$112,301
Income Gap	27%	40%	95%	63%	56%	39%	19%
% HHs Over $100,000	32%	43%	26%	29%	25%	51%	47%
Owner Occupied Housing	63%	44%	49%	38%	26%	52%	61%
Renter Occupied Housing	37%	56%	51%	62%	74%	48%	39%
Rankings: 1 through 32							
Submarket Size	21	7	25	5	4	16	24
Age of Inventory	26	18	29	20	28	16	2
Average Effective Monthly Rent	17	10	29	9	20	7	11
Annual Rent Growth	14	26	4	18	8	21	30
Average Occupancy	2	19	3	10	10	15	18
Percent of Units Offering Concessions	10	4	24	30	16	12	21
Submarket Growth	14	10	18	16	30	13	6

Conclusions

Conclusions

Target Market

The City of Farmers Branch contains eight targeted household segments with 7,590 total households. These affluent households have an average household income of $95,891 which is above the average household income for the city of Farmers Branch ($76,452). Metro Renters, young singles with high incomes, are the largest segment of the population by a wide margin. Metro Renters are an ideal target for new luxury multifamily product. Non-targeted household segments make up a smaller proportion of the population; the ratio of targeted households to non-targeted households is more than 2 to 1.

Depth of Demand

ESRI forecasts growth in household incomes in West Farmers Branch through 2020, and therefore the number of renter households able to afford higher rents will increase. The strongest growth in renter pool is expected in the $2,000 to $2,999 rent range (3.8%), followed by the $1,500 to $1,999 rent range (1.9%). The percentages of households paying $1,000 to $1,499 and under $1,000 per month are expected to decline.

There is no existing or planned inventory in the highest price points ($3,000+). Therefore, these renter pools (a total of 484 households) are pushed into the lower price points. Most of the current inventory falls into the $1,500 to $1,999 and $1,000 to $1,999 pools and going forward, the largest percentage of new apartment inventory is expected to fall within these price points. However, when considering the competitive pools in light of the cumulative renter to apartment ratio, all pools are competitive (ratio greater than 1.0). There is sufficient depth of demand at all price points.

Competitive Submarket Rankings

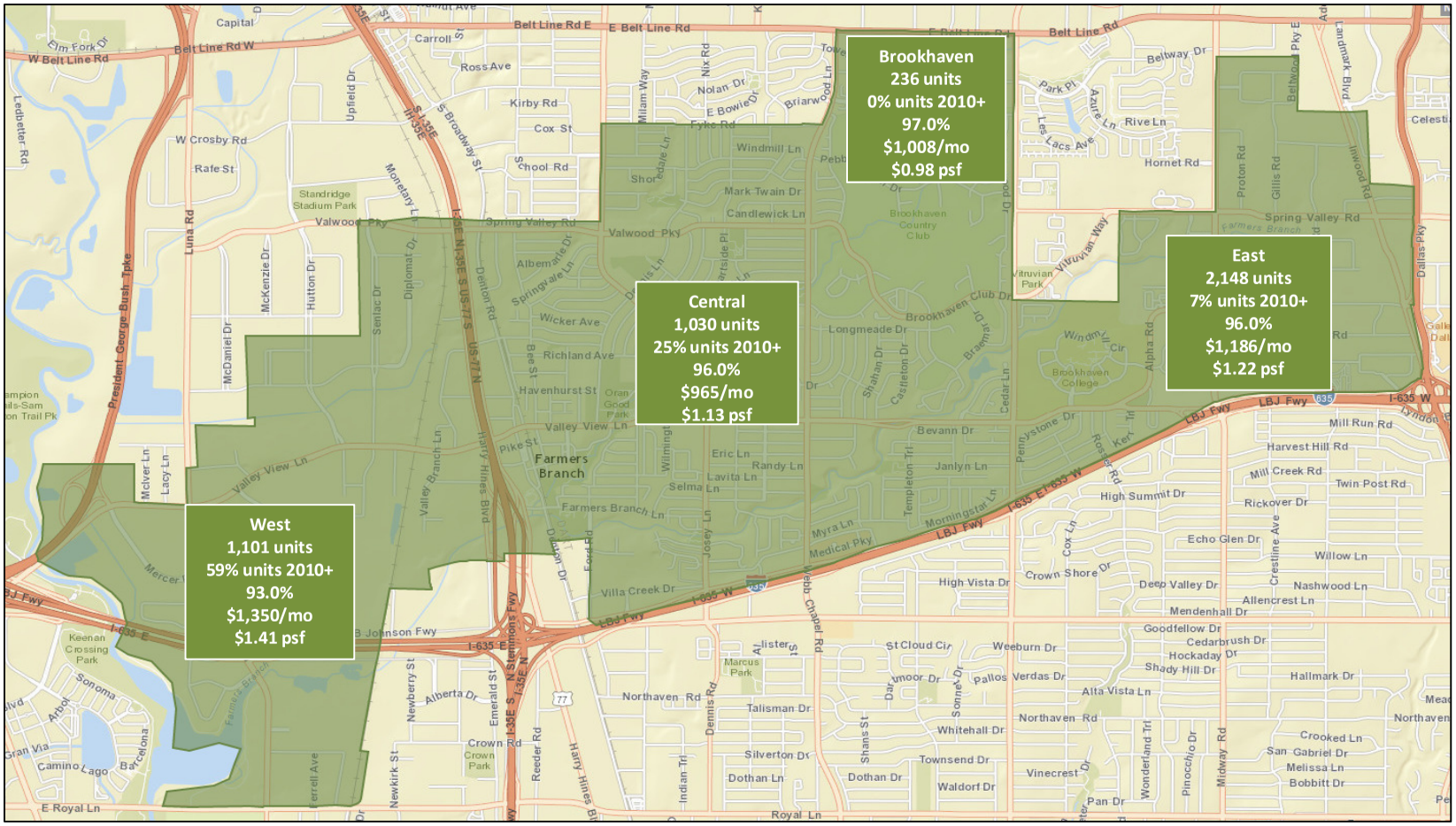
Carrollton/Farmers Branch is a moderately-sized submarket that grew by 3.7% in 2015. As of 1Q16, it has a moderate amount of inventory under construction that will increase the submarket size by 6.5%. Considering the age of the existing inventory, Carrollton/Farmers Branch outperforms its peers by achieving a higher-than expected rent without relying on concessions. It has the second highest occupancy of all 32 submarkets, and occupancy is strong across all across all properties regardless of age and across all floor plans.

The strong rent and occupancy fundamentals of the submarket support Meyers' supply and demand conclusions that the area can adequately absorb the units under construction and planned/proposed.

Appendix

Neighborhoods within Farmers Branch

The multifamily units in Farmers Branch are located in four distinct neighborhoods. The largest offering of units is in the East followed closely by the Central and West. The newest inventory is located in the West which also reports the highest rental rates. The oldest inventory and the lowest rents are offered in the Central and Brookhaven neighborhoods. The smallest inventory of units is located in Brookhaven.



Metro Renters

LifeMode Group: Uptown Individuals

Metro Renters

3B

Households: 1,734,000

Average Household Size: 1.66

Median Age: 31.8

Median Household Income: $52,000

WHO ARE WE?

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. *Metro Renters* residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. *Metro Renters* residents live close to their jobs and usually walk or take a taxi to get around the city.

OUR NEIGHBORHOOD

- Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.66.
- Neighborhoods feature 20+ unit apartment buildings, typically surrounded by offices and businesses.
- Renters occupy close to 80% of all households.
- Public transportation, taxis, walking, and biking are popular ways to navigate the city.

SOCIOECONOMIC TRAITS

- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Golden Years

LifeMode Group: Senior Styles

Golden Years

9B

Households: 1,597,000

Average Household Size: 2.05

Median Age: 51.0

Median Household Income: $61,000

WHO ARE WE?

Independent, active seniors nearing the end of their careers or already in retirement best describes *Golden Years* residents. This market is primarily singles living alone or empty nesters. Those still active in the labor force are employed in professional occupations; however, these consumers are actively pursuing a variety of leisure interests—travel, sports, dining out, museums, and concerts. They are involved, focused on physical fitness, and enjoying their lives. This market is smaller, but growing, and financially secure.

OUR NEIGHBORHOOD

- This older market has a median age of 51 years and a disproportionate share (nearly 30%) of residents aged 65 years or older.
- Single-person households (over 40%) and married-couple families with no children (one-third) dominate these neighborhoods; average household size is low at 2.05 (Index 79).
- Most of the housing was built after 1970; approximately 43% of householders live in single-family homes and 42% in multiunit dwellings.
- These neighborhoods are found in large metropolitan areas, outside central cities, scattered across the US.

SOCIOECONOMIC TRAITS

- *Golden Years* residents are well educated—20% have graduate or professional degrees, 26% have bachelor's degrees, and 26% have some college credits.
- Unemployment is low at 7% (Index 76), but so is labor force participation at 55% (Index 88), due to residents reaching retirement.
- Median household income is higher in this market, more than $61,000. Although wages still provide income to 2 out of 3 households, earned income is available from investments (Index 172), Social Security benefits (Index 153), and retirement income (Index 149).
- These consumers are well connected: Internet access is used for everything from shopping or paying bills to monitoring investments and entertainment.
- They are generous supporters of the arts and charitable organizations.
- They keep their landlines and view cell phones more as a convenience.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

TAPESTRY SEGMENTATION
esri.com/tapestry

Old and Newcomers

LifeMode Group: Middle Ground

Old and Newcomers

8F

Households: 2,774,000

Average Household Size: 2.11

Median Age: 38.5

Median Household Income: $39,000

WHO ARE WE?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. *Old and Newcomers* is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

OUR NEIGHBORHOOD

- Metropolitan city dwellers.
- Predominantly single households (Index 148), with a mix of married couples (no children); average household size lower at 2.11.
- 54% renter occupied; average rent, $800 (Index 88).
- 45% of housing units are single-family dwellings; 44% are multiunit buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

SOCIOECONOMIC TRAITS

- Unemployment is lower at 7.8% (Index 91), with an average labor force participation rate of 62.6%, despite the increasing number of retired workers.
- 30% of households are currently receiving Social Security.
- 28% have a college degree (Index 99), 33% have some college education, 10% are still enrolled in college (Index 126).
- Consumers are price aware and coupon clippers, but open to impulse buys.
- They are attentive to environmental concerns.
- They are more comfortable with the latest technology than buying a car.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

In Style

LifeMode Group: GenXurban

In Style

5B

Households: 2,675,000

Average Household Size: 2.33

Median Age: 41.1

Median Household Income: $66,000

WHO ARE WE?

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

OUR NEIGHBORHOOD

- City dwellers of large metropolitan areas.
- Married couples, primarily with no children (Index 112) or single households (Index 109); average household size at 2.33.
- Home ownership average at 69% (Index 108); more than half, 51%, mortgaged (Index 112).
- Primarily single-family homes, in older neighborhoods (built before 1980), with a mix of town homes (Index 133) and smaller (5–19 units) apartment buildings (Index 110).
- Median home value at $213,500.
- Vacant housing units at 8.8%.

SOCIOECONOMIC TRAITS

- College educated: 46% are graduates (Index 162); 75% with some college education.
- Low unemployment is at 5.6% (Index 65); higher labor force participation rate is at 68% (Index 108) with proportionately more 2-worker households (Index 112).
- Median household income of $65,600 reveals an affluent market with income supplemented by investments (Index 143) and a substantial net worth (Index 179).
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Parks and Rec

LifeMode Group: GenXurban

Parks and Rec

5C

Households: 2,411,000

Average Household Size: 2.49

Median Age: 40.3

Median Household Income: $55,000

WHO ARE WE?

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

OUR NEIGHBORHOOD

- Homes are primarily owner occupied, single-family residences built prior to 1970; town homes and duplexes are scattered through the neighborhoods.
- Both median home value and average rent are close to the national level.
- Households by type mirror the US distribution; married couples, more without children, dominate. Average household size is slightly lower at 2.49, but this market is also a bit older.

SOCIOECONOMIC TRAITS

- More than half of the population is college educated.
- Older residents draw Social Security and retirement income.
- The work force is diverse: professionals in health care, retail trade, and education, or skilled workers in manufacturing and construction.
- This is a financially shrewd market; consumers are careful to research their big-ticket purchases.
- When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.
- These practical residents tend to use their cell phones for calls and texting only.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Comfortable Empty Nesters

LifeMode Group: GenXurban

Comfortable Empty Nesters

5A

Households: 2,973,000

Average Household Size: 2.50

Median Age: 46.8

Median Household Income: $68,000

WHO ARE WE?

Residents in this large, growing segment are older, with more than half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 363). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly lower at 2.50.
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 129).
- Households generally have one or two vehicles.

SOCIOECONOMIC TRAITS

- Education: 34% college graduates; nearly 66% with some college education.
- Low unemployment at 7%; average labor force participation at 61%.
- Most households income from wages or salaries, but a third also draw income from investments (Index 154) and retirement (Index 166).
- *Comfortable Empty Nesters* residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.

TAPESTRY SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Exurbanites

LifeMode Group: Affluent Estates

Exurbanites

1E

Households: 2,320,000

Average Household Size: 2.48

Median Age: 49.6

Median Household Income: $98,000

WHO ARE WE?

Ten years later, *Exurbanites* residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts, but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

OUR NEIGHBORHOOD

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- A larger market of empty nesters, married couples with no children; average household size is 2.48.
- Primarily single-family homes with a high median value of $346,000 (Index 195), most still carrying mortgages.
- Higher vacancy rate at 9%.

SOCIOECONOMIC TRAITS

- Residents are college educated; more than half have a bachelor's degree or higher; almost 80% have some college education.
- This labor force is beginning to retire. 1 in 3 households currently receive Social Security or retirement income. Labor force participation has declined to less than 60% (Index 94).
- Unemployment remains low at 5.5% (Index 64); more of the residents prefer self-employment (Index 184) or working from home (Index 181).
- Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style.
- *Exurbanites* residents are well connected, using the Internet for everything from shopping to managing their finances.
- Sociable and hardworking, they still find time to stay physically fit.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

TAPESTRY SEGMENTATION
esri.com/tapestry

Pleasantville

LifeMode Group: Upscale Avenues

Pleasantville

2B

Households: 2,674,000

Average Household Size: 2.86

Median Age: 41.9

Median Household Income: $85,000

WHO ARE WE?

Prosperous domesticity best describes the settled denizens of *Pleasantville*. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth (Index 400). Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

TAPESTRY SEGMENTATION
esri.com/tapestry

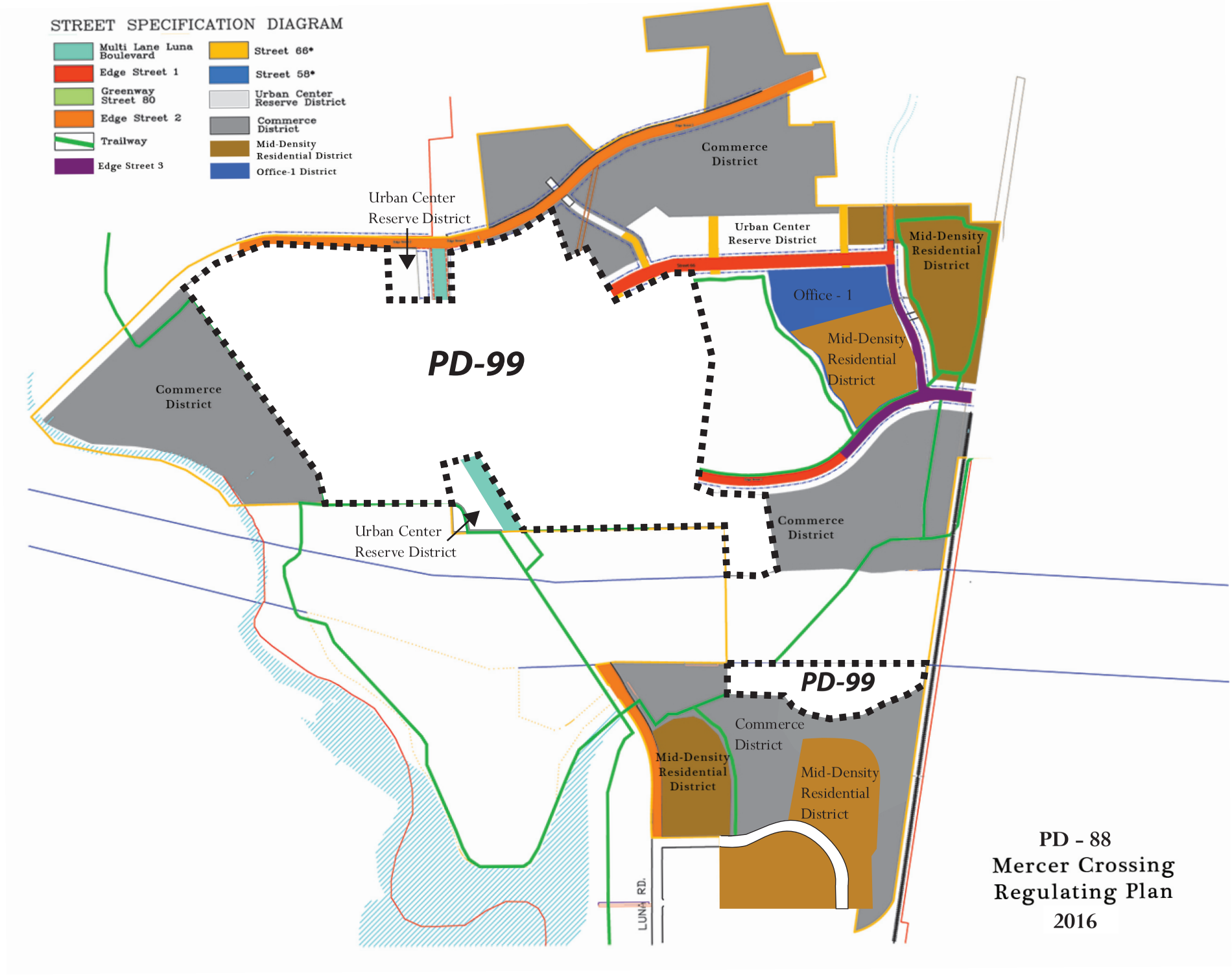
OUR NEIGHBORHOOD

- Suburban periphery of large metropolitan areas, primarily in Middle Atlantic or Pacific states.
- Most homes owned (and mortgaged) (Index 141).
- Households composed of older married-couple families, more without children under 18, but many with children over 18 years (Index 141).
- Older, single-family homes: two-thirds built before 1970, close to half from 1950 to 1969.
- One of the lowest percentages of vacant housing units at 4.7% (Index 42).
- Suburban households with 1 or 2 vehicles and a longer travel time to work (Index 119).

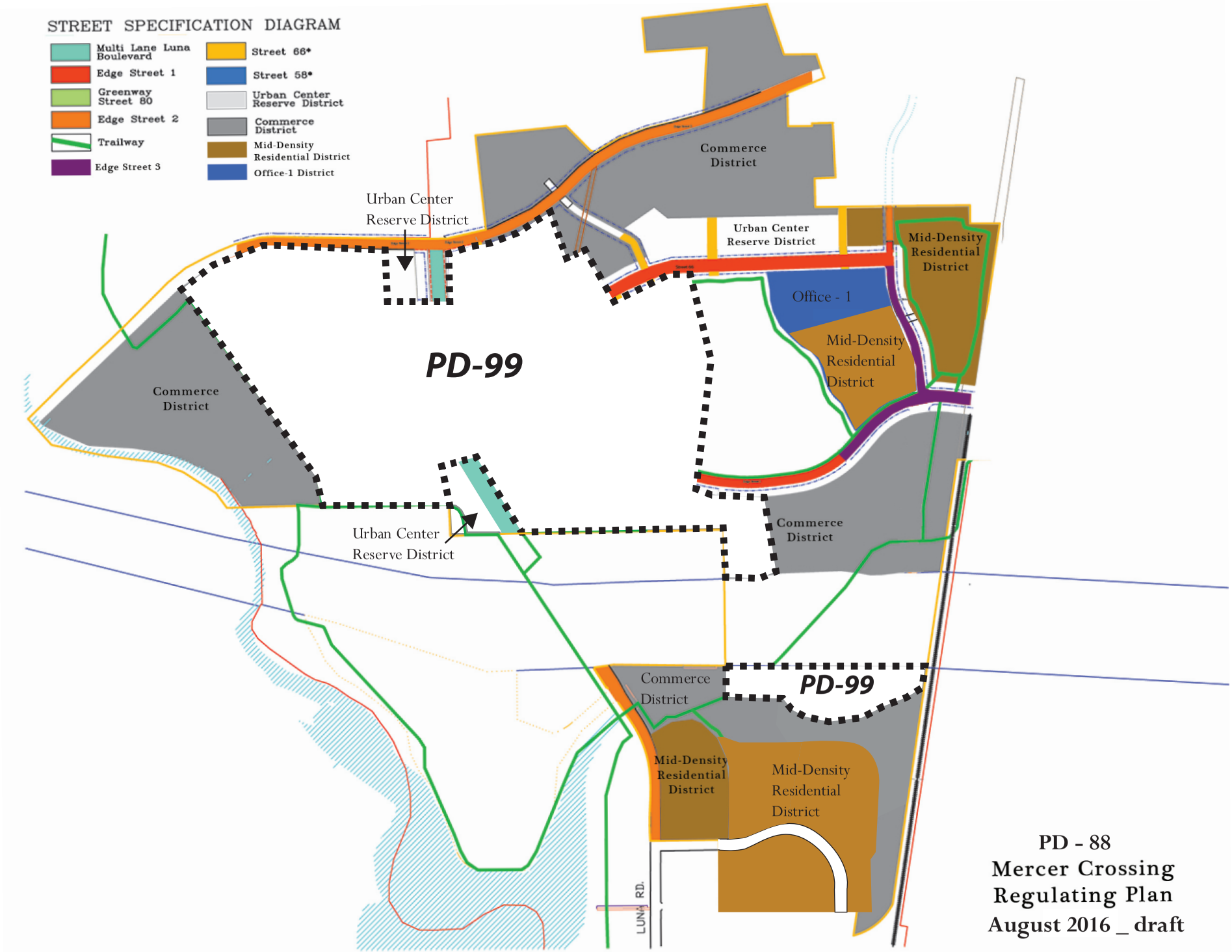
SOCIOECONOMIC TRAITS

- Education: 64% college educated, 34% with a bachelor's degree or higher.
- Low unemployment at 7.8%; higher labor force participation rate at 67% (Index 107); higher proportion of HHs with 2 or more workers (Index 116).
- Many professionals in finance, information/technology, or management.
- Median household income denotes affluence, with income primarily from salaries, but also from investments (Index 131) or Social Security (Index 108) and retirement income (Index 124).
- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.
- Use all types of media equally (newspapers, magazines, radio, Internet, TV).

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

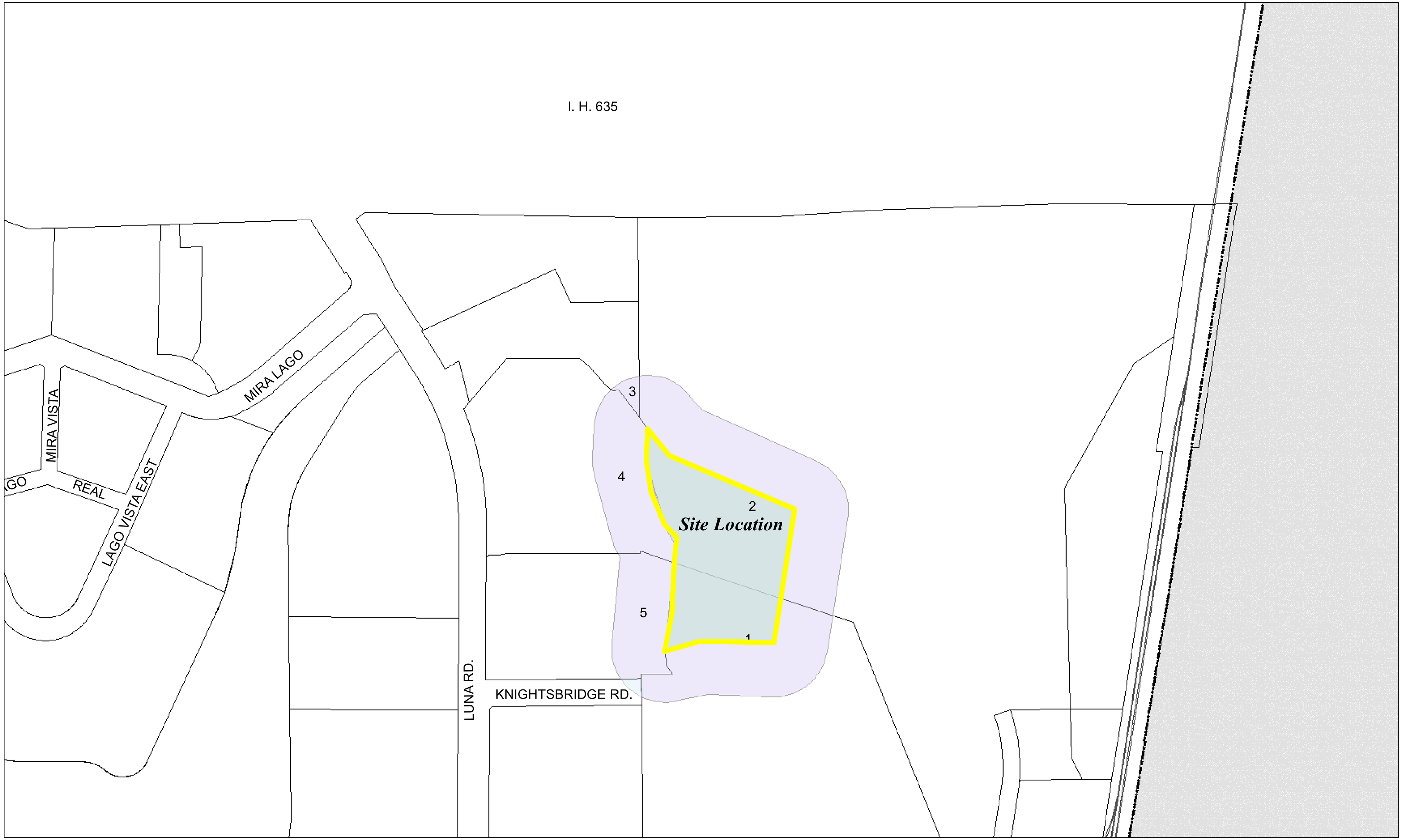


PD - 88
Mercer Crossing
Regulating Plan
2016



PD - 88
Mercer Crossing
Regulating Plan
August 2016 _ draft

Site Photographs



16-ZA-03 - Notification Map
Knightsbridge Rd. & Luna Rd.

City Limit

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 370 740 Feet

NORTH

Document Path: Z:\Zoning Cases\2016 cases\16-ZA-03 Mercer Crossing Apts III (Provident)\GIS\Notification Map.mxd

Date: 8/12/2016

Summary of Mailed Notices
Property Owner List
16-ZA-03
future Knightsbridge Rd., 600 ft east of Luna Rd.

Map	First Name	Address	City	State	Zip	Written Response
1	TCI MANHANTTAN 2 LLC	1603 LBJ FRWY STE 300	DALLAS	TEXAS	752346057	No response
2	2M HOLDINGS LP	1603 LBJ FRWY STE 300	DALLAS	TEXAS	752346057	No response
3	CONTINENTAL COMMON INC	1603 LBJ FWY STE 300	DALLAS	TEXAS	752346057	No response
4	MERCER LUNA PROPERTY LLC	10210 N CENTRAL EXPWY STE 300	DALLAS	TEXAS	752313470	No response
5	MERCER LUNA PROPERTY LLC	10210 N CENTRAL EXPWY STE 300	DALLAS	TEXAS	752313470	No response

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-ZA-04

Agenda Date: 8/22/2016 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Zoning Amendment

Agenda Number: C.2

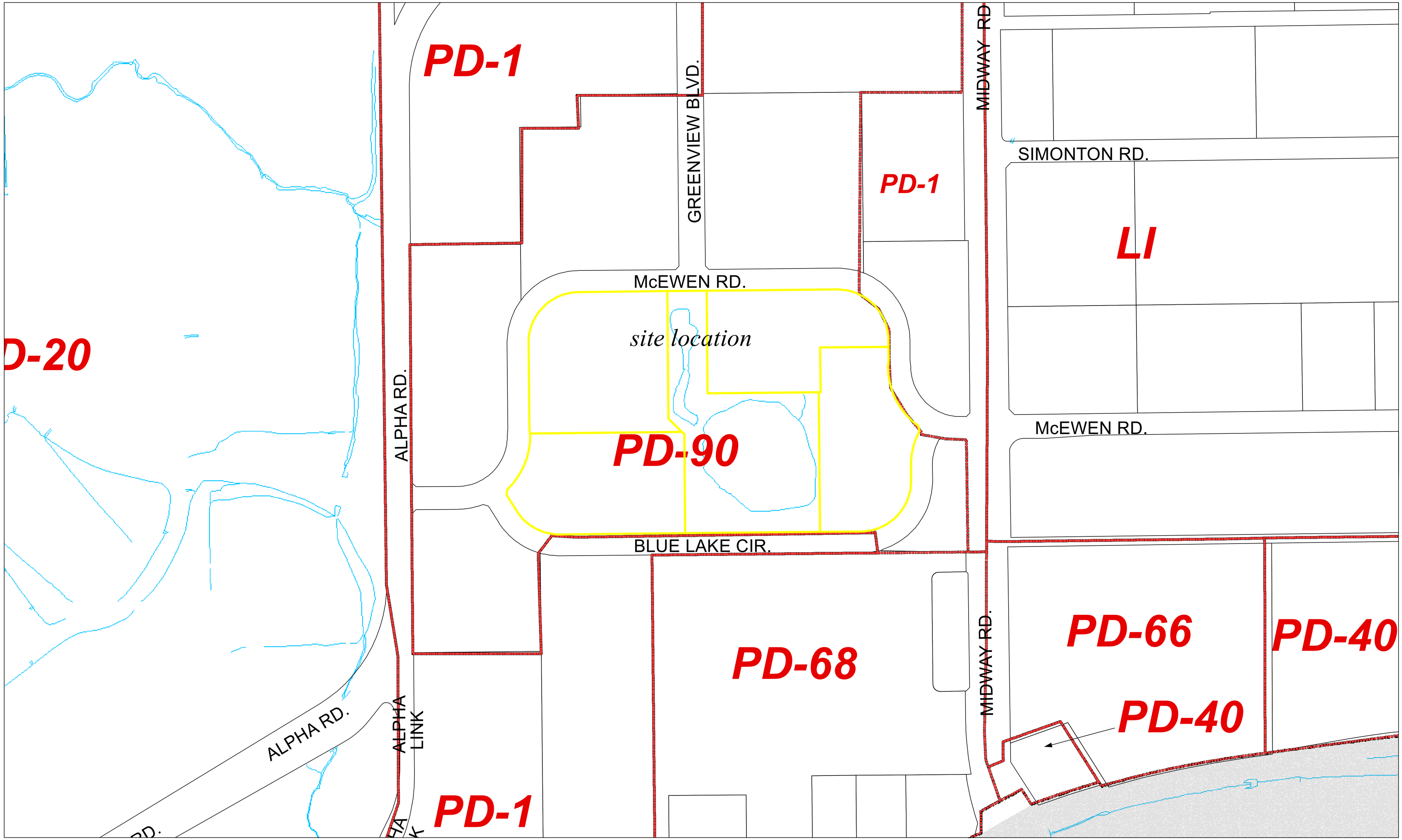
Consider a request from Leeds Real Estate Services Inc. to amend Planned Development District 90 (PD-90) for Tract 3 located at 4100 and 4141 Blue Lake Circle and 4020, 4040 and 4100 McEwen Drive and take appropriate action.

BACKGROUND:
The applicant has proposed to create the Midway Urban Village, a mixed-use community that will include multifamily residential and retail uses. Leeds R.E.S is proposing to amend PD-90, for Tract 3, including the associated Conceptual Site Plan, to better suit the needs of this proposed development.

RECOMMENDATION:
Staff recommends approval of the PD-90 amendment and of the associated Conceptual Site Plan.

ACTIONS:
1. Motion to recommend Approval of the PD-90 amendment including the associated Conceptual Site Plan as presented at this meeting.
2. Motion to recommend Denial of the PD-90 amendment including the associated Conceptual Site Plan as presented at this meeting.
3. Motion to recommend Approval with Modifications of the PD-90 amendment including the associated Conceptual Site Plan.
4. Motion to continue discussion of this case at the next meeting.

ATTACHMENTS:
1. Location Map
2. Aerial Map
3. Staff Report
4. Conceptual Master Plan _ Ordinance 2921, 2007
5. Conceptual Master Plan _ Ordinance 2995, 2008
6. Conceptual Master Plan _ draft, version August 2016
7. Conceptual Site Plan _ draft, version August 2016
8. Site Photographs
9. Notification Map
10. Summary of Mailed Notices



Zoning District Boundary

Parcel Property Boundaries

City Limit

16-ZA-04 - Location Map

PD-90 - TRACT 3

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 275 550 Feet

NORTH

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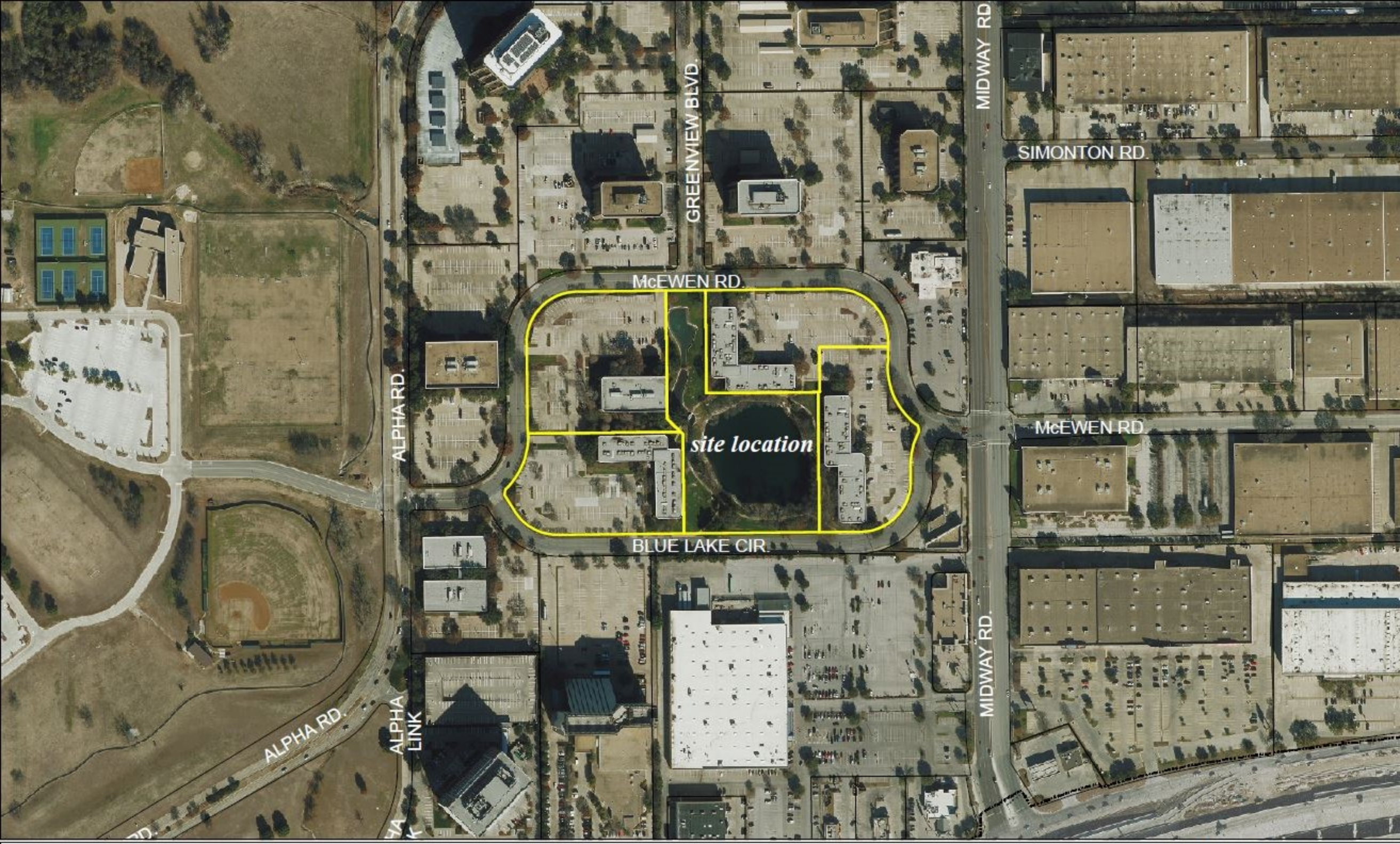
Date: 8/9/2016



16-ZA-04 - Aerial Map
PD-90 - TRACT 3

Parcel Property Boundaries
City Limit

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 275 550 Feet

NORTH

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Date: 8/10/2016

STAFF REPORT

Case Number:	16-ZA-04
Request:	Amendment to Planned Development District No. 90 (PD-90)
Address:	Tract 3
	(4100 and 4141 Blue Lake Circle and 4020, 4040 and 4100 McEwen Drive)
Petitioner:	Leeds Real Estate Services, Inc.

Existing Conditions:

The Planned Development District No. 90 (PD-90) zoning district was created in 2007 to allow residential uses in the entire 40.4898 acres south and east of Alpha Road, west of Midway Road and north of Blue Lake Circle and to foster the development of a mixed-use community of urban-style multifamily residential, retail and office uses.

The entire area of PD-90 allows the development of up to 2,000 apartment units or condominium homes and requires a minimum of 33 sf of retail spaces for every dwelling unit throughout the district and a minimum of 30,000 square feet of retail concentrated in the heart of the project, within Tract 3 - approximately 16 acres between McEwen Drive and Blue Lake Circle.

The PD-90 Conceptual Site Plan illustrates the future development as a combination of live-work multi-family residential community with a required commercial component. PD-90 with the Conceptual Master plan for the entire 40.4894-acre area and the Conceptual Site Plan for Tract 3 were approved with Ordinance 2921 in August 2007.

Originally, PD-90 established the development standards for 4 tracts, ranging in size from approximately 2.7 acres to 16 acres. (See Conceptual Master Plan _ Ordinance 2921) In October 2008, a small tract (0.852 acres) east of Midway Road (former Legacy Texas Bank site) was added to PD-90 as Tract 5. (See Conceptual Master Plan _ Ordinance 2995).

The current zoning amendment is referring only to Tract 3, a rectangle shaped tract bordered by Blue Lake Circle and McEwen Drive.

Proposed Amendments:

The intent of this proposed amendment is to adjust the Conceptual Site Plan to accommodate the proposed Detailed Site Plan for a new mixed-use development project known as “Midway Urban Village”. Midway Urban Village is a proposed mixed-used community containing: 586 multifamily dwelling units and 17,840 sf of retail.

The two main differences between the existing and proposed Conceptual Site plans are:

1) The proposed alignment of the new internal east-west private street would be modified. The proposed new street would be more direct configuration, going straight from both sides of McEwen Drive and extending Greenview Boulevard southward. This new alignment eliminates the artificial water feature.
2) PD-90 requires a minimum of 30,000 square feet of retail for Tract 3. The applicant is proposing to develop 17,840 square feet of retail in the first floors of two buildings and in the proposed clubhouses. Additionally, the applicant is proposing 5 'retail-ready" units (4,567 square feet) that will be built to commercial standards. The units could be converted to retail use if needed in the future, but would be allowed to be used as dwelling units until such time.
   (See Conceptual Site Plan _ draft, version August 2016)

The proposed amendment would establish a requirement of minimum 30 square feet of retail for every proposed dwelling unit within Tract 3, reducing the required retail for Tract 3 to 17,840 square feet.

Other minor changes will include:

- Commercial and retail would not be restricted only to street level (due to clubhouse configuration).
- Individual leasing offices and clubhouses will be permitted and allowed to be one or two stories in height.
- The requirement for installing street landscaping on the opposite sides of the streets bordering Tract 3 would be waived.
- Surface parking would be allowed to exceed 10% of the required parking (The Detailed Site Plan proposes approximately 20%).
- Requirements for screening the off-street loading areas would be waived. (The Detailed Site Plan proposes shared spaces along the interior street, head-in parking spaces and loading areas).
- The standards for signage would be determined by the Detailed Site Plan.
- Increasing masonry requirements to 75% for all buildings.
- The requirement for a minimum clear width of 8 feet for all sidewalks would be waived. (The Detailed Site Plan proposes 6 feet wide sidewalks along the public streets and 8 to 15 feet wide sidewalks / walkways for the interior street).

All these changes are included in the chapters for Building Volume Regulations, Site Coverage and Landscape, Parking, Loading, Signs and Exterior Materials to better accommodate the proposed Detailed Site Plan.

Public Response:

Sixteen (16) zoning notification letters were mailed to the surrounding property owners on August 10th, 2016. Three (3) zoning notification signs were also placed on the site on the same day. As of August 19th, no letters of opposition have been received by the City.

CONCEPTUAL MASTER PLAN
TOTAL SITE AREA: 40.4894 ACRES

SCALE: 1" = 80'-0"
0 80' 160' 320'

EXHIBIT "E"

THE CENTRE
DALCAN INVESTMENT

FARMERS BRANCH, TX

JUNE 22, 2007 HPA 2007032

HUMPHREYS & PARTNERS ARCHITECTS L.P.

HUMPHREYS & PARTNERS ARCHITECTS, LP
5339 ALPHA RD, SUITE 300, DALLAS, TEXAS, 75240
(972) 701 9636 - (972) 701 9639 FAX
DALLAS - CHARLOTTE - IRVINE - LAS VEGAS
NEW ORLEANS - NORFOLK - ORLANDO - PHOENIX
WWW.HUMPHREYS.COM

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Exhibit "E" (Conceptual Master Plan)

CONCEPTUAL MASTER PLAN
TOTAL SITE AREA: 41.3415 ACRES

SCALE 1" = 80'-0"
0 80' 160' 320'

EXHIBIT "E"

THE CENTRE
DALCAN INVESTMENT
FARMERS BRANCH TX

APRIL 29, 2008 HPA 2007032

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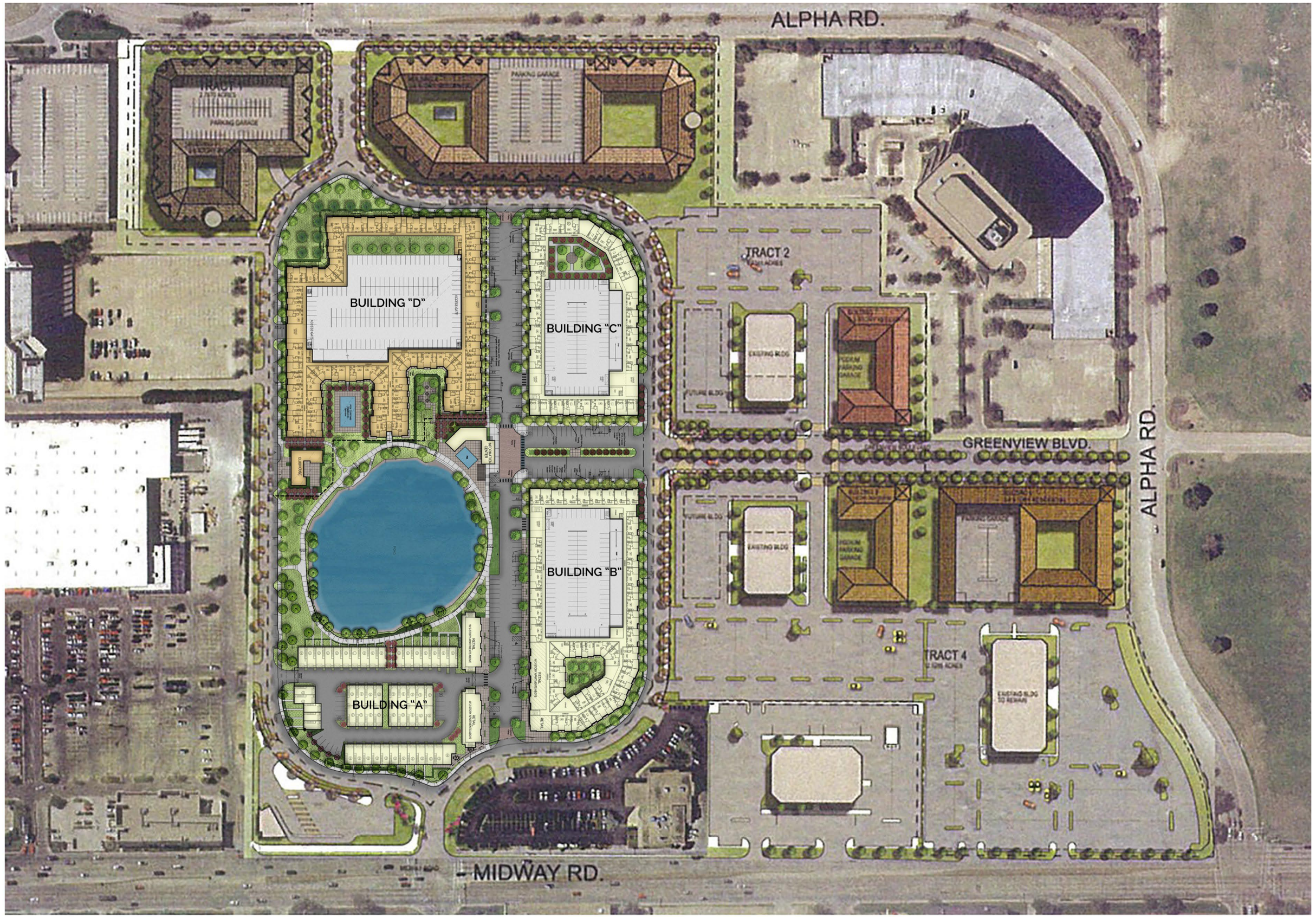


0 200 400

GRAPHIC SCALE
1"=200'

CONCEPTUAL SITE PLAN

EXHIBIT "E"

MIDWAY URBAN VILLAGE

24141 BLUE LAKE CIRCLE AND 4020, 4040,
& 4100 McEWEN ROAD
LOTS 1–5, BLOCK B
THE CENTRE ADDITION
(VOL. 99206, PG 0358)
FARMERS BRANCH, TEXAS

LEEDS REAL ESTATE SERVICES, INC.
11700 Preston Road, Suite 660296
Dallas, Texas 75230

LEEDS REAL ESTATE SERVICES, INC

BROCKETTE/DAVIS/DRAKE, INC
consulting engineers
Civil & Structural Engineering • Surveying
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

DATE: 05/27/16 SHEET 1 0F 1

PHASE 1 – BUILDING "A" DATA

Proposed Use:	Multifamily	74,820 sf
	Retail	5,679 sf
	Total	80,499 sf
Number of Stories:		
	Building	3 Stories
	Parking Garage	TH Garage
Building Height:		
	Building	45' - 0"
	Parking Garage	Tuck Under
Number of Units		66
Parking Count (Garage & Surface)		121

PHASE 1 – BUILDING "B" DATA

Proposed Use:	Multifamily	145,027 sf
	Retail	5,161 sf
	Total	150,188 sf
Number of Stories:		
	Building	4 Stories
	Parking Garage	2 Stories
Building Height:		
	Building	55'–8"
	Parking Garage	15'–0"
Number of Units		163
Parking Count (Garage)		191

PHASE 1 – BUILDING "C" DATA

Proposed Use:	Multifamily	99,878 sf
	Retail	0 sf
	Total	99,878 sf
Number of Stories:		
	Building	4 Stories
	Parking Garage	2
Building Height:		
	Building	55'–8"
	Parking Garage	15'–0"
Number of Units		122
Parking Count (Garage)		167

PHASE 2 – BUILDING "D" DATA

Proposed Use:	Multifamily	211,436 sf
	Retail	0 sf
	Total	211,436 sf
Number of Stories:		
	Building	4 Stories
	Parking Garage	2
Building Height:		
	Building	50'–3"
	Parking Garage	15'–0"
Number of Units		235
Parking Count (Garage)		298

SITE DATA

(LOTS 1–5, BLOCK B THE CENTRE ADDITION; 4141 BLUE LAKE CIRCLE & 4020, 4040, & 4100 McEWEN ROAD)
ZONING: PD90

ITEM	PHASE I	PHASE II	TOTAL SITE
Site Area	523,320 s.f.	179,731 s.f.	703,051 s.f.
	(12.014 Ac.)	(4.126 Ac.)	(16.140 Ac.)
Retail (Square Footage)	17,580 s.f.	0 s.f.	17,580 s.f.
Multfamily((Square Footage)	319,725 s.f.	211,436 s.f.	531,161 s.f.
Total Building Area	237,087 s.f.	127,369 s.f.	364,456 s.f.
Parking Provided	588 spaces	381 spaces	969 spaces

0 100 200
GRAPHIC SCALE
1"=100'

CONCEPTUAL SITE PLAN

EXHIBIT "D"

MIDWAY URBAN VILLAGE

24141 BLUE LAKE CIRCLE AND 4020, 4040,
& 4100 McEWEN ROAD
LOTS 1–5, BLOCK B
E CENTRE ADDITION
.. 99206, PG 0358)
FARMERS BRANCH, TEXAS

LEEDS REAL ESTATE SERVICES, INC.
11700 Preston Road, Suite 660296
Dallas, Texas 75230

LEEDS REAL ESTATE SERVICES, INC

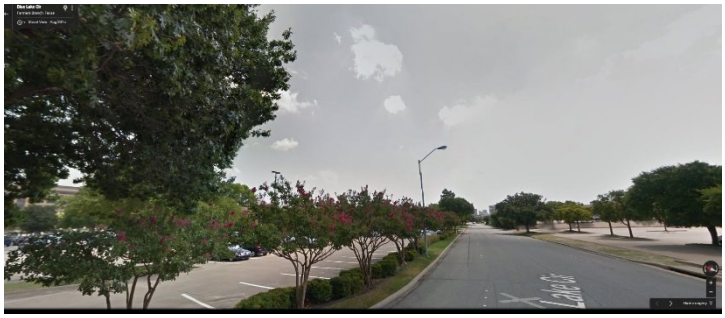
BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering • Surveying
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

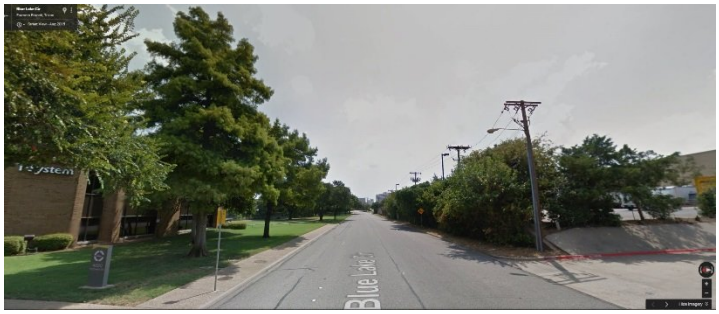
DATE: 05/27/16 SHEET 1 0F 2

Site Photographs

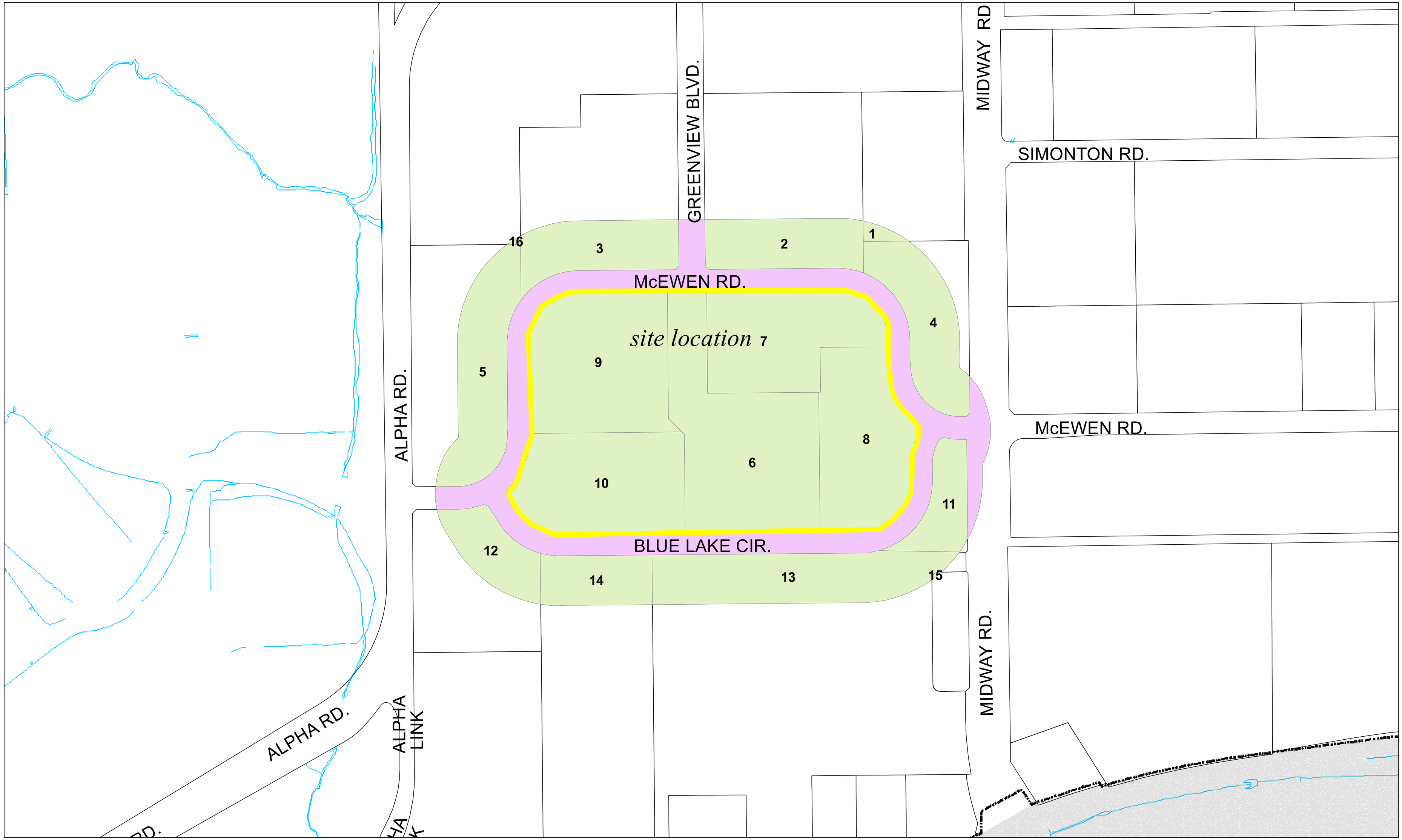
View from Midway towards Blue Lake Cir and McEwen Dr.

Street views from McEwen Dr.





Street views from Blue Lake Cir.



Parcel Property Boundaries

City Limit

16-ZA-04 - Notification Map
PD-90 - TRACT 3

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 275 550 Feet

NORTH

Document Path: Z:\Zoning Cases\2016 cases\16-ZA-04 Blue Lake (amend PD-90)_withdrawn\GIS\Notification MapZA.mxd

Date: 8/9/2016

Summary of Mailed Notices
Property Owner List
16-ZA-04
4141 Blue Lake Cir., 4020, 4040, 4100 McEwen Road

Map	First Name	Address	City	State	Zip	Written Response
1	HARDING R E PARTNERS LLC	13465 Midway Rd Suite 400	Dallas	TX	75244-5106	No response
2	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
3	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
4	LUBYS RESTAURANTS LIMITED	13111 Northwest Fwy Suite 600	Houston	TX	77040-6392	No response
5	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
6	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
7	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
8	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
9	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
10	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
11	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
12	BOXER F2 LP	720 N Post Oak Rd Suite 500	Houston	TX	77024-3928	No response
13	STATE STREET BK & TRUST	PO BOX 8050	Bentonville	AR	72712-8055	No response

14	CHA GALLERIA LLC	1255 Post St Suite 484	San Francisco	CA	94109-6707	No response
15	GREENBRIAR NORTH DALLAS	10676 King William Dr	Dallas	TX	75220-2413	No response
16	U S A ADMN OF GEN SERVICE	819 Taylor St	Fort Worth	TX	76102-6124	No response