



October 22nd, 2018

City of Grand Prairie
317 W College St.
Grand Prairie, TX 75053

RE: Forum and Sara Jane Apartments – Site Plan Amenities

Dear Savannah Ware:

The Wolff Company is excited to continue working with the City of Grand Prairie to advance the site plan application for the Forum and Sara Jane Phase 1 apartment development. We understand the City values quality amenities in residential projects. Wolff shares this outlook and understands superior amenities improve the resident experience within a community.

The Forum and Sara Jane development will feature a standalone clubhouse and amenity space with a resort-style outdoor pool, conference room, media lounge, game area and a “state-of-the-art” fitness center. The units will be designed with superior quality finishes including slab countertops, upgraded fixtures, and stainless-steel appliances. The development preserves thirty percent of the site’s open space with internal sidewalks to link green areas, amenities, and eventually Phase 2.

Appendix W: Residential Development Standards from the City Unified Development Codes includes a multi-family amenities checklist. Please see the following completed form submitted to demonstrate compliance with the published Category and Tier structures.

Please review and let us know of any questions or additional information that would be beneficial at this time.

Respectfully,

Jeff Moten, VP Development
The Wolff Company

Category 1: Environmentally-friendly building materials, construction techniques, or other features**Tier I (Pick One)**

- ☐ i. "Smart" technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage.
- ☐ ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand.
- ☐ iii. Coordinated landscaping plan which makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sold or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements.
- ☐ iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already projected or inherently unsuitable for development.
- ☐ v. Permeable pavement for 10% or more of total paving.
- ☐ vi. High efficiency windows on residential and common buildings.

Tier II (Pick Two)

- ☐ i. Integration of commercial/retail/office space or live-work units.
- ☐ ii. Permeable pavement for 5% or more of total paving.
- ☐ iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments.
- ☐ iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project.
- ☐ v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already projected or inherently unsuitable for development, such as floodplain).
- ☐ vi. Qualified recycling program available to every resident.
- ☐ vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.

Tier III (Pick 3)

- ☐ i. Additional insulation.
- ☐ ii. LED or low-wattage lighting.
- ☐ iii. Bicycle parking.
- ☐ iv. Use of additional native plantings totaling 10% or more of minimum landscape requirements.
- ☐ v. Stormwater or grey water reclamation for on-site reuse in accordance with section 8.4.1.11.
- ☐ vi. Solar-ready building design.
- ☐ vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.

Use of 2 or more Tier I items or all Tier II items will be deemed to have satisfied Tier III requirements. Use of all Tier II and III items will be deemed to have satisfied Tier I requirements.

Category 2: High-quality features or designs**Tier I (Pick 2)**

- ☒ i. Granite countertops or similar in kitchens and bathrooms.
- ☒ ii. Upgraded flooring throughout, consisting of masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting. **Wood-look vinyl plank tile flooring**
- ☐ iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms.
- ☐ iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings.
- ☐ v. Upgraded cabinetry. **x VI.Tiling - Tile tub surrounds and kitchen / bathroom back splashes**

Tier II (Pick 3)

- ☐ i. Arched forms separating rooms and living spaces.
- ☒ ii. Upgraded light fixtures including recessed lighting or indirect lighting.
- ☐ iii. Walk-in closets.
- ☐ iv. Jetted bathtubs.
- ☒ v. Upgraded bathroom and kitchen hardware, including faucets and sinks.
- ☒ vi. Full-size stainless steel major appliances (oven, range, refrigerator, dishwasher, microwave oven).

Category 3: Technology (Pick 2)

- ☒ a. Integrated USB ports within all units.
- ☐ b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics.
- ☐ c. App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues.
- ☒ d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.