



2344 Highway 121 · Suite 100 · Bedford, Texas 76021

P: 817.514.0584 ArriveAG.com

January 31, 2019

**RE: Hillside Senior Living at Grand Prairie
Development Narrative
Grand Prairie, TX**

We are pleased to submit a 140-Unit Senior Independent Living Community in this application. The project has market rate rental housing units that are age restricted to 62 years and older. This building is 3-story, contains elevators and has conditioned corridors. It has a clubhouse which features a warming style kitchen, a Great room, fitness center, library, theater-media room, salon, leasing offices and numerous activity rooms. The building form helps create a community courtyard that will feature an outdoor pool and living area surrounded by numerous outdoor senior activities. There will be a dog park as well. The entire community is gated and fenced.

The Planned Development [PD] format was chosen to give city government, neighbors and the developer more control of the zoning case and final product. The PD also allow us to craft the zoning to fit the type of senior residents we are housing. The following is a list of variations from the existing UDC we are requesting:

1. Parking has been modified from the Appendix W, Section 3, Off-Street Parking standards for multi-family development to 1.3 spaces per living unit. We feel, based on experience that 1.3 spaces per living unit for our residents is sufficient as most will only have a single vehicle. Of the total parking, 50% will be covered parking via tuck under garages, detached garages and carports. We have provided 16 surface parking spaces outside of the gated community for guests, clubhouse and leasing personnel. Below is a comparable parking analysis that we have put together for some of our Senior Independent Living projects and based on 20 years of experience on these types of buildings and in speaking with the owners we have had no complaints of lack of parking provided.



2344 Highway 121 · Suite 100 · Bedford, Texas 76021

P: 817.514.0584 ArriveAG.com

Facility Name:	Facility Location:	Facility Type:	# of Units:	Total SQ. FT.:	Parking Provided:	Parking Required:
Watercrest at Shadow Creek Ranch	Pearland, TX	Independent Living Constructed in 2015	222 Units	226,632 SF	256 Spaces 16 HC Spaces 272 Total Spaces 1.23 Spaces Per Unit	272 Spaces
Marketplace Village	Duluth, GA	Independent Living Under Construction	128 Units	122,134 SF	127 Surface Spaces 24 Remote Garages 149 Total Spaces 1.20 Spaces Per Unit	149 Spaces
Watercrest at Dominion	San Antonio, TX	Independent Living Constructed in 2015	230 Units	364,293 SF	201 Spaces 41 Covered Spaces 13 Accessible Spaces 106 Total Garage Spaces 361 Total Spaces 1.57 Spaces Per Unit	230 Spaces
Discovery Villages at Sandhill	Columbia, SC	Independent Living Under Construction	187 Units	290,982 SF	145 Surface Spaces 27 Covered Spaces 63 Garage Spaces 16 Accessible Spaces 251 Total Spaces 1.34 Spaces Per Unit	211 Spaces
Watercrest at Alliance Town Center	Fort Worth, TX	Independent Living Constructed in 2017	207 Units	212,381 SF	155 Spaces 33 Covered Spaces 16 Accessible Spaces 66 Total Garage Spaces 270 Total Spaces 1.30 Spaces Per Unit	269 Spaces
Churchill Estates at Lake Highlands	Dallas, TX	Independent Living Constructed in 2008	175 Units	221,301 SF	84 Spaces 20 HC Spaces 58 Covered Spaces 36 Garage Spaces 198 Total Spaces 1.13 Spaces Per Unit	198 Spaces
The Claiborne at Hattiesburg	Hattiesburg, MS	Independent Living Constructed in 2014	132 Units	190,976 SF	70 Surface Spaces 84 Carport Spaces 20 HC Spaces 174 Total Spaces 1.32 Spaces Per Unit	174 Spaces
Watermere at Frisco	Frisco, TX	Independent Living Constructed in 2016	251 Units	494,073 SF	305 Spaces 1.22 Spaces Per Unit	286 Spaces
Hickory Woods Senior Living	Antioch, TN	Independent Living Under Construction	180 Units	243,205 SF	140 Surface Spaces 34 Garage Spaces 6 HC Spaces 180 Total Spaces 1.0 Spaces Per Unit	180 Spaces



2344 Highway 121 · Suite 100 · Bedford, Texas 76021

P: 817.514.0584 ArriveAG.com

2. The maximum of 60% single bed units has been modified from the Appendix W table W-C, Density and Dimensional requirements to be 72%.

Thank you so much for your time.

J. Marc Tolson
Owner/Managing Principal
ARRIVE Architecture Group, LLC

Multi-Family Amenities Checklist (Appendix W): Must satisfy 2 of the 3 categories.**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.
- ☐ 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.

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.