

ARCO & PILARE

September 2021

COMPANIES



Site Plan and PUD/Zoning



- 350 units allowed per PUD
- Base C1 zoning or Base MF-2 zoning allowed
- MF-2 Development Standards
- MF-2 Workforce Housing Standards (“WFH”) approved by council

- *This design meets the intent of the UDC*
- *This design meets the requirements of the UDC*
- *WFH Agreement is approved by City Attorney*

Zoning and WFH Agreement

	As-designed	C-1	MF2	MF2 WFH
Front /Street Setback min	15	25	25	15
Side Setback min	15	10	15	10
Side Setback to Residential min	30	15	30	30
Rear Setback to Residential min	30	25	30	30
Building Height	45	35	45	45
Impervious Cover	70%	70%	50%	70%
Density (units/ac)	21.5	--	24	24

Notes:

1. Additional height for some buildings was necessary to offset the 2-story townhomes on the west side of site
2. Site design has a larger setback to residential than required
3. ALL units are designed the same...no difference in WFH unit

	80% AMI	100% AMI	Delta
1 BR	\$1,582	\$1,977	\$395
2 BR	\$1,780	\$2,225	\$445
3 BR	\$1,978	\$2,472	\$494

These are the current (2021) rent limits for Williamson County

Straight Base MF-2 Zoning:

Site plan also “works” but would be 100% 4-story buildings
Layout would result in loss of outside amenity spaces

Straight Base C-1 Zoning:

Site plan “works” but would be 100% 3-story buildings
Layout would result in loss of outside amenity spaces

Base C-1 Zoning with Workforce Housing Development Standards:



Provides 10% WFH units for 10 years

Design meets intent and requirements of UDC

Better/Improved site design

- Allows for 2-story buildings along residential SF neighborhood
- 3-story buildings in the middle
- 4-story buildings closer to main roads
- Allows for more tenant amenities and Green space

Good Neighbor



We listened to the concerns and comments from the neighborhood and city.

Utilizing the UDC workforce housing development standards (and Agreement) is the mechanism that allows us to *be* good neighbors and meet those requests.

The decision is not whether this will or will not be MF; it is a matter of what is the best option.

Neighborhood & City comments

Concerns voiced:

1. Neighbors didn't want low-income/affordable apartments next door
2. Privacy (or lack thereof) with 3 or 4 story buildings along property line
3. Perceived future drop in property valuation
4. Property would need 100% property tax abatement
5. MF Tenants would be allowed to use Saddlecreek pool and clubhouse amenities

KCG's adjustments:

1. Reimagined this development for luxury living
2. Intentionally redesigned site with 2-story townhomes along property line instead of 3-story or 4-story buildings. SF homes along Daisy Cutter and Pindos Pony Way are a mix of 1-story and 2-story homes with 10' separation between homes
3. Harvard study shows that SF homes with MF developments in neighborhood had a higher appreciation rate than houses that don't ¹
4. No property tax abatement.....properties will pay annual assessed taxes
5. Arco & Pilare tenants do not have access to Saddlecreek's pool and clubhouse (trails and Frisbee golf are open to public)

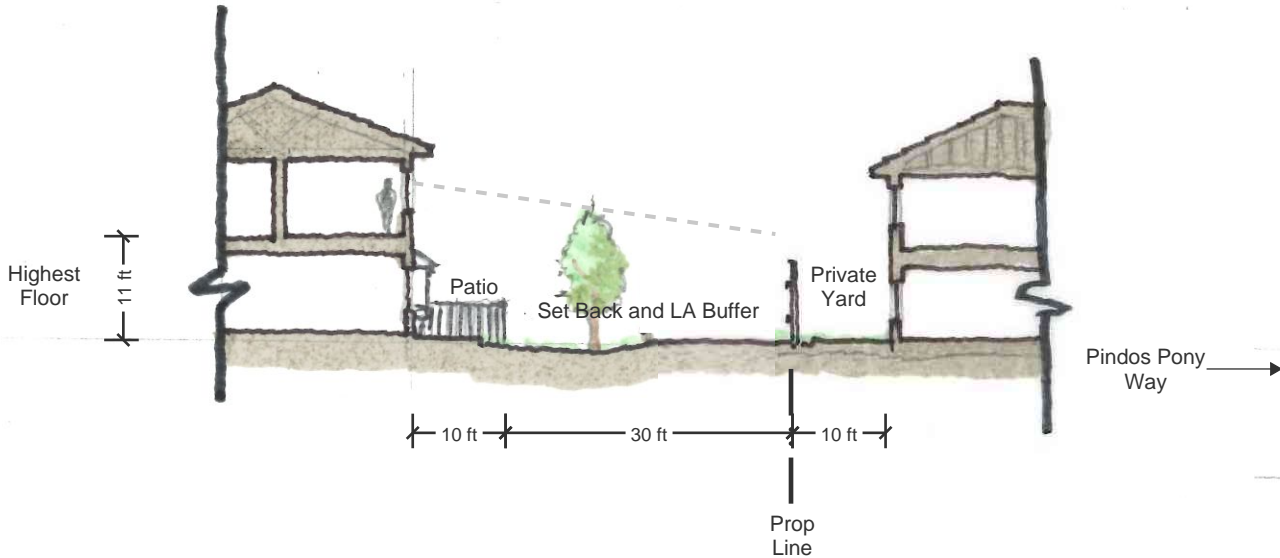
¹ https://www.jchs.harvard.edu/sites/default/files/media/imp/rr07-14_obrinsky_stein.pdf

Pilare

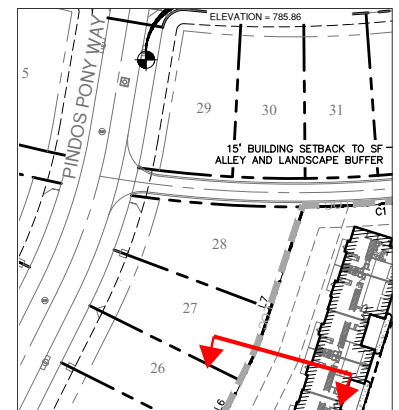
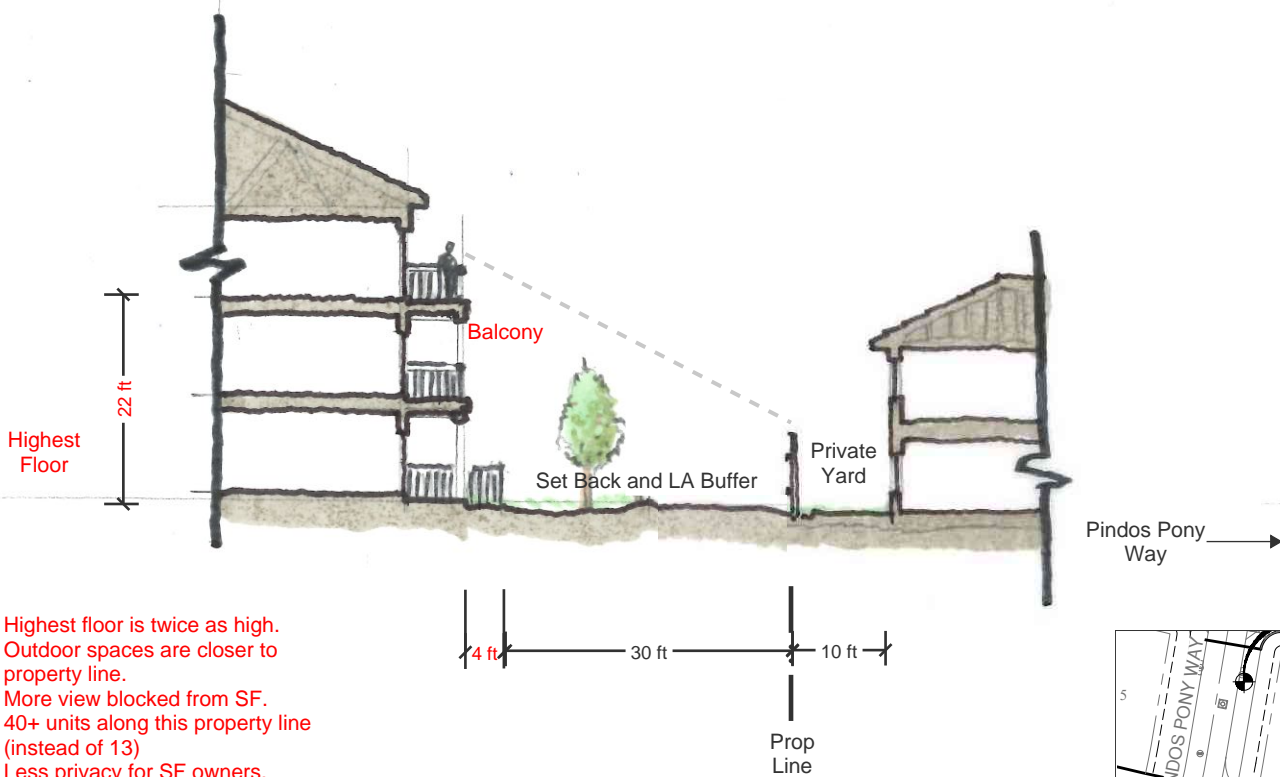
Private SF Residence

On Pindos Pony

Two Story Town House



Three Story Walkup

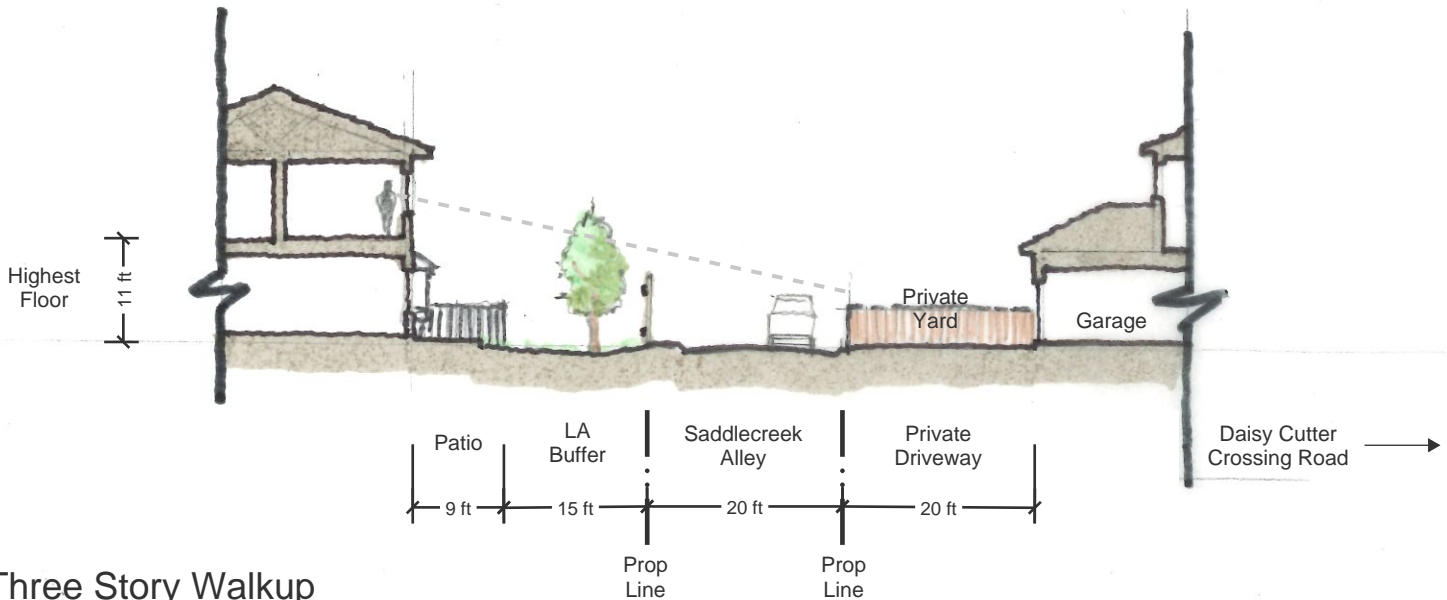


Pilare

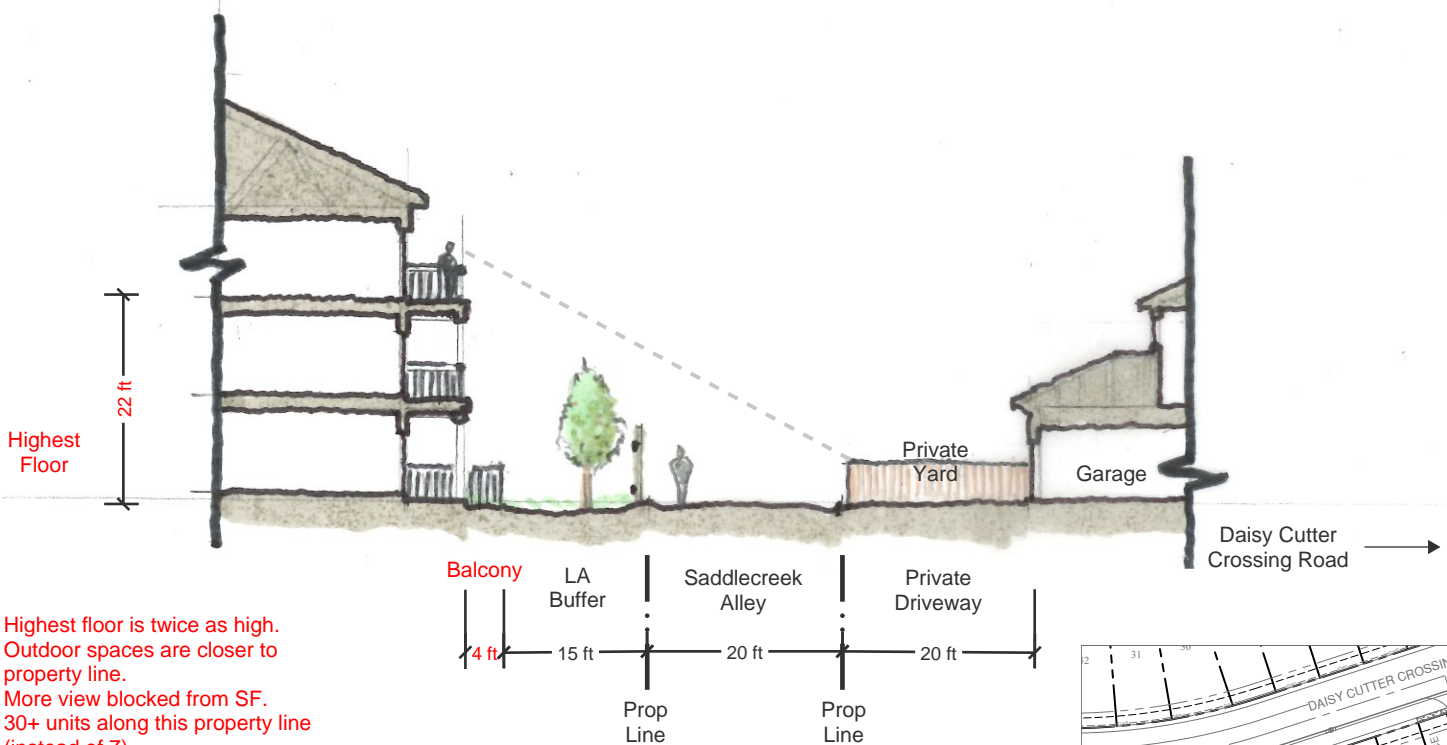
Private SF Residence

On Daisy Cutter

Two Story Town House



Three Story Walkup



Highest floor is twice as high.
Outdoor spaces are closer to property line.
More view blocked from SF.
30+ units along this property line (instead of 7)
Less privacy for SF owners.

