

Summerwell Boulevard 26 Project Narrative

The current property is located along Boulevard 26 defined as Lot 3R3R, 3R1, and Lot 4R of the Walker Branch Addition. The 24.31 acres are currently zoned outdoor commercial that includes the Mountasia amusement park. Greystar along with ECM Development propose re-zoning the site as a Planned Development with underlying R-8 zero lot line single family residential and commercial. This zoning district will ensure existing neighborhood character is maintained while also serving to support compatibility between existing single-family neighborhoods and higher-intensity mixed use or nonresidential. Considering that the surrounding area consists of the Hometown development, traditional multifamily, and commercial uses, our development team suggests a unique approach to develop single-family detached home community for lease. There are an additional two acres of planned commercial along Boulevard 26 that provide an opportunity to craft an all-inclusive walkable neighborhood.

The community will have the look and feel of an elevated single-family neighborhood. The entry will include impactful details such as decorative paving and layered landscaping that establish a sense of arrival and place. The open community will consist of 194 homes ranging from two to four bedrooms with front and rear entry two-car garages options. Residents and their guests will find parallel parking dispersed throughout the community creating a natural streetscape. Where possible, the residences that have rear entry garages will be situated on open common spaces or mews to promote a sense of community and enjoy an individually fenced front yard. Homes with front entry garages benefit from a six-foot tall privacy fenced back yards. The homes' exterior finish will consist of mostly cementitious fiber board and accent materials consistent with the adjacent neighborhood. The material choice captures the epitome of a modern craftsman style.

Residents will enjoy access to a dog park and connectivity to the Walker Creek Trail system inviting a healthy lifestyle for them and their furry companions. An on-site amenity center boasts a clubhouse space, resort style pool, and outdoor gathering areas.

Our guiding philosophy is to design and construct high-quality communities that create value, provide homes for a diverse population, and exceed every expectation of project stakeholders. We aim to provide a luxury leasing experience with all the maintenance free living in addition to the enjoyment of an individual home and private yard.

Greystar is the leading global real estate company for the development and management of rental housing properties. They are the #1 multifamily housing developer in the United States. Together with ECM Development's expertise of quality "Build-to-Rent" communities and home design, the proposed community will set the standard and add value to the city of North Richland Hills.