

February 8, 2018

City of North Richland Hills
Special Development Plan Amendment

Iron Horse Village Apartments – Written Statement

Dear Mr. Comstock,

In May 2017, Skeeter & Bucky, LP secured approval of a Special Development Plan (“Plan”) for the subject tract. This allowed for 327 traditional multifamily units, plus 28,000 SF of “Flex” space and 11,000 SF of Commercial/Retail space in Phase 1. While pursuing acquisition of the property for development the Wolff Company identified several opportunities to enhance the approved plan for the following stated goals –

- Ensure long-term success of the project by addressing current challenges: (*all resident quality of life concerns*)
 - Improve parking relationship to resident units – number one reason that projects fail over time is convenience and availability of parking.
 - Centralize multifamily leasing operations and resident amenities to improve convenience and function for resident use.
 - Increase the number of garage parking spaces within resident buildings.
- Maintain pronounced architecture at Station entrance but improve functionality.
- Reconfigure commercial space to accommodate and attract a large and desirable tenant pool.
- Address Block B topography challenges and constraints, that as site planned, will not deliver what the City is expecting for a streetscape along Iron Horse Blvd.

The Property is on the future TEXRail commuter line that will stretch 27-miles from downtown Fort Worth to the DFW International Airport. The TEXRail Iron Horse Station will be one of two line stops within the City and will be directly adjacent to the Property. The Iron Horse Station will be a tremendous asset to the community and future residents. The Wolff Company is excited that the Iron Horse Station is under construction and the rail line is projected to be completed and operational by late 2018, well ahead of the Property’s opening.

The proposed Special Development Plan Amendment seeks to build off the success of the current land plan by maintaining the general layout and development standards. The approved plan fits the adjoining context with connections to Iron Horse Blvd, Iron Horse Station, and future private development. This application proposes the following key improvements to benefit future residents and give the project the best opportunity for success –

- Split Building B and locate Club / Leasing / Pool in Block B
 - Maintain pronounced architecture at Station entrance.
 - Enhances lifestyle experience and centralizes project amenities.
 - Increase club / lease / amenity space by approximately 2,000 SF.
 - Pool courtyard helps make up substantial grade change across Block B and will be visually attractive from Iron Horse Blvd.
 - Centralize the “flex” space on the north end of the property in Blocks A and B, close to other commercial uses like leasing office and retail space, presenting a unified street front.
 - Drive aisle located underneath Building B with 3 stories above improves connectivity.
- Consolidate 11,000 SF commercial into continuous space in Building A.
 - Maintain pronounced architecture at Station entrance.



- Improve and maximize the ability to attract the widest array of desirable commercial tenants.
- Drive aisle located underneath building A with 3 stories above.
 - Better access for commercial/retail customers.
 - Consistent and interesting architectural theme.
- Designate a combined 36 retail spaces (not included in the residential parking count) of on-street and off-street parking.

- Blocks A & D - Long bar building with attached garages now parallel Iron Horse Blvd.
 - Deliver continuous buildings fronting Iron Horse Blvd for prominent streetscape and provide adequate parking to resident-unit relationships.
 - Centralize the “flex” space on the north end of the property in Blocks A and B, close to other commercial uses like leasing office and retail space, presenting a unified street front.

- Parking
 - Double the number of attached garages by reorienting the building layout on Blocks A & D.
 - Propose angled-in parking along majority of Iron Horse Blvd to increase the number of on-street spaces and provide more parking proximate to buildings.
 - Include landscape bulb-outs every 5 or 6 spaces to soften the streetscape with additional landscape elements.

- Noteworthy Metrics
 - Maintain and slightly increase the amount of open space.
 - Achieve the same amount of Flex Space and Commercial square footage, better oriented on the site.

In keeping with the originally approved Plan, the design team evaluated the best way to provide additional density in the future with a Phase 2 for the project. Given the ingress / egress and grades on Block A, there is an opportunity to add three levels of structured parking and 88 residential units in a future Phase 2. This would be accomplished by the construction of a three level parking garage with four levels of apartment units above. In total, the structure would be six levels above grade. Assuming the construction of this structure were economically feasible at some point in the future, the project in total would be comprised as follows:

- 412 total residential units.
- 28,000 SF Flex Space – Estimated at 25 units.
- 11,000 SF Commercial
- 7,000 SF leasing amenity
- 757 total parking spaces on-site
 - 49 tuck-under garages.
 - 354 structured garage spaces.
 - 354 surface parking spaces.

The Wolff Company appreciates the opportunity to work with the City of North Richland Hills on this project and specific application. The development has fantastic characteristics that will make it a desirable apartment community and an attractive addition to the City. We look forward to the continued progress and advancing design and entitlements in 2018.

Respectfully,

Jeff Moten



VP Development