

Aria Grand

*Saigebrook
Development*



Key points of the proposed Aria Grand community- 1800 S. IH-35 Frontage Rd, Austin TX 78704

- ❖ Development proposal includes 70 units with 1, 2, and 3 bedroom options
 - 12- 1 bedroom apartment homes; average rent \$790
 - 30- 2 bedroom apartment homes; average rent \$957
 - 28 - 3 bedroom apartment homes; average rent \$1076
- ❖ Mixed-income community with a broad range of rents based on Area Median Income (AMI)
 - 6 units at 30% AMI
 - 24 units at 50% AMI
 - 30 units at 60% AMI
 - 10 units at Market Rate
- ❖ Green Development Practices- development will seek NGBS Green Certification
- ❖ Developer will work closely with SRCC to ensure design is sensitive to surrounding community and existing environmental conditions
- ❖ Development will include high quality amenities such as: fully furnished leasing center with a media room, fitness center, cyber lounge, amenity center, BBQ grills with picnic tables and onsite parking.
- ❖ Unit amenities will include Energy Star appliance package, solid surface countertops, high efficiency lighting, hard surface flooring, walk-in closets and tile tub surrounds.
- ❖ On-site management staff and maintenance

- ❖ 4 and 5 story elevator served buildings over surface parking
- ❖ On-site security monitoring
- ❖ Developer will commission art work for the site as part of their commitment to art in public places
- ❖ Developer is locally owned and has 15+ years of experience in multi-family development with a portfolio of over 5,000 units, including more than 1,200 units in Texas under management, construction or design
- ❖ Developer is committed to long term ownership (minimum of 15 years)
- ❖ Average residents income level is between \$25,000 to \$50,000 per year. Residents occupations might include teachers, police officers, fire fighters, hospitality service providers, healthcare service providers, industrial factory workers, etc.





PARKING TABLE

UNIT TYPE	REQUIRED	STANDARD	REDUCED	COMPACT	TOTAL
12- 1 BEDROOM UNITS	18				
1.5 PARKING SPACES/EA.					
30- 2 BEDROOM UNITS	60				
2.0 PARKING SPACES/EA.					
28- 3 BEDROOM UNITS	70				
2.5 PARKING SPACES/EA.					
BICYCLE (5%)	7				
STANDARD TOTAL	148				
TOTAL WITH REDUCTIONS	89	68	5	15	3
					91

- 20% PARKING REDUCTION ALLOWED PER LDC 25-6-478 SPACES.
- 20 CAR SPACE CREDIT ALLOWED FOR EACH CAR-SHARE SPACE PROVIDED. (3) CAR SHARE SPACES WILL BE PROVIDED.
- AFTER ALLOWED REDUCTIONS, A MINIMUM OF 60% OF STANDARD REQUIRED SPACES MUST BE PROVIDED ON-SITE.

NOTES AND ASSUMPTIONS

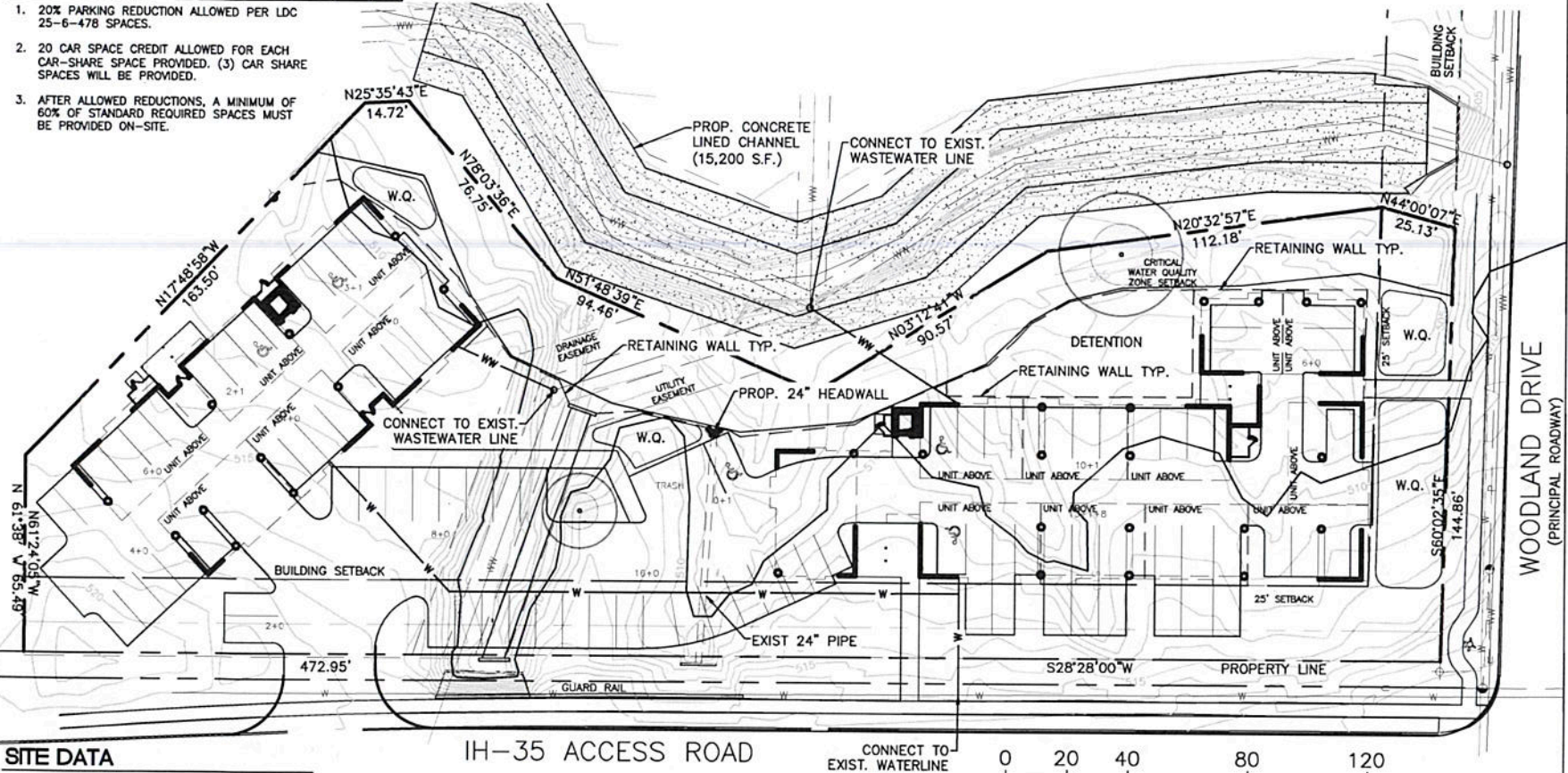
- DRIVEWAY PERMIT FROM TXDOT.
- DRIVEWAY SEPARATION WAIVER FOR ACCESS TO IH-35.
- DRIVEWAY ACCESS TO WOODLAND DRIVE IS PROHIBITED PER CITY OF AUSTIN ORD. 20050929-2003.
- ASSUMES REZONING TO MF-4.
- THE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
- THE PARKING MEETS THE LOCAL REQUIREMENTS.
- MODIFICATIONS OF THE EXISTING FLOOD PLAIN ARE REQUIRED AND MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.

LEGEND



HERITAGE TREE AND 1/2 CRITICAL ROOT ZONE

W.Q. = WATER QUALITY POND



SITE DATA

UPLANDS ZONE AREA: 53,010 S.F.
 PROPOSED IMPERVIOUS COVER: 28,485 S.F. (54%)
 IMPERVIOUS COVER LIMIT: 80% MF-6 ZONING

SCALE: 1"=50'
 DATE: 2/27/2017
 FILENAME: 1529-005
 DRAWN BY EC



NORTH

ARIA GRAND MULTI-FAMILY HOUSING

1800 S IH 35 SVRD, AUSTIN, TEXAS

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