

Legacy Townhomes
February 25, 2013

We are requesting that the Urban Renewal Agency (URA) consider this unsolicited proposal to purchase and develop the north side of Block 17 on Juniper Street into a 16-unit townhome development project by Austin Revitalization Authority (www.austinrev.org) and its joint venture partner InTown Homes (www.intown-homes.com). We would propose that URA sell the property to ARA at fair market value as soon as possible so that the joint venture development project may move forward.

- This is a 16-unit market rate townhome project. The unit mix will be:
 - 14 townhome units for sale at market rates
 - 2 townhome units for sale at 80% M.F.I.
- All of the units will be built to the same level of quality and finish out.
- A site plan with 2 driveway entrances, 1 from Waller and 1 from Juniper Street.
- Garages will be located in the back and not facing Juniper Street.
- Streetscapes will be built in accordance to the City of Austin Subchapter E Commercial Design Standards and the street trees will exceed minimum City Code.
- The exterior will be masonry of brick and stucco or similar.
- The project will comply with the Central East Austin Master Plan, the 11th and 12th Street Community Redevelopment Plan and the 11th Street NCCD.
- The architecture will harmonize with the adjacent office buildings and historic architecture of the neighborhood.
- The entire project will be built simultaneously, and construction will commence within 12 months of closing on the land.

