

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Southeast Combined (Franklin Park)

CASE#: NPA-2022-0014.02

DATE FILED: June 30, 2022 (Out-of-Cycle)

PROJECT NAME: Sage @ Franklin Park

PC DATE: October 11, 2022

ADDRESS/ES: 4500 Nuckols Crossing

DISTRICT AREA: 2

SITE AREA: 15.96 acres

OWNER/APPLICANT: Austin Leasing Housing Associates V, LLP

AGENT: Jackson Walker, LLP (Pamela Madere)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Multifamily Residential

Base District Zoning Change

Related Zoning Case: C14-2022-0088 (21.63 acres)

From: SF-2-NP, SF-3-NP and MF-2-NP **To:** MF-3-NP

Note: The area included in the zoning application is larger than the area included in the plan amendment application.

NEIGHBORHOOD PLAN ADOPTION DATE: October 10, 2002

CITY COUNCIL DATE: TBD

ACTION:

PLANNING COMMISSION RECOMMENDATION:

October 11, 2022 -

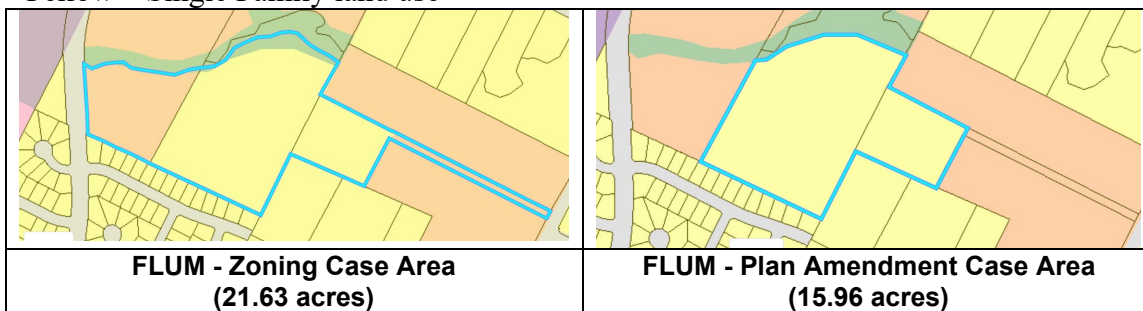
STAFF RECOMMENDATION: To support the applicant's request for Multifamily Residential land use.

BASIS FOR STAFF'S RECOMMENDATION: The property in the plan amendment application is a 15.96-acre undeveloped tract of land. The land area included in the zoning application is 21.63 acres. The area included in the plan amendment application is smaller than the zoning application because part of the property already has Multifamily Residential land use on the future land use map. See maps below. Staff supports the applicant's request to change the land use on the future land use map from Single Family to Multifamily Residential to be consistent with the rest of the property.

The proposed project is a 100% affordable housing development comprised of 298 apartment units, a 5,000 square foot club house and other amenities. The development will include on-site social services for the residents. The proposed project will provide much-needed affordable housing opportunities for people in the city.

Orange – Multifamily Residential land use

Yellow – Single Family land use



Below is a section of the Southeast Combined Neighborhood Plan document that staff believes supports the request.

Residential goals, objectives, and action items include:



Goal 1 Provide a balance of mixed-income housing options that will contribute to the neighborhood's vitality and stability and encourage the development of land uses that promote the interaction between residential and non-residential uses.

Objective 1.1 Explore opportunities for the development of a variety of housing and commercial options.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Multifamily Residential - Higher-density housing with 3 or more units on one lot.

Purpose

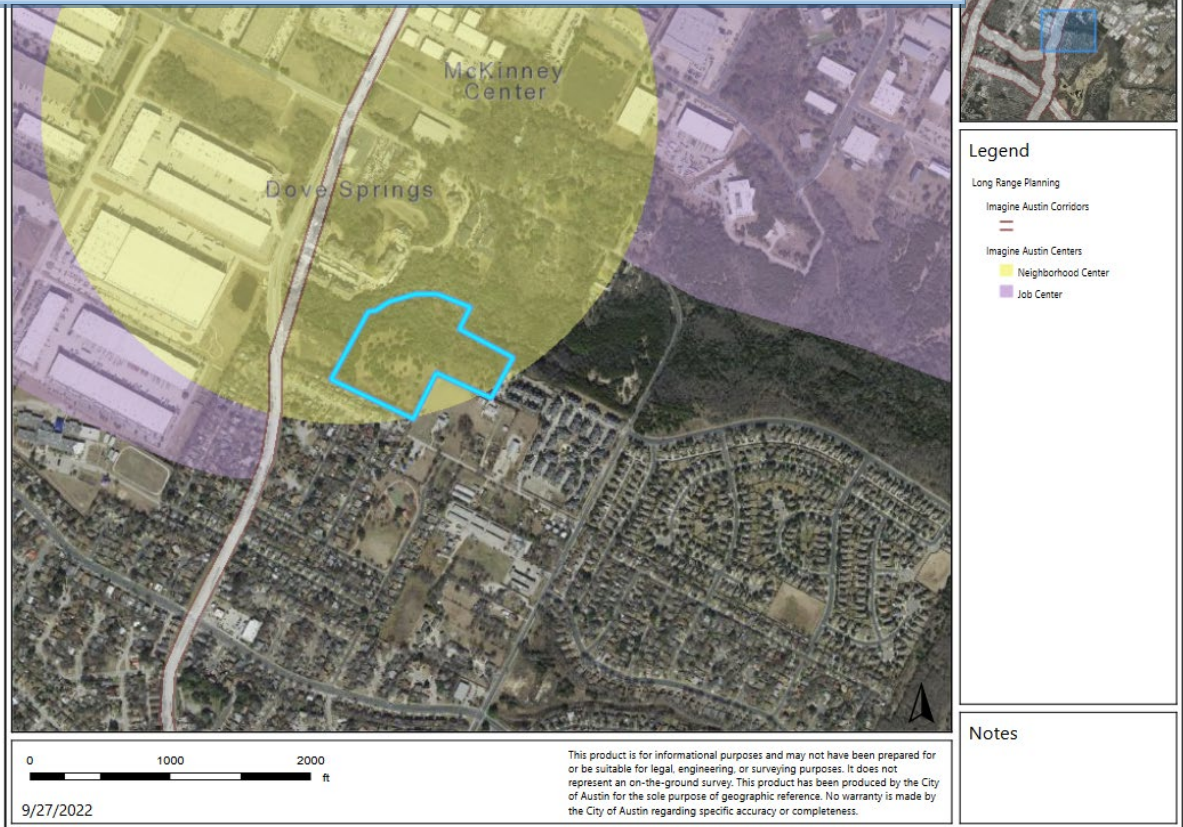
1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

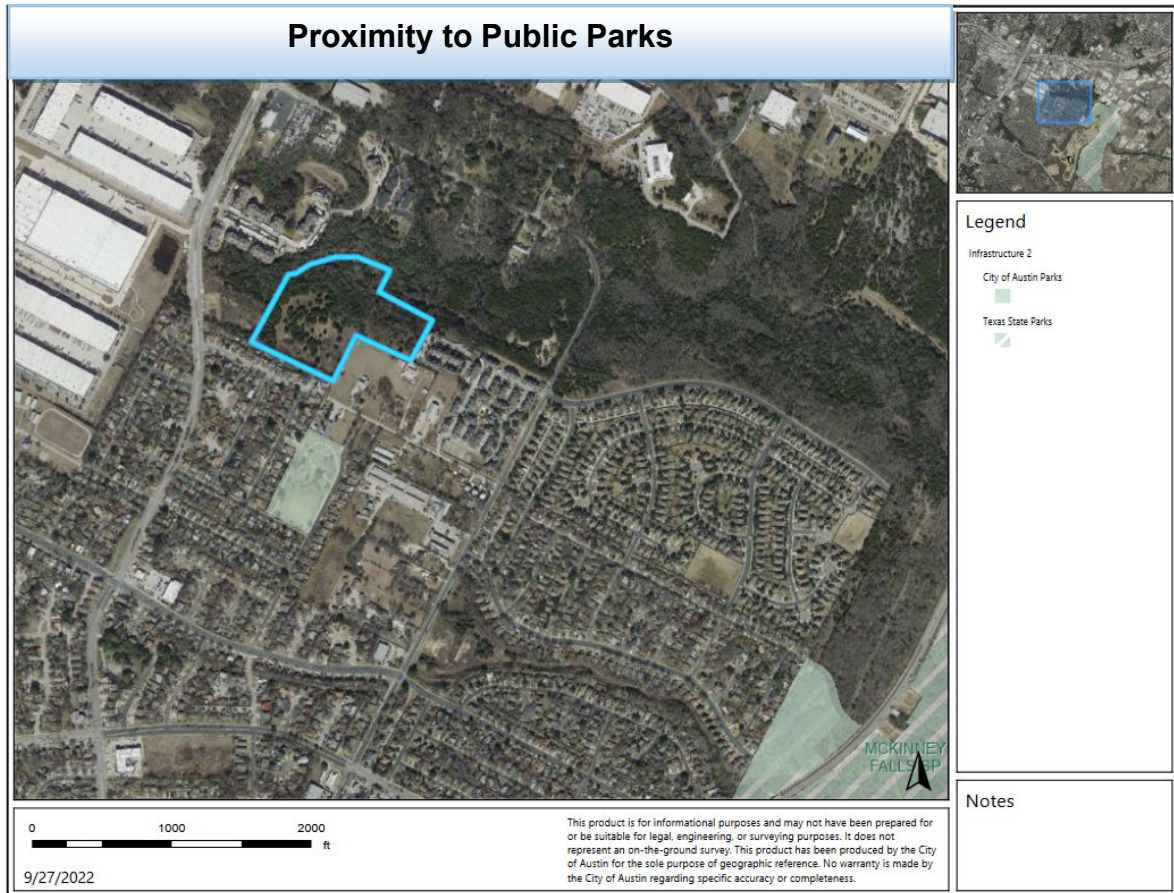
Application

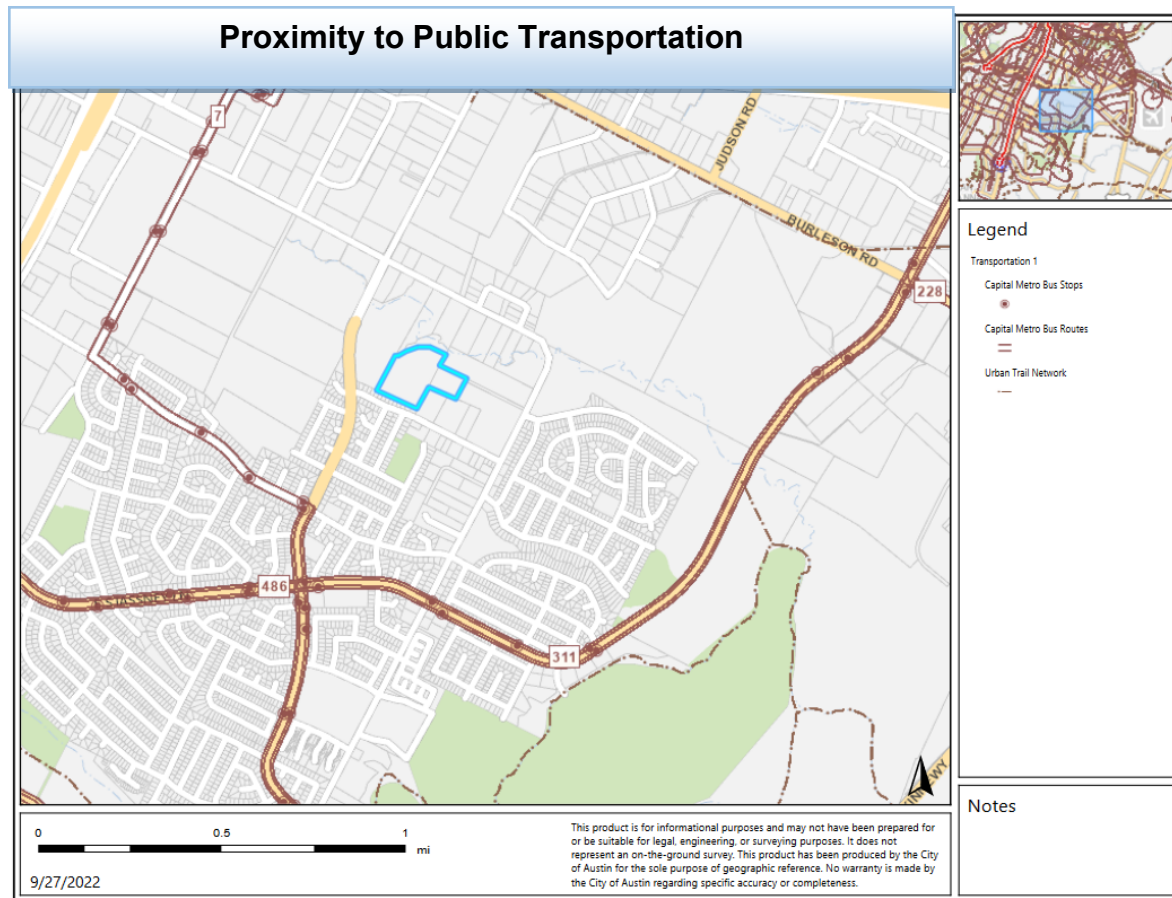
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> The property is within the Dove Springs Neighborhood Center
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> Nuckols Crossing has partial sidewalks along developed areas.
	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> Proposed project is a 100% affordable housing development
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> The proposed project is a 298-unit affordable housing multifamily development
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
3	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
	Total Number of "Yes's"

Proximity to Imagine Austin Activity Centers and Corridors







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on June 30, 2022, which is out-of-cycle for the planning areas on the east side of IH-35. The Southeast Combined Neighborhood Plan Contact Team submitted a letter allowing the applicant to file outside of the July open filing period.

The application proposes to change the land use on the future land use map from Single Family to Multifamily Residential land use for a 298-unit affordable multifamily housing development. The land area included in the plan amendment application is 15.96 acres.

The applicant proposes to change the zoning on the property from SF-2-NP (Single Family Residence Standard Lot district – Neighborhood Plan), SF-3-NP (Family Residence district – Neighborhood Plan) and MF-2-NP (Multifamily Residence Low Density district – Neighborhood Plan) to MF-3-NP (Multifamily Residence District Medium Density – Neighborhood Plan). The land area for the zoning application is 21.61 acres. For more information on the associated zoning application, see case report C14-2022-0088.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on August 18, 2022. The recorded meeting can be found at <https://www.speakupaustin.org/npa>. Approximately 559 community meeting notices were mailed to people who rent or own property within 500 feet of the subject tract. Two city staff members attended the meeting, Maureen Meredith and Mark Walters. Pam Madere from Jackson Walker was in attendance and five people from Dominion Group, Inc. and Portfolio Residence Services. Five people from the neighborhood attended the meeting.

Ryan Lunderby from Dominion and Kendrell Washington from Portfolio Residence Services made the following presentation:

- We have been presenting our project to the neighborhood for a year.
- Dominion is a multifamily owner, developer and manager has offices around country but team on the call is based in Dallas, TX.
- We're a 50-year-old company and have developing affordable housing throughout the country.
- We purchased Woodway Village and Franklin Park apartments. We have made improvements to these apartments and will own them for 15-20 years, at a minimum.
- We propose primarily three-story buildings with breezeway and walk-up entrances and dog park, green space area, play area for children, walking paths, on-site compost facility and pool, with on-site management and on-site maintenance.

- There will be a third-party entity to provide on-site social services.
- Building step down based on the grade. Development as internal drive to create a neighborhood experience. Pedestrian-friendly sidewalks. Ground-floor apartments have front door stoops to create the pedestrian friendly environment.
- Site is 22.14 acres.
- Clubhouse is approximately 5,000 s.f.
- Proposed is 182 two-bedroom units; 116 three-bedroom units.
- Density 13.5 units per acre.
- There will be 90 on-street parking spaces; 564 off-street parking space.
- When we met with the neighborhood, they had concerns about traffic on Nuckols Crossing so we working to address that.
- We will work with Urban Roots to provide a “food security station” for this project so residents have access to fresh food.

The applicant’s presentation is included in this report.

Q: Who are Austin Leasing household Associates shown at the beginning of the presentation?

A: They are an affiliate of Dominion. The project must be owned in a single-asset partnership.

Q: The crossing guard is always broken and the fence. The residents have broken the fence of Maufrais Lane. Are you going to have 24-hour security to ensure safety of the residence in the facility?

A: Woodway Village on Nuckols Crossing, we will fix anything that is broken. I will follow up with our management team. We’re trying to limit traffic at the four-way stop.

Comments:

- I’m a landowner next to you. I’ve seen developers come into this area for over 20 years, your presentation seems more heartfelt than other developers. I care about the environment. With all the good intentions, there must be oversight of the property owners. There must be cooperation between us. I appreciate when you’re doing where people can walk and mingle. I’m familiar with Urban Roots and glad you are working with them.
- I live in Dove Springs. I have appreciated talking to Pam, Austin and Ryan. Dominion has gone out of their way to work with the neighborhood. My concerns are with the City. The City has ignored safety issues and left it to the neighborhood work with the developers. Nuckols Crossing is dangerous. There is not enough infrastructure to accommodate this development. How will these residence access jobs, groceries, medicines? We have poor city planning. It’s bad city planning to concentrate affordable housing where it already exists. The city ignores the Austin Housing Blueprint. There should be a good reason to amend the future land use map. Why have it if we ignore it? It should be amended for good reasons. I can’t support this development where it is, but I applaud what you’re doing.

Applicant Summary Letter from Application11 of 37
October 11, 2022

City of Austin Application Packet for Neighborhood Plan Amendment
For Individual Property Owner

Page 13 of 16

Neighborhood Plan Amendment
SUMMARY LETTER

The request for the FLUM amendment is to change the designation from SF single-family to MF multi-family in order to rezone the property to MF-3. The proposed project, the Sage @Franklin Park, will be a 100% affordable housing project in conjunction with the Austin Housing Authority who will be the bond issuer for the project and who is also a landowner of a portion of the property. The SE Combined Neighborhood Association has approved the out-or-cycle application.

**Out-of-Cycle Letter Authorization from
Neighborhood Plan Contact Team (NPCT)**

From: Ana Aguirre <
Sent: Wednesday, May 11, 2022 4:51 PM
To: Madere, Pamela <pmadere@jw.com>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Loayza, Katherine <kloayza@jw.com>
Subject: Re: Dominion Sage - out of cycle FLUM amendment - SE Combined Neighborhood

****RECEIVED FROM EXTERNAL SENDER – USE CAUTION****

Hello Pam, Maureen, and Katherine,

The answer is "Yes." Pam, FYI, I also forwarded the email reflecting the date we voted in support of this request back in February. Thank you. Ana

Ana Aguirre
Immediate Past Chair
SCNPCT

Ana Aguirre

I find the great thing in this world is not so much where we stand as in what direction we are moving. Oliver Wendell Holmes



Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

Southeast Combined Neighborhood Plan Contact Team

Ana Aguirre
Immediate Past Chair
SCNPCT
PO Box 19748
Austin, TX 78760
512-708-0647
a-aguirre@prodigy.net

October 4, 2022

Todd Shaw, Chair
Yvette Flores, Secretary
Greg Anderson
Grayson Cox
Carmen Llanes
Jeffrey Thompson

Claire Hempel, Vice-Chair
James Shieh, Parliamentarian
Awais Azhar
Patrick Howard
Robert Schneider
Jennifer Mushtaler

RE: Neighborhood Plan Amendment Case Number: NPA-2022-0014.02
Rezoning Case Number: C14-2022-0088
Project Location: 4500 Nuckols Crossing

Dear Honorable Chair Shaw and Commissioners:

The Southeast Combined Neighborhood Plan Contact Team (SCNPCT) has a history of supporting responsible development. Our Future Land Use Map (FLUM) area consists of single-family, multi-family, mixed use, commercial, office, civic, warehouse/limited office, and industry zones. The SCNPCT serves students that attend two school districts: Austin and Del Valle ISDs. With Austin Bergstrom International Airport (ABIA) being so close, we also consider the Airport Overlay.

The SCNPCT met on Monday, September 12, 2022, to discuss the presentation and information received during the scheduled neighborhood meeting held on August 18, 2022. The applicants also participated in the September 12, 2022, SCNPCT meeting to answer any new questions. The SCNPCT considered the two following requests pertaining to the property located at 4500 Nuckols Crossing: 1) Neighborhood Plan (NP) Amendment to change the land use designation on the FLUM from single family to multifamily land use; and 2) Rezoning from SF-3-NP (Family Residence District-Neighborhood Plan) zoning to MF-3-NP (Multifamily Residence Medium Density District -Neighborhood Plan) zoning. The SCNPCT also took into consideration input from surrounding neighborhood associations representing residents within the SCNPCT boundary.

With a quorum present, and based on the information provided, the SCNPCT membership voted unanimously in favor of the FLUM and Zoning change requests. The SCNPCT sees the value in changing the FLUM and zoning from single family to multifamily recognizing the need for more affordable housing stock in Austin. The SCNPCT is most appreciative of the applicant's and owner's efforts to initiate a neighborhood meeting prior to requesting a FLUM amendment application out-of-cycle. The applicant's and owner's efforts to set up multiple subsequent meetings with the SCNPCT and other neighborhood associations were intentionally designed to get to know the resident's needs and concerns, get to know and value the existing culture, and directly respond to the public safety concerns raised by the residents. These outreach efforts are very much appreciated by this community. Additionally, the applicant's efforts to reach out and connect with another community partner – Urban Roots, demonstrates the applicant's sincere effort to establish long-term relationships and develop partnerships for the benefit of the current and future residents of this area. We look forward to working with this owner – Dominion, in ongoing efforts to improve upon the quality of life in Southeast Austin. We also appreciate the city staff that have worked on this initiative.

I am available if you should have any questions. Thank you for all you do and for your service to our community.

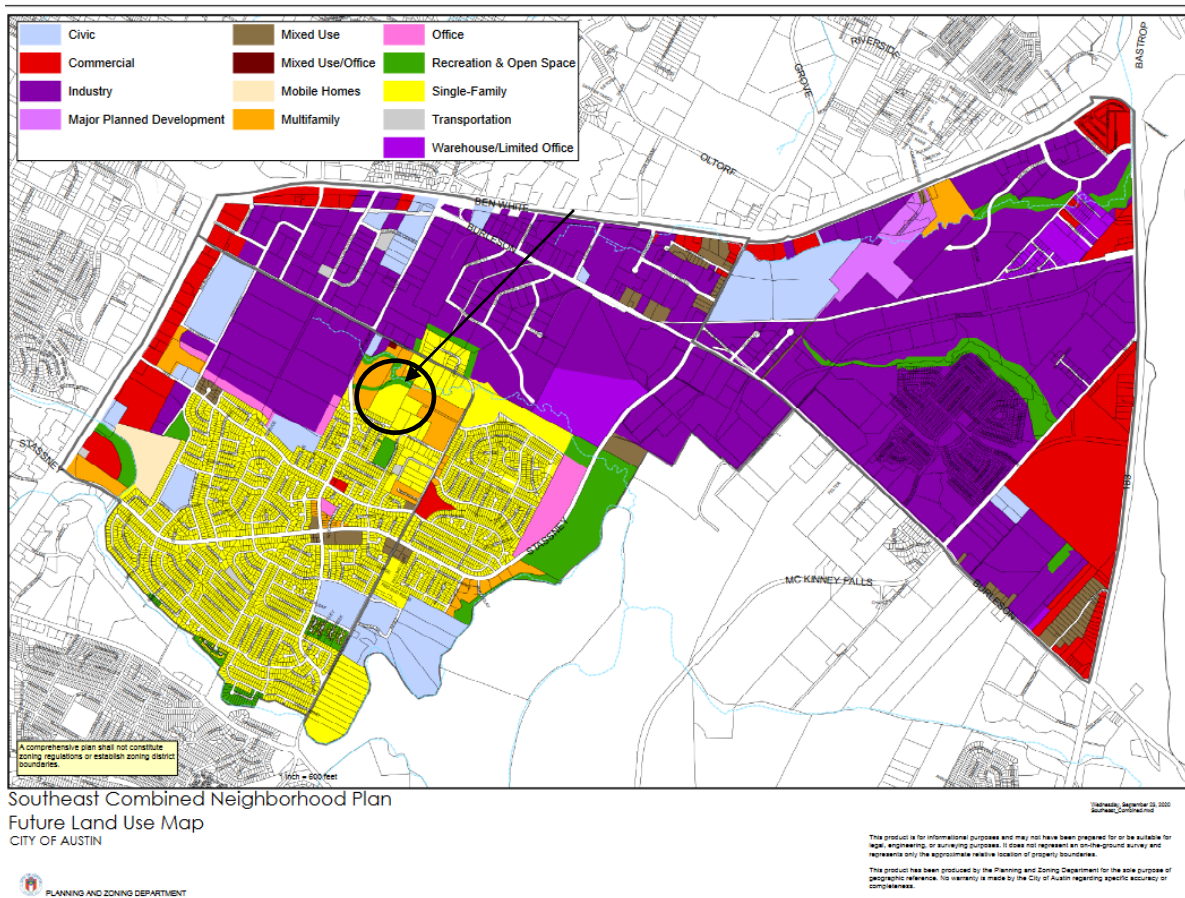
Respectfully submitted,

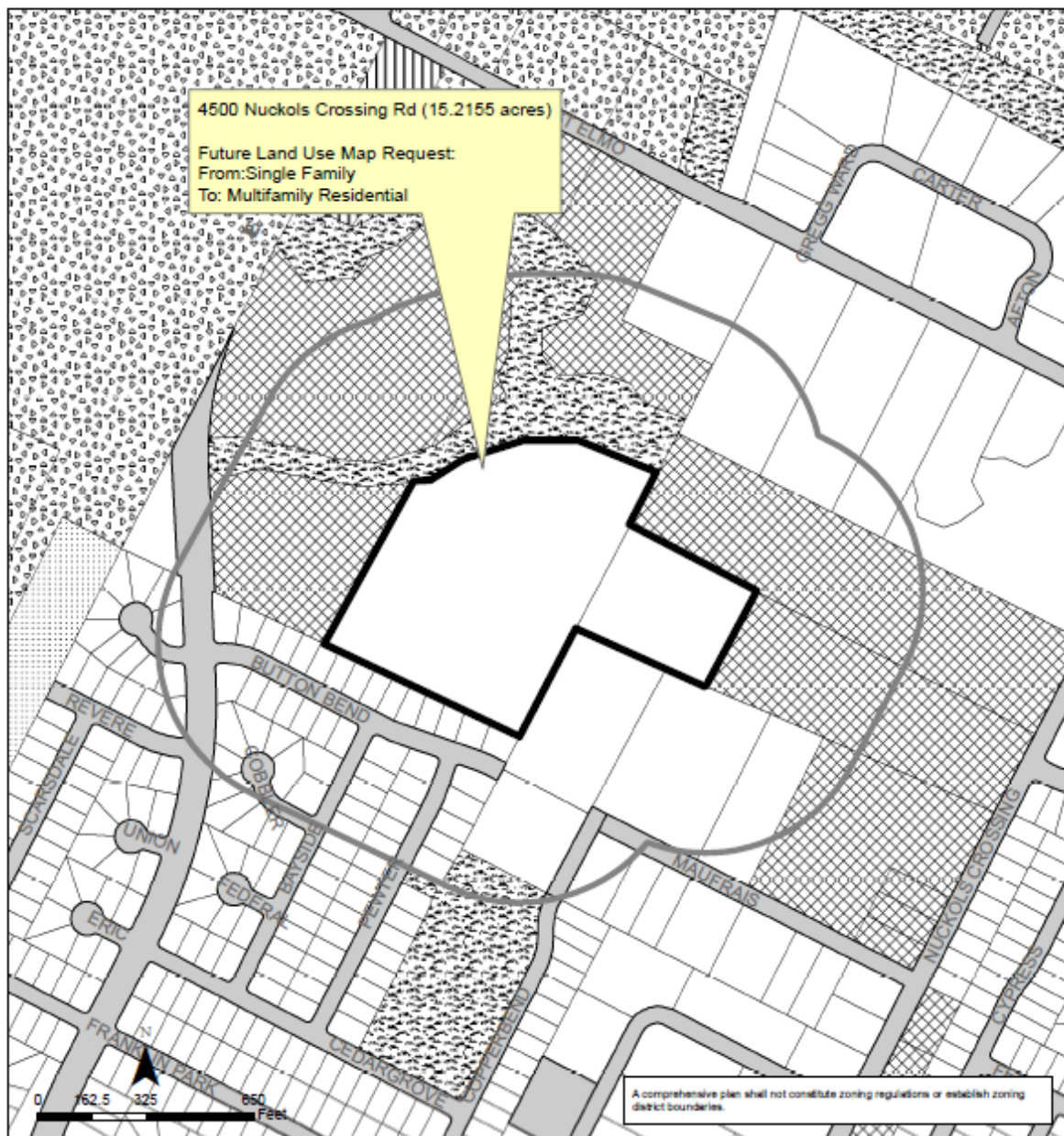
Ana T. Aguirre

Ana Aguirre, Immediate Past Chair
Southeast Combined Neighborhood Plan Contact Team (SCNPCT)

File: SCNPCT

CC: Wendy Rhoades, Housing and Planning Department
Maureen Meredith, Housing and Planning Department
Pam Medere, Applicant
Austin Holmes, Dominion





Southeast Combined Combined (Franklin Park) Neighborhood Planning Area NPA-2022-0014.02

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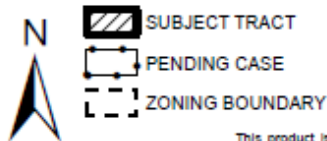
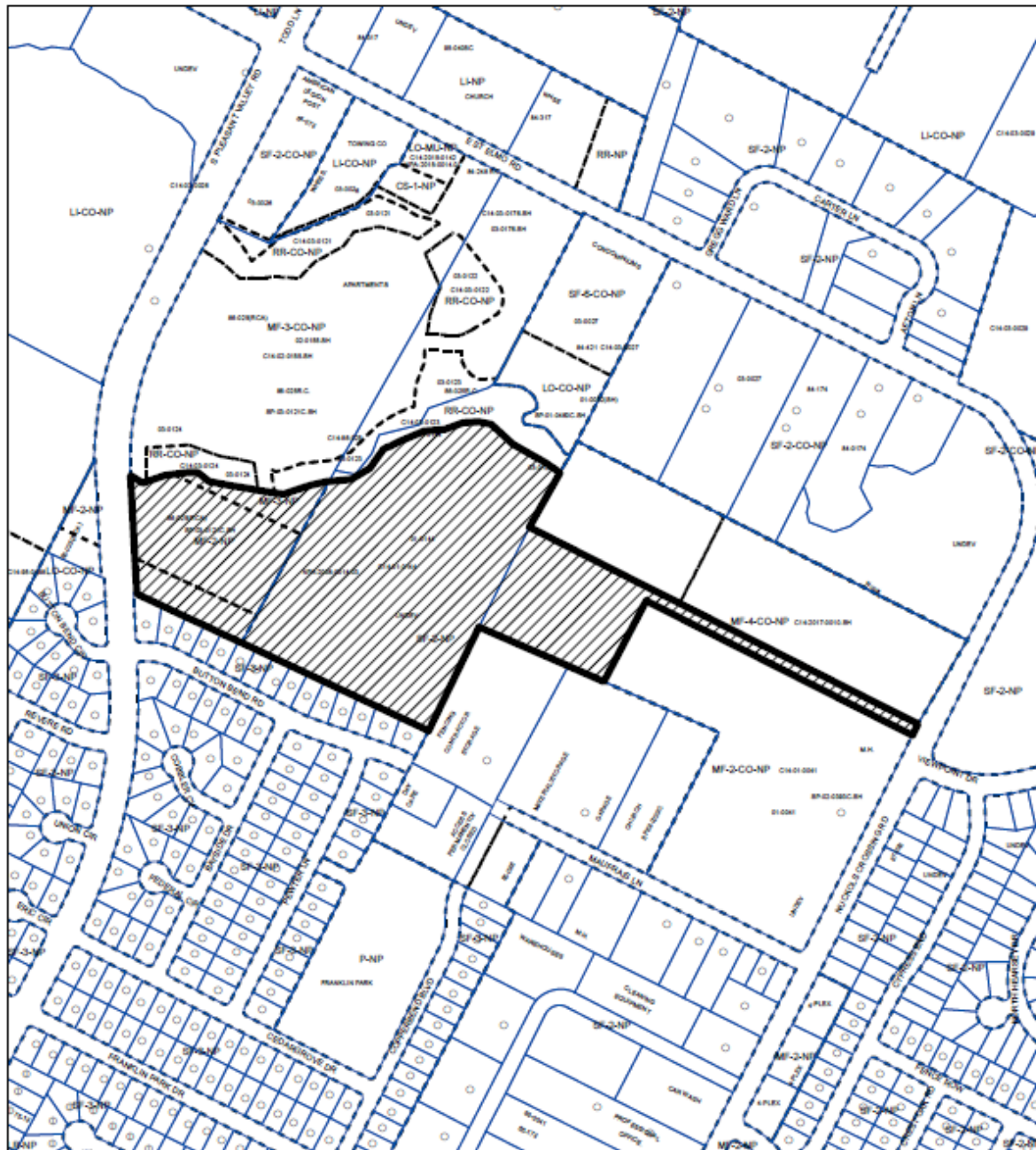
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City of Austin
Housing and Planning Department
Created on 8/3/2022, by: MeeksS

Future Land Use

	Subject Tract		Multi-Family
	500 ft. notif. boundary		Office
	Civic		Recreation & Open Space
	Industry		Single-Family
	Mixed Use/Office		Transportation



1" = 400'

ZONING

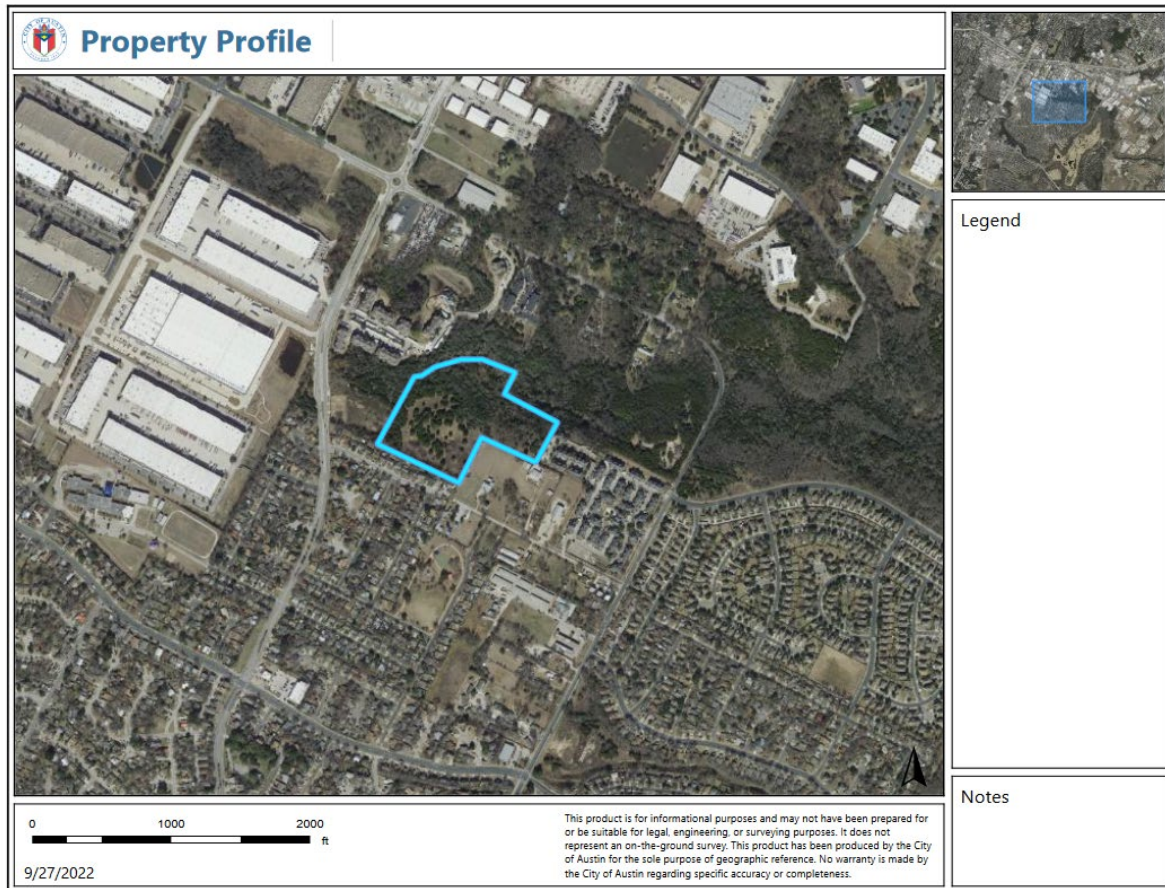
ZONING CASE#: C14-2022-0088

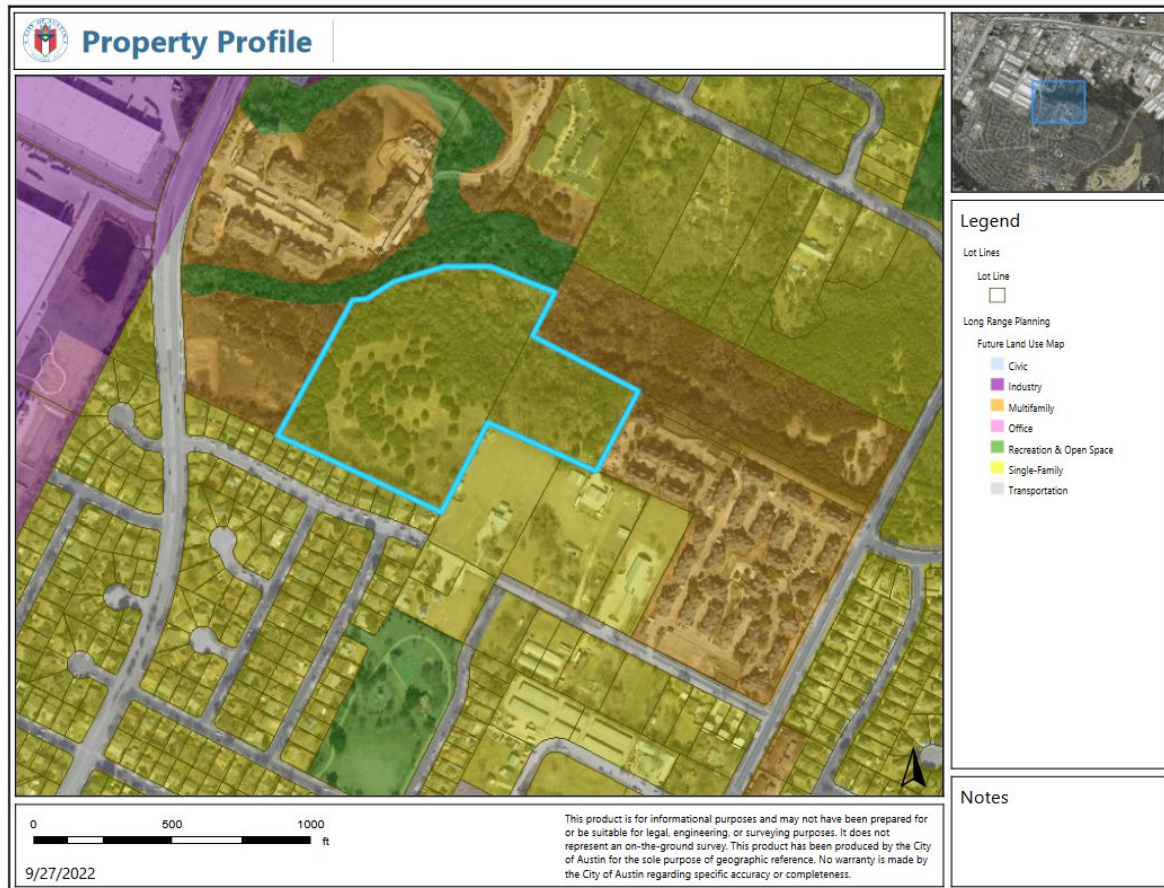
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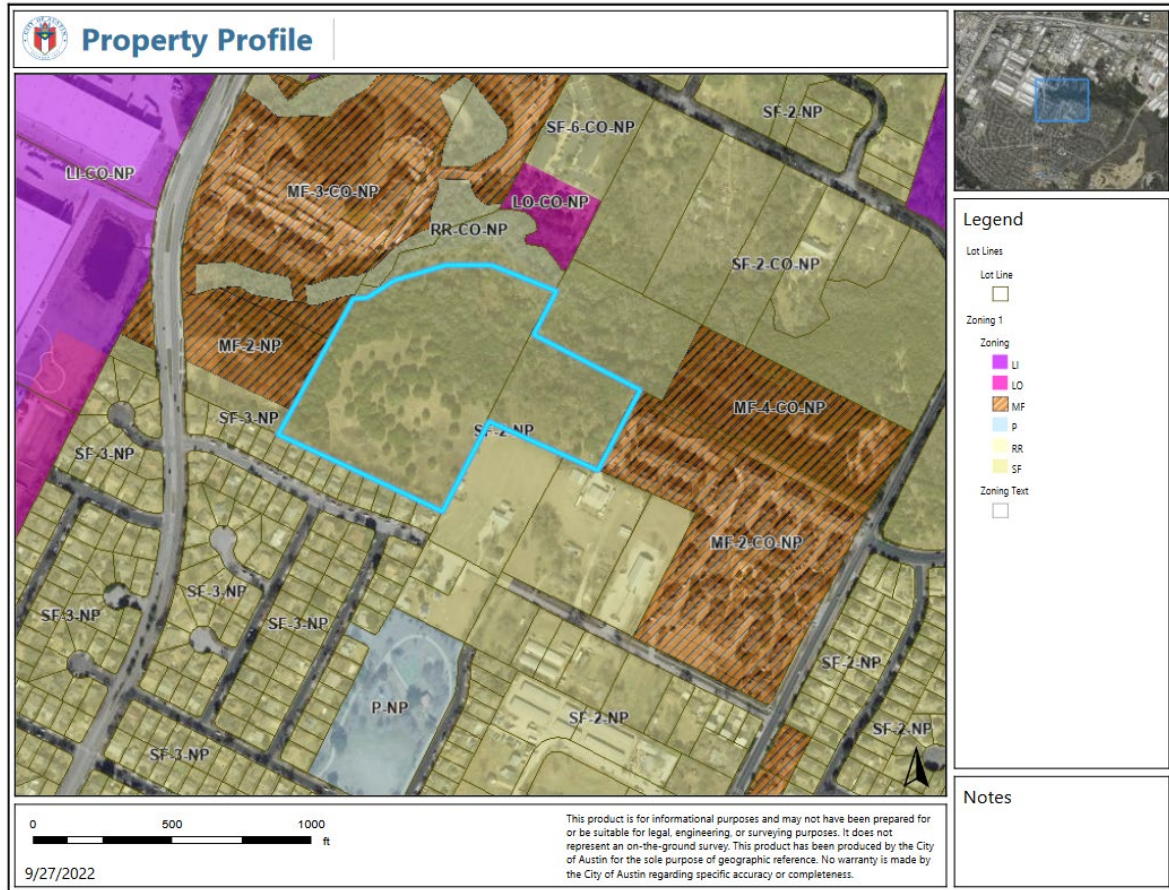
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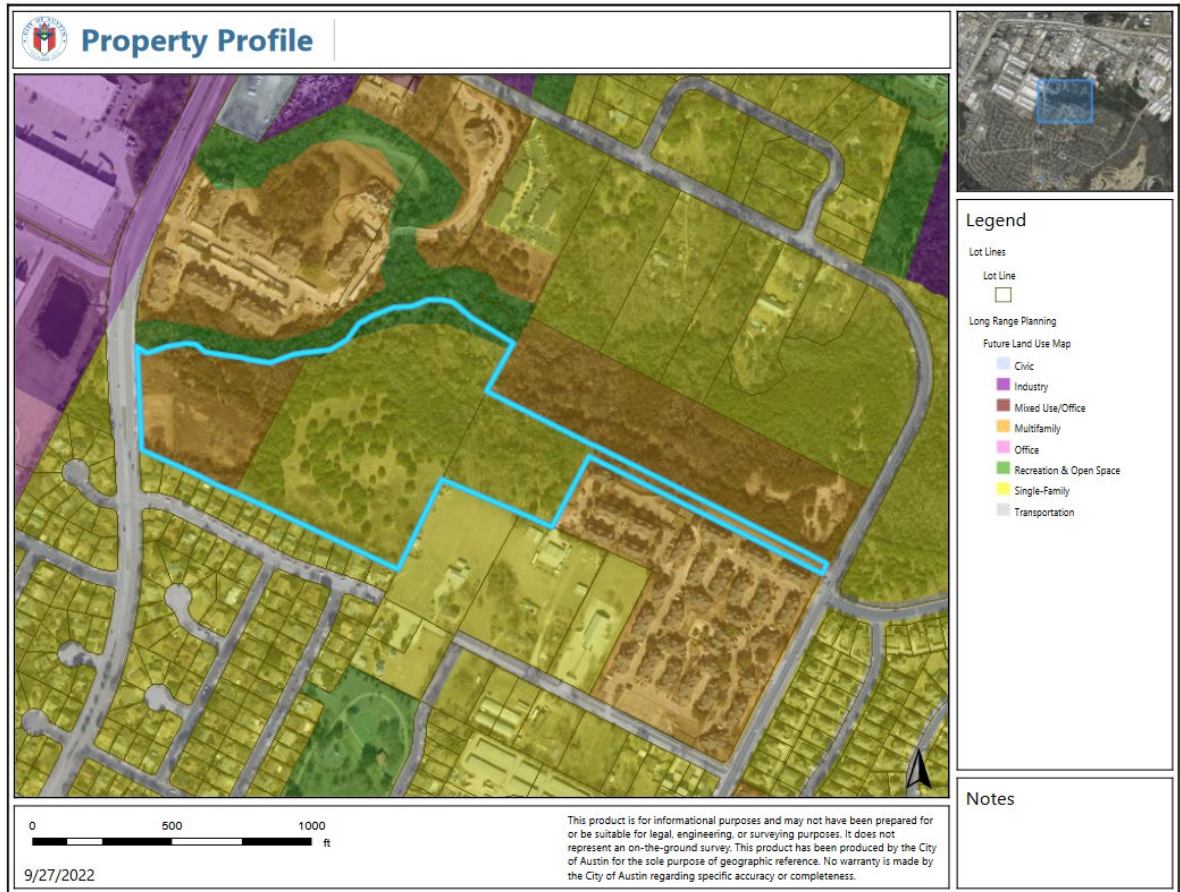


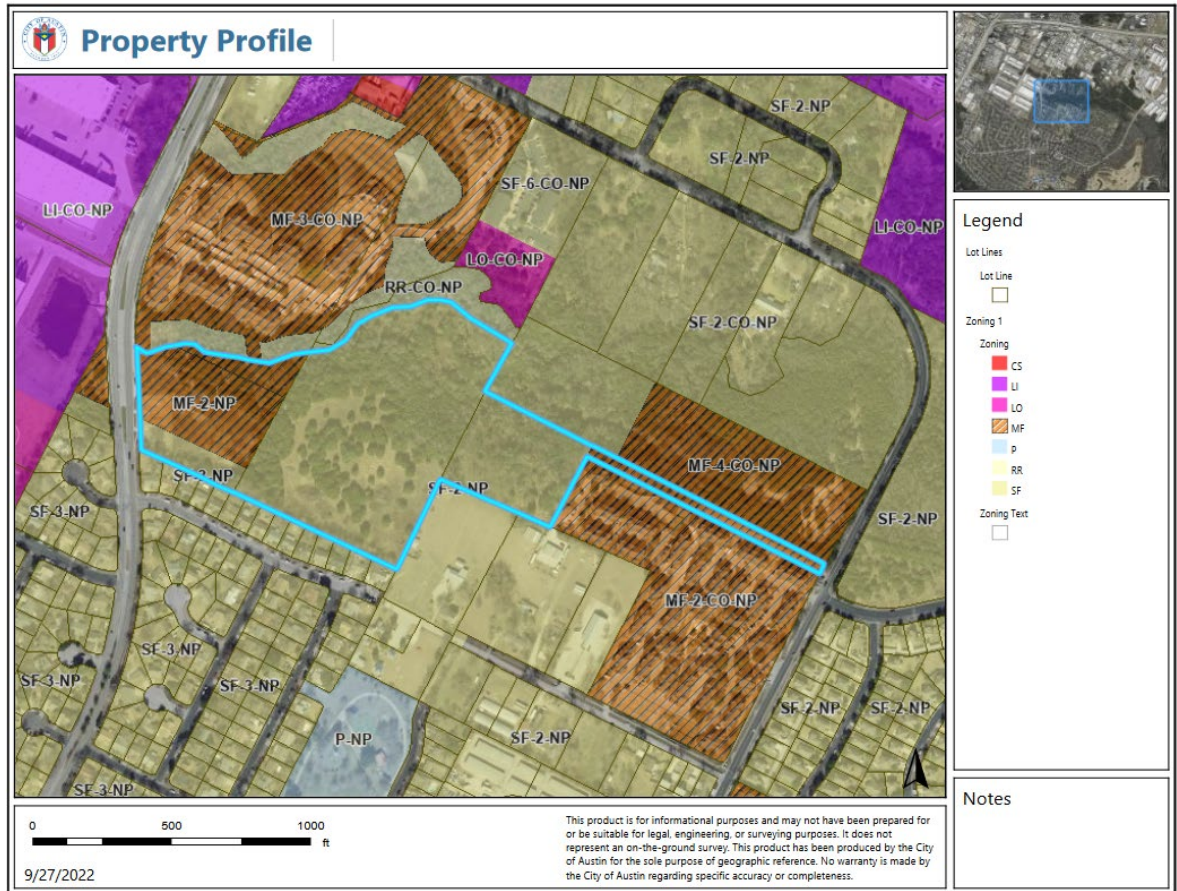
Created: 7/6/2022







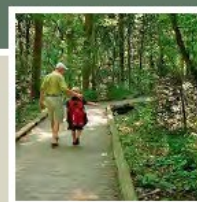




Applicant's Presentation at the August 18, 2022 Community Meeting

The Sage

at Franklin Park



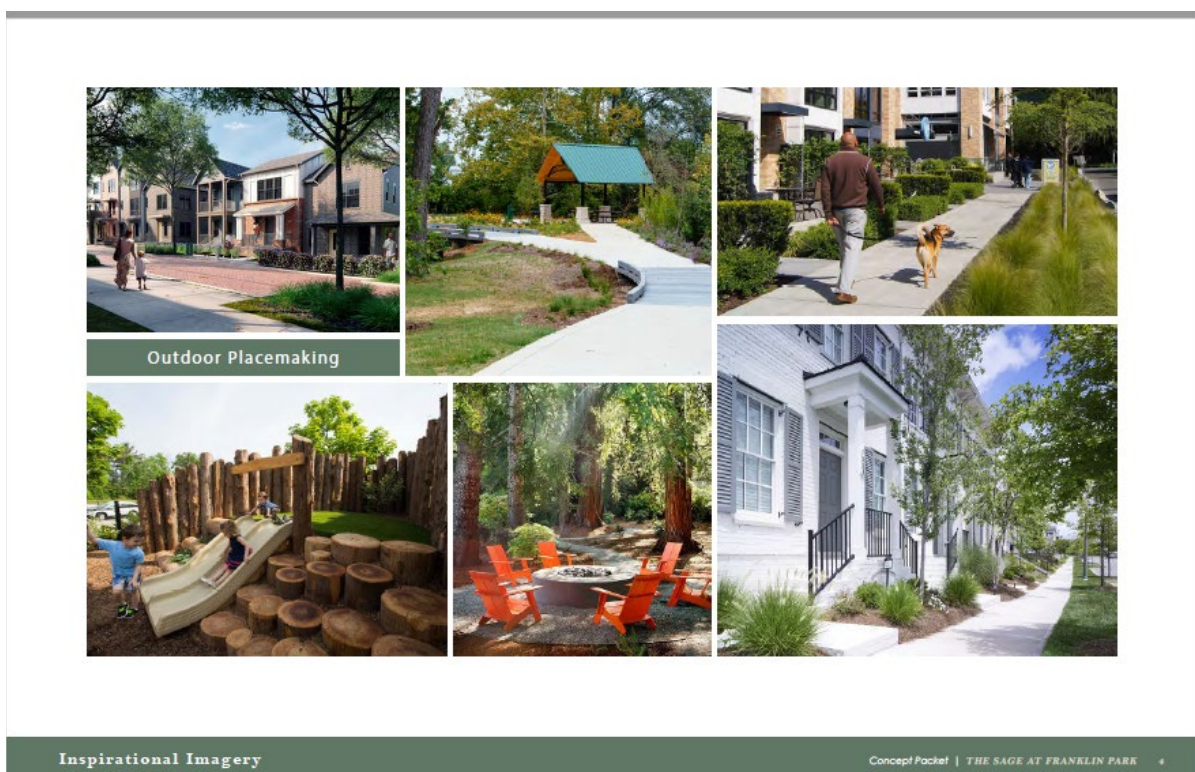
A New Residential Community in Southeast Austin

August 18, 2022



Site Location Map

Concept Packet | THE SAGE AT FRANKLIN PARK 9





Clubhouse - Front Elevation

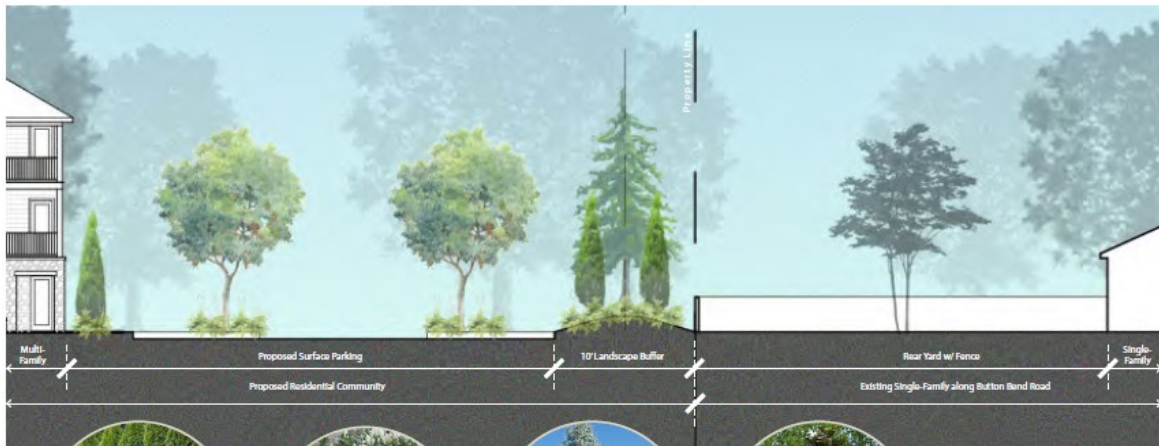


36-Unit Residential Building - Front Elevation



Concept Elevations

Concept Packet | THE SAGE AT FRANKLIN PARK 5



Eastern White Cedar



Cherry Laurel



Blue Spruce



Magnolia Tree

Proposed Landscape Buffer

Concept Packet | THE SAGE AT FRANKLIN PARK 6



Existing Dominion Communities

Concept Packet | THE SAGE AT FRANKLIN PARK 7



Existing Dominion Communities

Concept Packet | THE SAGE AT FRANKLIN PARK 8



Existing Dominion Communities

Concept Packet | THE SAGE AT FRANKLIN PARK 9



Existing Dominion Communities

Concept Packet | THE SAGE AT FRANKLIN PARK 10

WOODWAY
VILLAGE

Before



After

Existing Dominion Communities

Concept Packet | THE SAGE AT FRANKLIN PARK 11

WOODWAY
VILLAGE

Before



After

Existing Dominion Communities

Concept Packet | THE SAGE AT FRANKLIN PARK 12

franklinPARK
apartments



Before



After

Existing Dominion Communities

Concept Packet | THE SAGE AT FRANKLIN PARK 13

franklinPARK
apartments



Before



After

Existing Dominion Communities

Concept Packet | THE SAGE AT FRANKLIN PARK 14

WOODWAY VILLAGE

Exterior Improvements	\$2.0 Million
Common Area Improvements	\$2.5 Million
Unit Improvements	\$5.6 Million
TOTAL	\$10.1 Million

franklinPARK apartments

Exterior Improvements	\$2.7 Million
Common Area Improvements	\$2.4 Million
Unit Improvements	\$3.3 Million
TOTAL	\$8.4 Million

Existing Dominion Communities

Concept Packet | THE SAGE AT FRANKLIN PARK 18



DOMINIUM

A National Developer with a Local Focus

Concept Packet | THE SAGE AT FRANKLIN PARK 19

Dominium at a Glance



National Owner / Operator of Workforce Housing

- 23 states | 36,000+ Units | 50 years in industry
- 4 Offices | Phoenix, Atlanta, Dallas, Minneapolis
- Attractive designs, high-quality materials



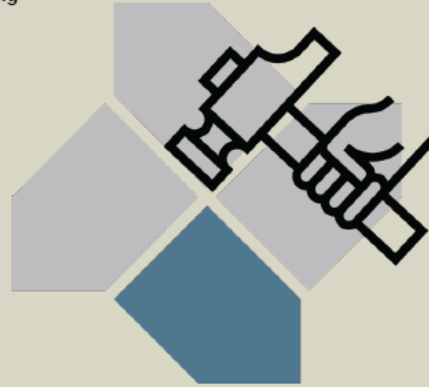
Committed Ownership

- 15–30-year ownership period
- Committed to giving back locally
- Proven success in resident screening, selection



Industry Leader

- Deloitte's Best Managed Companies 2020
- 2017 NAHB Development Firm of the Year
- 10+ years of management experience in TX



Concept Packet | THE SAGE AT FRANKLIN PARK 17

Community Investment



Dominium Donates

- 2019: \$1.2MM
- 2020: \$2.0MM
- 2021: \$4.7MM



Committed Ownership

- Employees donate funds to the Employee Emergency Fund (EEF).
- Funds are available for our employees in need.
- Our leadership matches all donations made to the EEF.



Dominium Volunteers

- 750 Employees.
- 30,000 Hours Dominion donates matching funds.



Concept Packet | THE SAGE AT FRANKLIN PARK 18

Opportunity's Front Door

Dominium's Resident Scholarship Program

- We have contributed over \$2.0M towards scholarships for any higher education or certificate programs for our residents.
- We have given out over 300 scholarships at \$5,000 each.

Dominium's Internship Program

- We offer youth residents at our properties the opportunity to have a PAID internship with our company.

“During my senior year in high school, I will work at the property about 20 hours per week. I help answer phones, deliver notices, check grounds, and do filing and other tasks. I also get to work side-by-side with the maintenance manager, who's taught me a lot. I'm learning as I go. On top of that, it's a paid position and that helps our family!”

– Joseph, Resident



Concept Packet | THE SAGE AT FRANKLIN PARK 19

Community Feedback

Franklin Park Egress

- Neighbors have expressed concerns with the safety of the egress on the neighboring Dominion Community Franklin Park.

Traffic Concerns on Nuckols Crossing

- Neighbors have expressed concerns with the safety and traffic headache that could occur on Nuckols with an additional curb cut being added to the road.



Concept Packet | THE SAGE AT FRANKLIN PARK 20

Franklin Park Egress

Feedback

Neighbors have expressed concerns with the safety of the egress on the neighboring Dominion Community Franklin Park.

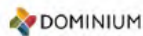
Dominium Response

Neighbors are correct. There should not be egress onto St. Elmo Rd.

- We have notified our tenants with a warning letter instructing them not to exit onto St. Elmo
- We have added striping that directs traffic not to exit
- We have added signage that directs traffic not to exit



Letter to Franklin Park Community



April 12, 2022

Dear Valued Resident,

The purpose of this notice is to make you aware of a City Egress Violation regarding exiting vehicles from Franklin Park Apartments onto East Saint Elmo Road. It was brought to our attention, that no vehicles should ever exit the property onto East Saint Elmo at any time.

For your convenience, part of the exterior renovation, the entrance on Pleasant Valley was upgraded for your convenience to exit the property.

You will still have the ability to enter the property from Saint. Elmo, however, we ask that you exit the property from Pleasant Valley.

Because there is not a barrier preventing anyone from using Saint. Elmo as an exit, keep in mind, if you do use as an exit, you may be subject to fines or tickets by the City of Austin.

If you have any questions, please don't hesitate to contact our office at 512-646-6091. We appreciate your cooperation.

Sincerely,

Franklin Park Team

FRANKLIN-PARK.COM | 
franklinPARK
LIVING COMMUNITIES

Traffic Concerns on Nuckols Crossing

Feedback

Neighbors have expressed concerns with the safety and traffic headache that could occur on Nuckols with an additional curb cut being added to the road.

Dominium Response

We have altered our site plan to have no curb cut on Nuckols, and to instead have two access points on Pleasant Valley.

A restrictive covenant has been created that states the development will not have access onto Nuckols Crossing.



Additional Community Benefits

Along with addressing community concerns, we would like to highlight additional community benefits.

Green space throughout the community

Walking Trail Network

Clubhouse meeting room available for community groups

Portfolio Resident Services and Food Security Station



Portfolio Resident Services

Portfolio Resident Services is a non-profit service provider

- PRS works with apartment owners to provide residents with the social services they need to succeed.

Provides Existing Services in the area

- PRS currently provides services to Woodway Village & Franklin Park, the two other Dominion properties in the 78744 area code.

Community Engagement

- PRS begins every new relationship by distributing a survey to the residents of the new apartment community to gauge what services would be most beneficial to the residents of that community.

Services offered by PRS include but are not limited to:

- Basic Adult Education
- ESL Classes
- Financial Literacy Education
- Legal Assistance
- Home Buyer Education
- Counseling & Crisis Support
- College prep course
- Computer Literacy
- Cooking Basics Classes
- Health Screenings
- Food Pantry Programs & Food Bank Partnerships
- After School Programs
- Scholastic Tutoring

Future Tenant Access to Amenities that lead to Success

Included in our project plans & budget are some initiatives that can help our future residents find success:

- **Working with Urban Roots, a local Austin Non-Profit, to create a "Food Security Station" at our new project.**

- **Contracted with Portfolio Resident Services, a 501c3 Non-Profit, to provide resident services.**



PORTFOLIO
RESIDENT SERVICES

Food Security Station

Future access to food

After conversations with the community, it has become clear that Food Security is a major concern in this area. We do not want to put our future residents into situations in which food access is a major struggle, so after learning of this issue we went to work figuring out what we could do to help our future residents obtain and maintain access to quality food. Through this process we have produced the idea of a Food Security Station for our Sage at Franklin Park community.

- This Food Security Station will be made possible through partnerships with Portfolio Resident Services and Urban Roots.
- We have updated our construction plans & project budget to include an additional room attached to our clubhouse that will house the "Food Security Station" complete with space for non-perishables and refrigerators for fresh food.
- Through a partnership with Portfolio Resident Services, we intend to stock our Food Security Station with non-perishables year-round so that all our residents will have access to food when they need it, only a short walk from their front door.
- Through a partnership with Urban Roots, we intend to stock our fridges & freezers with FRESH locally grown food so that our residents can have healthy eating options.



Thank You

Correspondence Received

From: mls4598@
Sent: Thursday, August 18, 2022 11:14 AM
To: cbradford@; pmadere@; l.francel@; a-aguirre@; jasonlucio@; Austin.Holmes@Dominiuminc.com; RLunderby@; Lilly.Deprey@Dominiuminc.com
Cc: Meredith, Maureen <Maureen.Meredith@>
Subject: EMAIL IN SUPPORT OF THE SAGE AT FRANKLIN PARK DEVELOPMENT

*** External Email - Exercise Caution ***

Neighbors and SAGE Reps -----

Having neither camera nor microphone capabilities on my computer, I will not be participating in today's Virtual Community Meeting.

However, as already formally expressed via email to Chris Bradford, in light of the protections and assurances to be afforded the Neighborhoods, both informally in discussions with the developers and their legal representatives and also formally through Covenants and Agreements (specifically the Franklin Park Restrictive Covenant and the Amendment to the Zoning Modification Agreement), I am in support of the zoning and plan modifications needed for this project to proceed.

M. L. Sloan
President
Kensington Park Homeowners Association