

City Staff Comments:

1. In addition to the pond, the entryway should incorporate enhanced pavers, public art, landscaping, signage, a boulevard section (with a landscaped median with trees separating the two lanes) or other features, providing a “sense of arrival”.

Response: The two primary entries to the development from N. Cooper Street are enhanced with significant open space, landscaping & ponds and provide an inviting sense of arrival. The north entrance also tees into the central community area to further provide an open feel to the community. These two primary entrances to the development have incorporated a landscaped median, as requested by the City, to further enhance these entries. In addition to the items outlined above, the Project is working to preserve existing trees at the entries where feasible. Please refer to Exhibits 3 and 4 for conceptual renderings of the entries from N. Cooper Street. Additional enhancements will be considered during final design and coordinated with the home builders and the City.

2. Coordinate with the property owner to the east to provide a pedestrian walkway through the tract to the east to Jones Fine Art/dual Language Academy and Central Park for the neighborhood.

Response: PRA has communicated with the owner of the property between Rolling Hills and Van Buren Drive and they have stated they are amenable to providing a pedestrian access easement to facilitate access to the Jones Academy of Fine Arts. We will work with the owner to formalize the pedestrian easement and conditions upon approval of the rezoning application.

3. Provide amenities such as a pool, club house, and activity nodes (grills, gazebos, benches, and landscaping) establishing a unifying sense of place within the neighborhood as well as acting as the identifiable center of the community.

Response: A pool and club house is not recommended for a community of this size due to the maintenance and operations costs for the future homeowners. That being said, the development will have the following amenities:

- North/South walking trail and open space (5.23 acres) equipped with activity nodes, benches, sodded areas for recreation and landscaping. See Exhibit 5 for renderings of the Trails and Open Space.
- Centralized open space (1.09 acres) with a covered community area, sodded areas for recreation, benches and other enhancements. See Exhibit 6 for renderings of the Community Open Space.

- Detention ponds will be amenitized with trails, benches and landscaping as well as fountains at the two primary ponds. See Exhibit 7 for renderings of a proposed Detention Area.
- Sidewalks on both sides of the road throughout the neighborhood. See Exhibit 1 for the typical streetscape of the development.

4. The development plan for Tract 2 should be designed in such a way that the commercial/townhomes/senior living service areas (dumpsters, rears of buildings, etc.) are not visible or prominent for the homes in the southern portion of Tract 1.

Response: Agree.

5. Provide open space in Tract 2 that relates to Tract 1 and links the two sections of the neighborhood.

Response: The open space at the southern entrance from N. Cooper Street to the development (4.72 acres) links Tract 1 and Tract 2. There will be pedestrian connection from Tract 1 to the southern open space. Additionally, future pedestrian access will be provided between Tract 1 and Tract 2 with the future design of Tract 2.

6. The detention ponds should be enriched with aeration fountains and landscaping, at a minimum. Seating and opportunity for shade should be provided for pedestrians.

Response: Fountains are proposed for the two ponds at the entrances from N. Cooper Street. The other two ponds will be aerated and designed to keep the ponds healthy. Benches, trails and landscaping are proposed around all ponds as illustrated on Exhibit 1 and the site renderings.

7. Coordinate with the Gas Line company to ensure improvements as reflected, are allowed.

Response: We have confirmed with Explorer Pipeline Co. that the improvements we propose are permitted in the pipeline easement. They permit the meandering concrete trail and minor improvements like benches and shrubs. We would not be able to place trees within the pipeline easement.

8. A minimum of 20% of the perimeter lots shall have either J-swing or side entry garages. The builder is encouraged to include a J-swing/side entry garage home after every consecutive five homes in a block with a front-entry garage, in order to break up the visual monotony.

Response: Based on discussion with the builders, it is not feasible to have J-swing garages without pushing the homes further into the lots and creating more impacts. If we incorporate J-swing garages, we would need to return to the five-foot (5') rear setback in lieu of the 30-foot separation between the proposed homes and the existing lots. This would eliminate more trees and impact the existing neighbors more. Additional language has been incorporated in the PD to eliminate visual monotony with home designs and other features. Additionally, the streetscape will help enhance the street side visuals while driving through the subdivision.

9. Provide additional landscaping and screening around the existing gas well site.

Response: The gas well site currently has attractive brick screening walls. Additional landscaping around the walls will be provided with the design of Tract 2. In the meantime, we will remove any dead landscaping adjacent to the gas well site.

10. A retaining wall that is three feet in height or taller and that is not part of an improved drainage channel shall be constructed of masonry, stained concrete, or textured concrete.

Response: Agree.

11. At least 75% of the single family detached homes shall be 100% masonry. No cementitious fiberboard shall be allowed on these homes.

Response: Agree. The PD language has been updated to accommodate this request.

12. No more than 50% cementitious fiberboard shall be utilized on any elevation of the single family attached (townhome) units.

Response: Agree. The PD language has been updated to accommodate this request.

13. Provide a provision in the narrative that no short-term rentals will be permitted in the PD.

Response: Agree.

14. Provide a provision that Electronic Charging Stations will be included with any townhome or senior living project.

Response: We will examine including provisions for ECS's with the design of Tract 2.

15. Provide a minimum meandering sidewalk of 6-feet in width along the gas line easement to accommodate pedestrians and bikes.

Response: A meandering sidewalk has been provided in the open space adjacent to the pipeline easement as illustrated on Exhibit 1 and Exhibit 5.

16. Provide the following provisions:

- At least 75% of the single-family detached homes shall be 100% masonry. No cementitious fiberboard shall be allowed on these homes.

Response: Agree. The PD language has been updated to accommodate this request.

- No more than 50% of the single-family attached homes shall be cementitious fiberboard.

Response: Agree. The PD language has been updated to accommodate this request.

- Garages may not extend beyond the front of a single-family detached home, with the exception of, side entry garages.

Response: Agree.

- Front-facing garage doors are permitted provided they are located at least five feet behind the front facade. For homes with front porches, the front facade is considered to be the portion of the front porch closest to the front property line but in no event less than three feet behind the front of the house.

Response: Our proposed standards comply with the UDC requirements as it relates to garage setbacks. In meeting the UDC's goal of enhancing the residential streetscape, additional garage treatments are proposed within the PD as well as other anti-monotony provisions. The proposed streetscape and lot landscaping requirements, as well as porch requirements outlined in the PD, improve the aesthetics of the development. Additionally, per the UDC, four different architectural elements will be provided in lieu of a required standard for recessed garages. The reason for this is specific to our project as requiring an additional five feet (5') of setback for the garage would require reducing the rear setback proposed for the development which we do not

recommend as it would more greatly impact the existing trees along the perimeter of the development as well as push the homes closer to the adjacent existing homes.

- At least 25 percent of each residential facade (excluding mixed use buildings) adjacent to and facing a street or public open space shall contain windows or doorways.

Response: Agree.

- Per the UDC, a front porch, a minimum of 20 square feet, is required for single family detached homes. This element must be provided for each dwelling unit.

Response: Agree.

- All streets will have upgraded street-lights that will be architecturally compatible with the overall theme of this PD

Response: Agree.

Combined P&Z Commissioner and Neighbor Comments:

1. Provide a variety of home products to help avoid “cookie cutter” subdivision and provide variety.

Response: PRA is actively engaged with several prominent home builders, including private and/or custom home builders, to provide a variety of home product within the community. Inclusion of multiple home builders coupled with the anti-monotony provisions outlined in the PD will help ensure a variety of attractive home product for the community. Exhibit 8 illustrates several samples of potential home renderings from one of the builders we’re working with.

2. Work with natural terrain and limit the cut/fill on the site.

Response: The Project site has significant topography. The elevation difference between the highest point on the site and lowest point on the site is approximately 100 feet. This elevation difference coupled with the narrow nature of the site makes it challenging to grade the site and provide road and lot grades that meet the City’s criteria as well as the home builders’ pad requirements. As such, much of the project site will be disturbed to meet required grades. Exhibit 9 illustrates a conceptual grading heat map outlining potential cut and fill requirements for the site. Because of these requirements, the Project will need to incorporate mass grading operations and inclusion of retaining walls where necessary. Said retaining walls will mostly be located in rear and side lots. That being said, our goal is to maintain a 10-foot landscape buffer along the site perimeter

plus a 20-foot rear lot setback as previously outlined in an effort to preserve perimeter trees where reasonably possible.

3. Clarification on plans for tree preservation and potential landscape easement/buffer along the project perimeter.

Response: As part of our original submittal package, we submitted the following documents related to tree mitigation and preservation:

- *Tree Survey - A.1* – illustrates current tree conditions on the golf course.
- *Tree Exhibit - A.2* – illustrates an approximation of the trees to be saved based on assumptions illustrated on the exhibit.
- *Tree Data - A.3* – illustrates the calculations for tree mitigation.

The above three items are combined into Exhibit 10 of this response letter. Exhibit 10 shows an approximation of the trees that could be saved with the development based on the preliminary cut/fill analysis prepared for the site (Exhibit 9). The preliminary review illustrates that approximately 32% of the protected trees can be preserved; however, this percentage cannot be guaranteed without the final grading plan. The table found in *Tree Data – A.3* illustrates that there will be a preliminary deficiency of approximately 344 caliper inches of trees needed to mitigate the loss of trees on site. This deficiency will be significantly overcome with the proposed street trees (approximately 596 trees) and the requirement to have at least one additional tree on each residential lot (approximately 221 trees). The caliper inches provided with the street trees and lot trees alone is approximately 2,450 caliper inches or 2,107 caliper inches more than the mitigation requires. The above trees do not include additional trees that will be incorporated into the open space as well.

In addition to the mitigation and as outlined in this letter, we shall be providing a 10-foot landscape buffer around the perimeter above and beyond the 20-foot rear setback established for the residents. Additionally, where the cut/fill slopes are close to existing grade, tree wells may be used to further preserve existing trees.

4. Understanding of the traffic impacts from the development.

Response: A Traffic Impact Analysis (TIA) was prepared by Kimley Horn for the project dated May 17, 2022 per the City of Arlington requirements. The TIA was submitted with the original application for the Project. Exhibit 11 includes certain exhibits from the TIA which outline the traffic counts and proposed improvements based on the accepted traffic model. The primary criteria from the TIA are outlined below:

- **Rolling Hills Intersections Studied in TIA:** In addition to the nearby intersection outlined in the TIA, the TIA modelled traffic counts at full buildout for the following intersections (See Exhibit 11-2):
 - Drive 1 – Tract 2 access to Lamar Ave.
 - Drive 2 – Tract 2 access to Cooper Street
 - Drive 3 – Tract 1 primary access to Cooper Street (south)
 - Drive 4 – Tract 1 secondary access to Cooper Street (north)

- **Improvements at Cooper and Lamar:** The TIA recommends the following improvements to the existing roadways to accommodate the subject traffic volume (See Exhibit 11-3):
 - Construct a northbound right-turn lane from Cooper Street to serve Drive 2.
 - Construct a northbound right-turn lane from Cooper Street to serve Drive 3.
 - Construct a eastbound left-turn lane from Cooper Street to serve Drive 1.
 - Construct a southbound left-turn lane from Cooper Street to serve Drive 2.
 - Construct a southbound left-turn lane from Cooper Street to serve Drive 3.
 - Complete signal timing modifications at Cooper Street and Lamar Avenue.
 - Complete signal timing modifications at Cooper Street and I-30 Eastbound Frontage.

- **Rolling Hills Roadway Improvements:** The TIA recommends the following improvements to the proposed roadways to accommodate the subject traffic volumes (See Exhibit 11-3):
 - Close the existing Country Club Driveway
 - Single exit and entrance for Drive 1.
 - Single exit and entrance for Drive 2.
 - Single entrance, dedicated left exit and dedicated through/right turn for Drive 3.
 - Single exit and entrance for Drive 4.

- **Traffic Counts:** Traffic Counts as modeled in the TIA illustrate the following proposed traffic volumes:
 - 7,675 total daily trips (one-way) for both Cooper Street and Lamar Ave. at full buildout of both Tracts 1 and Tract 2. Cooper Street is estimated at 5,560 total trips per day and Lamar Ave. is estimated at 2,115 total trips per day.
 - The AM (PM) peak hour volumes for the four access points are as follows:
 - Drive 1 (Lamar – Tract 2): left out 7 (21); right out 42 (124)
 - Drive 2 (Cooper – Tract 2): left out 18 (52); right out 4 (10)
 - Drive 3 (Cooper – Primary South): left out 71 (49); through 6 (4); right 0 (0)
 - Drive 4 (Cooper – North Secondary): left out 45 (31); right out 6 (4)

As outlined in the City Staff report on August 17th, the TIA proposes to mitigate the additional trips generated by the proposed development to acceptable conditions and as outlined above. PRA shall construct said improvements when warranted per the TIA.

It's important to note that several neighbors mentioned potential additional traffic on Franklin Drive to the east of the development. However, there will be no increase in traffic from the Rolling Hills development on Franklin Drive as there is not access to Franklin Drive from the development.

5. Address drainage impacts.

Response: The original submittal for the application included an exhibit showing proposed storm water management improvements within the Project including four (4) detention ponds and the storm sewer collection system. Exhibit 12-1 & Exhibit 12-2 are included in this letter to further illustrate the pre-development and post-development drainage runoff conditions and improvements.

In summary, existing conditions illustrate uncontrolled storm water runoff along the western border. Discussions with the neighbors in this area confirm that existing stormwater runoff is a problem, particularly in the northwest corner of the development. As illustrated in Exhibit 12-1, a majority of the drainage from the development currently flows to the northwest corner and there is no detention to mitigate these flows. There is also a significant amount of runoff from the future Tract 2 that is conveyed to an existing storm sewer crossing on Cooper Street.

The post-development drainage conditions illustrated in Exhibit 12-2 show management of the stormwater runoff from the site by providing the following:

- Stormwater runoff from the properties on Franklin Street shall be managed via the side lot swales for the proposed lots along the eastern border. This flow shall be conveyed to the internal stormwater collection system.
- Stormwater runoff shall no longer be able to sheet flow across the property as it will be intersected by the north/south roadways. This runoff will be collected in a storm sewer system as illustrated in Exhibit 12-2 and conveyed to one of four proposed detention ponds.
- The proposed detention ponds shall be designed to manage storm water runoff to pre-development conditions, or better, thus reducing the probability of future impacts to the properties to the west.
- Improvements to the drainage swale along the western border shall manage the minor runoff from the rear of the western proposed lots and convey said runoff to the proposed detention ponds.

6. Potentially limit the amount of townhomes on Tract 2.

Response: A couple of P&Z Commissioners outlined the possibility of limiting the percentage of Tract 2 available for townhome development. We respectfully request to avoid such limitations to provide flexibility in the development of Tract 2 in the future.

7. Residential fencing within the development.

Response: Fences along the interior of the development as well as perimeter fences adjacent to the existing homes shall be six-foot (6') cedar fences to provide privacy for homeowners on both sides. We understand that some of the adjacent neighbors expressed concerns with a six-foot (6') privacy fence, but the alternative is to have no privacy for their property and the adjacent property. During the neighborhood meeting on March 23rd, a majority of residents by a show of hands indicated that they prefer the privacy fences. Fences adjacent to open space and on side yards shall be five feet (5') rail fencing.

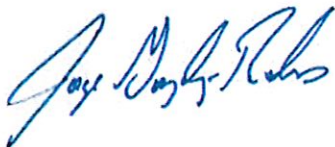
8. Additional limited uses for Tract 2.

Response: We respectfully request that the uses outlined in the PD be permitted.

We hope this letter and associated exhibits adequately address the questions and feedback for the approval of the rezoning application for the Rolling Hills Subdivision. We appreciate your consideration and look forward our next P&Z meeting on September 7th.

Should you have any questions or require additional information, please let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jorge Gonzalez-Rodiles".

Jorge Gonzalez-Rodiles, P.E.
Southland Consulting Engineers, Inc.