

EXHIBIT “1”:

Development requirements for Planned Development (PD) – Woodson High-Density Residential Development

SECTION 1: GENERAL PURPOSE AND DESCRIPTION

The development requirements for the Planned Development District (PD), hereinafter called “the district” or “this district”, are intended to guide land use and physical development of the subject property. This development plan is enacted as a means to provide the City and the Developer with an alternate to the standards set forth by the City for their mutual benefit.

The project is located within the North of Northgate Experience District, which the Midtown Area Plan designates as a gateway between Bryan and College Station that capitalizes on the services and amenities offered by the Union Hill Experience District to the north and Texas A&M University to the south. The proposed project is intended to conform to the aligning principles recommended for the Experience District by the Midtown Area Plan, specifically:

- By incorporating the student experience while addressing on-street parking issues;
- By adding a dense population of student residents that will frequent Bryan commercial establishments; and
- By concentrating higher-density development along College Main Street to encourage a pedestrian-oriented environment.

This new development will support the walkable environment by locating the proposed building close to the street and consolidating off-street parking into a shared parking garage within the building. The development plan will include a student residential community designed to update the existing neighborhood, add urban density, and enhance the streetscape.

SECTION 2: DEFINITIONS

1. Words, terms and phrases in this Development Plan shall have the meanings ascribed to them in Bryan Code of Ordinances Chapter 130, Zoning. When not expressly defined in these development requirements and/or in the Bryan Code of Ordinances, words, terms and phrases shall have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster's Unabridged Dictionary. When not inconsistent within the context, words used in the present tense include the future; words used in the singular number include the plural, and words used in the plural number include the singular.
2. In this specific context, the term "permitted" shall mean all land uses permitted by right within the zoning classification specified, as well as other land uses defined and described in the Zoning Ordinance of the City of Bryan as being permitted with approval of a Conditional Use Permit. Said uses permitted with approval of a Conditional Use Permit shall be subject to development review procedures of the City of Bryan Zoning Ordinance described for Conditional Use Permits.
3. The following definitions shall apply to this District:

- a. *Amenity Spaces* shall mean designated, shared areas, both indoor and outdoor, intended to improve the comfort of property owners and their guests and create a sense of community. In the context of this PD, amenity spaces may include (but are not limited to) pools, conference rooms, fitness centers, and courtyards.

SECTION 3: LAND USES

1. Permitted Uses: The land uses permitted within this District shall be limited to the list below. Any use not specifically provided within this section shall be considered prohibited.
 - a. Multifamily dwellings;
 - b. Accessory or incidental uses to the main use;
 - c. Amenity spaces;
 - d. Essential municipal uses; and
 - e. Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work.

SECTION 4: PHYSICAL DEVELOPMENT

1. Physical development in this District shall generally comply with appearance and building standards of the Midtown – Corridor and Midtown – High-Density Districts, subject to additions, modifications or exceptions described herein. Where these development regulations are silent, the stricter of the two Districts’ standards shall prevail:
 - a. Building height:
 - i. The maximum height of the building shall be 70 feet.
 - b. Building setbacks:
 - i. 5-foot minimum front building setback from Woodson Drive.
 - ii. 20-foot minimum side building setback from College Main Street.
 - iii. 20-foot minimum interior side building setback.
 - iv. 25-foot minimum rear building setback.
 - v. No maximum setback area applies.
 - c. Maximum buildable area:
 - i. Up to 70% of the subject property may be impervious cover.
 - d. Surface parking shall be prohibited between any building and the public right-of-way.
 - i. On-street parking along Woodson Drive may be permitted with prior approval of City traffic engineers.

- ii. On-street parking shall be constructed at the developer's expense and must be located directly adjacent to the property line abutting Woodson Drive.
 - e. Open-Space Preservation Area:
 - i. Building setbacks shall also serve the purpose of open-space preservation areas. No development shall be authorized within these areas except for necessary or existing public infrastructure, permitted landscaping and screening, fencing, stormwater detention facilities, and pedestrian walkways.
 - f. Screening fences:
 - i. All perimeter fencing shall be of uniform construction. Approved fence materials include masonry (brick or stone), wood with cap and trim details, metal, or a combination of the aforementioned materials. Chain-link fencing is specifically prohibited.
 - ii. No fencing shall be located within any existing or required drainage easements. Fencing within any other type of easement is subject to the approval by the controlling entity of said easement.
 - iii. Perimeter fencing shall be installed, at minimum, along the northern property line.
 - g. The use of modular concrete, natural stone or other masonry retaining walls are permitted. Railroad ties and landscape timber are not permitted construction materials for retaining walls.
2. The following lighting standards shall apply to all outdoor lighting except public streetlights. The purpose of these standards is to assure public safety, utility and security of private and public property while reducing and minimizing the impact of outdoor lighting on views of the night sky by minimizing glare, obtrusive light and artificial sky glow and limiting outdoor lighting that is misdirected, excessive or unnecessary.
- a. Outdoor lighting shall not exceed the following levels:
 - i. 0.50 lumens at the property line if the subject property abuts a residential district or a lot containing a residential use; or
 - ii. 1.0 lumen at the property line if the subject property abuts a nonresidential district or lot containing a nonresidential use or at the right-of-way line.
 - b. Outdoor lighting shall not exceed the following heights:
 - i. Light fixtures in parking lots shall not exceed a maximum height of 24 feet; and
 - ii. Pedestrian walkway fixtures shall not exceed a maximum height of 12 feet.
 - c. All outdoor lighting shall be shielded and provided with cutoff fixtures that are designed to have a cutoff angle of no more than 90 degrees.

SECTION 5: BUILDING DESIGN

1. The following are permitted finishes for street fronting façades of the proposed building:
 - a. Cementitious-fiber clapboard (not sheet) with at least a 25-year warranty.
 - b. Masonry (brick; stone; man-made stone and stucco utilizing a three-step process).
2. The following are allowed up to 25 percent as an accent material:
 - a. Wood (no plywood or pressboard).
 - b. Architectural metal utilizing detailed finishes (not corrugated metal).
 - c. Or similar material over a cementitious base, rock, glass block, and tile.
3. Side and rear façades should be of finished quality and of the same color and durability of materials that blend with the front of the building.
4. Roofing materials, visible from any public right-of-way, may use copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles, or shingles of similar durability.
5. The building shall have a clear and dedicated pedestrian-oriented route from the right-of-way to its primary entrance.
6. To the extent possible, the amount of street frontage devoted to a parking structure (i.e., parking garage) should be minimized by placing the shortest dimension(s) of the parking structure along the street edge(s).
7. Where above-ground structured parking is located at the perimeter of a building with street frontage, it shall be screened in such a way that cars on all parking levels are screened from view. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.
8. Parking structures and adjacent sidewalks should be designed so pedestrians and cyclists are clearly visible (through sight distance clearance, signage, and other warning signs) to entering and exiting vehicles.
9. All buildings shall be designed such that no mechanical equipment (HVAC, etc.), except vents or stacks, is visible from a public right-of-way, whether the equipment is located on the ground, exterior walls, or a roof.

SECTION 6: ACCESS AND OFF-STREET PARKING

The Woodson High-Density Residential Development is located in the "North of Northgate" Experience District per the Midtown Area Plan, and is also located adjacent to the designated boundary of the Midtown High-Density (MT-HD) zoning district. As such, the development has been designed with attention to accommodate the specific characteristics of student-oriented housing where many residents without vehicles choose to reside due to the walk/bike proximity to the Texas A&M campus, as well as other popular destinations in the immediate vicinity. Once constructed, the development will follow a similar pattern of attracting and incentivizing those that do not bring vehicles by accommodating shared rides and other modes of transportation.

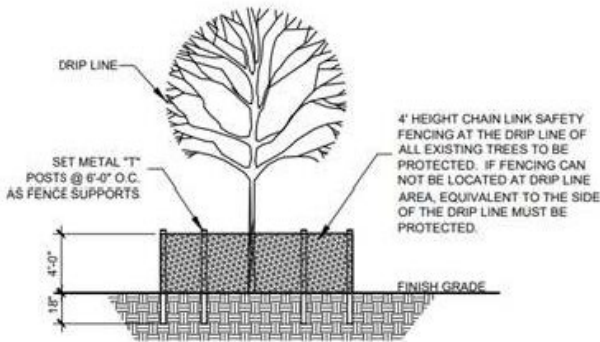
1. A minimum ratio of one parking space to one bedroom shall be required.
2. Where the developer provides for alternative modes of transportation or is in range of specific existing transportation, the total off-street parking requirement for the project shall be reduced as follows and calculated in the off-street parking analysis on the site plan:
 - a. 2 spaces per each dedicated ride-sharing parking space. Credit will be applied up to a maximum of 2 ride-sharing parking spaces per 25 bedrooms. Ride-sharing parking spaces shall be designated with signs and enforceable by private towing.
 - b. 1 space per every 6 bicycle parking spaces. Credit will be applied up to a maximum of 12 bicycle parking spaces. Bicycle parking spaces shall have racks to which bicycles can be locked.
 - c. 1 space per every 6 scooter parking spaces. Credit will be applied up to a maximum of 12 scooter parking spaces.
 - d. 1 space if site is located along a public transit route and within 1,000 feet of a fixed transit stop, measured along sidewalks. Credit will be applied for each fixed transit stop within 1,000 feet of the site.
 - e. 1 space if site is located within 1,000 feet of a public parking lot or garage, measured along sidewalks.
3. Parking area entrances that are gated and for private access only shall contain appropriate vehicle maneuvering and queuing space, such that a vehicle has the ability to turn around and that the minimum throat depth is met per City of Bryan Code of Ordinances.
4. A Traffic Impact Analysis (TIA) prepared by a qualified civil engineer licensed in the State of Texas shall be required to be submitted, reviewed and accepted by the City Engineer prior to issuance of any permits for development on this property. Subsequent to the review and acceptance by the City Engineer, the developer will incorporate in the project plan any recommended measures to mitigate against resulting impact upon the municipal or state transportation systems that the development may create over that may have been expected as the result of any prior use permitted by right within this District.
 - a. If traffic generated by the development requires improvements to off-site roadway networks, an engineer's estimate of the necessary improvements will be required.
5. No driveway access shall be permitted from College Main Street.
 - a. The minimum driveway width shall be 23 feet.
 - b. The maximum driveway width shall be 50 feet.
6. A minimum 5-foot wide sidewalk shall be constructed along Woodson Drive in accordance with City standards and subject to the following:
 - a. Sidewalks, where practicable, shall be routed around existing mature trees in order to facilitate preservation of existing treescape, which shall be protected during construction.

- b. Sidewalks may have changes in elevation at a driveway interface acceptable to ADA standards.

SECTION 7: LANDSCAPE STANDARDS

1. Landscaped areas as identified on Exhibit 2 shall comprise of a minimum of 15% of the total developed area (building site). Preserved existing trees within these landscaped areas shall count towards the 15% landscaped area requirement.
2. Preserved trees shall be protected during the entirety of the construction process in accordance with the City’s standard tree protection detail:

NOTES:
 1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.



TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.

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3. Installation of automatic irrigation systems shall be required for all newly-landscaped areas.
4. Existing mature trees will be preserved or replaced wherever practicable.
 - a. Mature trees with trunk diameter over four and one-half inches in caliper shall count as 400 square feet towards the landscaped area requirement.
 - b. An incremental 100 square feet shall be awarded for each additional one inch in tree caliper, not to exceed 1,000 square feet.
5. Street tree placement shall be in accordance with the approved Midtown Area Plan as follows:
 - a. One street tree per 30' of lot width is required, round up normally.
 - b. Trees shall be planted in the right-of-way between the curb and the sidewalk. If underground utilities or other conflicts prevent planting in that location, then they shall be planted within 4' to 10' of the sidewalk to provide shade and reduce future maintenance costs.

- c. Existing trees with a canopy that extends within 10' of the sidewalk edge may be counted towards this requirement and shall be protected during construction.

SECTION 8: SIGN STANDARDS

1. One monument sign per street frontage shall be permitted.
 - a. The maximum cumulative area of both signs shall be 120 square feet with a maximum height of 6 feet.
 - b. Monument signs shall incorporate a masonry base of at least one foot in height. This base shall not be included in overall area calculations.
2. Wall signage shall not exceed 100 cumulative square feet.
 - a. Wall signage, not including directional and addressing signage, shall utilize ambient light sensors to automatically adjust nighttime lighting to no more than 250 nits.
3. No signage shall be located within any existing or required easements.
4. Directional and addressing signage shall not be included in sign area calculations.
5. Pole and pylon signs shall be prohibited in this District.

SECTION 9: UTILITY AND DRAINAGE STANDARDS

1. Utility demand letters sealed by a licensed civil engineer shall be accepted by the City prior to any site plan approval.
 - a. In the event existing water or sanitary sewer utility lines are found to not have adequate capacity to serve the proposed project density, the lines shall be increased in size at the developer's expense.
2. Drainage design and improvements shall be in accordance with the Bryan/College Station Unified Stormwater Design Guidelines. The following reports and analysis are required to be submitted to the Site Development Review Committee (SDRC) for acceptance and approval, as applicable:
 - a. A drainage report that fully documents the plan and facilities for managing storm flow of this development.
 - b. If directed by FEMA, a Letter of Map Revisions (LOMR) shall be required for submittal if the development will change the linear path of Burton Creek Tributary C, or is proposing infrastructure in the watercourse, including, but not limited to, detention ponds, culverts, etc.
 - i. The Letter of Map Revisions (LOMR), if required, shall be submitted to FEMA once the City has accepted the document.
 - ii. site-to-site drainage with adjacent properties.
3. All drainage facilities shall be located within a private drainage easement. This includes stormwater structure networks and detention ponds.

- a. The Burton Creek Tributary C, once mapped, shall be located within a public drainage easement.
 - i.
4. When drainage easements discharge across neighboring properties, it shall be the responsibility of the project owner/developer to ensure discharges are delivered at substantially the same flow characteristics and same location that existed pre-development.
 - a. The developer shall be responsible for receiving current/existing offsite flows from Borderbrook Phase 1.

SECTION 10: SUBDIVISION STANDARDS

The subdivision of land in this District shall be in accordance with Chapter 110, Subdivisions, of the City of Bryan Code of Ordinances.

SECTION 11: OTHER REGULATIONS

1. Materials may not be stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, and which are noxious, toxic, radioactive, or contain oil or grease.
2. No emission of smoke, dust, noxious, toxic, or lethal gasses shall be detectable beyond the perimeter of the property.
3. No vibration shall be discernible beyond the property line.
4. No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes.
5. Subject to BTU's relocation of utility easement(s) and general plan approvals, where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.