

**City of Bryan
Permit #RZ26-000015
600 Woodson Drive Multifamily Development**

Answers to permit questions.

1. Explain whether the uses permitted...

We believe the proposed use is appropriate for the area. This section of Bryan, in Northgate, is primarily off-campus student housing for Texas A&M. As the land in immediate vicinity to the campus, in College Station, becomes fully developed, the City of Bryan can expect dense residential growth expanding into its southern neighborhoods. We anticipate that this growth has been envisioned and planned for by the City. In the general area, our development will provide a much needed "new community" with modern style units and amenities. Traditionally this is well received by the student body. For the City as a whole, the added density will generate pedestrian activity and bring plenty of new consumers curious about exploring the City's offerings.

2. Explain whether there is availability of water...

We will connect with existing City services such as water, wastewater and transportation facilities. Storm drainage detention will be created on site.

3. Identify the amount of vacant land currently...

We are not aware of any similar land opportunities in the City, within walking distance to Texas A&M's campus.

4. Explain the recent rate at which land is being developed...

In the vicinity of the location, we are aware of smaller multifamily projects taking the place of older single family homes. This is happening at a slow annual pace. Although there are outdated communities that house hundreds of students, ours will be the first new, dense development in quite some time.

5. Explain how other areas designated for similar development....

Areas slated for future development should benefit from the approval and construction of our project. This will especially be true as the university continues to grow and capacity peaks in College Station. We believe the City has planned for the turnover of older properties in this area, in exchange for newer, updated communities that provide activated pedestrian areas and a fresh wave of consumers. This is especially true of those areas directly south of Woodson Drive that are zoned MT-HD (high density). It is possible the City could choose to modify more areas in the southern sector to promote similar density.

6. Identify any other factors which will substantially...

We cannot identify any negative impacts to City health, safety, morals or general welfare. Given the character of the neighborhood and the constant property upgrades, our development should be a welcome and valuable addition. This is our intention.

7. Describe how the proposed development conforms....

We believe the development conforms to MT-HD zoning and have asked to use that designation as a basis for the revision. The planned height, onsite parking, aesthetic, density of residential units, and generated activity should fit with City expectations in this manner.

8. Describe how the proposed development is compatible...

The proposed development should be quite compatible with the MT-HD zoning designation across Woodson Drive and further south on College Main. The height, bulk and scale may be larger than current properties, but the use is concurrent with the neighborhood's nature, being primarily student housing. Over time, there may be numerous communities with similar size.

9. Describe whether the proposed development potentially creates...

The proposed development will be larger than existing properties, in both height and scale. As the abutting neighbors are housing students, we anticipate a neutral impact. The project reflects the growth of dense residential development expanding north away from campus. The new and modern facility will likely boost property values in close proximity.

10. Describe whether the proposed development adversely affects...

The proposed development will add pedestrian and vehicle traffic to both Woodson Drive and College Main. We don't believe this causes a concern for safety, as such new construction is common around the campus and various other universities. A formal traffic study is pending.

11. Describe how the proposed development reasonable protects persons...

The proposed development will comply with all City and applicable building codes.

12. Describe whether the proposed development adversely affects...

The immediate roadways on Woodson and College Main are controlled with stop signs. Traffic control should stay approximately the same. There may be more traffic north at the circle with Old College Road. The location being on College Main is appropriate. Lighting and signage will be dictated by City regulations and building code.

13. Describe whether the proposed development will be detrimental...

We do not believe our development will negatively impact the area in any way.

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