

## ACCOMMODATIONS TO NEIGHBORHOOD: ONE TWO EAST

### I. Land Use

Pharmacy. A pharmacy will be provided, either as part of the grocery store or as a separate store.

### II. Design

- A. Height. The height of the project was reduced from 200 feet to 185 feet. Additionally, rooftop equipment will be limited to one-half of the standard allowance.
- B. Garage Screening. Above grade parking will be fully screened from view with a combination of planted vines and other materials providing a maximum average transparency of 50%.
- C. Ground Floor Residential Units. On the eastern edge of the project, no more than 7 ground floor residential units are being provided below the grocery store level to screen views of the parking garage.
- D. Landscaped Roof. The roof of the garage and grocery store will be landscaped with trees and plants visible from surrounding areas.
- E. Neighborhood Connectivity/Walkability. New sidewalks will be provided at all three frontages. Sidewalks will meet or exceed Urban Design Guidelines for tree spacing, landscaping, benches and other street furniture. The pedestrian crossing at the 12<sup>th</sup> and I-35 Frontage Road will be enhanced to the extent possible per TXDOT regulations.

### III. Traffic

- A. Truck Traffic. Delivery and waste removal vehicles will be prohibited from using Branch Street and will access the site only from the I-35 Frontage Road.
- B. Branch Street. On the southern portion of Branch Street, the Right of Way will be expanded from less than 20 feet to 25 feet, so that the street section will be consistent throughout Branch Street. The developer will commit to relocating the current north most retail entry on Branch Street to a new location on 12<sup>th</sup> Street.
- C. East 12<sup>th</sup> Street & I-35 Frontage Road. As a result of an additional through-lane to be built for northbound traffic on the I-35 Frontage Road, more green light time will be allocated to westbound and northbound traffic at the corner of East 12<sup>th</sup> Street and the I-35 Frontage Road.

### IV. Affordable Housing

- A. On-Site Plus Other Donation. In addition to providing 17 units of on-site affordable units, the developer will provide an additional \$250,000 to support affordable housing initiatives.

### V. Community Meeting Space

- A. Nonprofits. The developer will make the project's meeting room available to area nonprofit organizations on a reservation basis.

### VII. Historical Significance & Preservation

- A. Samuel Huston. The project will provide on-site recognition for Samuel Huston in the form of a commemorative plaque with a historical narrative and pictorial images, to be located in a public plaza at the intersection of 12<sup>th</sup> and Branch Streets.
- B. Art. Working with a community nonprofit organization and Huston Tillotson University, the project will provide \$15,000 for the commissioning of an artistic sculpture with a theme commemorating the history of the site to be located in a public plaza at the intersection of 12<sup>th</sup> and Branch Streets.