January 16, 2025

Lucy Weber TDHCA Asset Management Division PO Box 13941 Austin, TX 78711

RE: Application Amendment for 24145 Georgian Oaks

Dear Ms. Weber:

This letter concerns an application amendment for HTC 24145 Georgian Oaks in Fort Worth for changes to the development acreage and residential density, site plan, and architectural design. The amendment fee check has been mailed to TDHCA.

Change in Acreage

At Application, the development site was 0.67 acres and consisted of two lots bifurcated by Calhoun Street, but connected via a public crosswalk. At that time, it was planned to have a the historic Binyon O'Keefe building include 56 units and a new construction building to include 39 apartment units. Subsequent to Application, the developer was able to add an atrium to the historic Binyon O'Keefe building design, which allowed for more apartments to be relocated into the historic building. Because of this change, less new construction apartment units were needed in the new construction building, and now the new construction was able to be added on the same lot as the Binyon O'Keefe building. This design was recommended by the Downtown Fort Worth Inc. (DFWI) Design Review Committee and the City of Fort Worth's Downtown Design Review Board (DDRB). Please see the attached recommendations from both groups. By relocating the new construction addition to the same lot as the historic building, the new acreage will be 0.46 acres.

Change in Residential Density

The residential density at Application was 95 units / 0.67 acres for 141.8 units per acre. The residential density after this request is 100 units / 0.46 acres for 217.4 units per acre. This is an increase in density of 53.3%.

Change in Site Plan and Architectural Design

Please see revised site plan and architectural plans. At Application, there were two residential buildings of six and eight stories separated by Calhoun Street. At application the historic structure had 56 units. With the addition of an atrium to add windows to the interior of the building, the historic structure now accommodates 75 units. Historic staff at the City also agreed with the proposed redesign to relocate the new construction building to the same lot, because the new location of the new construction is considered the back of the lot, and therefore will not impact the historic appearance of the Binyon O'Keefe building. With this new guidance and support, the site plan has been revised to contain one connected residential addition that is 6 stories in height. Parking has been reduced from 16 spaces to 7 spaces; however, parking meets the City requirement of 0 spaces and accommodates the TDHCA HC parking requirements. This design has been approved by the City's Historic and Cultural Landmarks Commission (HCLC) unanimously, in addition to the support listed above by DFWI and DDRB.

Unit counts and NRA have been increased from Application. At Application there were 95 total units consisting of 12 0-bedroom units, 60 1-bedroom units, and 23 2-bedroom units. After this request there are 100 total units consisting of 15 0-bedroom units, 60 1-bedroom units, and 25 2-

bedroom units. The change from 95 units to 100 units constitutes a 5.2% increase in the number of units. At Application the NRA was 68,024 square feet and the current NRA is 71,162 square feet which constitutes an increase of 04.6%.

Change in Development Financing

Revised application and financing forms are attached that correspond with the changes proposed in this amendment request.

Explanation and Good Cause for the Amendment Request

Current market conditions and building costs were unforeseen at the time of Application and have necessitated that the Developer investigate options to maintain the feasibility of the Development. Additionally, it was unknown at the time of Application that the City of Fort Worth would request and support that the development be contained to one lot. The reduction of residential buildings from two lots to one and from two separate buildings to two connected residential structures will help to control project costs and the good cause for approval of this request is that it will enable the development to continue towards closing and completion while providing more affordable units.

Thank you for your attention and please contact me at 512-789-1295 with any questions.

Regards,

Alyssa Carpenter



November 20, 2024

To Whom It May Concern,

O-SDA Industries presented the Georgian Oaks project to Downtown Fort Worth Inc. (DFWI) in September and October of this year. The DFWI Design Review Committee, provides a recommendation to the Downtown Design Review Board (DDRB). The DDRB provides approval of the Certificate of Appropriateness for the project.

As presented earlier this fall, the original presentation proposed a redevelopment of the Binyon O'Keefe and new construction for the remainder of the units on a portion of the block across the street from the Binyon O'Keefe building. While the DFWI Design Review Committee was supportive of the project and the need for housing options, they were concerned with the massing, density and design for the new construction. The committee provided feedback to the developer on their concerns regarding the design and consideration of the entire project. Ultimately, the committee urged the developer to look at consolidating the project onto the same lot as the Binyon O'Keefe building.

The DFWI Design Committee is very supportive of the developer's willingness to consider adding units on the same block as the historic building at 8th and Calhoun and to leave the entire block across the street open for a future development opportunity.

Sincerely,

Melissa Konur Planning Director

Downtown Fort Worth, Inc.

Milissa Kan



City of Fort Worth
Development Services Department
<u>Francisco.Vega@fortworthtexas.gov</u> 817-392-7885

210 E. 7th Street – New Multifamily project

New Senior Housing Project

Feedback 11/26/2024

This report will provide information about the applicable zoning regulations for the property at 210 E. 7th Street. The staff designated to the Downtown Urban Design District is tasked only with administering the regulations that oversee the exterior design of projects within this district.

For additional information regarding platting, permitting, building code, water, and sewer. Among others. Contact the Project Facilitation team to schedule a Pre-Development Conference (PDC).

- 1.- Applicable Zoning regulations.
- -This property is zoned H. For additional information about this zoning district, please see the Fort Worth Code of Regulations, CHAPTER 4: DISTRICT REGULATIONS, Article 9: Commercial Districts, § 4.905 CENTRAL BUSINESS ("H") DISTRICT.
- -Additionally, this property is designated **Historic and cultural landmark (HC).** For additional information about this designation please contact the Historic Preservation Officer or refer to the Fort Worth Code of Regulations, **CHAPTER 4: DISTRICT REGULATIONS, Article 4: Overlay Districts, § 4.401 HISTORIC PRESERVATION ORDINANCE HISTORIC OVERLAYS.**
- (INFORMATIVE ONLY) This property is also within the **Downtown Urban Design District (DUDD).** Any component of the project not regulated by the Historic Preservation ordinance shall meet the regulations from the Downtown Urban Design Standards and Guidelines. All private and public development projects within the DUDD that include additions, new construction, redevelopment (rehabilitation, renovation, or restoration), reconstruction of a parking lot, and new signage are subject to review by the Planning and Development Department staff and the Downtown Design Review Board (DDRB) for compliance with the Downtown Urban Design Standards and Guidelines (DUDSG). For additional information about this overlay district, please see the Fort Worth Code of Regulations, **CHAPTER 4: DISTRICT REGULATIONS, Article 4: Overlay Districts, § 4.402 URBAN DESIGN DISTRICT-DOWNTOWN.**

2.- Staff recommendations

- -Based on the feedback received from community representatives, specifically from Downtown Fort Worth, Inc. (DFWI), and the preliminary comments provided by the Downtown Design Review Board (DDRB), staff has carefully reviewed the revised proposal. We recognize the efforts made to incorporate these insights, and after careful consideration, we recommend continuing the project as presented. This includes proceeding with the revised design on the same lot as the Binyon O'Keefe building rather than maintaining the original plan of situating the project across Calhoun Street. This recommendation is based on the alignment with community input, site context, and the overall vision for the area.
- -Staff recommends further study of the possibility of adding additional openings at ground level along both Calhoun and 8th Streets. This recommendation is intended to enhance the pedestrian experience and improve the connection between the building and its surrounding environment. However, this proposal should be subject to approval by the City's Preservation Officer and the Historic and Cultural Landmarks Commission to ensure compliance with relevant preservation standards and guidelines.



City of Fort Worth
Development Services Department
<u>Francisco.Vega@fortworthtexas.gov</u> 817-392-7885

-Staff also recommends continuing the study of Phase 2 of the project and developing a comprehensive master plan for the entire property at 811 Calhoun Street. This master plan should consider all potential future development on the site to ensure a cohesive and integrated approach to the property's long-term use and development, addressing both current needs and future growth opportunities.



Certificate of Appropriateness Historic & Cultural Landmarks Commission

Georgian Holdings, LLC / Alice Cruz 210 E 7th Street

On **January 13**, **2025**, the Historic & Cultural Landmarks Commission **APPROVED** a request for a Certificate of Appropriateness to construct a six-story addition at the above-referred address within the Downtown Urban Design District.

All in accordance with the plans stamped 'APPROVED' on January 15, 2025.

FINDINGS IN ACCORDANCE WITH STANDARDS

The Secretary of the Interior's Standards For Rehabilitation: #9 & #10

Appropriate

The proposed six-story structure to the south of the existing Binyon O'keefe Storage Building is differentiated from the old and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPROVALS AND PERMITS

The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case **does not** negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances **before** a building permit will be issued.

APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY

An appeal to this decision may be submitted by written request to the City Secretary and the Historic Preservation Officer within 15 days of the date of this decision. Certificates of Appropriateness are valid for two years from the date of issuance.

FURTHER INFORMATION

Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

CITY OF FORT WORTH | 100 FORT WORTH TRIAL | FORT WORTH, TEXAS 76102 817.392.8000 | 817.392.8016 (fax)

Development Services Department

SITE NOTES:

- REPURPOSING CONSTRUCTION 4. 7.
 - FACILITIES NO ON-SITE STORMWATER CONNECTS TO EXISTING STORMWATER
- EASEMENTS SHOWN ON PLAN DETENTION REQUIRED. 9

ARCHITECTURAL SITE PLAN

GEORGIAN OAKS

VORTH

LATABLES FLITTED IN LONG.

		*															92,142
		G.S.F./ BLDG ***															92,
		# of Stories				9							9				
		UNITS/ BLDG				75							52				8
		TOTAL N.R.A. **															71,162
		OTAL 2 EDROOM				11							80				83
		TOTAL 1 T				8							12				8
		TOTAL 0 TOTAL 1 TOTAL 2 TOTAL BEDROOM BEDROOM N.R.A. **				9							9				5
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		TOTAL				57							52				
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		2-BR 2-BA TYPE F				0	826	0					ю	856	2,568		
		2-BR 2-BA TYPE E				s	963	4,815					0	963	0		
		2-BR 2-BA TYPE D				ıç.	286	4,985					0	266	0		
		2-BR 2-BA TYPE C				s,	898	4,490					0	898	0		
X S		2-BR 2-BA TYPE B				-	963	963					0	963	0		
Q		2-BR 2-BA TYPE A				-	1,006	1,006					0	1,006	0		
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GEORGIAN OAKS		1-BR 1-BA TYPE L				0	009	0					10	009	000'9		
GE(1-BR 1-BA TYPE K				5	708	3,540					0	708	0		
		1-BR 1-BA TYPE J				5	644	3,220					0	644	0		
		1-BR 1-BA TYPE H				ß	602	3,010					0	602	0		
		1-BR 1-BA TYPE G				51	643	9,645					0	643	0		
		1-BR 1-BA TYPE F				ß	820	4,250					0	820	0		
		1-BR 1-BA TYPE E				s	889	3,440					0	889	0		
		1-BR 1-BA TYPE D				ıs	999	3,330					0	999	0		
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		1-BR 1-BA TYPE B				-	641	641					0	149	0		
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	BUILDING CONFIGURATION	0-BR 1-BA TYPE C				•	522	0					2	522	2,610		
	୍ ଟି	0-BR 1-BA TYPE B				ı,	510	2,550					0	510	0		
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		SPACE TYPE	COMMUNITY SPACE	MECHANICAL EQUIPMENT STORAGE	MAINTENANCE	APARTMENT	APARTMENT NRA		CORRIDOR	COMMUNITY SPACE	MECHANICAL EQUIPMENT STORAGE	MAINTENANCE	APARTMENT	APARTMENT NRA		CORRIDOR	
		BUILDING DESIGNATION	EXISTING	EXISTING	EXISTING BUILDING	EXISTING	EXISTING	EXISTING	EXISTING	Арршом	Арршом	ADDITION	ADDITION	ADDITION	Арршом	ADDITION	TOTALS

2010 ADA UNITS SUMMARY

MOBILITY, HEARING & VISUAL $5\% \times 100 = 5$ UNITS— (1)0/1,(3)1/18(1)2/2 LABELED HC UNIT ON BUILDING PLANS

HEARING & VISUAL 2% \times 100 = 2 units- (1)1/1 & (1)2/2 LABELED HV UNIT ON BUILDING PLANS

** NET RENTABLE AREA (TDHCA) IS THE UNIT SPACE THAT IS ANALABLE ECCLUSINED. TO THE THEMAT AND IS HEATED & COOLED BY A MECHANICAL HANG SYSTEM, NRA IS MEKSURED TO COOLED BY A MECHANICAL HANG SYSTEM, NRA IS MEKSURED FOR WITTON OF A UNIT ON TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS. NRA DOES NOT INCLUDE COMMON WITH OTHER UNITS. NRA DOES NOT INCLUDE COMMON WITHOUT SHAPEN, AND SHAPES, ALCONIES, PORCHES, PATIOS, OR OTHER AREAS NOT ACTUALLY AMALABLE TO THE TRANNITS FOR THEIR FURNISHINGS, NOT ACTUALLY AMALABLE TO THE TRANNITS FOR WALLS OF SUCH SPACES.



DEVELOPMENT DATA

GEORGIAN OAKS COMMUNITY SPACES EXISTING BUILDING - LEVEL I	S	VEL I	CONDITIONED TENANT RESTRICTED					236	51
	DING - LE	CONDITIONED AVAILABLE TO TENANT	922	315	354	262		0	
	ING BUIL	UNCONDITIONED AVAILABLE TO TENANT	0						
	O	EXIST	SPACE TYPE	ENTRY	RECEPTION	MAIL	MANAGER OFFICE	FILE COPY	FIBER

243

BUSINESS

486 8

ACTIVITY ACTIVITY STORAGE FITNESS

SS VEL 2	CONDITIONED TENANT RESTRICTED	0		0	438
GEORGIAN OAKS DMMUNITY SPACE NG BUILDING - LE	CONDITIONED AVAILABLE TO TENANT	308	130	438	
GEORGIAN OAKS COMMUNITY SPACES EXISTING BUILDING - LEVEL 2	UNCONDITIONED AVAILABLE TO TENANT	0		0	
CEXIST	SPACE TYPE	COFFEE	STORAGE	TOTAL	LEVEL TOTAL

ES EVEL 3	CONDITIONED TENANT RESTRICTED	0		0	324
AN OAKS IY SPACE DING - LE	CONDITIONED AVAILABLE TO TENANT		324	324	
GEORGIAN OAKS COMMUNITY SPACES EXISTING BUILDING - LEVEL 3	UNCONDITIONED AVAILABLE TO TENANT	0		0	
EXIST	SPACE TYPE		STORAGE	TOTAL	LEVEL TOTAL

4601 287

4314

0

TOTAL

LEVEL TOTAL

288

RESTROOMS

1,360 280

GATHERING

SS VEL 4	CONDITIONED TENANT RESTRICTED	0		0	324
GEORGIAN OAKS DMMUNITY SPACE NG BUILDING - LE	CONDITIONED AVAILABLE TO TENANT		324	324	
GEORGIAN OAKS COMMUNITY SPACES EXISTING BUILDING - LEVEL 4	UNCONDITIONED AVAILABLE TO TENANT	0		0	
C EXIST	SPACE TYPE		STORAGE	TOTAL	LEVEL TOTAL

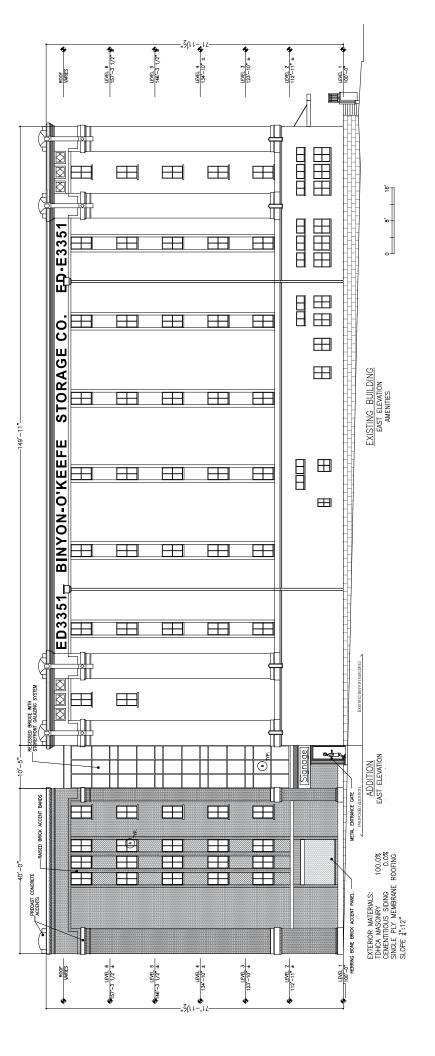
SS VEL 5	CONDITIONED TENANT RESTRICTED	0		0	438	
GEORGIAN OAKS DMMUNITY SPACE NG BUILDING - LE	CONDITIONED AVAILABLE TO TENANT	308	130	438		
GEORGIAN OAKS COMMUNITY SPACES EXISTING BUILDING - LEVEL 5	UNCONDITIONED AVAILABLE TO TENANT	0		0		
CEXIST	SPACE TYPE	COFFEE	STORAGE	TOTAL	LEVEL TOTAL	

SS VEL 6	CONDITIONED TENANT RESTRICTED	0		0	220
GEORGIAN OAKS DMMUNITY SPACE NG BUILDING - LE	CONDITIONED AVAILABLE TO TENANT		220	220	
GEORGIAN OAKS COMMUNITY SPACES EXISTING BUILDING - LEVEL 6	UNCONDITIONED AVAILABLE TO TENANT	0		0	
EXIST	SPACE TYPE		STORAGE	TOTAL	LEVEL TOTAL

	SPACES PROVIDED	13	7	
GEORGIAN OAKS PARKING	SPACES REQUIRED	13	0	
GEORGIA PARI	SPACES PER BEDROOM	0.1	0	
	TYPE	BIKE	CAR	

THE SITE METS LOCAL PARKING RECUIREMENT. THERE IS NO MAINUM PARKING RECUIREMENT. AND MAINUM PARKING RECUIREMENT THIS SITE PLAN MATERALLY ADHERES TO ALL APPLICABLE ZONING, SITE DESCRIPANCES.
SITE DESCRIPANCES.
STRONG RESIDENTAL USES ONLY.

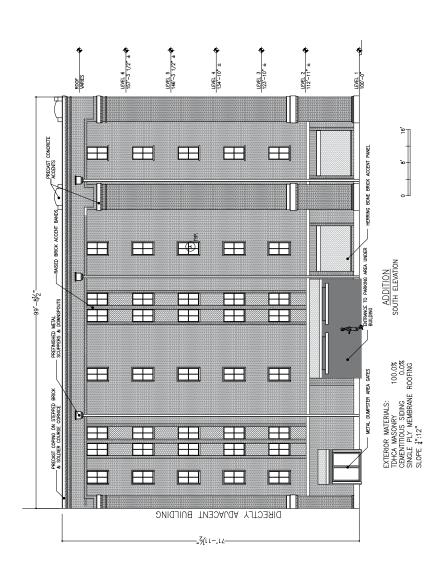


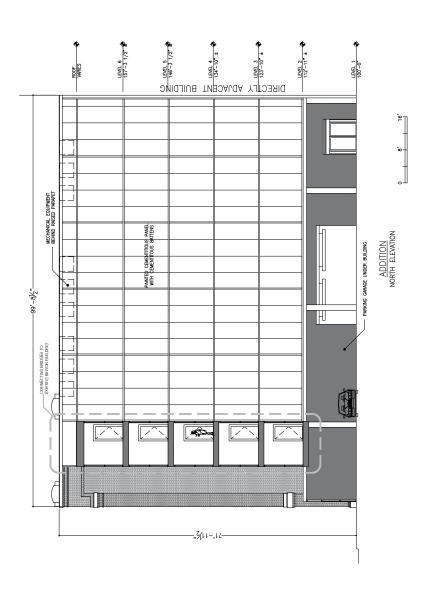




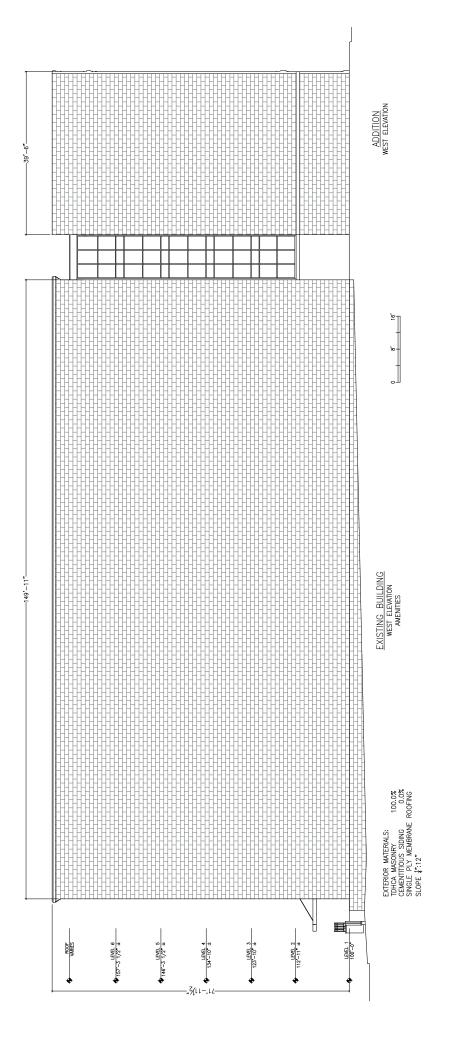
ELEVATIONS



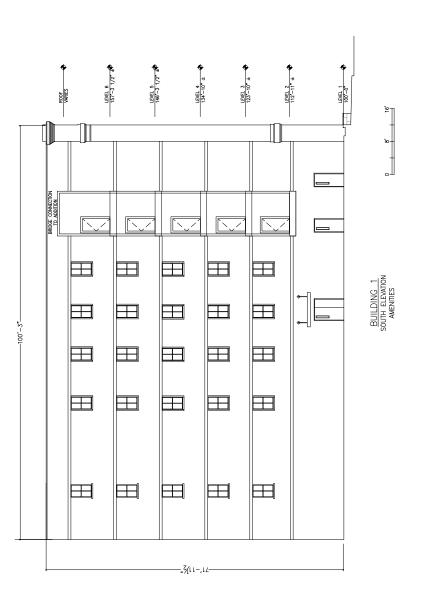


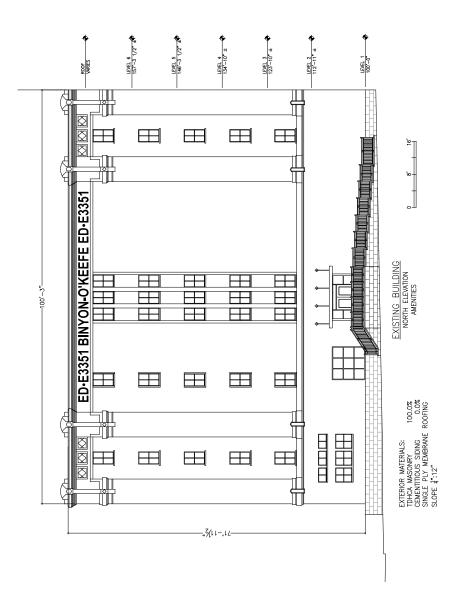














ELEVATIONS

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					l that apply)												
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1/13/2025 9:32 AM