

June 6, 2024

TDHCA
Jonathan Galvan
221 East 11th Street
Austin, TX 78701

RE: 24409 The Meridian – Visitability Waiver Request

Dear Jon,

The Meridian Apartments is the proposed acquisition and rehabilitation of a townhome style development previously financed with LIHTC and PAB in 2001 (#01427). The original development was not subject to visitability requirements, and the existing design of the development does not allow for all buildings to be made visitable. The topography of the site required steps from the parking area to many of the buildings, and all buildings have a 3” step at the entrance.

The Applicant will meet visitability in buildings where possible but requests a waiver for meeting those requirements on buildings where topography and existing conditions prevent compliance.

Please note that we are meeting the requirements for accessible unit types and quantity of accessible units; all accessible units, amenities, and public right of way are on an accessible path.

Attached exhibits include:

- Certification from the architect that outlines the topography of the site and existing design constraints for each building that prevents compliance with providing an accessible route and zero step entrance visitability to standard units.
- A site plan, drawn by the civil engineer, showing where visitability cannot be achieved at due to topography and an existing 3” step.
- An updated site plan detailing the location 14 accessible units to an accessible route that connects to all site amenities.

Thank you for your consideration of this waiver request. Please let us know if you have any questions or concerns.

Sincerely,

Janna Cormier

Janna Cormier
Application Consultant

June 5, 2024

Adam Pickett
Principal
Benton Design Group
1520 S. 5th Street, Suite 304
St. Charles, MO 633034
E: adam@bentondg.com
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**Re: Meridian Apartments –
Visitability Waiver Request**

To Whom It May Concern:

As part of the proposed renovation, the existing visitability and accessibility is being increased. Where physically feasible (and as indicated in the attached site plan exhibits), a compliant accessible route will be constructed to allow for a resident with mobility impairments to traverse the site, access all onsite amenities as well as the public right of way/ point of entry. Additionally, compliant accessible parking spaces, access aisles and associated sidewalks and ramps will be constructed. Lastly, five percent (5%) of the existing dwelling units will receive renovations to provide fully compliant accessible dwelling units for residents with mobility impairments, and two percent (2%) of the existing dwelling units will receive renovations to provide fully compliant dwelling units for residents with hearing and visual impairments.

As the Architect of Record, I am providing this certification to serve as accompanying documentation for a waiver request for the project mentioned above. The existing topography of the existing development presents a complication with providing an accessible route to achieve visitability to all ground floor dwelling unit entries of the existing townhome units, as there is an existing 3" concrete step at every townhome dwelling unit entry door.

The Applicant will meet visitability requirements where possible and as applicable but requests a waiver for meeting those requirements on buildings where topography and existing conditions make compliance infeasible to townhome dwelling units, specifically. I certify that the Development topography and original design presents a challenge with townhome buildings specified in the attached table that prevents compliance with the accessible route requirements under the 2024 TDHCA Qualified Allocation Plan and Design Guidelines for visitability.

The Meridian was constructed and placed in service as a multifamily housing development in 2002 and complies with the applicable Fair Housing Act (FHA) Design Guidelines regarding townhome dwelling unit entries. Per FHA's Design Guidelines, townhomes are not considered "covered units" and are exempt from meeting any visitability requirements.

Therefore, all townhomes were constructed on the hillside of the property and the flatter terrain had been reserved for the approach at the clubhouse and the seven (7) residential buildings that have a total of fourteen (14) existing 1-story/ flat dwelling units. Those seven (7) residential buildings will provide fourteen (14) fully compliant mobility-impaired dwelling units and those mobility-impaired dwelling units will have an accessible path to the dwelling unit entries. The mobility-impaired dwelling units will be located at Buildings 7, 16, 17, 30, 33, 34 and 39.

Our proposed site plan will include upgrades to bring into compliance, the approach and path at the leasing office, and the accessible route to all mobility-impaired dwelling units in Buildings 7, 16, 17, 30, 33, 34 and 39. The proposed scope of work will bring the mobility-impaired dwelling unit entries into compliance with the zero-step entrance requirements.

Associated accessible parking spaces, access aisles, curb ramps and approaches will be provided.

The waiver request is for the visitability and accessible path to some of the townhome dwelling unit entry doors, given the existing terrain and topography, as well as the existing and approved construction, which includes a 3" step at the door threshold at every townhome dwelling unit entry door, as well as multiple existing steps approaching the unit entry door itself at many of the existing townhome dwelling units. Under the design guidelines and requirements of the FHA, the townhome units are not considered "covered units" and would not be required to provide an accessible path to all ground floor unit entry doors.

Photographs of all existing apartment buildings and townhome unit entries are shown in the subsequent pages.

The site plan exhibit from the civil engineer, Cole Engineering, is attached to this document to articulate the existing site restrictions.

Should you have any questions, please do not hesitate to let me know.

Thank you,

A handwritten signature in blue ink, appearing to read "Adam Pickett", is written over the typed name.

Adam Pickett
Principal, Benton Design Group
E: adam@bentondg.com
P: (636) 515.0382
Texas License Number: 25254

Building 1 typical townhome dwelling unit entry:



Building 2 typical townhome dwelling unit entry:



Building 3 typical townhome dwelling unit entry:



Building 4 typical townhome dwelling unit entry:



Building 5 typical townhome dwelling unit entry:



Building 6 typical townhome dwelling unit entry:



Building 7 typical townhome dwelling unit entry:



Building 8 typical townhome dwelling unit entry:



Building 9 typical townhome dwelling unit entry:



Building 10 typical townhome dwelling unit entry:



Building 11 typical townhome dwelling unit entry:



Building 12 typical townhome dwelling unit entry:



Building 13 typical townhome dwelling unit entry:





Building 14 typical townhome dwelling unit entry:



Building 15 typical townhome dwelling unit entry:



Building 16 typical townhome dwelling unit entry:



Building 17 typical townhome dwelling unit entry:



Building 18 typical townhome dwelling unit entry:



Building 19 typical townhome dwelling unit entry:



Building 20 typical townhome dwelling unit entry:



Building 21 typical townhome dwelling unit entry:



Building 22 typical townhome dwelling unit entry:



Building 23 typical townhome dwelling unit entry:



Building 24 typical townhome dwelling unit entry:



Building 25 typical townhome dwelling unit entry:



Building 26 typical townhome dwelling unit entry:



Building 27 typical townhome dwelling unit entry:



Building 28 typical townhome dwelling unit entry:



Building 29 typical townhome dwelling unit entry:



Building 30 typical townhome dwelling unit entry:



Building 31 typical townhome dwelling unit entry:



Building 32 typical townhome dwelling unit entry:



Building 33 typical townhome dwelling unit entry:



Building 34 typical townhome dwelling unit entry:



Building 35 typical townhome dwelling unit entry:



Building 36 typical townhome dwelling unit entry:



Building 37 typical townhome dwelling unit entry:



Building 38 typical townhome dwelling unit entry:



Building 39 typical townhome dwelling unit entry:



COMMUNITY BUILDING (1 POINT).

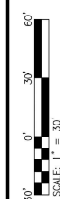
WINDING ROADS
THROUGH
A NEW COMMUNITY
OF 1,000 HOMES
AND COUNTING

SOLID FILL DENOTES INCLUDED IN ISSUE		DATE OF REVISION	XX.XX.XXXXXX
SHEET NUMBER	DATE OF ISSUE	XX.XX.XXXX	XX.XX.XXXXXX
A100	SHEET NAME		

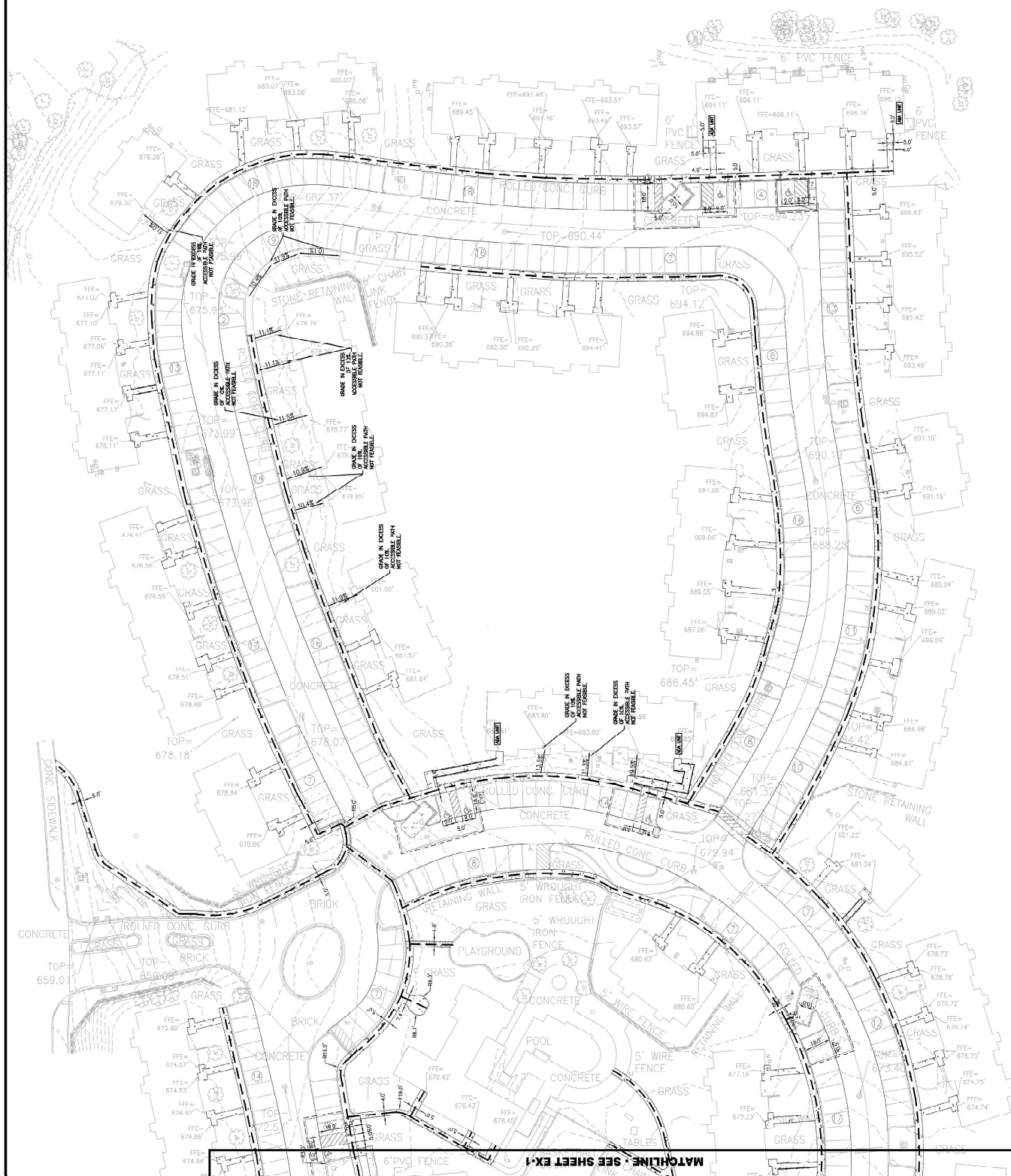
APARTMENT BUILDING ANALYSIS:
CONSTRUCTION TYPE: VB
OCCUPANCY GROUP: R-2 (RESIDENTIAL)
SPRINKLER SYSTEM? DOES NOT EXIST

ISSUE DATE:	SCALE:	AS NOTED	COVER SHEET
DRAWN BY:	CHECKED:	ATP	
PROJECT:			
		15-2410	

[illegible]



NOTE:
ON-ADA COMPLIANT SLOPES SHOWN FOR REFERENCE.



MATONLINE • SEE SHEET EX-1