



April 17, 2012

Honorable Mayor James Thompson and City Council Members
City of Sugar Land
2700 Town Center Blvd., N.
Sugar Land, Texas 77479

Dear Mayor and Council Members:

In anticipation of your consideration of the proposed General Development Plan and Planned Development Zoning Application for Imperial on April 17, 2012, we wanted to reiterate our position with respect to several of the concerns that have been expressed by members of the general public regarding the Imperial plan.

It appears that the areas of greatest concern can be summarized from a statement taken from a local web site where certain residents take issue with:

“...high-density multi-family development that encroaches on existing single family neighborhoods and threatens to diminish our quality of life, further congest our roadways and overburden our schools.”

As was mentioned in our presentation to council on April 3, 2012, we believe that our proposal for the possible inclusion of high quality, multi-family housing in the Historic District that is identical in design and character to for-sale condominium properties is appropriate and necessary for a successful and vibrant mixed-use Town Center. Specifically, we have shown that:

1. **Deed Restrictions** – Deed restrictions have been the precursors to quality development and value stability for Master Planned Communities and the Imperial Community Association (Association) will insure that this level of high quality will continue throughout the development of the overall community:
 - *The main responsibility of the Association will be to ensure that all improvements built within Imperial will be properly maintained over time,
 - *The Association will have the authority to enforce standards of quality,
 - *The Association will have the right of access to properties to perform repairs and maintenance if necessary,
 - *The City of Sugar Land will have the exclusive right to appoint a representative to the Board of Directors of the Association in perpetuity to protect public interests, and
 - *The City of Sugar Land has adopted an ordinance that requires an annual license for multi-family developments and requires an annual inspection of the property to assure compliance with City Codes.

2. **Property Values** – We have examined the Fort Bend CAD property values of several neighborhoods located directly adjacent to existing multifamily developments within the City of Sugar Land (see attachment #1) from 2007 to 2012 which, as some economists have said, was the worst economic downturn since the Great Depression. The results of this analysis are as follows:

Rivercrest, Fairmont & Lionshead (836 Units)

*The adjacent neighborhoods of Sugarwood, Englewood and the Highlands saw their CAD values increase an average of 11.78% from 2007 to 2012.

*These three multifamily developments saw their CAD values increase by 24.28% over this same time frame.

Regency at First Colony (324 units)

*The adjacent neighborhoods of Meadows Lakes and Colony Lakes saw their CAD values increase an average of 27.17% from 2007 to 2012.

*The Regency saw its CAD values increase by 20.98% over this same period.

Additionally, we have pointed out that Sueba's Voyager Loft Community (265 units) located on South Gessner just north of Westheimer is another example of how a quality multi-family property can co-exist with no impact whatsoever on adjacent single family neighborhoods. As depicted on attachment #2, there are existing homes valued from \$2,000,000 to \$10,000,000 on East Rivercrest Drive that are within one block or ~700 feet of Voyager Lofts. As further evidence of this situation, there are new homes currently under construction on East Rivercrest that certainly wouldn't be built if these sophisticated property owners believed that the adjacent multi-family housing would negatively impact the future value of the multi-million \$ homes.

3. **Impact on Schools** - According to Justin Silhavy, Coordinator of Demographics and Planning for the Fort Bend ISD, total peak enrollment of school age children from the Revised PD Application for Imperial is expected to be 490 students in 2025.

*This represents a 650 student reduction from the 2007 Approved General Plan.

*This also represents an increase in FBISD taxes paid per student by Imperial of +\$12,474 which is 2.3x the 2007 Approved General Plan.

2007 APPROVED GENERAL PLAN	REVISED PD APPLICATION
<p>Total Estimated New of Students = 1,140:</p> <p>*1,117 Single Family Residential Units @ 1 Child / Unit = 1,117 + 459 Multi-Family Units @ 5% = 23</p>	<p>Total Estimated New Students = 490:</p> <p>*A net decrease of ~ <650> from the 2007 approved General Plan</p>
<p>Estimated Taxes Paid Per New Student:</p> <p>*Estimated Taxable Value of Imperial at Build-Out = +\$800 million</p> <p>*Estimated FBISD Taxes Paid / Year @ \$1.34 / \$100 = +\$10.72 million</p> <p>ANNUAL SCHOOL TAXES PAID BY IMPERIAL PER NEW STUDENT = ~\$9,404</p>	<p>Estimated Taxes Paid Per New Student:</p> <p>*Estimated Taxable Value of Imperial at Build-Out = +\$800 million</p> <p>*Estimated FBISD Taxes Paid / Year @ \$1.34 / \$100 = +\$10.72 million</p> <p>ANNUAL SCHOOL TAXES PAID BY IMPERIAL PER NEW STUDENT = ~\$21,878 (AN INCREASE OF 2.3X THE 2007 GENERAL PLAN)</p>

4. **Traffic** - A Traffic Impact Analysis of the entire development has been prepared and the City has reviewed and approved this study. Specific elements of the TIA can be summarized as follows:
 - *Traffic impacts from 325 units of multi-family development in the Historic District would be the same or increased if replaced by any of the other approved uses such as an office building, retail center, hotel or conference facility.
 - *Traffic mitigation measures will be required on existing roadways where the projected traffic impacts lower the level of service.
 - *Traffic mitigation measures could include additional traffic signals, turn lanes, paving width adjustments, round-a-bouts, signal adjustments, etc.
 - *Additional studies will be required throughout the final development plan process to adjust the plan to actual traffic impacts.

5. **Crime** - From the City of Sugar Land's website, crime in multi-family properties within the city is down 27% from 2010 to 2011.

Finally, over the past 1½ years we have held numerous meetings with area homeowner organizations and workshops with P&Z and have made significant adjustments to our plans based on comments from concerned residents and Planning & Zoning Commission members. These adjustments to the General Plan are responsive to community input and have resulted in increased PD Requirements that include:

- *A reduction in maximum number of multi-family units in the Ballpark and Historic Districts from 1,600 to 625,
- *Established a phasing plan for multi-family housing that is dependent on achieving a 75% occupancy rate in an existing property before a 2nd project can be initiated,
- *Prohibited 3 bedroom units in all Districts where multi-family housing is allowed,
- *Restricted the maximum number of multi-family units in the Historic District to 325 and permitted it in only Historic District 1,
- *Limited multi-family development to only Tract B in the Ballpark District,
- *Provided detailed plans to illustrate strict compliance with Resolution 10-21 for all proposed multifamily developments,
- *Increased the minimum width of walkways and trails to 6 and 10 feet respectively,
- *Increased building-finish requirements over minimum city standards for multi-family, non-residential and single family residential properties,
- *Provided additional provisions for freestanding signs fronting on State Highway 6,
- *Increased the perimeter buffer width to 100',
- *Established a minimum size for publicly-accessible outdoor spaces,
- *Reduced the maximum height of buildings from 150' to 133',
- *Established a height restriction zone in the Historic District to preserve public views of the Char House,
- *Provided scenic easements to preserve existing trees,

- *Established an architectural character and created design regulations for new structures within the Historic District,
- *Prohibited drive-thru lanes in the Historic District and Ballpark District,
- *Created additional restrictions on building orientation in the Ballpark District,
- *Established standards for structured parking,
- *Added limitations and conditions for outside storage in all Districts, and
- *Established more restrictive default zoning standards for the Open Space and Historic Districts.

In closing, we hope that Council can see that we have tried to be as responsive as possible to the concerns of everyone involved in this process. That being said, we would appreciate your positive vote to approve the Imperial General Plan and PD Application at tonight's city council meeting. Thank you in advance for your consideration and please let me know if you have any comments or questions on the above.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long tail extending to the right.

Shay Shafie
General Manager
Imperial



Rivercrest, Fairmont & Lionshead – 836 units



Regency at First Colony – 324 units

VENTURA LOFTS

