

**IMPERIAL PLANNED DEVELOPMENT  
ZONING UPDATE**

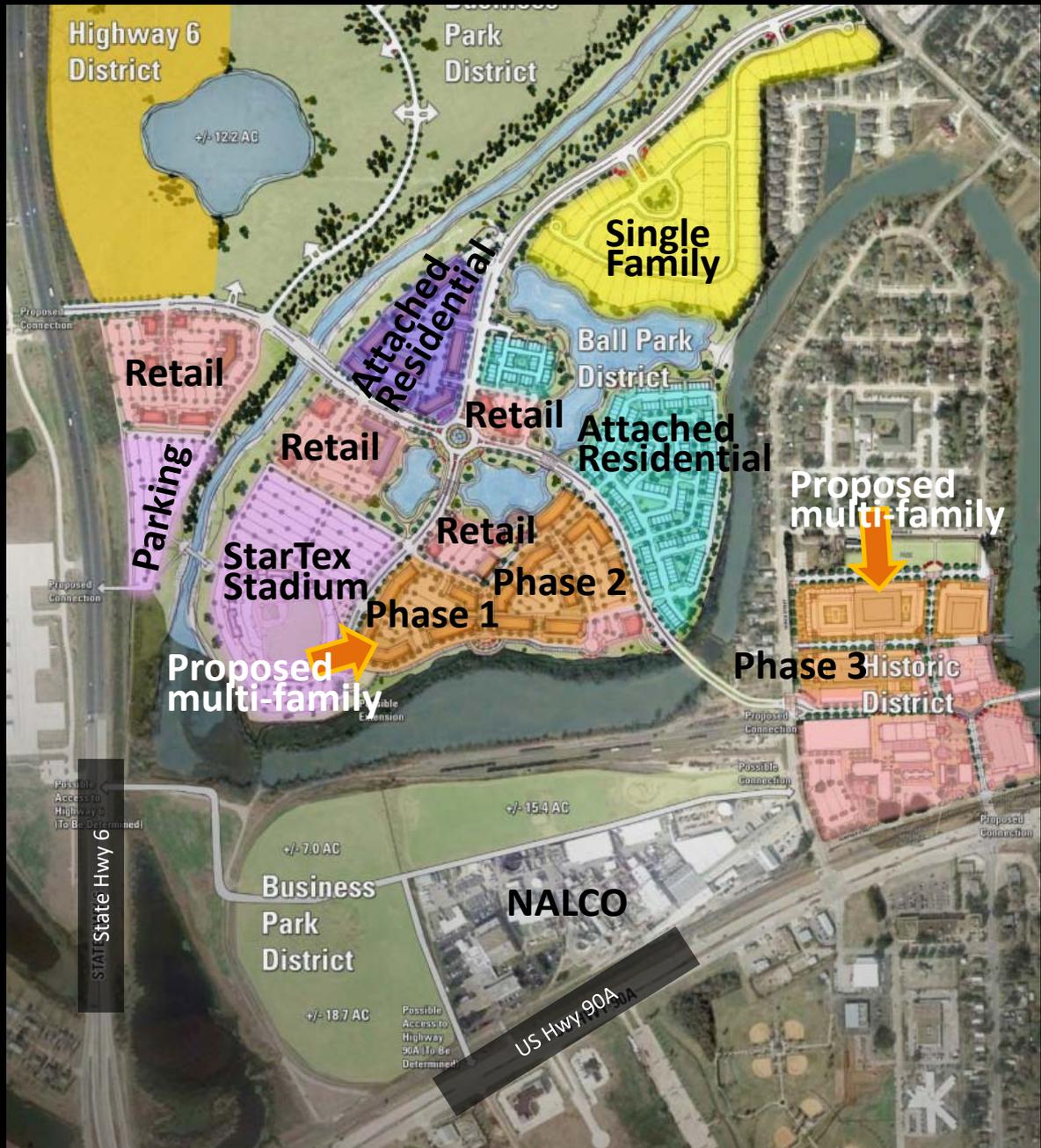


[IMPERIALSUGARLAND.COM](http://IMPERIALSUGARLAND.COM)



## PROPOSED PLAN REVISIONS

- On March 16<sup>th</sup>, Johnson Development (Johnson) received a letter from City staff that addressed areas of and concern with the PD application for Imperial. Since that time, Johnson has been working closely with staff to respond to their comments and a revised PD application will be re-submitted to the City as soon as possible.
- Johnson's goal is to meet with all area Homeowner Associations and other groups of residents before submitting a revised PD application. We expect this process will take another 6 – 8 weeks to be certain comments and input is received from as many interested parties as possible.
- Regarding proposed multi-family housing, a revised preliminary land use plan is on the next slide which shows two multi-family sites (in orange) with one being ~20 acres in the Ballpark District and one being ~7 acres in the Historic District.



Multi-family in the Ballpark District has been isolated to one 20 acre triangular shaped tract that is constrained by having the ballpark stadium and parking lot on the west and 1,800 linear feet, or 1/3<sup>rd</sup> mile, of frontage facing Nalco on the south.

It has a boulevard on its eastern property line which provides a buffer and transition to the Attached For-Sale Residential property that's shown in blue.

## PROPOSED PLAN REVISIONS CONTINUED

- Multi-family housing in the Ballpark District will be developed in phases with the first phase of ~300 units being built on the western half of the parcel next to the ballpark.
- Sueba USA should begin construction in mid 2012 and it will take ~36 months to complete the improvements and lease the properties. The second phase is estimated to start in mid-2015 and should be completed in 2018.
- With respect to the Historic District, the plan now includes only one phase of 325 multi-family homes that will be located in the northern portion of the site adjacent to the proposed hotel and conference center and in close proximity to restaurants, retail shops, offices and civic and cultural facilities.
- Pending market conditions, total build-out of the three (3) phases of multi-family homes in Imperial is expected to take 9 to 10 years and be completed in 2020-2021.

## ECONOMIC AND DEMOGRAPHIC DATA OF PROPOSED MULTI-FAMILY HOMES IN IMPERIAL\*

- Rental Range = \$1,294 - \$1,779 / month
- Unit Size = 800 – 1,100 square feet
- Average Rental Rate = \$1,506 / month (stabilized)
- Average & Median Age of Occupants = 32 & 30 years
- Marital Status of Occupants = 75% Single / 25% Married
- Number of Children = 5% of Residents with Children
- Income Range Required to Qualify for Average Size Unit = \$55,000 - \$65,000
- Income Required to Qualify for Largest Size Unit = \$75,000 +
- Income Forecasts = 80% to earn over \$60,000 & 40% to earn over \$100,000

*\*Information provided by Sueba USA based on it's experience managing comparable Class A multi-family properties in the Houston area*

## QUALITY AND LONG-TERM VIABILITY OF PROPOSED MULTI-FAMILY HOMES IN IMPERIAL

All properties will be constructed with “Condominium Style” features which will allow for the conversion to “For Sale” condominiums if determined to be an appropriate market decision. Features to be designed into each multi-family home include:

- Individual metering of electrical service,
- Upgraded interior finishes which may include granite counter tops, stainless steel appliances, enhanced ceiling heights, custom interior lighting, hardwood floor options and other custom home finishes.
- State-of-the-art home security, telecommunications & high speed internet systems
- Upgraded sound attenuation walls and flooring,
- “Green” energy conservation & water efficiency design elements



All multi-family homes will be built in accordance with strict design standards as required by City ordinance and in compliance with deed restrictions as required by the Imperial Property Owners Association (IPOA).



**IMPERIAL**  
EST. 1843

In today's market, there is virtually no difference in the design, specifications and finishes of a mid-rise condominium and a mid-rise multi-family property.



  
**IMPERIAL**  
EST. 1843

## CONTINUED - QUALITY AND LONG-TERM VIABILITY OF PROPOSED MULTI-FAMILY HOMES IN IMPERIAL

- To ensure that all improvements built within Imperial including multi-family housing, retail shops, commercial buildings and civic & community facilities will be properly maintained over time, the IPOA will have the authority to enforce standards of quality and will have the right of access to properties to perform repairs and maintenance if necessary.

- The specific terminology used in other Johnson community POA's regarding the perpetual maintenance of multi-family properties is as follows:

“Multi-family owners / developers shall have the duty and responsibility to keep their properties in a well-maintained, safe, clean and attractive condition at all times. If, in the opinion of the POA, the owner is failing in its duty, then the POA may give notice of such deficiency and if necessary, undertake the care and maintenance required to restore the property and / or building improvements to a safe, clean and attractive condition. All costs associated with such repair and maintenance shall be the responsibility of the multi-family owner...”



## TRAFFIC CONCERNS RELATED TO THE PROPOSED PLAN FOR IMPERIAL

- The current roadway network on the proposed Imperial Land Plan is in strict compliance with the City's approved thoroughfare plan and the approved 2007 General Plan.
- Specifically, the interior roadway connection to Burney Road is required by the City's approved thoroughfare plan and is designed to act as a "bypass" directing traffic off Burney Road through Imperial with a direct connection to Highway 6. This connection to Burney, in various alignments, has been on the City's thoroughfare plans since at least 1994.
- A traffic impact analysis (TIA) has been prepared and submitted to the City for their review. All impacts to adjacent roadways in excess of the City's acceptable standards resulting from the development of Imperial will be required to be mitigated. Mitigation measures can include the installation of traffic signals, the addition of dedicated turn lanes, the construction of additional travel lanes and / or traffic calming measures (round-a-bouts, etc).

Major Roadway Plan



## COMPARISON OF TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS BETWEEN

<u>2007 APPROVED GENERAL PLAN</u>	<u>DRAFT REVISED PD APPLICATION TO BE SUBMITTED TO THE CITY</u>
<p><b>1,117</b> Total Single Family Residential Units in the Traditional Neighborhood Development (TND) area. (now the "BALLPARK DISTRICT")</p>	<p><b>430</b> Total Single Family Residential Units in the BALLPARK DISTRICT</p>
<p><b>459</b> Total Multifamily Residential Units in the Mixed Use / Redevelopment area (now the "HISTORIC DISTRICT")</p> <p><i>Note: The 2008 Southern Land Co. (SLC) PD Submittal proposed up to 610 Units</i></p>	<p><b>325</b> Multifamily Residential Units in the HISTORIC DISTRICT</p>
<p>An undetermined number of additional Multifamily Residential Units in the Business / Limited Residential area adjacent to Hwy 6 (now the "BUSINESS PARK DISTRICT")</p> <p><i>Note: The 2008 SLC PD Submittal proposed up to 1,200 Units</i></p>	<p>Up to <b>600</b> Multifamily Residential Units in the BALLPARK DISTRICT</p>
<p><b>Total Estimated Residential Units = 1,576</b></p> <p><b>Total on 2008 SLC Submittal = 2,776</b></p>	<p><b>Total Estimated Residential Units = 1,335</b></p> <p>(A net decrease of &lt;241&gt; from the 2007 approved General Plan and &lt;1,441&gt; from the 2008 SLC Plan)</p>

## FORT BEND ISD ENROLLMENT PROJECTIONS BY YEAR FOR THE “IMPERIAL TRACT” DEVELOPMENT\*

<u>Grade Level</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Elementary	2	33	68	108	150	180	209	230
Middle School	1	12	24	38	54	68	84	98
High School	<u>0</u>	<u>9</u>	<u>20</u>	<u>35</u>	<u>51</u>	<u>65</u>	<u>80</u>	<u>94</u>
<b>Total Students</b>	<b>3</b>	<b>54</b>	<b>112</b>	<b>181</b>	<b>255</b>	<b>313</b>	<b>373</b>	<b>422</b>

Per Justin Silhavy, Coordinator of Demographics and Planning for the Fort Bend Independent School District, Lakeview Elementary and Sugar Mill Elementary currently have excess capacity. Next fall, the two schools are projected to have the capacity to hold an additional 150 - 200 elementary students with ease. At the present time, Imperial is the only residential development that is within the two attendance zones and is currently in the developing or pre-development stage. In March the attendance zones of Sugar Land Middle School and Kempner High School were altered in order to allocate more space for the added students projected in those zones over the coming years. Total peak enrollment is expected to be 490 students in 2025.



## COMPARISON OF FINANCIAL IMPACT TO SCHOOL SYSTEM BETWEEN

2007 APPROVED GENERAL PLAN	DRAFT REVISED PD APPLICATION TO BE SUBMITTED TO CITY
<p>Estimated Number of Students:            *1,117 Single Family Residential Units @            1 Child / Unit = 1,117+            *459 Multi-Family Units @ 5% = 23  <b>Total Estimated New Students = ~1,140</b></p>	<p><b>Total Estimated New Students = 490</b>            (A net decrease of ~ &lt;650&gt; from the 2007            approved General Plan)</p>
<p>Estimated Taxable Value of Imperial at            Build-Out = +\$800 million            Estimated FBISD Taxes Paid / Year @            \$1.34 / \$100 = +\$10.72 million  <b>Annual School Taxes Paid by Imperial            Per New Student = ~ \$9,404</b></p>	<p>Estimated Taxable Value of Imperial at            Build-Out = +\$800 million            Estimated FBISD Taxes Paid / Year @            \$1.34 / \$100 = +\$10.72 million  <b>Annual School Taxes Paid by Imperial            Per New Student = ~ \$21,878</b>            (an increase of 2.3x the 2007 general            plan)</p>

# COMPARISON: SUGAR LAND & THE WOODLANDS

## THE WOODLANDS

- 24 sq miles
- 90,000 population
- Population density 3,750 / sq mile
- Median family income \$110,000
- Total multi-family housing = ~6,700 units
- Multi-family in the Town Center & Market Street area = 1,359 units

## SUGAR LAND

- 32.5 sq miles in city limits
- 84,511 population
- Population density 2,600 / sq mile
- Median family income \$110,327
- Total multi-family housing = ~2,100 units
- Multi-family in Town Center = 167 units



# WOODLANDS TOWN CENTER MULTI-FAMILY

## MULTI-FAMILY RENTAL:

Boardwalk at Town Center	450
The Millennium Waterway	<u>393</u>
Subtotal Existing	843
Future Multi-family (~2012)	<u>400</u>
<b>Total Multi-family Rental</b>	<b>1,243</b>

## RETIREMENT RENTAL:

Village at The Woodlands Town Center	<u>207</u>
<b>Total Multi-family &amp; Retirement Rental</b>	<b>1,450</b>

## TOWNHOMES, CONDOMINIUMS & BROWNSTONES:

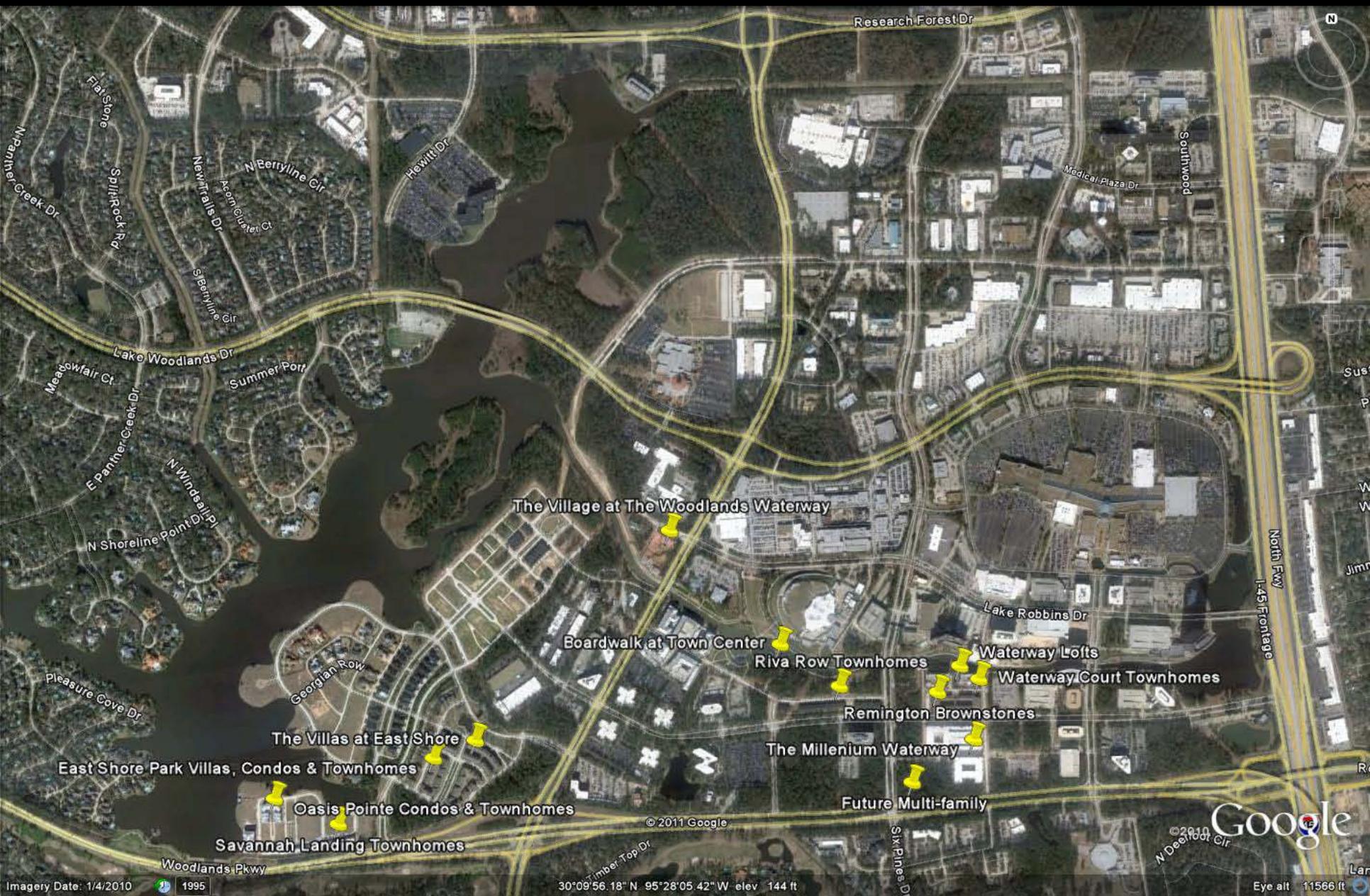
Waterway Lofts	70
Waterway Court Townhomes	29
Riva Row Townhomes	30
Remington Brownstones	<u>44</u>
Subtotal in Town Center	173
East Shore Park Villas, Condos & TH	72
Savannah Landing Townhomes	30
Oasis Points Condos & TH	<u>34</u>
Subtotal near Town Center	<u>136</u>
<b>Total Townhomes, Condos &amp; Brownstones</b>	<b><u>309</u></b>
<b>Total Multi-family in &amp; near The Woodlands Town Center</b>	<b>1,759</b>

**(1,359 existing today & 400 in future)**

**Total Multi-family in all of Woodlands 6,700+**



# THE WOODLANDS MULTIFAMILY AND TOWNHOME LOCATIONS



© 2011 Google

Google

Imagery Date: 1/4/2010 1995

30°09'56.18" N 95°28'05.42" W elev 144 ft

Eye alt 11566 ft

**IMPERIAL PLANNED DEVELOPMENT  
ZONING UPDATE**



[IMPERIALSUGARLAND.COM](http://IMPERIALSUGARLAND.COM)