



Kate Good
Principal | Multifamily Development
3773 Richmond Ave, Suite 800
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Iowa Colony City Hall
12003 Iowa Colony Blvd
Iowa Colony, TX 77583

Dear Council Members,

Hunington Properties is pleased to present The Vic at Sierra Vista to the City of Iowa Colony. Located in Iowa Colony, Texas in the Sierra Vista master-planned community, The Vic at Sunterra is a 312-unit multifamily development. The development consists of eight three-story multifamily buildings, and a separate building that doubles as a club and leasing office.

The development features an amenity rich clubhouse, pool, BBQ area, pet park, and playground. The strong growth and demographics present in the Sierra Vista master-planned community create a market primed for multifamily development.

This letter lists the design requirements by the Iowa Colony City Hall. I have provided responses to these requirements in the bullets under each.

1. Multi-family use is limited to two separate projects with each project containing no more than 300 units.
 - Vic at Sierra Vista 1 = 244 units
 - Vic at Sierra Vista 2 = 68 units
2. No building or structure shall exceed three (3) stories or 45 feet, subject to Fire Marshal review and approval.
 - 45' is agreeable
3. There shall be no more than 22 units per net platted acre, unless parking garage is provided per the PoD.
 - Vic at Sierra Vista 1 = 21.40 units to the acre
 - Vic at Sierra Vista 2 = 19.53 units to the acre

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4. All surface parking lots shall be screened from view of any adjacent public streets with a minimum of 3' berm or landscape hedge per PoD.
 - The leasing office will have parking facing the street and it will be screened with landscaping.
5. At least 50% of all required parking shall be covered parking.
 - We have 44 garages.
 - 185 covered parking spaces is not achievable.
6. All fencing shall be masonry or wrought iron. Fencing shall be subject to final approval.
 - We plan to use wrought iron fencing and gates.
7. Provide façade requirements to include masonry (as defined as brick, stone or stucco) on all first floors of building and total of 60% of the entire façade. The façade and architectural features shall be in uniform with the Sierra Vista Development.
 - Does this include the inset patios and balconies?
 - 60% plus 100% on 1st floor is not achievable.
8. A minimum of 6% of the gross area of the site shall be required as landscaping.
 - We will design to this percentage or exceed it.

Sincerely,

Kate Good

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