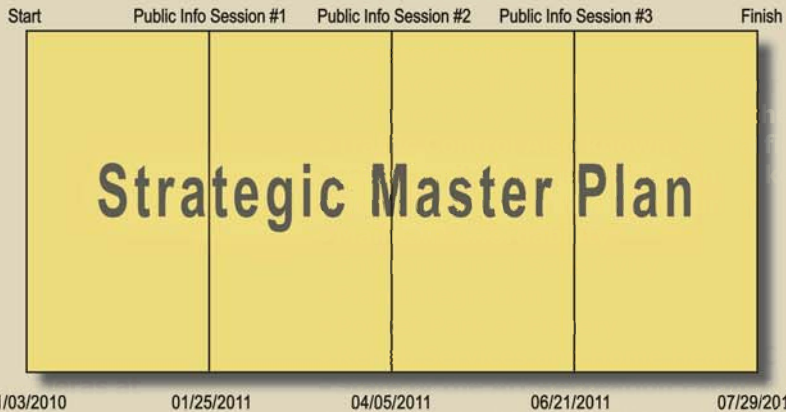


Strategic Master Plan



- RBJ Center Project Objectives*
- Continue to provide safe affordable housing on site
 - Provide upgraded amenities
 - Expand affordable housing to the elderly
 - Add other affordable / mixed income housing and mixed uses consistent with neighborhood plan
 - Be good stewards of the land

- AGENDA**
- PUBLIC INFORMATION SESSION I
- Opening Remarks from AGC Board Member
 - Opening Remarks from Master Planning Team
 - Current Residents
 - Master Plan Funding Sources
 - AGC Board of Directors
 - RBJ Strategic Planning Committee
 - The Master Planning Process Explained
 - Comments? Questions?

NOTES

SURVEY INFORMATION

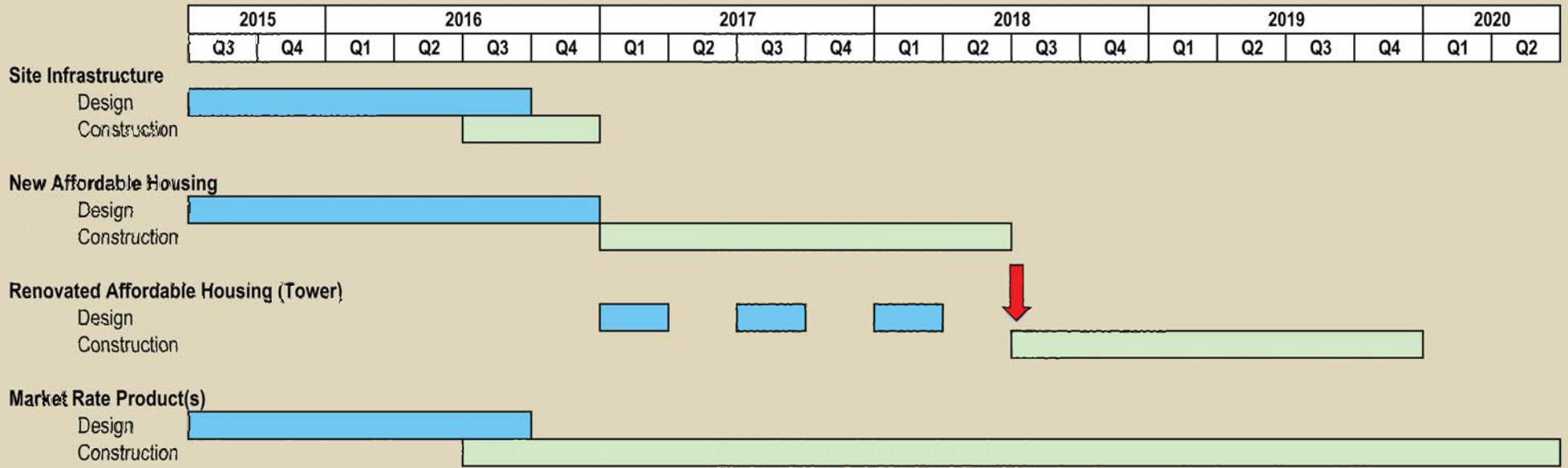
To participate in the Strategic Master Plan Survey, visit: www.englishopinion.com

For more information, please contact the HS&A teams' community contact: Ashley Goode, (512) 477-1018 or ashley@estilopr.com.

Si desea compartir su opinión sobre el plan estratégico, visite nuestro cuestionario en español www.opinionespanol.com

Para mas información, comuníquese con Marión Sánchez, la persona encargada de comunidades del equipo de HS&A al teléfono (512) 477-1018 o envíe un correo electrónico a marion@estilopr.com.

RBJ Center Re-Development



July 2010 ECC Neighborhood General Comments / Suggestions:

• Assisted Living

- ADA Access through site and to Community
- "Connectivity" between site and the rest of the community
- Traffic Control Also known as Traffic Calming - Haskell Street Access Limited to pedestrian and bikes
- Don't Overwhelm the Community

• Maintain Affordability

- Environmental Sensitivity
- Plan Integration
- Pocket Park at Fishery
- Rehab Services and Home Health Care

- State of the Art Recreation Facility for residents and disabled neighbors perhaps on adjacent City Park Land

• Mini Grocery Store (Fiesta Pantry)

- Improved Access to Town Lake

- Multi-Generational experience for residents while maintaining a sense of safety

- Association with nearby schools

- State of the Art Medical Facilities for Community (on adjacent City Land?)

- Preserve / Enhance Community Garden

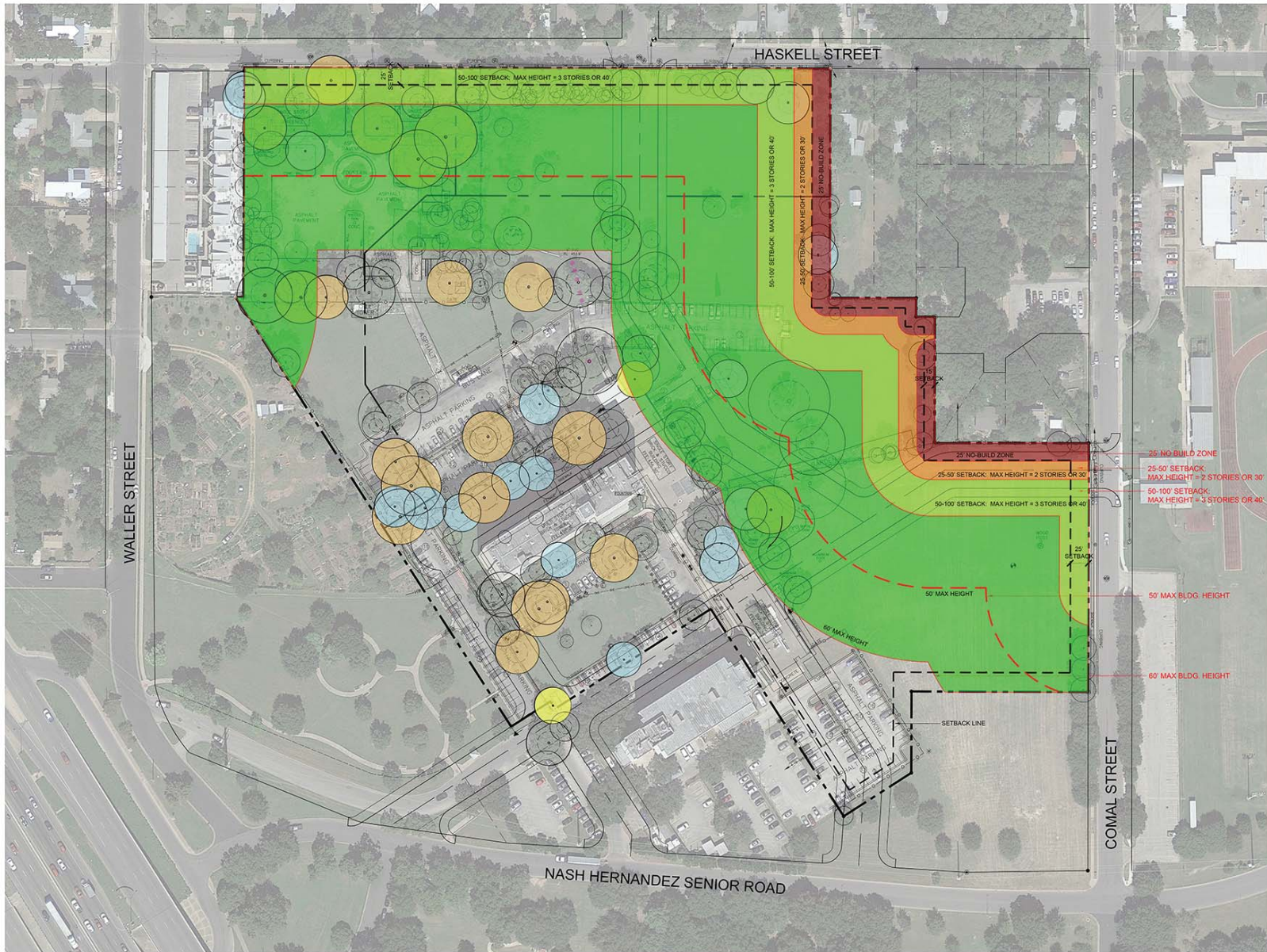
- Inform the neighborhood about the details of the Current Zoning

July 2010: Residents' General Comments / Suggestions:

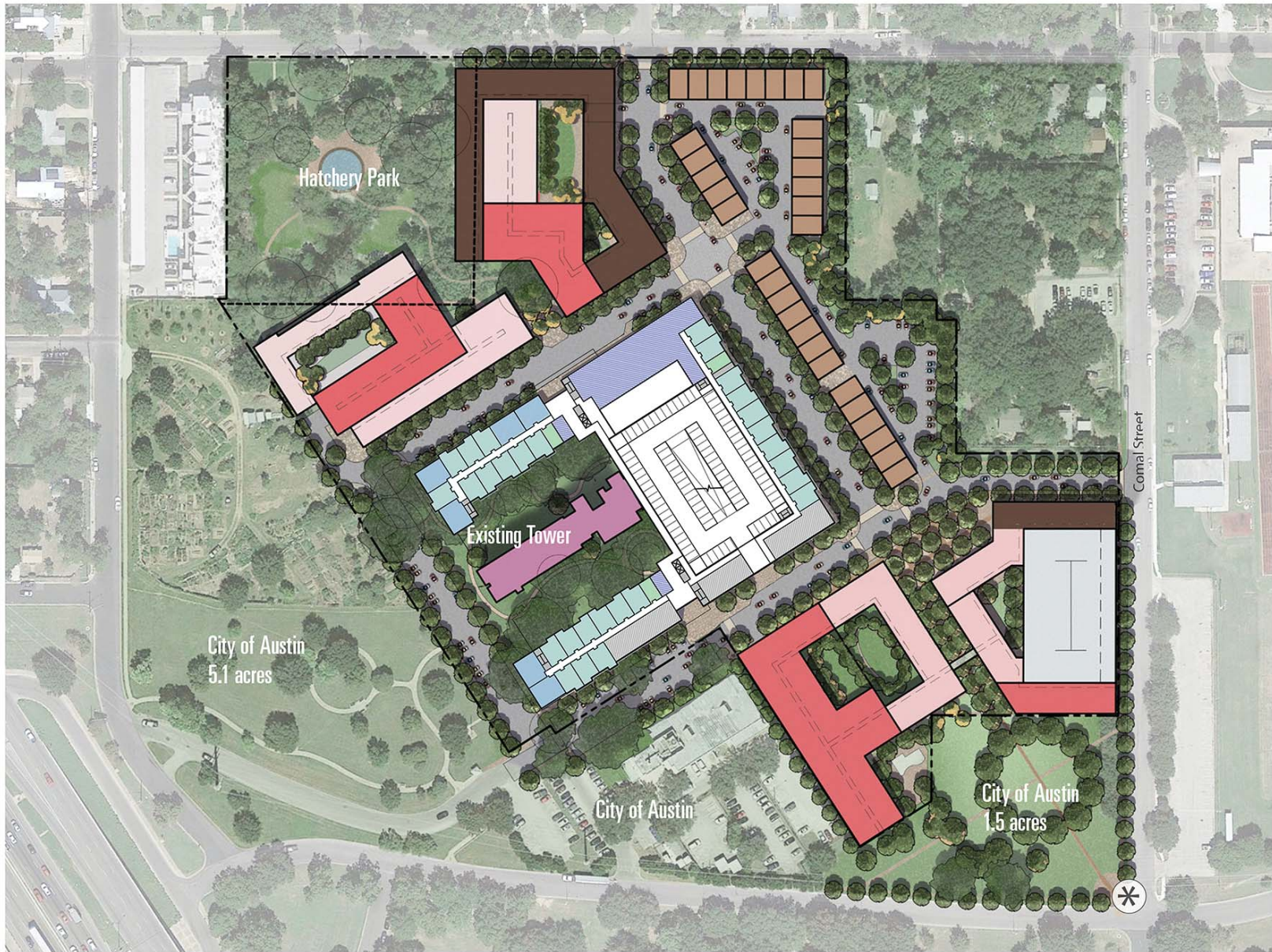
- **Keep overall affordability**
- **Medical / Dental Facility**
- **Assisted Care Facility**
- **Guest Accommodations for visitors**
- **Larger Chapel**
- **On site Dietician**
- **Modern Library**
- **Covered Pavilion**
- **Larger Closets in units**
- **Neighborhood Center**
- **Opportunities for Volunteers**
- **Televisions in units connected to security cameras at entrances**
- **2 bed room units for live-in care givers**
- **Better Visitor control**
- **Café**
- **Community Kitchen**
- **Pool, Jacuzzi and Fitness Center with proper staff, equipment and programs**
- **Multi-Media Center with internet access**
- **Covered Parking**
- **A range of unit sizes**
- **Modern Laundry Facilities with coin changers**
- **Grocery Store**
- **Beauty Parlor**
- **Dry Cleaners**
- **Shoe Repair**
- **Parking Lot / Grounds circulating shuttle**
- **Safe neighbors**
- **Business Center**
- **Craft Room**
- **Service animal care and grooming**
- **Maintain / Provide nice views**



EXISTING SITE AERIAL



SITE CONSTRAINTS AND HERITAGE TREES



ENLARGED MASTER PLAN



SP-7

USE	UNITS	PERCENTAGE	PARKING REQ.
NEW WRAP			
LEVEL 1			
One Bedroom Unit	28		
Two Bedroom Unit	6		
Studio Unit	3		
Total Units Level 1	37		
Amenity Area	+/- 10,000 SF		
Commercial Area	+/- 7,500 SF		
LEVEL 2-4			
One Bedroom Unit	47		
Two Bedroom Unit	10		
Studio Unit	7		
Total Units Levels 2-4	64		
LEVEL 5			
One Bedroom Unit	23		
Two Bedroom Unit	8		
Studio Unit	2		
Total Units Level 5	33		
New Wrap Subtotal			
One Bedroom (0.8)	188 units	73%	154 spaces
Two Bedroom (1.2)	45 units	17%	54 spaces
Studio (0.8)	28 units	10%	21 spaces
Tower Subtotal			
One Bedroom (0.8)	148 units	65%	118 spaces
Studio (0.8)	80 units	35%	64 spaces
GRAND TOTAL			
One Bedroom	339 units	69%	410 spaces
Two Bedroom	46 units	9%	
Studio	105 units	22%	
PROJECT PARKING PROVIDED			
Structured Parking			357 spaces
Site Surface Parking			53 spaces

GROUND FLOOR PLAN

- One Bedroom Unit
- Two Bedroom Unit
- Studio Unit
- Vertical Circulation/ Service
- Amenity Space
- Commercial Space

