

Frequently Asked Questions

Last updated March 20th, 2024

1. Is preference given to 50% Workforce.? AMI - 50%, 60%...?
 - A. Yes. The goal is to provide as many affordable units with the greatest range/depth of affordability to the workforce as possible.
2. What is the preferred financing mechanism for this project for the City of Bee Cave?
 - A. The COBC will consider any structure, there is not a favored approach at this time.
3. Any tax abatements that COBC is providing as part of the AMI measures, or should we underwrite as a market rate deal with 50% of the units under AMI provisions provided?
 - A. The COBC will consider tax abatements.
4. What zoning categories are available? What are the minimum and maximum units per acre we should assume?
 - A. <https://ecode360.com/40279649> This is a link to the zoning chapter. I'd guess either R-4, R-5 or MU-C are the most appropriate. The densities are found in the Dimensional Standards table in [3.4.1](#). Density bonus options are described in [3.4.4.E](#)
 - B. Increased densities, increasing the number of "affordable" units will be considered.
5. Sale of Land or GL preferred?
 - A. There is not a preference at this point.
6. What does 'big house' mean? Does it mean the city wants less density?
 - A. We want something other than a garden style design, something that fits local environment.
7. What is median pay in Bee Cave of teachers, first responders etc. to input in numbers that city estimates?
 - A. See RFP.
8. 15 units / AC available with IC in terms of density?
 - A. See earlier answer for code specific response. COBC will consider more.
9. Are there reimbursables for public work? Utilities? ROW?
 - A. Per 10, the COBC will be building roads. Because the COBC does not provide utilities directly, a direct rebate is not possible.

10. Are the conceptualized roads baked?
 - A. These streets are part of the throughfare plan and will need to remain.
11. Anything we should know with respect to impact fees (prevailing market rate)?
 - A. The city does not have any impact fees, WTCPUA does.
12. Is the City of Bee Cave guaranteeing the LUEs and capacity for such a project? (We see water is there with a 12" line but want to confirm wastewater).
 - A. Assume LUE's and water are accessible, although the COBC does not have LUE's reserved for this site per se.
13. Any unique off-sites required by developer? Or put another way, is city stubbing the utilities to the property? Where is line coming from?
 - A. Assume utilities will be brought to the property line. Location TBD. Potentially, there will be ingress, egress, curb work, depending on design.
14. On road bisecting site, is that required? Two points of access off Bee Cave Parkway and 71?
 - A. This road is part of the throughfare plan, city is funding and constructing.
15. Do you have active survey, CAD file so we can lay out site plan? Tree survey? Normal Tree ordinances and mitigation apply to this tract?
 - A. CAD file has been uploaded to Deal Room. No tree survey. Normal tree ordinances and mitigation will apply.
16. Are there particular units you want to see in the AMI units? Or is it preferred they are spread across various unit types?
 - A. The COBC will give preference to developers providing the largest number of workforce units and greatest range/depth of affordability.
17. What should buyers assume for timing of rezoning process once under contract?
 - A. Assume the appropriate zoning will be in place immediately. Please describe any needed variances in your response.
18. Workforce housing a must? What % needs to be affordable?
 - A. Yes, see RFP

19. Can we utilize the existing detention that is shown for water quality and modify it larger to increase? The RFP mentions that we will need upgrades but want to make sure that we can use/expand what is there.
 - A. There is currently on-site detention and an off-site regional water quality pond. During future planning, a developer will need to determine capacity and the ultimate need.

20. Are there particularly units you want to see in the AMI units, or do you prefer, as is typical, to spread them across various unit types?
 - A. Proportional, with families in mind.

21. What should we assume for the timing of the rezoning process once under contract? This will help us analyze when our construction date will be.
 - A. See above.

22. In the RFP, under III. Project Requirements 4) it states that the max IC is 55%, However, on the Developable Areas Map (attached) it shows in the legend on the bottom right that Area A is allotted 58.5% IC, Area B is allotted 50% IC and Area C is allotted 60% IC. Could you please advise on which scenario is accurate?
 - A. All parcels combined may not exceed 55%, and may be allocated across all three as reasonably determined.

23. Can unused IC be transferred from one Area to another Area, provided the total IC limit for all three Areas combined is not exceeded?
 - A. Yes, can be averaged as reasonably determined.

24. Is Bee Cave looking for capital "A" Affordable Housing product (vouchers, LIHTC) or are they looking for nonsubsidized product like Micro Units and potentially Co-Living?
 - A. The COBC is focused on maximizing the number of workforce housing, spread across different unit sizes.

25. Who are the local housing authorities, if any, in Bee Cave that will serve as PFC sponsors? Is the City of Bee Cave agreeable to utilizing a PFC structure through local housing authorities to achieve tax abatement in return for the depth of affordability they are seeking?
 - A. The COBC will consider tax abatements and sponsoring entities to achieve them. The goal is to have the PFC in place by the time this development advances, if a PFC is to be utilized the preference will be to utilize the PFC being created by COBC.

26. Is a partnership with Hill Country Indoor possible?
A. We have not created a partnership, would certainly make sense for both HCI and this ultimate developer.
27. Possible for a discount on impact fees?
A. Not with the WTCPUA.
28. Is the pond considered a wet land?
A. Not to our knowledge.
29. Is there enough water capacity to the site for this development?
A. See above.
30. Is there a required parking ratio?
A. Please follow industry standard, please submit any variances desired.
31. Can the second road be deleted?
A. Not any shown in the throughfare plan.
32. Can the private ROW be converted to public?
A. If referring to the existing portion of Skaggs drive, which is currently private, it is on the Throughfare Plan to be converted to public ROW, but there is no known timeline.
33. Are there any karst features?
A. We are not aware of any.
34. What is perspective on garden style development?
A. Least desirable, the development should align with the existing surroundings.
35. With the city embarking on a PFC, any issue with Travis County being the Housing Authority.
A. The goal is to have the PFC in place by the time this development advances, if a PFC is to be utilized the preference will be to utilize the PFC being created by COBC.

36. Pitch and Putt – an affordable pitch and putt not to be a deal killer, or take away from the number of affordable units. The COBC may reserve the ability to work with the selected respondent on the feasibility of a pitch and putt, along with other amenities.

Questions received 3/22/2024

37. Are there Geotech inspections reports for the fill area or a Geotech report of the site available?

A. No

38. Can we get a CAD file of the survey?

A. We are working to obtain.

39. Can we get a PDF or CAD file of the Developable Areas and Encumbrances exhibits in the RFP document?

A. The items we have are being placed in the deal room.

40. Are there any compatibility restraints along Bee Cave Pkwy? Setbacks or height restrictions?

A. Setback will be per code. Exceeding height will require a special request, expect sensitivity on the Ladera side of the property.

41. Is there a copy of the TIA available or any required offsite improvements/fees?

A. There is no TIA. Assume code for any fees the city does not directly control.

42. The dam above the pond will need to be raised/reconstructed. Will this be the City's responsibility when they construct Skaggs Dr. or the developer's responsibility?

A. We will work to address this question.

Please submit all questions to the Advisory Contacts below.

Advisory Contacts

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