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Date: 06.04.21
Project: Anarene/Double L
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Laura Mueller, City Attorney
Amanda Padilla, City Senior Planner

This memo serves as follow-up correspondence to the May review by LUCK Design Team, LLC of the Anarene/Double L Parkland Dedication Plan. Please reference Parkland Dedication Plan Narrative and site plans.

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After review we have the following observations and recommendations:

1. As part of the original Developer Agreement (DA), 1,710 residential DU's were proposed. The new DA has 3,393 total proposed DUs for the proposed development; 2,886 of these are residential. The difference in residential DUs between the original DA and the new DA under consideration is an additional 1,176 DUs. Because the original DA was submitted prior to the new ordinance, it is our understanding that they the original 1,710 residential DU's are not subject to the parkland development fee. However, the additional 1,176 DUs as part of the revision are subject to negotiation/discussion.
2. The amount of parkland required per the new parkland dedication ordinance (1 acre/23 DUs is 147.52 acres. The amount of parkland required per the old parkland dedication ordinance (1 acre/25 LUEs is 135.72 acres. The application is showing parkland dedication of 472.32 acres, exceeding 23 DU ordinance requirements by 324.80 acres.

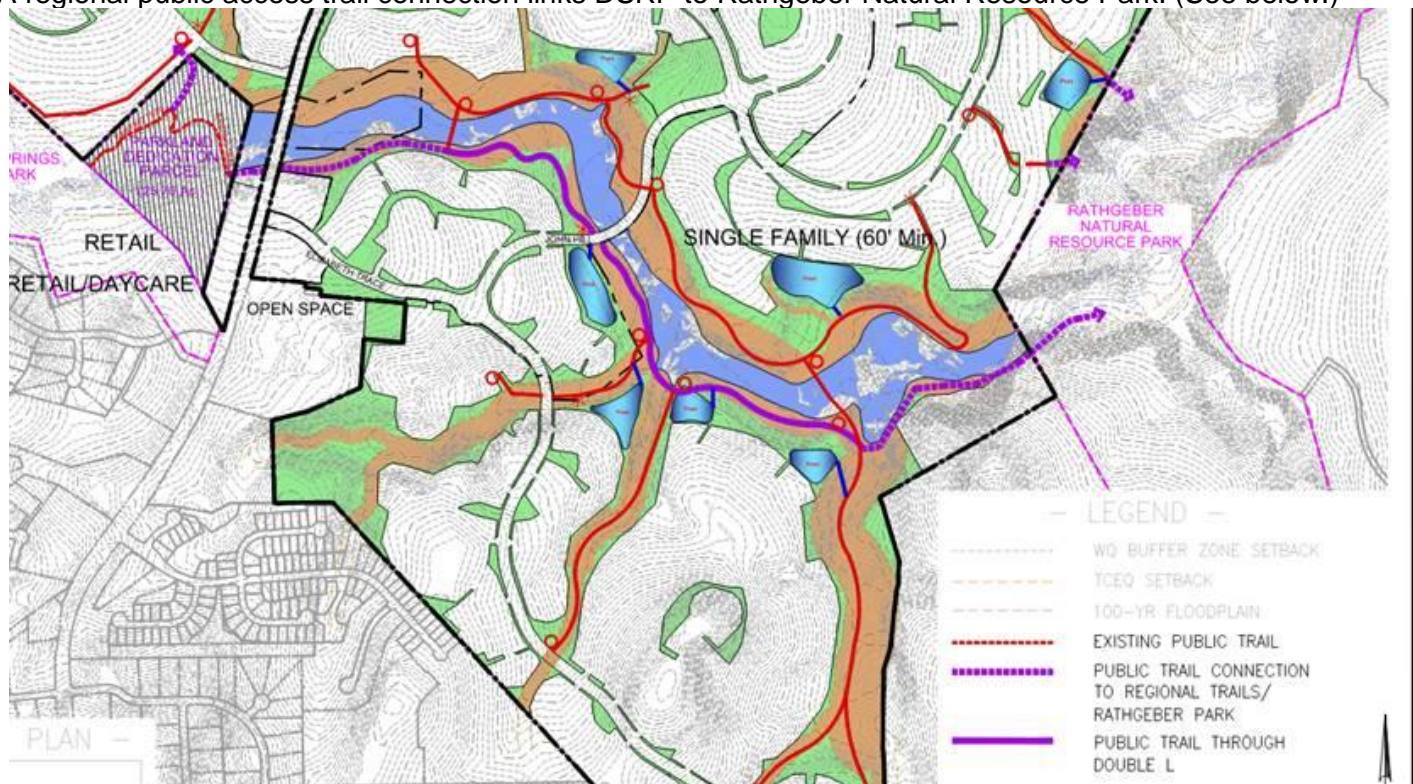
For reference purposes:

- 25.0 acres of land adjacent to DSRP were originally given to the City of Dripping Springs as part of the original developer agreement;
 - the amount of parkland within the TCEQ setback is 185.22 acres (39.21%);
 - the amount of parkland within the floodplain is 52.82 acres (11.18%);
 - the amount of parkland outside the TCEQ setback and outside the floodplain is 208.58 acres (44.16%).
3. Developer has provided flexibility with connection to Rathgeber Natural Resource Park. Design of this area will be fine-tuned at the time of platting and as the program and entrance requirements at Rathgeber are finalized.
 4. Much of the dedicated parkland is open space that is located in either the Water Quality Buffer Zone or the TCEQ set back. The development restrictions and parameters of these two designations are listed below:
 - a. Water Quality buffer zone: – trail improvements only;
 - b. TCEQ setbacks allowed and prohibited activities: The types of activities that are allowed within a buffer zone are very limited. These restrictions protect the quality of water entering karst features and the environmental integrity of the buffer zones. Public access may be allowed on

defined, low impact hike and bike trails within the buffer zones. Access roads may be provided for emergency vehicles or for buffer/habitat maintenance. Trails and access roads should be carefully placed to avoid erosion, and to avoid directing sediment and potential contaminants in storm water runoff from the trails and access road areas into the feature. All entrances to the buffer area must have clearly legible signs alerting people to the presence of the buffer zone and any restricted activities.

To maintain water quality, the following activities are prohibited within the buffer zone boundaries.

- General use of any fertilizers, herbicides, or pesticides is prohibited. If fire ant infestation becomes acute, consult with USFWS for products approved for use and methods of use.
 - An acute infestation is defined as: (1) fire ant densities greater than 40 mounds per acre or (2) more than 40 mounds within 344 ft of the entrance to any karst feature habitat.
 - Construction of new general use roads, utilities, or other development including water, storm water, or wastewater lines, treatment ponds, structures or other facilities is prohibited.
 - Storage, maintenance, or use of motorized vehicles is prohibited. The only motorized vehicles that can be used in the buffer zone area must be used for emergencies or to facilitate the operation, monitoring, or maintenance of buffer zone area.
5. All of the parks in the proposed development are designated as private except for the east –west public trail and open area around that public trail and the 25-acres of land adjacent to DSRP. The new ordinance states a 25% maximum for private parks to meet the parkland dedication requirements. However, this development was originally vested under the old ordinance so this new stipulation does not apply.
6. A regional public access trail connection links DSRP to Rathgeber Natural Resource Park. (See below.)



As currently proposed, the solid purple "Trail" will double as a maintenance road and would be developed/constructed by the Developer. Per the developer, the dashed purple public trail (on the west end connecting to DSRP and on the east end potentially connecting to Rathgeber) would be the responsibility of the City to develop if the City wants to develop.

The developer states it would pay the \$648/ additional lot over 1,710 residential lots. The total residential lots allowed per this DA modification is 2,886. So the delta of additional lots is 1,176 with a calculated

parkland development fee of \$762,048. However, the developer would like to partially offset the parkland development fee by incorporating the value of the developer portion of the public trail (the solid purple public trail). The impact of this value is based on the following assumptions:

An 8' wide trail of 6" decomposed granite trail over 6" of compacted road base. The developer estimates the trail length to be 4,008 linear feet @ \$60/lf = \$240,500.

The parkland development fee for 1,176 additional lots:	\$762,048
<u>Minus the proposed credit for public use trail</u>	<u>\$240,500</u>
Revised Parkland Development Fee	\$521,548

The value of the purple dashed trails that the City would be responsible for developing and constructing is approximately \$264,000. The developer estimates the total trail length to be 4,400 linear feet @ \$60/lf. This trail length includes both the connecting section to DSRP and the trail section to Rathgeber Natural Resource Park. The trail length is approximately equal for each trail sections.

Options open for discussion with the Parks and Recreation Commission are the City considering if it would like to construct the connecting trail sections to DSRP or Rathgeber (with the possible use of trail grant monies) or to ask the developer to construct the trails with further reduction of the revised parkland development of another \$264,000. Note: all trail estimates are based on today's dollar value and are not projected costs into the future.

7. Section 2.4 of the draft develop agreement states that "Park fees for such Additional Lots shall be due and payable to the City at the time Additional Lots are platted." Per correspondence with the developer's engineer, the developer is contemplating full buildout of the 2,886 DUs in 2034. Thus, any parkland development fees due to the City will not be paid until many years in the future.

We recommend Parks and Recreation Commission approval of the Anarene/Double L Parkland Dedication Plan subject to discussion and direction of Items 6 & 7 as stated above.

Prepared By: Brent Luck