

## **New Growth Roger Hanks Development – Community Benefits**

**September 29<sup>th</sup>, 2021**

### Housing Options, Choices, and the Comprehensive Plan

The New Growth Roger Hanks development is a purpose-built single family rental neighborhood that offers a wide variety of living options for residents. Using form-based design techniques to create interesting and activated streetscapes the community will provide much needed housing diversity to the City of Dripping Springs. This is accomplished by intermingling 1- and 2-story single family detached homes, townhomes, and duplexes within the same professionally managed rental community. Resident homes on-site range from a 700 square foot 1 bedroom duplex up to a 1,700 square foot 3 bedroom single family detached home with two-car garage. These diverse unit offerings will serve a broad range of demographic needs and preferences which is vital for the City to attract and retain residences in the community.

This product type and residential land use at Roger Hanks will be a tremendous asset and benefit to the City. With housing inventory at historic lows, pressure continues building and pushing up home prices in the area. This creates challenges to deliver sufficient new, high-quality housing that is attainable to a wide range of Dripping Springs' residents. As a carefully crafted neighborhood designed for people seeking a maintenance-free, single-family home lifestyle with none of the burdens of ownership, the New Growth Roger Hanks development is a significant part of the solution and aligns with the City Comprehensive Plan.

The Project is within the area specifically designated by the City's Comprehensive Plan – Emerging Mixed Use Activity Center (Development and Building Ordinances – Section 2.1), which states, “In specific areas of town identified as activity nodes [in which the Project is located], more flexible form-based zoning will be used. This type of zoning focuses more on building appearance, size, and relationship to other buildings and the street rather than strictly controlling uses in that building. In targeted nodes, *the goal is to provide opportunity for a mix of uses that can meet community needs of lower cost housing along with additional retail, office and commercial uses.*” By incorporating a variety of housing types, with pedestrian connectivity to a commercial parcel, the Project adheres to the stated goals in the Comprehensive Plan and will be an excellent addition to the community.

### Parkland and Amenities

The Development provides parkland elements for the benefit of its residents and the surrounding Dripping Springs community. The Property is characterized as a mix of open ranchland pasture with a natural dry creek bed and ponds with varying topography on the western side of the tract.

The community features a combination of private and public parkland and open space. The centerpiece of the public parkland component will be a 4.7 acre park lot dedicated to the City of Dripping Springs as public land along with public open space, and amenity ponds. In addition, private parkland and open spaces are incorporated in the site design in thoughtful locations. This includes a linear green connected to the clubhouse amenity center and pocket parks with opportunities to preserve existing trees. An extensive network of public and private trails is designed and will be constructed to enhance pedestrian connectivity and promote outdoor recreation.

Additional amenities provided on-site to include:

- 3,500+ square foot Class A clubhouse amenity facility
- 1,500+ square foot resort-style pool
- Yoga/fitness rooms
- Barbecue grills/outdoor kitchen with ramada shade structure
- Indoor and outdoor lounge areas
- Bike racks
- Benches and seating
- Electric car charging stations

#### Utility Infrastructure

The Project will construct and fund a wastewater line extension from the City's West Interceptor sewer line to the Property and US Hwy 290. The extension will service the Project and be available for property north of US Hwy 290. This infrastructure investment is a substantial community benefit as it will improve the City's wastewater collection system and is necessary to create more development opportunities for surrounding properties and parcels north of US Hwy 290.

#### Transportation Infrastructure

The Project will improve Roger Hanks Parkway along the Property frontage and the existing entry archway monument. The new street section features a landscape median based on the latest iteration of the City Thoroughfare Plan. This infrastructure investment will create an aesthetically pleasing street design for residents and members of the surrounding community. Along with the beautification it will improve safety for motorists and pedestrians, and assist with the urban heat island effect, all contributing to community benefits.