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Austin, Texas 78789

Date: 05.09.24
Project: Ariza 290 West
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Tory Carpenter, City of Dripping Springs Planning Director

Cc: Luis Bordes, Cypressbrook Company Development Principal

This memo serves as follow-up correspondence to the review by LUCK Design Team, LLC of the Ariza 290 West Parkland Dedication Plan submitted February 23, 2024. Please see attached Parkland Dedication Plan Narrative and site plans. A copy of this memo was originally sent to Luis Bordes, of Cypressbrook Company, on April 1, 2024.

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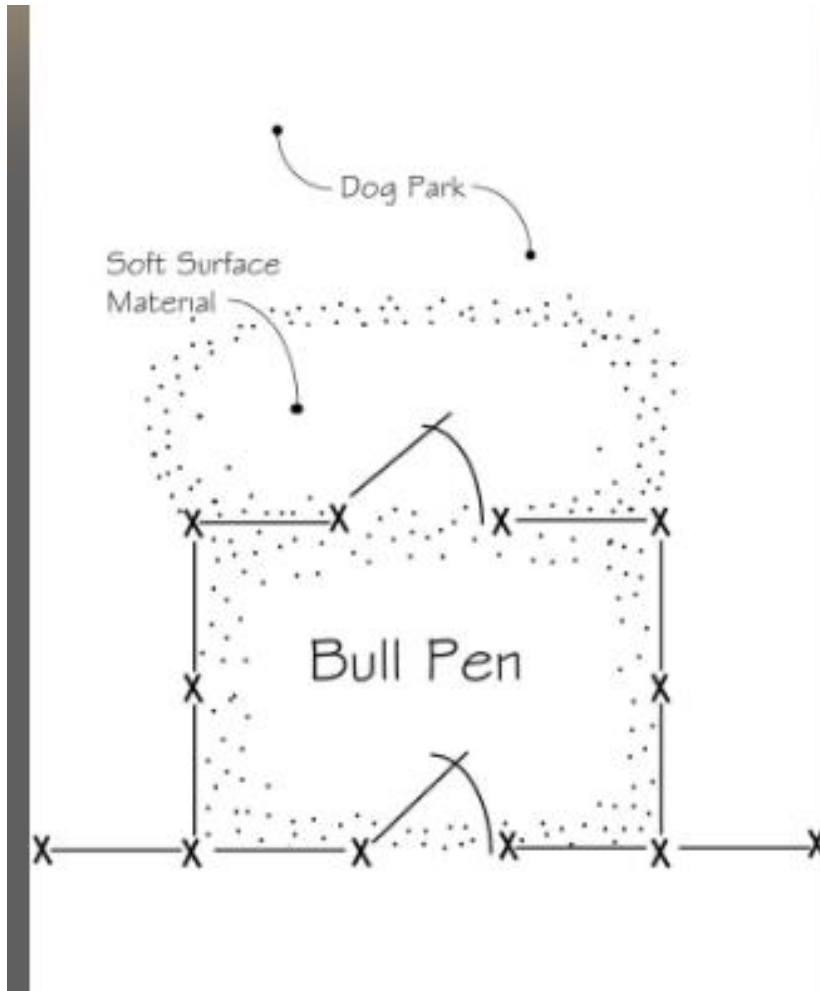
After review we have the following observations and recommendations:

1. At 293 proposed multi-family residential units, the amount of parkland required per ordinance is 9.0376 acres.
2. A total of 8.0 acres of physical land is being dedicated as private parkland to be used as a dog park. Due to lack of wastewater infrastructure in the area, the developer is building their own wastewater treatment plant that will require a drip field. This drip field is the same acreage that is being used for the parkland dedication. Due to the parkland's location in the drip-field, no structures can be built or placed in the area to comply with Texas Commission of Environmental Quality, (TCEQ). Only 25% of this parkland acreage would be credited towards the parkland dedication requirement (reference City Ordinance 28.03.012).
3. The developer is opting to pay fee-in-lieu (as well as dedicating the 8.0 acres for private parkland) for the required parkland dedication with a credit of up to 25% for the fee-in-lieu amount (reference City Ordinance 28.03.012). The fee-in-lieu amount for parkland dedication would be calculated as follows: 9.0376 acres X \$44,000/ acre (average cost/ acre) X .75 = **\$298,240.80**
4. The parkland development fee required by ordinance for the 293 proposed multi-family residential units is \$189,864. The developer is asking for a credit of \$123,150 (the cost of a 4-6 foot high perimeter fence around the parkland) be applied as a deduction to the calculated parkland development fee required. TCEQ does not require developers to fence off their drip fields so therefore the addition of the fence would solely be for its use as an enclosure for the dog park.

The parkland development fee amount would thus be calculated as follows:
 $\$189,864 - \$123,150$ (fencing credit) = **\$66,714.**

5. The dog park will be maintained and managed by Cypressbrook Multifamily management, LP as part of the ongoing service of the multifamily community.

6. The developer needs to indicate the location of the dog park entry gate on the park site plan. It is the desire of the City for this gate to be a double gated entry similar to the diagram below:



7. The developer needs to provide an accessible route to the dog park entry gate from the multifamily units.

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We recommend approval of the Parkland Dedication Plan with comments addressed as noted in Items 6 and 7 above.