

July 2, 2022

Dear Planning and Zoning,

My name is Kathryn Chandler, and I am President of the Patriots' Hall of Dripping Springs. Along with John Doucet's submission, I want to personally explain reasons for not adding the requested 1325 LF of sidewalks where designated on our permit reply.

Our 10acre retreat for veterans and their families is located 3.6 miles from downtown and any logical walking connectivity. The north end of our property butts up against Hwy 290 (which is mapped to be widened and 60 MPH). Our west end is now paved, but sidewalks along here would not be used, as it leads to only one destination... our parking lot. (Not to mention it is quite sloped and not at all feasible to wheelchairs). The south end of our property is massively sloped and has a deep culvert. Again, this would not logically be used.

Our plans are specifically designed for the veteran community to enjoy 70% of wide-open spaces. In addition to our Meeting House for VFW/AL, a Wellness center/VA Claims Assistance and 7100 sqft. Gathering Hall... approx. 2420 LF of sidewalk and walking trails will lead to various stops throughout the property. Gardens, playscape, workout area, campsites etc. And these will meet ADA compliance due to our handicapped and older veterans.

Our mission's aim has always been to bring our community and our veterans together. The reply and suggestion from the Development Commission literally bisecting our property with a public sidewalk completely destroys our mission of a tranquil retreat for veterans and their families to connect and heal.

PHDS will have several events throughout the year that will invite the public to enjoy the property and connect with our veterans. And obviously, they will be using our own ADA sidewalks and walking trails...

- Quarterly Art Show/cocktail hour for the community to enjoy veteran artwork from therapeutic art classes.

- Shark Tank for veterans to pitch their creative ideas in front of a community audience. John Paul DeJoria (a generous PHDS donor and Shark Tank star) will be involved.
- Community/Veteran family Movie Nights.
- Job Fairs bringing veterans and businesses together.
- Q&A with veterans and students. Inviting students to learn the history of our veterans in a setting surrounded by military memorabilia.
- Veteran/community fitness challenges. School sports teams take on the military in boot camp activities and obstacle course.
- PHD vegetable and flower garden. Community (and kids) learn on site about land stewardship by our Veteran master gardener.
- Community-invited Super bowl and other sports events parties.

And as you know, we are already a designated voting station for the community.

PHDS will be an incredible boost in publicity and reputation for Dripping Springs and the City personally. Support for veterans goes a long way. Not to mention hotel and dining income from large community-invited events.

So far, we have raised approx. \$5M of our \$8M budget mostly through donations from our local citizens. Our DS Founding Sponsors (43 so far) are all local pillars of our community, giving \$10,00 strictly to our building progress. They have stepped up beyond our dreams and I am obligated to relay to them how our money is spent.

Money in lieu of sidewalks:

As I stated earlier, we have expansive trails and walkways in our civil plans. And because of ADA compliance, retaining walls etc. it is expected to cost us \$60,000 - \$75,000.

I also found this while researching...

ARTICLE 28.04 on sidewalks in DS Ordinances –

“In certain instances, the development review committee may approve placement of sidewalks adjacent or closer than 5 feet to the curb **OR** located on private property and in a public access easement, provided that such placement benefits the general public by allowing more space for pedestrian safety, drainage facilities, landscaping and tree preservation.”

We want to work hand in hand with the City on this project. It's a win-win for our veterans, our City, and our local donors.

Did you know that the largest veteran community in the nation reside in the areas between Ft. Hood and San Antonio. That's us.

Thank you for your time,
Kathryn Chandler