

9600 Escarpment Blvd., Suite 745-4
Austin, Texas 78749

Date: 02.02.23
Project: Gateway Village
(Cannon East)
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Tory Carpenter, City of Dripping Springs Planning Director

Cc: N/A

This memo serves as follow-up correspondence to the review by LUCK Design Team, LLC of the Gateway Village (formerly Hilltop Vista/ Cannon East) Parkland Dedication Plan submitted January 25, 2023. Please see attached Parkland Dedication Plan Narrative and site plans.

*** **

After review we have the following observations and recommendations:

1. At 307 proposed residential units, the amount of parkland required per ordinance is 13.35 acres.
2. A total of 16.76 acres of physical land is being dedicated to the City as parkland credit, itemized as shown below:
 - a. Public Parks = 6.15 acres
 - b. Public Open Space = 6.70 acres
 - c. Amenity Pond = 1.27 acres
 - d. Private Parkland = 2.64 acres
3. The amount of parkland dedication acreage exceeds ordinance requirements by 3.41 acres.
4. The parkland development fee required by ordinance for the 307 units is \$198,936. The developer has indicated that the full amount of that parkland development fee will be paid.
5. Public parkland will have a 5' wide concrete trail with benches and picnic tables and will be left in a primarily natural state with preserved hilltops.
6. Park amenities on private parkland include the following:
 - A private access resort-style swimming pool with an open-air pavilion and restroom building
 - A Children's Playground (school ages 5-12): ADA access children's playscape and swings with twelve-inch (12") depth engineered mulch fall surfacing
 - Sidewalks and trails
 - Picnic and seating areas
 - Irrigated and enhanced landscaping

7. Maintenance of all park amenities will be provided by the community's HOA.
8. We request that the developer provide a tree preservation plan overlay atop the parkland dedication plan for City Staff review as part of the DAWG meetings.

We recommend Parks and Recreation Commission approval of the Gateway Village Parkland Dedication Plan.

Prepared By: Brent Luck