



Loiederman
Soltesz Associates, Inc.

Memorandum

To: Ms. Quynn Nguyen
From: Timothy H. Davis
Date: December 6, 2012
Re: Cafritz Site Parkland Dedication
LSA No.: 2411-01-00

The proposal to satisfy the parkland dedication requirement assumes that the land associated with retail and office development is excluded from the requirement. Additionally, it is anticipated that the multifamily buildings will provide sufficient amenities to the residents of the buildings. The set aside of land and construction of the hiker biker trail will be used to satisfy the parkland dedication requirement for the townhome lots proposed.

A. Multifamily

It is anticipated that the following amenities will be included in the multifamily buildings. We expect the cost of the exterior amenities to be over \$400,000 each for the buildings on Lot 139, 8 and 9. Exterior amenities for Lot 5 are expected to cost \$250,000. Interior amenities for the building on Lot 139, 8 and 9 will likely exceed \$1,000,000 per building.

Building 1, (Phase 1, 312,378sf, Lot 139 and Lot 5) exterior amenities will include a swimming pool, barbeque and fire pit areas, shared gardens in an exterior courtyard, this area will be 7,553sf. Interior amenities totaling 7,809sf will include a fitness center building, club room, recreation room, fire place, media center, business center and Wi-Fi lounge.

Building 2, (Lot 8 future Phase, 219,222sf, Lot 8) exterior amenities will include a swimming pool, barbeque and fire pit areas, shared gardens in an exterior courtyard, this area will be 15,636sf. Interior amenities totaling 5,481sf will include a fitness center, club room, recreation room, fire place, media center, business center and Wi-Fi lounge.

Building 3, (Lot 9 future Phase, 329,855sf, Lot 9) exterior amenities will include a swimming pool, barbeque and fire pit areas, shared gardens in an exterior courtyard, this area will be 15,636 sf. Interior amenities totaling 8,246sf will include a fitness center, club room, recreation room, fire place, media center, business center and Wi-Fi lounge.

B. Townhomes

The Cafritz project is proposed to have a total of 126 townhomes. The total area of the land area of the townhome lots is 113,860sf or 2.614 acres. Based on a density exceeding 12 units per acre, the requirement is 15% of the land area.

The dedication requirement is therefore $113,860\text{sf} \times 15\% = 17,053\text{sf}$ or 0.39 acres. To satisfy this dedication requirement the owner intends to construct the hiker/ biker trail north to south across their property. The private trail facility will be open to public through the site. The area of this trail is expected to be +/- 0.687 acres, and the construction cost is estimated to be \$225,000