

April 15, 2024

Mr. Garrett Langford, AICP, CNU-A
Manager Of Planning & Zoning
City of Mesquite
1515 N Galloway Ave
Mesquite, TX 75149

RE: Wooded Lake Apartments – Parkland Fee-in-Lieu

Mr. Langford,

We are writing to request the option to provide a fee-in-lieu of land dedication for park purposes in the development of Wooded Lake Apartments, a 288-unit affordable housing apartment community located at 1300 Wooded Lake Drive. The NRP Group, in partnership with the Mesquite Housing Finance Corporation, is pursuing this project.

The City of Mesquite requires multifamily developments to either dedicate land for park space or make a fee-in-lieu payment to obtain a building permit. Ordinance No. 4829 allows the City Council, upon recommendation by the City Manager, to approve payments in lieu of land dedication.

We request the Council consider our fee-in-lieu proposal for the following reasons:

- **Limited Land Availability:** The development site is only 14.89 acres. Dedicating the required amount of land (exceeding 5 acres) would necessitate reducing the planned affordable housing units.
- **On-Site Amenities:** The development will offer private recreational facilities for residents, including two playgrounds, a swimming pool, a community garden, and outdoor game areas.
- **Proximity to Existing Parkland:** The City owns land adjacent to the development site, designated as "Proctor Oates Park" in the City's Trail Master Plan. This area could serve as a future trailhead.

By accepting a fee-in-lieu payment, the City can use the funds to create a new park, expand existing facilities, or enhance park amenities in areas deemed most beneficial. Residents will still have access to on-site recreational amenities.

Please do not hesitate to contact me if you have any questions. Thank you for your time and consideration.

Sincerely,



Nick Walsh
Vice President of Development
The NRP Group