

9600 Escarpment Blvd., Suite 745-4
Austin, Texas 78789

Date: 04.27.21
Project: Cynosure / Wild Ridge
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

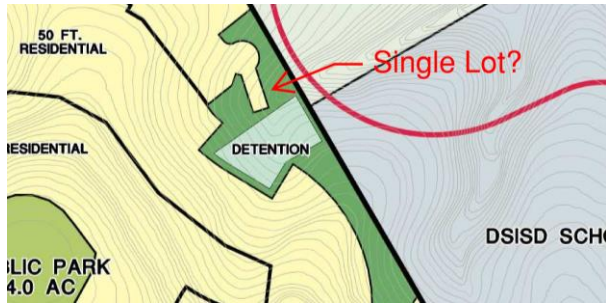
To: Laura Mueller, City Attorney
Amanda Padilla, City Senior Planner

This memo serves as follow-up correspondence to the April 2021 preliminary review by LUCK Design Team, LLC of the Cynosure /Wild Ridge Parkland Dedication Plan submitted March 23, 2021. Please reference Parkland Dedication Plan Narrative and site plans.

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After review we have the following observations and recommendations:

1. At 960 proposed DUs for the proposed development, the amount of parkland required per ordinance is 41.74 acres. The application is showing parkland dedication of 59.56 acres, exceeding ordinance requirements by 26.35 acres.
2. The City is looking at areas throughout the City to place dog parks and would like for the developer to consider placement of a dog park on the 10.0 acre public park located at the southern end of the tract.
3. Thin strips of private open space are shown on the east site of the southern most part the development, east of the "40 Ft. Residential" label. Please look at lengthening the lots in this area such that those private open space areas are eliminated. There is a concern about these strips becoming a "no-man's land" and not being maintained.
4. In the parkland summary, "Detention Ponds" are shown as 50% credit for parkland dedication. Detention Ponds receive 0% credit. Please revise chart accordingly.
5. The 4.0 acres of Public Park in the center of the development is surrounded by residential lots. There is a concern that the park area will be seem very secluded. Please provide options for eliminating this concern by providing for see through metal picket fencing on the back property lines fronting the park and/or widening the entry point(s) to the park to decrease the alley affect. Other remedies to this are also welcomed.
6. Please provide a graphic for each of the three public park spaces that shows the boundary for the proposed parks with an underlying aerial of existing tree vegetation to remain.
7. The east of the tract fronts Rathgeber Natural Resource Park and the future DSISD School Site. There is a single lot in this area. Please describe the intent of this area. (See image below.) Will kids be using it as a secondary access to the school? Will there be fencing around the detention pond or on the backside of the school to limit access? Can the single lot be eliminated to allow more frontage access to the school? Thank you for clarification in this area.



8. Please provide a Trail Plan for the community showing how the trail system connects to existing and proposed trail systems and parks in the surrounding communities.
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Prepared By: Brent Luck