



Wild Ridge – Dripping Springs, Texas
June 3, 2021

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Wild Ridge is a residential community located along Highway 290 within the City of Dripping Springs ETJ. The property is approximately 283.4 acres zoned for 960 residential units.

The property is characterized as typical Hill Country with moderate hills and topography. The property is covered with a mix of cedar (Ashe Juniper) and live oak and cedar elm hardwoods. A natural drainage corridor runs along the west side of the property, draining north to south.

The Wild Ridge Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a 4.7 Acre Private Amenity Center. This site will be located within a future phase of the project and set along a natural drainageway to provide extended views into the native areas.

The Amenity Site is directly linked to the public parkland along the upland open spaces and creek buffer greenways. The public parkland will provide the potential for future access to additional public parkland and off-site trails. The remainder of the open space will be native areas, to remain in their natural state for the enjoyment of residents.

Additional public parkland dedication is located within three (3) neighborhood pocket parks. These parks will provide additional improvements such as irrigated landscaping and turf, seating areas and opportunities for passive recreation.

Parkland Calculations

Following is a summary of parkland requirements and the parkland provided within Wild Ridge. The calculations are intended to support the Wild Ridge Parkland and Open Space Plan.

I. Parkland Required by City of Dripping Springs' Code of Ordinances

1. Required

1. One (1) acre of parkland per 23 living unit equivalents (DU's), satisfied by cash or land dedication. Based on the maximum 960 residential units within the Development Agreement, a maximum of 41.74 acres of parkland credit shall be required.
2. A Park Development Fee is required to be paid by the developer to meet the need for the active recreation parks. The fee is calculated by multiplying the number of dwelling units by \$648. The total required Parkland Development Fee for this project will be \$622,080, as shown on the submitted Parkland Exhibit.

Per discussions with City Staff, the Park Development Fee shall be offset by parkland improvements as outlined in this narrative, that exceed the required fee total.



II. Proposed Parkland Compliance Program

1. Public Parks

A total of 59.56 acres is being dedicated to the City as a public park and open space. Three (3) neighborhood parks are being dedicated for a total of 20.83 acres in size, which are located over sensitive hilltop locations across the site. An additional creek buffer is being dedicated as a continuous tract along the west portion of the site. This area will remain in its natural state besides a public trail for connectivity and exploration of the existing environmental corridor along the northwestern boundary of the project. A list of the public improvements include:

- Public Trails with connections to offsite trails.
- Trailhead Connection with Parking Lot to the future Rathgeber Park
- 9-hole Disc Golf course
- Workout Stations

2. Private Parks

Per Section 28.03.012 of the Parkland Dedication Ordinance, credit may be allowed for dedication of private parkland, with non-exclusive private amenities up to 25 percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu.

The Wild Ridge Parkland and Open Space Plan includes a 4.7 acre Amenity Center, which will not have restricted access. The park will be privately maintained by the H.O.A. This facility will provide constructed non-restricted improvements which include, but are not limited to the following:

- A Children's Playground (school ages 5-12): ADA access children's playscape with twelve inch (12") depth engineered mulch playground surfacing
- Sidewalks and Trails
- 3,600 sf Amenity Pool and Restroom Building
- Picnic Areas
- Seating Areas with Shade
- Unstructured play area
- Irrigated and enhanced landscaping

3. Private Open Space

Private open space will be distributed throughout the community. Some portions of the open space will provide stormwater detention and water quality on the property while other portions of the open space will remain undisturbed.

The detention ponds will have natural side slopes as well as earthen embankment structures. Half of these facilities shall be designed as amenity style ponds, with parkland immediately adjacent to the ponds. Therefore, 50 percent (50%) parkland credit is being requested for the water quality/detention ponds.



4. Parkland Dedication Fee in-Lieu

Due to the improvements being constructed on-site with the trails being valued at \$705,816, the Applicant would like consideration to waive the Parkland Development Fee required, in-lieu of the proposed improvements being constructed on-site. Total Parkland Development Fee is \$622,080 and the total improvements being constructed are valued at \$705,816. That gives a delta of \$83,736 in improvements in excess of the required Parkland Fee amount.

Additionally, for the Board's consideration, the development is willing to forgo construction the Rathgeber trailhead asphalt parking lot, in lieu of a one-time donation to the City's park fund of \$80,000. This donation is intended to meet the Board's expressed desire for funding to facilitate improvements to existing City owned parks. This check would be in addition to the parkland acreage dedication and other trails/amenities outlined in the Parkland Narrative and associated Parkland Exhibit.

III. **Parkland Calculation Summary**

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Wild Ridge is required to provide 41.74 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 68.09 acres of public open space and private parkland credit shall be provided in association with the development of Wild Ridge. This provides a surplus of 26.35 acres of parkland credit.

Total Residential Units: 960 units
Parkland Requirement: 41.74 acres (1 AC / 23 DUs)

Parkland Credit Summary	Total Area	Credit	Dedication
Private Amenity Center	4.70 acres	100% Credit	4.70 acres
Private Open Space	4.13 acres	0% Credit	0 acres
Detention Ponds	7.66 acres	50% Credit	3.83 acres
Private Parkland Credit	16.49 acres		8.53 acres
Public Park	20.83 acres	100% Credit	20.83 acres
Public Open Space	38.73 acres	100% Credit	38.73 acres
Public Parkland Credit	59.56 acres		59.56 acres
Total Private and Public Parkland Credit			68.09 acres
Required Parkland Dedication			41.74 acres
Delta:			26.35 acres



IV. Maintenance

The Parkland and Open Space Plan for Wild Ridge includes private parks, detention ponds and private and public open spaces. All parkland and open space areas will be maintained by the community's Homeowner Association (H.O.A.) The public open space areas will also be maintained by the H.O.A. through an access easement overlay (to be coordinated with the City). The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

V. Phasing

Wild Ridge will be a phased residential community. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

- The open space buffer to the west of the north/south collector from the intersection of Highway 290 to the planned round-a-bout will be dedicated to the City of Dripping Springs with the construction and acceptance of Phase 1.
- The private Amenity Site and the rest of the creek buffers along the northwest boundary of the project will be constructed during the Phase 2 portion of the project.
- Remaining private and public parkland and open space tracts will be developed with the future phased construction of the adjacent residential areas.