



**Village Grove** – Dripping Springs, Texas  
September 10, 2021

## **PARKLAND AND OPEN SPACE CALCULATIONS**

### **Property Overview**

Village Grove is a planned residential community located south of US 290 and east of Rob Shelton Blvd. The property shares its western border with the Dripping Springs Sports and Recreation Park within the City of Dripping Springs. The property is approximately 111.7 acres to be zoned for a maximum of 531 residential units.

The property terrain is bordered to the north and south by hilltops, one adjacent to its northern border and another hilltop on the southern border. On the southwest portion of the property, south of Sports Park Road, the property has a natural rolling terrain with a prairieland feel. Native grasses dominate this area with very few trees. As the property continues to the east, slopes become more varied and tree cover becomes increasingly dense with a mix of Ashe Junipers and native hardwoods, such as Live Oak and Elm trees. A natural drainage corridor runs between the two hilltops on the east side of the property, continuing off site and into the existing Preserve subdivision.

The Village Grove Parkland and Open Space Plan consists of a combination of public and private parkland and open spaces. The centerpiece of the public parkland component will be a 1.5 acre park lot dedicated to the City of Dripping Springs. The park space will be centered between the planned civic and retail buildings on the western edge of the project. This park space, currently referred to as the “The Grove,” will be the center point of the civic/retail site. The park will provide a destination gathering space for City residents, which includes an open lawn with ability to host market days, outdoor music events, and provide passive recreation with meandering sidewalks and seating areas under shade trees.

A second one (1) acre dedicated public park will be located centrally on the Village Grove Tract between the townhome and 50 foot detached residential neighborhood. This park will provide for passive and active recreation with trails, play area, pet waste stations and a playground with integrated shade.

Public dedicated open spaces will also be located within the eastern preserved areas of the Village Grove Tract. These open spaces will not be disturbed with construction of the project and will be left in pristine condition for hikers to enjoy the native wildlife and vegetation through these trail system corridors.

5.77 acres of private parkland is being credited toward the required parkland dedication with the construction of extensive trail systems linking the townhome residential neighborhoods to the rest of the community. The townhome front porches will face onto the private parkland corridors shown in the Parkland Exhibit, with the garages facing onto the alleys behind them. This design layout, with the front doors opening into shared manicured park space, creates ongoing opportunities for passive recreation, neighborhood events and pedestrian connections that extend beyond the townhome residences.



**Parkland Calculations**

Following is a summary of parkland requirements and the parkland provided within Village Grove project. The calculations are intended to support the Parkland and Open Space Exhibit.

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

1. Required

- a. One (1) acre of parkland per 23 living unit equivalents (DU's), satisfied by land dedication. Based on the maximum 531 residential units within the MUD No.1, a maximum of 23.09 acres of parkland credit shall be required.
- b. 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 \$344,088, as shown on the submitted Parkland Exhibit.

**II. Proposed Parkland Compliance Program**

1. Public Parks

A total of 27.33 Acres is being dedicated to the City as public parkland credit. Within this public park land, there will be public and private parkland, open spaces and amenity ponds with passive and active recreation.

A list of the public improvements constructed and maintained by the private HOA in these areas include:

- Public trails with connections to offsite trails where applicable
- Seating areas with shade
- Open lawn for passive recreation
- A children's playground (school ages 5-12): ADA access children's playscape with twelve-inch (12") depth engineered mulch playground surfacing
- Picnic areas
- Irrigated and enhanced landscaping

2. Private Parkland

Private parkland will be distributed within the townhouse residential green spaces. The planned park corridors will serve to connect the residents of the townhome community into the civic/retail and public parks while also offering space for social interaction and passive recreation.

3. Open Spaces

Open spaces will be provided throughout the community. A total of 16.12 acres will be public open space with public trail connections through the corridors to serve as pedestrian linkages for the future developments south of Highway 290 to access the Mercer District, the Sports Plex and future retail planned within Village Grove.



III. Parkland Calculation Summary

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Village Grove is required to provide 23.09 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 27.33 acres of public and private parkland credit shall be provided in association with the development.

Total Residential Units:	531 units		
Parkland Requirement:	23.09 acres	(1 AC / 23 DUs)	
<b>Parkland Credit Summary</b>			
	<b>Total Area</b>	<b>Credit</b>	<b>Dedication</b>
Public Park	2.60 acres	100% Credit	2.60 acres
Public Open Space	16.12 acres	100% Credit	16.12 acres
Amenity Pond	2.84 acres	100% Credit	2.84 acres
<hr/>			
Private Parkland Credit	21.56 acres		21.56 acres
Private Parkland	7.08 acres	100% Credit	5.77 acres
Private Open Space	1.23 acres	0% Credit	0 acres
Non-Amenity Pond	0.49 acres	0% Credit	0 acres
<hr/>			
Public Parkland Credit	9.53 acres		5.77 acres
Total Private and Public Parkland Credit			27.33 acres
Required Parkland Dedication			23.09 acres
Delta:			4.24 acres

IV. Maintenance

The Parkland and Open Space Plan for Village Grove includes public 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

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

- The first phase of construction will include the primary road network. These include the connection from Highway 290 to Rob Shelton Blvd. The roadside trails and landscape buffers will be constructed during this time.
- The one (1) acre public park will be constructed during the construction of the surrounding residential neighborhoods.
- “The Grove” public park shall be constructed in conjunction with the surrounding civic and retail project construction.