



Village Grove – Dripping Springs, Texas
July 1, 2022

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 112.3 acres to be zoned for 511 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 1.0 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. It includes an open lawn with ability to host market days, outdoor music events, and provides passive recreation with meandering sidewalks and seating areas under shade trees.

A second 2.60 acre dedicated public park will be located adjacent to a preserved hilltop area on the north-central portion of the Village Grove Tract, situated between the townhome and 50 foot detached residential neighborhood. This park will provide for passive and active recreation with trails, seating and pet waste stations.

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.

A total of 7.11 acres of private parkland is being credited toward the parkland dedication. A majority of that acreage is providing an extensive interconnected trail system linking the townhome residential neighborhoods to the rest of the community. The townhome porches will face onto the private parkland green corridors shown in the Parkland Exhibit, with the garages facing onto the streets behind them. This purposeful design decision, with the “front porch” style living being connected visually and physically with a shared manicured park space, creates ongoing opportunities for passive recreation and pedestrian connections that extend beyond the townhome residences.

In addition to the townhome green space corridors credited toward the private parkland, a central private park shall be located between the townhome and single-family residences. This private



park space is programed to provide a resort-style pool amenity with an open-air restroom building, shade canopies and a dedicated parking lot. In addition to the pool area, there will be manicured landscaping and areas for picnic tables with ADA accessible trails connecting the different site elements. The single family and townhome neighborhoods will share use and maintenance costs for the park. In addition to adding inherent value to Village Grove’s overall amenity package, the private pool facility shall also help to reduce the strain on the City’s public parks and pool from the Village Grove community’s impact on the City’s population.

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 511 residential units planned within the project, 22.22 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 \$331,128, as shown on the submitted Parkland Exhibit.

II. Proposed Parkland Compliance Program

A total of 27.02 acres is being dedicated to the City as public parkland credit. Within this parkland dedication, there will be public and private parkland, open spaces and amenity ponds with passive and active recreation.

1. Public Parks

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

- Public trails with connections to offsite trails where applicable
- Seating areas with shade
- Open lawn for passive recreation
- Irrigated and enhanced landscaping

2. Public Open Spaces

Open spaces used for parkland credit will be dedicated as preserved native areas throughout the community. A total of 18.17 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 retail corridor planned within Village Grove.



3. Private Parkland

Private parkland will be distributed within the townhouse residential green spaces and central neighborhood park. The planned townhome 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.

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

- Private trails with connections to offsite and public trails where applicable
- Picnic areas
- A private resort-style pool for residents with open-air restroom building and associated parking
- Irrigated and enhanced landscaping

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 22.22 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 30.91 acres of public and private parkland credit shall be provided in association with the development.

Total Residential Units:	511 units		
Parkland Requirement:	22.22 acres	(1 AC / 23 DUs)	
Parkland Credit Summary	Total Area	Credit	Dedication
Public Park	2.60 acres	100% Credit	2.60 acres
Public Open Space	18.17 acres	100% Credit	18.17 acres
Amenity Pond	3.03 acres	100% Credit	3.03 acres
Future ROW/Open Space	3.22 acres	0% Credit	0 acres
Public Parkland Credit	27.02 acres		23.80 acres
Private Parkland	7.11 acres	100% Credit	7.11 acres
Private Open Space	0.26 acres	0% Credit	0 acres
Non-Amenity Pond	0.28 acres	0% Credit	0 acres
Private Parkland Credit	7.65 acres		7.11 acres
Total Private and Public Parkland Credit			30.91 acres
Required Parkland Dedication			22.22 acres
Delta:			8.69 acres

Dedication Summary:

Village Grove is offering a total of 8.69 acres above and beyond the 22.22 acres required for parkland dedication. In addition to the delta, an additional 3.22 acres of public open space is being dedicated directly to the City as future ROW expansion. Per the City's request this land



is not being counted toward the parkland credit total, but will remain as undisturbed open space until a future time when the City determines they want to expand the N/S Collector to the south.

IV. Maintenance

The Parkland and Open Space Plan for Village Grove includes public and 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

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 private parkland and open space trails 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.

PARKLAND SUMMARY

Residential	511 units	Area	Calculation
Required Parkland Area:		22.22 acres	1 AC / 23 DUs
Parkland Credit Summary			
Area			
Public Parkland			
Public Park	2.60 acres	100% credit	2.60 acres
Public Open Space	18.17 acres	100% credit	18.17 acres
Amenity Pond	3.03 acres	100% credit	3.03 acres
Future ROW / Open Space	3.22 acres	0% credit	0.00 acres
Total Public Parkland Dedicated:	27.02 acres		23.80 acres
Private Parkland			
Private Parkland	7.11 acres	100% credit	7.11 acres*
Private Open Space	0.26 acres	0% credit	0.00 acres
Non-Amenity Pond	0.28 acres	0% credit	0.00 acres
Total Private Parklands:	7.65 acres		7.11 acres*
Total Private & Public Parkland Credits:			30.91 acres
Required Parkland Dedication:			22.22 acres
Delta:			8.69 acres
Public Parkland Credits Toward Conversion:			1.00 acres
Parkland Development Fee			
Units	Calculation	Total Fee	
Total Required Fee	511	\$648 / DU	\$331,128
Offroad Trails	6,889 lf		
Roadside Concrete Trails	9,131 lf		

*Private Parks can count up to 25% of total required parkland acreage.

