



**New Growth at Roger Hanks Park**– Dripping Springs, Texas  
February 11, 2022

## **PARKLAND AND OPEN SPACE CALCULATIONS**

### **Property Overview**

New Growth at Roger Hanks Park is a planned mixed-use community located south of US 290 on Roger Hanks Parkway within the City of Dripping Springs. This property is known as the Roger Hanks Park subdivision, approved by all appropriate governmental authorities and utility providers and recorded on April 29, 2004. This project will be adopted under a PDD with all residential units being developed and leased as rental units. The Property is approximately 36.28 acres, and the Applicant is seeking City of Dripping Springs approval for the development of up to 240 residential rental units and a +/- 5.8 acre commercial tract.

New Growth provides parkland program elements for the benefit of its residents and the surrounding Dripping Springs community. The current Property is characterized as a mix of open ranchland pasture with a natural dry creek bed, ponds and varying topography on the western side of the tract. This drainage system ultimately feeds into Onion Creek to the south. The Property is covered with a mix of cedar (Ashe Juniper), live oak and cedar elm hardwoods.

The New Growth Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the public parkland component will be a 4.82 acre undisturbed open space lot dedicated to the City of Dripping Springs as public parkland. The Park meanders along the northwest portion of the property. It begins adjacent to US 290, follows a dry stream and a series of existing ponds that eventually flows offsite into Onion Creek. Five foot 5' wide concrete trails will be constructed for residents and visitors, allowing broad views of the native, undisturbed vegetation and wildlife attracted to the seasonal ponds.

Program elements to be constructed by the Applicant within the community include a private Clubhouse with exclusive amenities to be enjoyed by the residents. Additional Park elements will include open space areas with looped walking trails and preserved groves of shade trees. Benches and picnic tables will reside beneath the canopy for shaded seating. The Clubhouse and trail elements will help to reduce any potential burden the future residents of New Growth at Roger Hanks would otherwise place on existing City of Dripping Springs public amenity and trail facilities.

### **Parkland Calculations**

Following is a summary of parkland improvements provided by New Growth:

#### **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 cash or land dedication. Based on the maximum 240 residential units within the New Growth, a maximum of 10.43 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 \$155,520 as shown on the submitted Parkland Exhibit.



## II. Proposed Parkland Program

### 1. Public Parks

A total of 4.82 acres is being dedicated to the City as a contiguous park lot on the northwest side of the property. Within this park lot is an existing 0.6 acres seasonal wet pond which will remain undisturbed. An additional 1.67 acres of amenity ponds will be constructed in this quadrant, creating a combined 6.49 acres of contiguous open space for parkland credit on the northwest side of the site.

In addition to the parkland in the northwest portion of the property, The Parkland and Open Space Plan public open space corridors will include:

- **Roadside Trails**  
A ten foot (10') wide concrete roadside trail constructed within the public ROW along the west side of Roger Hanks Parkway which traverses the property north to south. The concrete trail will extend to the south of Highway 290 along the western edge of Roger Hanks Parkway and strengthen the connectivity of the City of Dripping Springs' public trails system.
- **Off-road Trails**  
Within the public parks and open spaces, five foot (5') wide concrete sidewalks and trails will be constructed to create connectivity between the open spaces and the parks system.
- **Amenity Ponds**  
A part of the public open spaces includes ponds, which will be constructed with earthen berms and trail connections with seating areas maximizing views of the open spaces and wildlife. These amenity ponds receiving parkland credit are additionally surrounded by public open space and/or parkland with trails.

### 2. Private Parks and Open Spaces

The New Growth Parkland and Open Space Plan includes a clubhouse amenity facility which will provide private improvements including, but not limited to the following:

Exclusive Amenities:

- 3,000 square foot Class A clubhouse amenity facility
- 1,500 square foot resort-style pool
- Community high-speed Wi-Fi
- Yoga/fitness rooms
- Barbecue grills/outdoor kitchen with ramada shade structure
- Indoor and outdoor lounge areas
- Central linear park for passive recreation connected to club amenity
- Pocket parks and walking paths
- Bike racks
- Benches and seating
- Electric car charging stations



In addition to private parkland, private open spaces will be distributed throughout the Community. Some portions of the open space will provide stormwater detention. Due to poor access and visibility from the public right-of-way and public park system, these ponds are not considered as amenity ponds and are not being counted toward the parkland dedication acreage.

**III. Parkland Calculation Summary**

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, New Growth is required to provide 10.43 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 10.48 acres of public and private parkland credit shall be provided.

Total Residential Units: 240 units  
Parkland Requirement: 10.43 acres (1 AC / 23 DUs)

<b>Parkland Credit Summary</b>	<b>Total Area</b>	<b>Credit</b>	<b>Dedication</b>
Dedicated Park Tract	4.82 acres	100% Credit	4.82 acres
Public Open Space	1.20 acres	100% Credit	1.20 acres
Amenity Pond	2.61 acres	100% Credit	2.61 acres
<b>Public Parkland Credit</b>	<b>8.63 acres</b>		<b>8.63 acres</b>
Private Parkland	1.85 acres	100% Credit	1.85 acres
Private Open Space	0.83 acres	0% Credit	0.00 acres
Non-Amenity Pond	0.54 acres	0% Credit	0.00 acres
<b>Private Parkland Credit</b>	<b>3.13 acres</b>		<b>1.85 acres</b>
<b>Total Private and Public Parkland Credit</b>			<b>10.48 acres</b>
<b>Required Parkland Dedication</b>			<b>10.43 acres</b>
<b>Delta:</b>			<b>0.05 acres</b>

**IV. Maintenance**

All public and private open space and public and private parkland, including all constructed water quality ponds shall be maintained by the professional on-site property management staff. The public park tract on the northwest corner shall also be maintained by management staff through an access easement overlay (to be coordinated with the City). The management staff will be on site prior to any rental units being occupied. The costs required to maintain parks, open space trails, entry feature monuments, walls and public areas within the access easements will be covered and part of the on-site property management operating budget.



## V. Phasing

The residential portion of New Growth at Roger Hanks will be constructed without phasing, unless on-site wastewater treatment is required. The Clubhouse Amenity shall be constructed in conjunction with the first residential units which will relieve the use of the City's public facilities for the first families that move into the community.