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Austin, Texas 78789

Date: 04.01.22
Project: Village Grove
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Howard Koontz, City of Dripping Springs City Planner
Laura Mueller, City of Dripping Springs City Attorney

Cc: N/A

This memo serves as follow-up correspondence to the review by LUCK Design Team, LLC of the Village Grove Parkland Dedication Plan submitted March 31, 2022. Please see attached Parkland Dedication Plan Narrative and site plans.

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Note: This review is considered an initial review to ensure the comments from this review and discussion are taken into consideration as the project moves through PDD and MUD review. It is our understanding that the Parks and Recreation Commission will have the chance to review the proposed park development again as the project goes through the platting stage.

After review we have the following observations and recommendations:

1. At 511 proposed residential units, the amount of parkland required per ordinance is 22.22 acres.
2. A total of 30.91 acres of physical land is being dedicated to the City as public parkland as broken down below:
 - a. Public Parks – Total = 2.36 acres
 - b. Public Open Space = 16.27
 - c. Amenity Pond = 4.94 acres
 - d. Private Parkland = 7.34
3. The amount of parkland dedication acreage exceeds ordinance requirements by 8.69 acres.
4. The parkland development fee required by ordinance for the 511 acres is \$331,128. The developer has indicated that the full amount of that parkland development fee will be paid.
5. A trail connection along the south minor collector road is proposed by the developer that will connect the residential part of the community to Dripping Springs Sports Park. This trail surface is concrete.
6. The 1.0 acres of parkland central to the development is located there to primarily serve as a neighborhood park and will be passive in nature.
7. The edge treatment where the north-south minor collector interfaces with Dripping Springs Sports and Recreation Park needs to be discussed and vetted further, specifically in regards to:

- a. Perimeter fencing and providing a barrier between soccer players and vehicular traffic along the minor collector;
 - b. Extending the concrete trail along the north-south minor collector from the west amenity pond to Rob Shelton Blvd.;
 - c. Mitigating the existing drainage swale at the Sports Park where the north-south minor collector is proposed; see Exhibit A.
 - d. Mitigating the 2.1-acres of dedicated open space that is part of an agreement between Texas Parks and Wildlife and the City of Dripping Springs. The north-south minor collector goes through this open space area; See Exhibit B.
 - e. Sports lighting has been designed for the Sports Park soccer fields; a Phase 1 meter is located in the proposed north-south minor collector corridor and it will need to be relocated/redesigned, See Exhibit C.
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Prepared By: Brent Luck