



Parks & Recreation Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Wednesday, August 21, 2024, at 6:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

Commission Members

Paul Fushille, Chair
Hope Boatright
Kristy Caldwell
Olivia Barnard
Tyson Joe
Christian Krueger
Thomas Lengel
Bryant Schleppler

Staff, Consultants, & Appointed/Elected Officials

Parks & Community Services Director Andy Binz
Mayor Pro Tem Taline Manassian
Council Member Travis Crow
Deputy City Attorney Aniz Alani
City Secretary Diana Boone

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least nine (9) copies; if nine (9) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

MINUTES

1. Approval of the July 17, 2024 Parks & Recreation Commission regular meeting minutes.

BUSINESS AGENDA

- 2. Discuss and consider a recommendation to City Council to approve a professional services agreement with Halff and Associates, Inc. for the procurement of the Parks, Recreation & Open Space Master Plan update. *Presented by Andy Binz, PCS Director***
- 3. Public hearing, discussion, and consideration of approval of a recommendation to City Council regarding the Rathgeber Natural Resources Park Vision Plan. *Presented by Andy Binz, PCS Director***
- 4. Discussion on Chairperson's appointment of Vice Chair to the Commission.**
- 5. Discussion and reassignment of sub-committees to each of the City's Parks.**

PARKS & COMMUNITY SERVICES DEPARTMENT REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

- 6. Parks & Community Services Director's Report**
Andy Binz, PCS Director

COMMITTEE REPORTS

The following reports relate to the administration of the City's Parks. The Commission may provide staff direction; however no action may be taken.

- 7. Charro Ranch Park**
Commissioners Fushille & Fougerat
- 8. Dripping Springs Ranch Park Committee**
Commissioner Boatright
- 9. Founders Memorial Park Committee**
Commissioners Barnard & Wright
- 10. Rathgeber Natural Resource Park**
Commissioners Caldwell, Fushille & Fougerat
- 11. Sports & Recreation Park Committee**
Commissioners Cloutier & Krueger

12. Veterans Memorial Park Committee
Commissioner Caldwell

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Parks & Recreation Commission Meetings

September 18, 2024, at 6:00 p.m.

October 16, 2024, at 6:00 p.m.

November 20, 2024, at 6:00 p.m.

City Council Meetings

September 3, 2024, at 6:00 p.m.

September 17, 2024, at 6:00 p.m.

October 1, 2024, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on August 16, 2024 at 5:30 PM.

Diana Boone, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



Parks & Recreation Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Wednesday, July 17, 2024, at 6:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of the Commission present, Chair Fushille called the meeting to order at 6:00 p.m.

Commission Members

Paul Fushille, Chair

Thomas Lengel

Hope Boatright

Kristy Caldwell

Olivia Barnard

Dustin Cloutier

Christian Krueger (*absent*)

Staff, Consultants, & Appointed/Elected Officials

Parks & Community Services Director Andy Binz

Mayor Pro Tem Taline Manassian

Council Member Travis Crow

City Secretary Diana Boone

Deputy City Attorney Aniz Alani

DSRP Manager Emily Nelson

PRESENTATION OF CITIZENS

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No one spoke during the Presentation of Citizens.

MINUTES

1. **Approval of the June 20, 2024, Parks and Recreation Commission regular meeting minutes.**

A motion was made by Commissioner Barnard and seconded by Commissioner Lengel to approve the June 20, 2024, Parks and Recreation Commission meeting minutes.

The motion to approve carried unanimously 6 to 0.

BUSINESS AGENDA

PARKS & COMMUNITY SERVICES DEPARTMENT REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

2. **Parks & Community Services Director's Report**
Andy Binz, PCS Director

Parks & Community Services Director Andy Binz presented the Director's Report. Presentation is on file. No action was taken.

COMMITTEE REPORTS

The following reports relate to the administration of the City's Parks. The Commission may provide staff direction; however no action may be taken.

3. **Charro Ranch Park**
Commissioners Fushille & Fougerat
4. **Dripping Springs Ranch Park Committee**
Commissioner Boatright
5. **Founders Memorial Park Committee**
Commissioners Barnard & Wright
6. **Rathgeber Natural Resource Park**
Commissioners Caldwell, Fushille & Fougerat
7. **Sports & Recreation Park Committee**
Commissioners Cloutier & Krueger
8. **Veterans Memorial Park Committee**
Commissioner Caldwell

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act,

Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

The Commission did not meet in Closed Session.

UPCOMING MEETINGS

Parks & Recreation Commission Meetings

August 21, 2024, at 6:00 p.m.

September 18, 2024, at 6:00 p.m.

October 16, 2024, at 6:00 p.m.

City Council Meetings

August 6, 2024, at 6:00 p.m.

August 20, 2024, at 6:00 p.m.

September 3, 2024, at 6:00 p.m.

September 17, 2024, at 6:00 p.m.

ADJOURN

The motion to adjourn the meeting was made by Commissioner Boatright and seconded by Commissioner Caldwell. The motion carried unanimously 6 to 0.

The meeting was adjourned at 7:11 p.m.



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrew Binz, Parks and Community Services Director

**Parks & Recreation
Commission Meeting
Date:** August 21, 2024

Agenda Item Wording: Discuss and consider a recommendation to City Council to approve a professional services agreement with Halff for the procurement of the Parks, Recreation & Open Space Master Plan update.

Agenda Item Requestor: Andrew Binz

Summary/Background: The 2014 - 2024 Parks, Recreation & Open Space Master Plan was approved by City Council in March of 2015 and is due to be updated. A Request for Qualifications was advertised in February 2024 and nine firms submitted Statements of Qualifications (SOQs). All nine SOQs were scored by city staff and two firms were selected for an interview. An interview panel of city staff and a Parks & Recreation Commissioner conducted the interviews and a recommendation to negotiate a professional services agreement with Halff for the procurement of the Parks, Recreation & Open Space Master Plan update was determined.

The Parks & Recreation Commission approved the recommendation to negotiate a Professional Services agreement with Halff at their June 20th meeting and City Council approved the recommendation at their July 2nd meeting.

\$150,000 was approved for the Parks, Recreation & Open Space Master Plan in the 2024 budget and an additional \$150,000 is being proposed in the 2025 budget for a total of \$300,000. The Base Fee for the proposed Professional Services Agreement is \$225,000. The Scope of Services (Appendix A) includes an Additional Services section in case the City would like to include some additional assessments or analysis.

**Staff
Recommendations:** Approve the recommendation to City Council to enter into a professional services agreement with Halff for the procurement of the Parks, Recreation & Open Space Master Plan update.

Attachments: 2024 – Professional Services Agreement – Halff Associates, Inc.

Next Steps/Schedule: Place this item on the September 3rd City Council agenda for approval.



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrew Binz, Parks and Community Services Director

**Parks & Recreation
Commission Meeting
Date:** August 21, 2024

Agenda Item Wording: Discuss and consider a recommendation to City Council regarding the Rathgeber Natural Resources Park Vision Plan.

Agenda Item Requestor: Andrew Binz

Summary/Background: RVi Planning was selected through the Request for Qualifications bid process for the Rathgeber Natural Resources Park Vision Plan. The Vision Plan will include site analysis and data collection, vision planning including stakeholder and public engagement opportunities, needs assessment, operations and land management strategies, and budget and funding strategies. The final product will be three hard copies and an electronic copy of the final Vision Plan for the Rathgeber Natural Resources Park and all related materials.

The compensation for RVi Planning's services will be \$305,859.86 plus any additional services performed. The Parks & Recreation Commission has \$100,000 budgeted for this project in 2023, and an additional \$215,000 in the 2024 budget to cover the cost. In April of 2024, an amendment/change order to the PSA for an amount not to exceed \$50,000 for additional work by Malone Wheeler on the park access options was approved by City Council as well.

**Staff
Recommendations:** Approve the recommendation to City Council for adoption of the Rathgeber Natural Resource Park Vision Plan by RVi Planning.

Attachments: Professional Service Agreement – RVi.
 Rathgeber Natural Resource Park Final Vision Plan.

Next Steps/Schedule: The Rathgeber Natural Resource Park Vision Plan will be placed on the September 3rd City Council agenda for approval.

RATHGEBER NATURAL RESOURCE PARK

PARK VISION PLAN

AUGUST 21, 2024 CITY OF DRIPPING SPRINGS, PARKS AND COMMUNITY SERVICES



1

ACKNOWLEDGMENTS

The following individuals, organizations, and groups provided valuable insight in the creation and development of the Rathgeber Natural Resource Park Vision Plan. Thank you all for your time and expertise in contributing to the design and vision of this project and thank you to all the community members that were able to participate throughout the public engagement process. The ideas and insight provided by the future users of the park, consultants, and the city helped shape the plan presented in this document. In addition to the acknowledgments Rathgeber Natural Resource Park was awarded construction funding as a Tier 1 Project by the Hays County Parks and Recreation Advisory Commission (POSAC) and Hays County Park Board.

CITY OF DRIPPING SPRINGS

Andrew Binz, Parks and Community Services Director
Michelle Fischer, City Administrator
Shawn Cox, Deputy City Administrator
Ginger Fought, Deputy City Administrator
Tory Carpenter, Planning Director
Chad Gilpin, City Engineer
Emily Nelson, DSRP Manager
Lisa Sullivan, People and Communications Director
Robert Ellis, Rathgeber Family/Land Manager
Paul Fushille, PRC Commissioner – Chair
Matthew Fougerat, PRC Commissioner
Kristy Caldwell, PRC Commissioner

DRIPPING SPRINGS CITY COUNCIL

Bill Foulds Jr. - Mayor
Taline Manassian - Mayor Pro Tem
Wade King
Geoffrey Tahuahua
Travis Crow
Sherrie Parks

DRIPPING SPRINGS PRC

Paul Fushille - Chair
Hope Boatright - Commissioner At-Large
Olivia Barnard - DSISD Representative
Andrew Binz - Staff Liaison
Kristy Caldwell - Commissioner At-Large
Thomas Lengel - DSISD Representative
Christian Krueger - Commissioner At-Large

RVI PLANNING + LANDSCAPE ARCHITECTURE

Drew Carman, PLA, Director of Park Design
Alan Mackey, PLA, Project Director
Madison Dalke, Project Manager
Karishma Joshi, SITE AP, Sustainability and SITES
Ryan Schatzman, Creative Director
Barbara Austin, PLA, Consultant

CLAYTON KORTE

Nathan Quiring, Project Architect
Benito Martinez, Project Architect

NANCY LEDBETTER & ASSOCIATES

Randall Dillard, Public Outreach and Engagement
Mitzi Ellison, President

MALONE WHEELER

Dan Brown, Project Engineer
Landon McClellan, Project Engineer

SECOND SPATIAL

Russell Thomman, Virtual Site Visit

HICKS AND COMPANY

Samantha Champion, Planning Project Manager

CITY COUNCIL ADOPTION RESOLUTION



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EXECUTIVE SUMMARY

The City of Dripping Springs and RVi Planning + Landscape Architecture's team worked closely together to develop a vision plan for the 300-acre Rathgeber Natural Resource Park. RVi collaborated with stakeholders and other members of the community through the vision planning process to develop goals, strategies, and concepts for the natural resource park. A virtual site visit, surveys, environmental assessments, and public engagement opportunities were conducted to guide the decision-making during the project. This information was collected and analyzed in this document.

The following plan will guide the city in future development and phases of Rathgeber Natural Resource Park. The plan seeks to balance the needs of the Dripping Springs community with the environmental needs of the site. It envisions a park where citizens can respectfully recreate, learn, and experience the outdoors in this important and unique Hill Country resource.

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INTRODUCTION AND BACKGROUND

Rathgeber Natural Resource Park is a sprawling 300-acre park located in Dripping Springs, Texas gifted in December 2020 from Dick Rathgeber and Rathgeber Investment Company. In 2020 Hays County voters approved a \$75 million bond for improvement of parks around the area. Rathgeber Natural Resource Park was selected by the Hays County Parks and Open Space Advisory Commission (POSAC) as a tier one project to receive funding.

Located in the heart of the Hill Country, Rathgeber Natural Resource Park was once a 1,300-acre ranch. Today 1,000 acres of that land was developed to create Headwaters Community. Remnants of the ranch and the history of the area can still be seen on the site and around Headwaters Community. This includes a historic ranch house, old cistern, stagecoach tracks, and creek dam.

Rathgeber Natural Resource Park's resources include a variety of wildlife habitat such as the Golden-Cheeked Warbler and other native flora and fauna. The site also contains the convergence of Barton Creek and Little Barton Creek as well as a variety of ecosystems found throughout the park. Through diligent planning, the natural and cultural resources here can be both preserved for the native plant and wildlife communities as well as enjoyed by the everyday park goer.

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VISION AND VALUES

An engaging nature park that inspires people to connect with the wild Texas Hill Country

In conjunction with the City of Dripping Springs the following values were created as a guideline for the design and vision of Rathgeber Natural Resource Park. These planning values were created, refined, and finalized through a design team and client stakeholder survey and workshop, as well as input received during community meetings. These values act as guideposts that directed the design team throughout the planning process, ensuring that any and all design decisions can point back to the value on which it is based. The vision presented below showcase's the community's value to create an unique nature focused park accessible to all.



ENVIRONMENTAL PRESERVATION - Strengthening the native qualities and natural systems of the land.



RESOURCE EDUCATION - Educate the public about the environment and history through iconic, interactive storytelling.



EQUITABLE ACCESSIBILITY - Provide controlled public access to experiences in nature for people of all ages and abilities.



LOW IMPACT RECREATION - Creating opportunities for people to enjoy the outdoors.

KICK OFF MEETING -

This meeting introduced the design team and the City of Dripping Springs to Rathgeber Natural Resource Park and initiated the vision planning process.

FIELD RECONNAISSANCE -

Site visits were conducted to collect data in the field to better understand Rathgeber Natural Resource Park. A virtual visit was also made to allow universal access to the site.

EXISTING CONDITIONS REPORT -

Data collection from the site was compiled in an existing conditions report to help analyze the site for the final vision plan.

COMMUNITY MEETING #1 -

This community meeting with the public provided the design team with insight into the needs and wants of the public and community.

SITES - The vision plan was evaluated and rated with Sustainable Sites to ensure the project not only serviced the current community but future generations as well.

POP UP EVENT #2 -

The second pop up event provided information to the public and spread awareness of the park.



PROJECT TIMELINE



7

VIRTUAL SITE TOUR

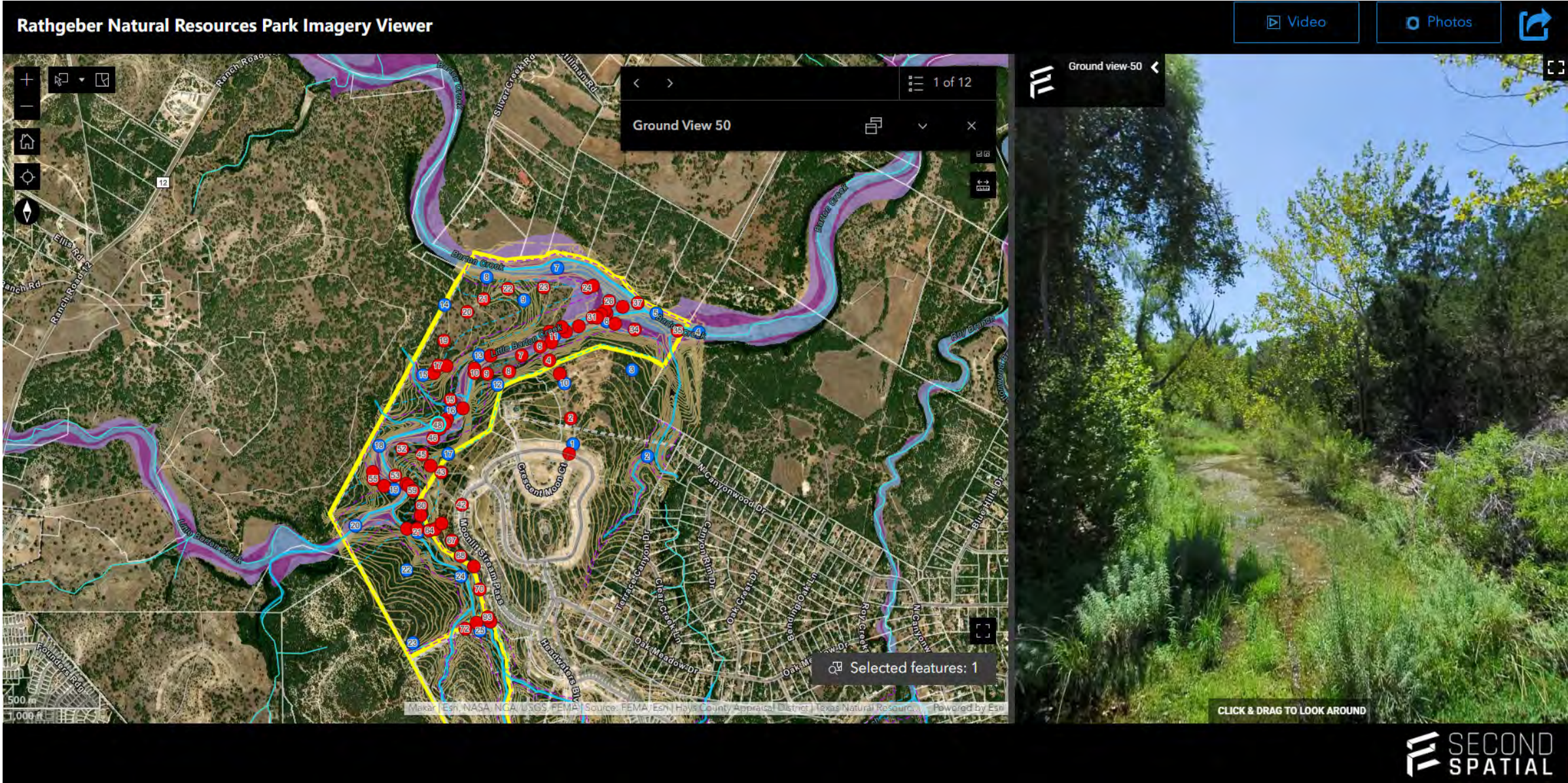
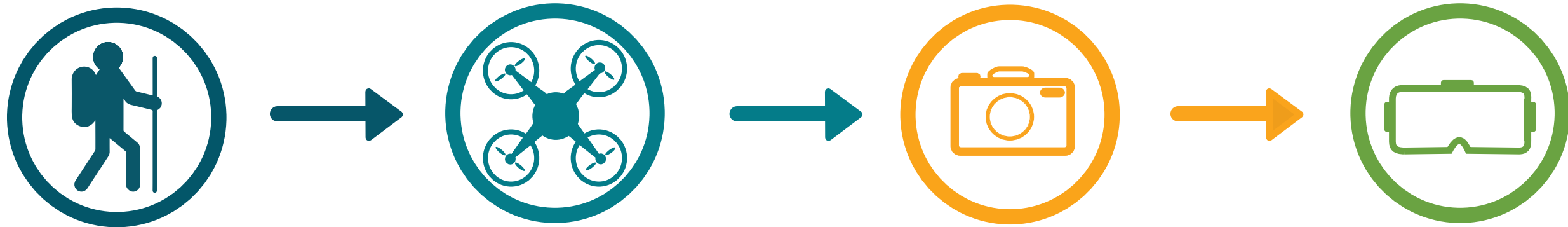
Using drone footage, 360-degree photographs and ESRI tools a virtual site tour for Rathgeber Natural Resource Park was developed to allow the park to be viewed from anywhere. Different locations throughout the area can be visited at a click of a button. This allows for multiple angles and full 360 views of selected points on a map. Birds eye views from drone footage give viewers a unique vantage point not attainable through traditional in person site data collection. Difficult to reach places can also be viewed with ease and key locations can be marked and mapped for future design decisions. The virtual site tour enhances the design process by allowing the design team to see the park in a comprehensive all-encompassing manner.

VISIT THE SITE - The first step to conducting a virtual site tour is to visit the site and determine key points and areas to collect data.

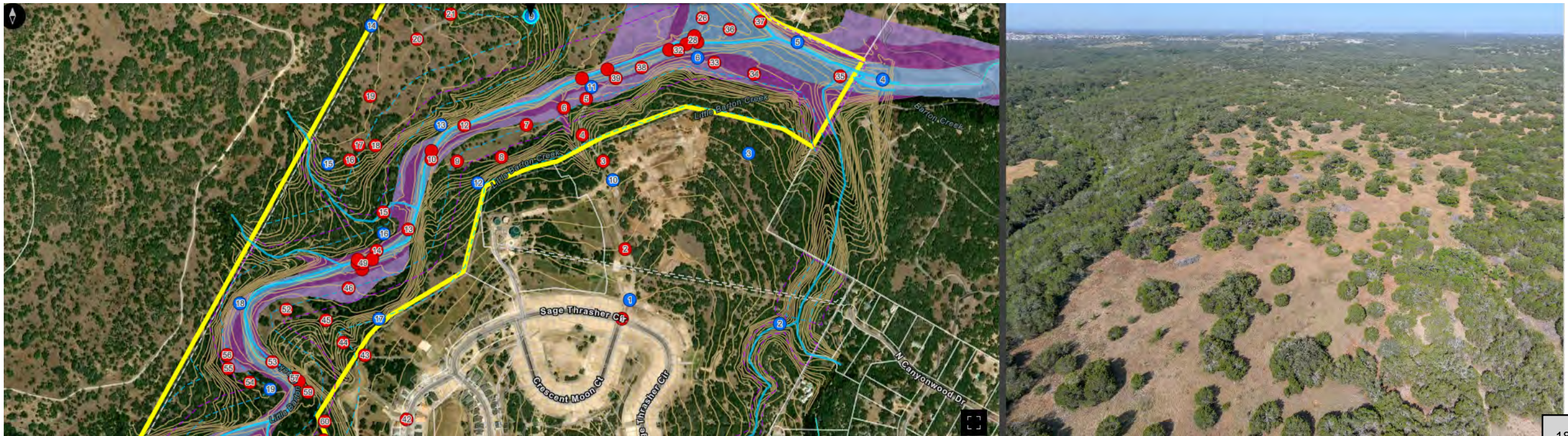
FLY THE DRONE - A drone equipped with a 360-degree camera is flown over the site to capture birds eye views of different areas of Rathgeber Natural Resource Park.

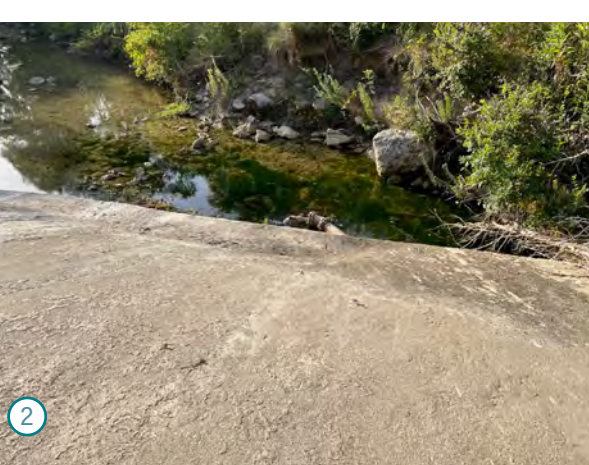
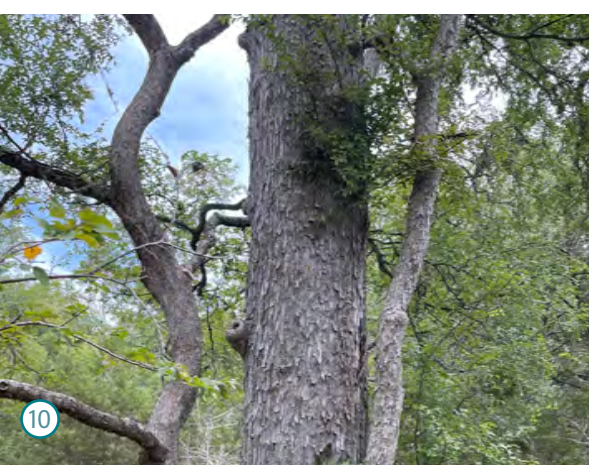
360 PHOTOS - From the ground level 360-degree photos are taken at specified locations in the area to give the viewer a comprehensive tour of the site.

VIRTUAL SITE TOUR - Once all data is collected it is compiled in an online map. Viewers can select a node and jump from area to area.



Scan or click the QR code to visit the virtual site tour.





LEGEND

- 1 PARK ACCESS
- 2 CREEK CROSSING/SPILL WAY
- 3 HISTORIC DAM
- 4 CREEK BANK BOULDERS
- 5 CREEK BED
- 6 MEADOWS/CLEARINGS
- 7 HEADWATERS COMMUNITY
- 8 FUTURE SCHOOL SITE
- 9 ROCKY/STEEP AREAS
- 10 SIGNIFICANT TREES
- 11 NATURAL OVERLOOK
- 12 WASTE WATER PLANT
- 13 FUTURE DEVELOPMENT
- PROPERTY LINE
- 100 YEAR FLOOD PLAIN
- 500 YEAR FLOOD PLAIN
- CREEK LINE
- EXISTING TRAILS/PATHS

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EXISTING CONDITIONS

Rathgeber Natural Resource Park is located in Dripping Springs, Texas, in the heart of the Hill Country. The park features various natural resources found across the site that can provide benefits and uses to the community in the area. The existing conditions on the site include historical and archaeological areas/artifacts, wildlife habitat, native plant communities, and a variety of ecological and hydrological processes of Little Barton Creek and Barton Creek.

The park consists of two creeks that run through the area and form habitats for different aquatic and non-aquatic animals. Turtles, fish, and birds of prey can be seen by visitors walking along the existing trails along the creeks. Rathgeber Natural Resource Park also has a range of naturally sloping areas along the creek beds, but also has flatter meadow-like clearings located between the two water bodies. These clearings contain native Texas prairie grasses, scrubby shrubs/trees, and significant trees such as Live Oaks.

Once a ranch site of its current namesake, remnants of this past can be found throughout Rathgeber Natural Resource Park. The most prominent feature being a dam that crosses Little Barton Creek. Other remnants on the site include barbed wire fences and wood posts.

Rathgeber Natural Resource Park is full of unique features that should be celebrated and showcased for an unforgettable visitor experience.

SLOPE ANALYSIS

Rathgeber Natural Resource Park has a diverse range of elevations from flat clearings to elevated ridges along creek edges. The slopes on the site create a few locations for key features such as nature centers, camp sites, and other structures. While the elevation change near the creek and other areas throughout the site do create challenges for traversing the park, it also creates unique experiences for park goers to see all the diversity the site has to offer.

The ridges and slopes of Rathgeber Natural Resource Park create a patchwork-like pattern of areas. Flat meadow-like clearings are separated by ridges and creeks. Each one of these areas has a unique make up of native plants and natural habitat. Because of the slope, Rathgeber Natural Resource Park makes an ideal place to create various overlooks and views to different areas of the park including the more gentle clearings. Within the site there are several of these points that create natural lookouts to views outside the park.

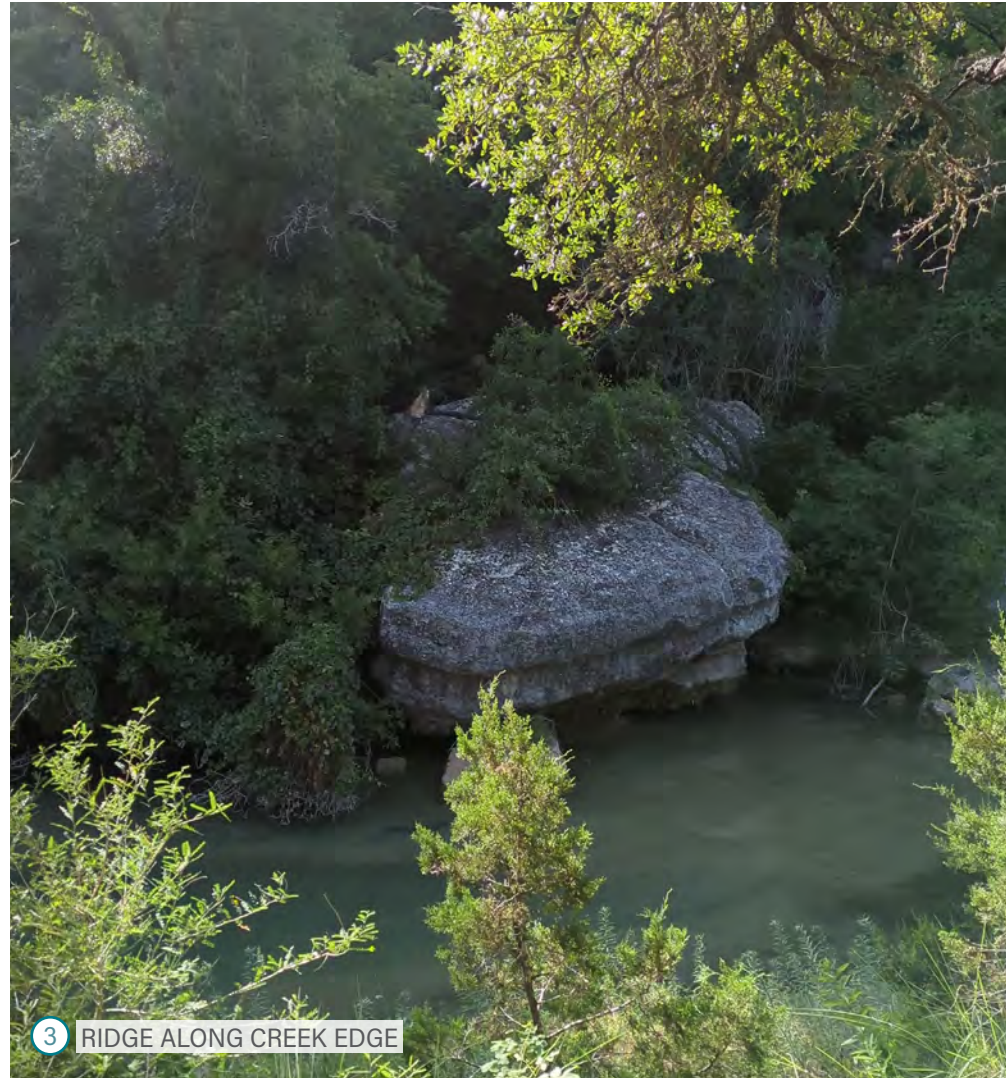
Rathgeber Natural Resource Park various slopes and elevations can be utilized to create different vantage points and perspectives of the park.



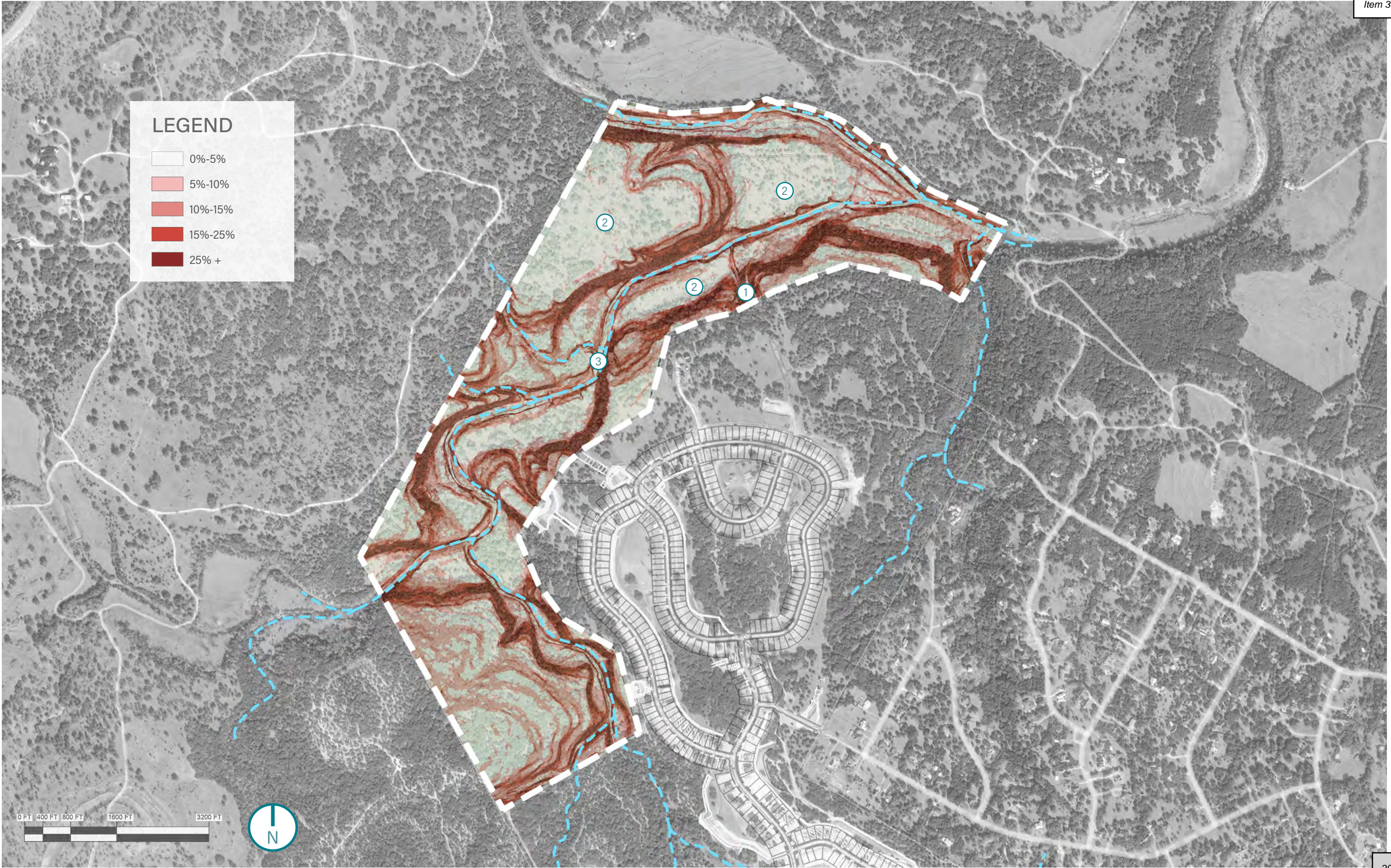
1 SLOPED ENTRY INTO PARK



2 FLAT PRAIRIE CLEARING



3 RIDGE ALONG CREEK EDGE



LEGEND

- 0%-5%
- 5%-10%
- 10%-15%
- 15%-25%
- 25% +



TECHNICAL MEMORANDUM

TO:	Drew Carman Director of Park Planning & Design RVi Planning + Landscape Architecture 1611 West 5 th Street, Suite 175 Austin, Texas 78703
FROM:	Samantha Walden Champion Planning Program Manager Hicks & Company Environmental/Archeological Consultants 1504 W. 5 th Street Austin, Texas 78703
DATE:	November 7, 2023
RE:	Ecological and Cultural Resources Assessment of Rathgeber Natural Resource Park

1.0 Introduction

This document presents an Ecological and Cultural Resources Assessment in support of the Vision Plan for the future Rathgeber Natural Resource Park (Rathgeber Park), in Dripping Springs, Hays County, Texas. This report includes existing site conditions for historic, archeological, ecological, water, and socioeconomic and community resources, as well as a brief discussion of the transportation network within and around the future park (see **Figures 1** through **7** in **Attachment A**). A site visit was conducted in support of this technical memorandum on October 4, 2023. Site photographs are included as **Attachment B**.

2.0 Historic Resources

The area of Rathgeber Park was formerly known as the Hazy Hills Ranch and owned by Edgar E. Townes, a founding member of Humble Oil Company (a precursor to Exxon Mobil Oil Company). The prosperous Houston-based Townes family purchased the land and built the ranch in c. 1940.

Edgar Townes was born in 1878 in San Saba, Texas. He attended Austin public schools and later graduated in 1902 with a law degree from the University of Texas, where his father, Judge John Charles Townes, served as an early law professor. In 1903, Edgar relocated to Beaumont to practice law in the oil and gas industry, where business was booming due to the recent discovery of the nearby Spindletop oilfield. Edgar eventually went into business with the early founders of Humble Oil, and in 1917, Edgar wrote the original charter for the Humble Oil and Refining Company. Edgar initially served as general counsel for the company, then was later promoted to Vice President of Humble/Exxon from 1933 until his retirement in 1943 (Corpus Christi Caller-Times 1962).

Edgar Townes, his wife, Elsie, and their children permanently resided in the Montrose neighborhood of central Houston, not far from his office at the Humble Oil Building in downtown Houston. Having grown up in Austin, Edgar was likely already familiar with the Texas Hill Country, which potentially influenced the family to purchase Hill Country ranchland for use as a weekend retreat in c. 1939. The ranch, named “Hazy Hills,” was located less than three miles east of Dripping Springs. In the 1930s, Dripping Springs was a quiet, rural outpost less than 30 miles west of Austin on the road to Fredericksburg. Like most communities in the Hill Country, Dripping Springs suffered a general population decline in the 1930s due to the Great Depression, but with the rise of auto-tourism, paved roads, and improved utilities, desirability began to increase for towns like Dripping Springs that offered an abundance of rustic charm, showcased natural wonders, and were in proximity to Austin. Further adding to the popularity of the area, towns like Dripping Springs were often included as a stop on picturesque day drives to help escape the “claustrophobia” of city-life (Austin American-Statesman 1938).

The Townes family located their “manor” on top of a hill approximately a half mile north of Highway 290. The house was a modestly sized, one-story limestone structure (see **Figure 1** in **Attachment A** and **Photos 1–2** in **Attachment B**). Historic-age buildings in and around Dripping Springs are predominantly composed of local stone, and the material has since become a defining characteristic of the town’s built environment. The abundance of limestone in the area made it a popular material for residences, commercial buildings, gas stations, and churches from the late 19th century into the mid-20th century.

The Townes’ Hazy Hills Ranch reportedly used local labor to construct the house and a few outbuildings (Lambert 2016). A 1958 aerial image of the property depicts at least four outbuildings within a 0.10-mile radius of the house. Additionally, a small orchard was located approximately 0.10 miles west of the house. Approximately one mile northwest of the house was a stone watering trough (see **Photo 3** in **Attachment B**). In historical aerial imagery, a rectangular fence and a small outbuilding adjoined the watering trough. Further north, a 90-foot-long dam was constructed on Little Barton Creek using a mix of cinder block, stone, and concrete (see **Figure 1** in **Attachment A** and **Photos 4–9** in **Attachment B**).

Edgar and Elsie Townes died in 1962 and 1973, respectively, and the Hazy Hills Ranch was passed down to their surviving children (“Judge Edgar Eggleston Townes, Sr.”). Aerial imagery from 1964, 1983, and 1995 shows the ranch as relatively unchanged from its original 1940 construction, suggesting the ranch was continuously used as a weekend retreat by the Townes’ descendants. In 2004, local philanthropist and developer Dick Rathgeber purchased the Hazy Hills Ranch from the Pressler family, descendants of Edgar and Elsie Townes, for more than \$8 million. The land acquisition amounted to 1,365 acres. Rathgeber’s initial plans for the property included a large housing development and 1,000-acre wilderness area in the northern part of the land near Barton Creek (Breyer 2004). About four years later, Rathgeber sold 1,031 acres of the land to local developers for the construction of the master-planned Headwaters community. The c. 1940 Hazy Hills Ranch house and nearby outbuildings were located within the Headwaters development. The outbuildings were demolished, but the ranch house was converted into a feature of the “Homestead Trail” that meanders through the neighborhood (see **Photos 1–2** in **Attachment B**). The house was gutted and turned into a “garden and stargazing area” (Lambert 2016). The stone watering trough is located near Sage Thrasher Circle and Oak Meadow Drive, but the adjoining fence and outbuilding were removed (see **Photo 3** in **Attachment B**).

Rathgeber retained ownership of the remaining 300 acres nearest to Barton Creek until 2020, when the land was donated to the City of Dripping Springs to create the Rathgeber Natural Resource Park (Novak

2020). Currently inoperative and slightly deteriorated, a c. 1940 dam is located within the future park along Little Barton Creek (see **Photos 4–9** in **Attachment B**). No other historic standing structures remain within the boundaries of the future park.

Recommendation of Eligibility

The 1,300-acre Hazy Hills Ranch was subdivided and substantially redesigned in the early 2000s for the Headwaters community. Due to these non-historic-age changes, the c. 1940 Little Barton Creek dam, the only historic-age above-ground resource located in the Rathgeber Natural Resource Park, is not eligible for listing on the National Register of Historic Places (NRHP).

3.0 Archeological Resources

No archeological sites have been documented within Rathgeber Park; however, the park has not undergone survey for archeological resources. One archeological survey has been conducted on behalf of the Dripping Springs Independent School District immediately adjacent to the southern boundary of the park (Gulihur et al. 2020). Two archeological sites, 41HY565 and 41HY566, were recorded in proximity to Rathgeber Park during that survey (see **Figure 2** in **Attachment A**). Site 41HY565 is described as a low-density scatter of burned rock and lithic material, including two untyped arrow points and an Ensor dart point. The site has been determined ineligible for the NRHP or as a State Antiquities Landmark (SAL). Site 41HY566 is similarly described as a low-density scatter of burned rock and lithic material; however, no diagnostic artifacts were observed at the site. The site has also been determined ineligible for the NRHP or as an SAL. Both sites were exposed on the ground surface with no buried cultural materials present.

The soils mapped in the area include rock outcrops or thin upland soils (Brackett Rock outcrop – Real complex [BtG], Comfort Rock outcrop complex [CrD], Eckrant Rock outcrop association [ErG], and Real-Comfort-Doss complex [RcD]) and much deeper soil on stream terraces (Lewisville silty clay [LeB]) (Batte 1984) (see **Figure 3** in **Attachment A**). The surface geology of the park is mapped as Cretaceous-age Glen Rose limestone (Kgr) (Barnes 1981) (see **Figure 4** in **Attachment A**). According to the Texas Department of Transportation (TxDOT) Potential Archeological Liability Map (PALM), the alluvial terraces along Barton Creek and Little Barton Creek within the future park have high potential to contain intact buried cultural material (see **Figure 5** in **Attachment A**). Much of the remainder of the park is mapped as having moderate potential to contain intact buried cultural material, with the exception of areas of exposed or shallowly buried bedrock, which are considered to have high potential for surficial or shallow archeological deposits but no potential for buried cultural material.

Based on the site distribution pattern in the vicinity, mapped soil units, surface geology, and TxDOT’s PALM data, there is potential for archeological sites to occur within the park. Coordination with the Texas Historical Commission (THC) under the Antiquities Code of Texas (ACT) would be required prior to ground disturbing activities at the park.

4.0 Geological Resources

Rathgeber Park is underlain by the Cretaceous-age Upper Glen Rose Member of the Glen Rose Formation, Trinity Group (see **Figure 4** in **Attachment A**). This member of the Glen Rose Formation is composed of thin-bedded alternating layers of limestone, dolomite, and marl which create the typical stair-step topography of the Hill Country region. The Upper Glen Rose Member makes up the Upper Trinity Aquifer

that is relatively shallow and generally perched water in Rathgeber Park. The perched water may result in springs and seeps in the area (Barnes 1981).

With respect to the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Program (EAP), Rathgeber Park is located within the Contributing Zone of the Edwards Aquifer as identified by the TCEQ (see **Figure 7** in **Attachment A**). Activity within the Rathgeber Natural Resource Park must abide by the TCEQ Contributing Zone regulations. The Edwards Aquifer Contributing Zone is defined as “the area or watershed where runoff from precipitation flows downgradient to the recharge zone of the Edwards Aquifer.” The boundary between the Edwards Aquifer Transition Zone and Recharge Zone is located approximately eight miles southeast of the park area. As Rathgeber Park is not located within the Edwards Aquifer Recharge Zone, by definition, no sensitive Edwards Aquifer recharge features regulated by the TCEQ EAP exist within the future park boundary (Wierman et al. 2010; TCEQ 2020).

5.0 Ecological Resources

5.1 Threatened and Endangered Species

This section provides an overview of federally and state-listed threatened and endangered species as well as the critical environmental features that could potentially occur within the future park. The U.S. Fish and Wildlife Service (USFWS) has authority for protection of threatened and endangered species as provided by the Endangered Species Act (ESA) of 1973 and subsequent amendments and lists species for protection and monitoring that are considered imperiled. Vulnerable species that qualify for listing are categorized as candidates that have been deferred from the listing process pending further status review. The vulnerability decision is based on many factors affecting the species within its range and is always linked to the best current scientific data available to the USFWS. Species listed as endangered (E) or threatened (T) by the USFWS are provided full protection. This protection includes a prohibition on direct take of the listed species in addition to indirect take, such as destruction of critical habitat. The ESA and accompanying regulations provide the necessary authority and incentive for the individual states to establish their own regulatory vehicle for the management and protection of threatened and endangered species.

The Texas Parks & Wildlife Department (TPWD) oversees endangered resources through the Wildlife Division’s Wildlife Diversity Program. This program is responsible for maintaining county occurrence records of federally and state-listed threatened and endangered species and also maintains a Natural Diversity Database (TXNDD) that provides specific site information and other species status tracking information on listed or rare animal and plant species, including unique or declining vegetation communities of concern. State-listed endangered species have limited regulatory protection. While these species cannot be taken, collected, held, or possessed without a permit, their habitat is afforded no regulatory protection, except on tracts managed by state, federal, or private interests for conservation purposes.

Federally and state-listed threatened and endangered species that could occur in Hays County were determined by referencing existing county lists maintained by the TPWD, the Information for Planning and Consultation (IPaC), and the county occurrence databases maintained by the USFWS. Information provided from these databases is summarized in **Table 1**.

Databases of sensitive species maintained by the USFWS and TPWD identified 20 federally listed threatened, endangered, candidate, or proposed for listing species that may occur or have historically occurred in Hays County, including two plants, six mollusks, three insects, two fish, four amphibians, two birds, and one mammal (see **Table 1** below). The USFWS IPaC Official Species List states that the piping plover (*Charadrius melodus*) and red knot (*Calidris canutus rufa*) only need to be considered for wind energy projects; therefore, these species are not addressed in this technical memorandum. Additionally, nine state-listed species that are not federally listed could potentially occur in Hays County. These include one crustacean, two fish, two amphibians, two reptiles, and two birds. The TPWD and USFWS lists vary due to differences in the procedures for collecting and disseminating data on recorded occurrences. A preliminary site visit was conducted during the October 2023 to assess the likelihood for the species listed below to occur within Rathgeber Park (referred to below as the study area) (see **Photos 9–15** in **Attachment B**); however, detailed investigations or presence-absence surveys for individual species have not been conducted.

Table 1: Threatened and Endangered Species of Potential Occurrence in Hays County, Texas				
Species	Federal Status	State Status	Description of Suitable Habitat	Potential Habitat Present?
Plants				
Bracted Twistflower <i>Steptanthus bracteatus</i>	T	T	Texas endemic; shallow, well-drained gravelly clays and clay loams over limestone in oak-juniper woodlands and associated openings, on steep to moderate slopes, and in canyon bottoms; several known soils include Tarrant, Brackett, or Speck over Edwards, Glen Rose, and Walnut geologic formations.	Yes; the study area is located over the Glen Rose geologic formation and suitable clay soils for this species occur within the study area (USDA NRCS 2023, USFWS 2021, and USGS 2023).
Texas Wild-rice <i>Zizania texana</i>	LE	E	Endemic to the upper San Marcos River in Hays County. It is a submergent grass found in clear, cool, swift spring-water mostly less than 1-meter (3.2 feet) deep, with course sandy sediments.	No; the study area is outside of the known range of this species.
Mollusks				
False Spike Mussel <i>Fusconaia mitchelli</i>	PE	T	Occurs in small streams to medium-size rivers in habitats such as riffles and runs with flowing water. Often found in stable substrates of sand, gravel, and cobble.	No; suitable stream habitat for this species does not occur within the study area. Little Barton Creek, Barton Creek, and associated tributaries are ephemeral to intermittent and do not retain the flow levels required to support this species.
Guadalupe Fatmucket <i>Lampsilis bergmanni</i>	PE	T	This species of freshwater mussel was recently discovered to be an independent species. It is only known to occur in the upstream portion of the Guadalupe River Basin.	No; the study area is outside of the known range of this species.
Guadalupe Orb <i>Cyloniaia necki</i>	PE	T	Occurs only in the Upper Guadalupe River basin in two separate and isolated populations: Upper Guadalupe River in Comal, Kendall, and Kerr Counties, Texas, and the Lower Guadalupe River/San Marcos River in Caldwell, Guadalupe, Gonzales, DeWitt, and Victoria Counties, Texas.	No; the study area is outside of the known range of this species.

Table 1: Threatened and Endangered Species of Potential Occurrence in Hays County, Texas				
Species	Federal Status	State Status	Description of Suitable Habitat	Potential Habitat Present?
Texas Fatmucket <i>Lampsilis bracteata</i>	PE	T	Occurs in slow to moderate current in sand, mud, and gravel substrates among large cobble, boulders, bedrock ledges, horizontal cracks in bedrock slabs, and macrophyte beds. Has also been observed inhabiting the roots of cypress trees and vegetation along steep banks. Past authorities have reported this species intolerant of reservoir conditions, but recent surveys suggest it may persist in some impoundment conditions.	No; suitable stream habitat for this species does not occur within the study area. Little Barton Creek, Barton Creek, and associated tributaries are ephemeral to intermittent and do not retain the flow levels required to support this species.
Texas Fawnsfoot <i>Quadrula petrina</i>	PT	T	Known or believed to occur within north and central Texas and the northern portion of the Gulf Coast. Found in medium- to large-sized streams and rivers with flowing waters and mud, sand, and gravel substrates. Adults are most often found in bank habitats with fine and coarse sediment, also run edge and pool edge. Occasionally found in backwater or riffle habitats.	No; suitable stream and river habitat for this species does not occur within the study area. Little Barton Creek, Barton Creek, and associated tributaries are ephemeral to intermittent and do not retain the flow levels required to support this species.
Texas Pimpleback <i>Cyclonaias petrina</i>	PE	T	Occurs in medium-size streams to large rivers primarily in riffles and runs. Often found in substrates composed of sand, gravel, and cobble, including mud-silt or gravel-filled cracks in bedrock slabs. Considered intolerant of reservoirs.	No; suitable stream habitat for this species does not occur within the study area. Little Barton Creek, Barton Creek, and associated tributaries are ephemeral to intermittent and do not retain the flow levels required to support this species.
Insects				
Comal Springs Dryopid Beetle <i>Stygoparnus comalensis</i>	E	E	Occurs in the uncontaminated aquatic habitat of several outlets of Comal Springs which forms the headwaters of the Comal River. It is unknown whether the center of the population resides further underground in the aquifer, or just below the surface.	No; the study area is located over the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer and is therefore outside the known range of this species.
Comal Springs Riffle Beetle <i>Heterelmis comalensis</i>	E	E	Occurs in gravel substrates and shallow riffles in headwater spring runs in the Comal Springs system. It may be able to retreat back into spring openings or burrow down to wet areas below the surface of the streambed to find cover and shelter.	No; the study area is located over the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer and is therefore outside the known range of this species.

Table 1: Threatened and Endangered Species of Potential Occurrence in Hays County, Texas				
Species	Federal Status	State Status	Description of Suitable Habitat	Potential Habitat Present?
Monarch Butterfly <i>Danaus plexippus</i>	C	NL	Found statewide. Adults are found in a variety of habitats including native prairies, pastures, open woodlands and savannas, desert scrub, roadsides, and other habitats with abundant nectar plants, including urbanized areas. Although adults may be present year-round, they are primarily encountered March–November and are most commonly observed in the summer and fall during breeding and migration. Caterpillars are found on various species of the family Asclepiadaceae (occasionally treated as a subfamily of Apocynaceae). Common host plants in Texas include milkweeds (<i>Asclepias</i> spp.), milkweed vines (<i>Matelea</i> spp.), climbing milkweed (<i>Funastrum</i> spp.), swallowworts (<i>Cynanchum</i> spp.), and anglepod (<i>Gonolobus suberosus</i>). Caterpillars are most frequently observed between April and September.	Yes; suitable host plants for this species could occur within the study area.
Crustaceans				
Texas Troglotic Water Slater <i>Limnodynastes smithii</i>	NL	T	Little is known about this aquifer dwelling isopod, and it has only been observed from groundwaters coming from an artesian well in San Marcos, Texas. It is a subaquatic and subterranean obligate.	No; the study area is located over the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer and is therefore outside the artesian zone and known range of this species.
Fish				
Fountain Darter <i>Etheostoma fonticola</i>	E	E	Range is now restricted to upper Brazos River upstream of Possum Kingdom Lake. May be native to Red River and Colorado River basins. Typically found in turbid water over mostly silt and shifting sand substrates.	No; the study area is outside of the current known range of this species. Additionally, suitable stream habitat for this species does not occur within the study area.
Guadalupe Darter <i>Percina apristis</i>	NL	T	Endemic to the Guadalupe River Basin. Found in riffles and is most common under or around 25-30 cm boulders in the main current. This species seems to prefer moderately turbid water.	No; the study area is outside of the current known range of this species. Additionally, suitable stream habitat for this species does not occur within the study area.
Headwater Catfish <i>Ictalurus lupus</i>	NL	T	Currently found in the Pecos River and Rio Grande drainages, this species is thought to be extirpated from its range in central Texas. This fish prefers spring-fed rivers and creeks within sandy and rocky riffles, runs, and pools.	No; the study area is outside of the current known range of this species. Additionally, suitable stream habitat for this species does not occur within the study area.
San Marcos Gambusia <i>Gambusia georgei</i>	E	NL	Restricted to the San Marcos River, occurs in shallow, quiet, mud-bottomed, shoreline areas with little to no vegetation.	No; the study area is outside of the known range of this species. Additionally, USFWS has proposed to delist this species due to extinction (USFWS 2023a).
Amphibians				
Austin Blind Salamander <i>Eurycea waterlooensis</i>	E	NL	Mostly restricted to subterranean cavities of the Edwards Aquifer; dependent upon water flow/quality from the Barton Springs segment of the Edwards Aquifer.	Yes; the study area is located over the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer.
Barton Springs Salamander <i>Eurycea sosorum</i>	E	E	Dependent upon water flow/quality from the Barton Springs segment of the Edwards Aquifer. Aquatic; associated with springs, streams and caves with rocky or cobble beds.	Yes; the study area is located over the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer.

Table 1: Threatened and Endangered Species of Potential Occurrence in Hays County, Texas				
Species	Federal Status	State Status	Description of Suitable Habitat	Potential Habitat Present?
Blanco Blind Salamander <i>Eurycea robusta</i>	NL	T	Known from only one specimen collected in a subterranean karst feature within the Edwards Aquifer below the Blanco River.	No; the study area is located over the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer and is therefore outside the known range of this species.
San Marcos Salamander <i>Eurycea nana</i>	T	T	Occurs only in Spring Lake and the upper San Marcos River in San Marcos, Texas. Optimal habitat includes clear waters associated with springs in areas of sand, gravel, large rock, and vegetative cover at a depth of 3.3 to 6.6 feet.	No; the study area is located over the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer and is therefore outside the known range of this species.
Texas Blind Salamander <i>Eurycea rathbuni</i>	E	E	Occurs only in the subterranean karst features within the San Marcos Pool of the Edwards Aquifer.	No; the study area is located over the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer, and is therefore, outside the known range of this species.
Texas Salamander <i>Eurycea neotenes</i>	NL	T	Found in subterranean streams, springs, creek headwaters, and caves with rocky or cobble beds. It generally remains under rocks and among the cobbles at the bottom of stream beds.	No; the study area is outside the known range of this species. This species is known only from a limited range within Bexar County and Kendall County, Texas (NatureServe 2023; USGS 2001).
Reptiles				
Cagle's Map Turtle <i>Graptemys caglei</i>	NL	T	Occurs throughout the Guadalupe River system but is primarily associated with stretches of river with shallow water with swift to moderate flow connected by riffles and deep pools with slower flow rates.	No; the study area is located within the Colorado River Basin and is therefore outside the known range of this species.
Texas Horned Lizard <i>Phrynosoma cornutum</i>	NL	T	Open, arid, and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive; breeds March–September.	No; suitable habitat does not occur within the study area.
Birds				
Golden-cheeked Warbler <i>Setophaga chrysoparia</i>	E	E	Juniper-oak woodlands; dependent on mature Ashe juniper for long fine bark strips used in nest construction; nesting season late March–early summer.	Yes; habitat of suitable vegetation species, structure, and patch size for this species occurs in the vicinity of the study area. Potential habitat for the Golden-cheeked Warbler within the study area is shown on Figure 6 in Attachment A .
White-faced Ibis <i>Plegadis chihi</i>	NL	T	Prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; currently confined to near-coastal rookeries in hog-wallow prairies. Nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats.	No; potential migrant through the study area but any use would be considered temporary.
Whooping Crane <i>Grus americana</i>	E	E	Utilizes small ponds, marshes, and flooded grain fields for both roosting and foraging. Potential migrant via plains throughout most of state to coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties.	No; potential migrant through the study area; however, while this species utilizes a variety of habitats during migration, Whooping Cranes prefer isolated areas away from human disturbance (Campbell 2003) and have not been documented to occur within the vicinity of the study area (eBird 2023).

Table 1: Threatened and Endangered Species of Potential Occurrence in Hays County, Texas				
Species	Federal Status	State Status	Description of Suitable Habitat	Potential Habitat Present?
Wood Stork <i>Mycteria americana</i>	NL	T	Prefers to nest in tracts of bald cypress or red mangrove; forages in prairie ponds, flooded pastures or fields, ditches and other shallow standing water, including salt-water; usually roosts communally in tall snags; breeds in Mexico and birds move into Gulf States in search of mud flats and other wetlands. No breeding records in Texas since 1960.	No; potential migrant through the study area; however, this species has not been documented to occur within the vicinity of the study area (eBird 2023). Additionally, this species does not breed or, within recent years, nest in Texas.
Mammals				
Tricolored Bat <i>Perimyotis subflavus</i>	PE	NL	Suitable summer habitat consists of a wide variety of forested/wooded habitats where this species roosts, forages, and travels and may include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields, and pastures. This includes forests and woodlots containing trees with potential roost substrate (i.e., live and dead leaf clusters of live and recently dead deciduous trees, Spanish moss [<i>Tillandsia usneoides</i>], and beard lichen [<i>Usnea trichodea</i>]), as well as linear features such as fencerows, riparian forests, and other wooded corridors. Tricolored bats will roost in a variety of tree species, especially oaks (<i>Quercus spp.</i>), and often select roosts in tall, large diameter trees, but will roost in smaller diameter trees when potential roost substrate is present (e.g., 4-inch [10-centimeter]). In the southern portion of the range, where this species exhibits shorter torpor bouts and remains active and feeds year-round, tricolored bats may roost in culverts, bridges, cavities in live trees, live and dead leaf clusters, and/or Spanish moss during the winter (USFWS 2023b).	Yes; suitable roosting and foraging habitat for this species occurs in the vicinity of the study area.
E – Endangered T – Threatened C – Candidate for Listing PE – Proposed for Listing as Endangered PT – Proposed for Listing as Threatened NL – Not Listed				

Sources:
Texas Parks & Wildlife Department (TPWD) Annotated County Lists of Rare Species: Hays County, last revision September 1, 2023. <http://tpwd.texas.gov/gis/rtest/> (accessed October 18, 2023).
U.S. Fish and Wildlife Service (USFWS), Official Species List for project location in Hays County, Texas generated October 20, 2023. <http://ecos.fws.gov/ipac/>

A search of documented records of rare, threatened, and endangered species occurrence information maintained by the TPWD’s TXNDD was completed on October 24, 2023. It should be noted that information from the TXNDD cannot be used for presence/absence determinations. This database search indicated that no federally or state-listed threatened or endangered species have been documented to occur within two miles of the study area.

Based on desktop review and limited field investigations, habitat for one federally listed endangered bird, the Golden-cheeked Warbler (*Setophaga chrysoparia*) (see **Figure 6 in Attachment A** and **Photos 10–11; 13–14 in Attachment B**); two federally-listed amphibians, the Austin blind salamander (*Eurycea*

waterlooensis) and the Barton Springs salamander (*Eurycea sosorum*); and one federally-listed threatened plant, the bracted twistflower (*Steptanthus bracteatus*), was found to potentially occur within the study area. Additionally, suitable habitat for the tricolored bat (*Perimyotis subflavus*), proposed for federal listing as endangered, may occur within the study area.

The monarch butterfly (*Danaus plexippus plexippus*), a candidate for federal listing, may occur within the study area. A major component of its habitat are various milkweeds which are a preferred egg-laying location and primary food source of the butterfly larvae. The USFWS intends to propose listing the monarch butterfly in Fiscal Year 2024.

In addition to the federally listed, proposed, and candidate species, the state-listed white-faced ibis (*Plegadis chihi*) and wood stork (*Mycteria americana*) could potentially occur as migrants through the study area; however, any use would be considered temporary.

5.2 Critical Environmental Features

Critical environmental features (CEFs) are defined by the Dripping Springs, Texas–Code of Ordinances (Code) as “geologic or manmade features that are critically important to assure protection of water quality in the hydraulic interconnectedness between the ground surface and the Edwards Aquifer and the rapid infiltration to the subsurface. Features that are of critical importance to protect may include, but are not limited to, bluffs, springs, caves, solution-enlarged fractures, and sinkholes.” These are more fully defined in Section 22.05.010 of the Code and are discussed below. CEF protective setbacks are established in Section 22.05.018 of the Code. The standard setback distance for all CEFs is 150 feet.

Bluffs

While the Code does not define bluffs, the City of Austin (COA) Land Development Code (LDC) 25-8-1 and 30-5-1 defines a bluff as an abrupt vertical change in topography of more than 40 feet with an average gradient greater than 400 percent. Bluffs are any steep slopes in soil, rock, or alluvial deposits that meet the dimensions and slope requirements stated above and are not manmade cuts such as roadside rock outcrops and active rock quarry walls. Generally, bluffs are associated with riparian areas. Based on limited field investigations conducted during the October 2023 site visit and desktop review, no bluffs were documented within 150 feet of the study area. Further field investigations would need to be conducted to confirm the absence of bluff CEFs within the study area.

Point Recharge Features

Point recharge features consist of several types of natural openings and topographic depressions formed by the dissolution of limestone that lies over the Edwards Aquifer recharge zone and may transmit a significant amount of surface water into the subsurface. Point recharge features include caves, sinkholes, faults, joints, or other natural features. Based on limited field investigations conducted during the October 2023 site visit and review of the Geologic Assessment conducted for the Headwaters at Barton Creek, no point recharge features were identified within the study area (Horizon 2014). However, as the study area is located over the Contributing Zone of the Edwards Aquifer, potential subsurface point recharge features could occur within the study area.

Springs and Seeps

Springs and seeps are points or zones of natural groundwater discharge that produce measurable flow or a pool of water; maintain a hydrophytic plant community (refer to Facultative-wet or Obligate plant species as listed in the National List of Plant Species That Occur in Wetlands, South Plains, Region 6, U.S. Department of the Interior, Washington D.C.); or exhibit other physical indicators, especially during drought conditions. Physical indicators of a spring or a seep include the existence of a pool of water, even if small; presence of hydrophytic plants; mineralization of calcium carbonate such as travertine and/or tufa; and/or detection of a water temperature gradient in the creek or pool. Based on a review of the Springs of Texas dataset (Data Basin 2014) and limited field investigations conducted during the site visit in October 2023, no springs or seeps are documented within 150 feet of the study area (see **Figure 7 in Attachment A**). Further field investigations would need to be conducted to confirm the absence of spring and seep CEFs within the study area.

Wetlands

Wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions and conforms to the U.S. Army Corps of Engineers' (USACE’s) definition. Wetlands generally include swamps, marshes, bogs, and similar areas. Based on a review of National Wetlands Inventory (NWI) maps and limited field investigations, no wetlands are documented within 150 feet of the study area (see **Figure 7 in Attachment A**). Further field investigations would need to be conducted to confirm the absence of wetland CEFs within the study area.

Water Wells

Abandoned and unused wells, if not properly protected, can serve as an avenue for recharge to the underlying aquifer and therefore become a CEF. Based on a review of Texas Water Development Board (TWDB) data, no water wells are documented within 150 feet of the study area (see **Figure 7 in Attachment A**). Further field investigations would need to be conducted to confirm the absence of water wells within the study area.

6.0 Water Resources

6.1 Waters of the U.S.

NWI maps and National Hydrography Dataset (NHD) data were consulted to assess the potential for water features that may be subject to regulation under Section 404 of the Clean Water Act (CWA) to occur within the study area. Section 404 of the CWA authorizes the USACE to issue permits for the discharge of dredged or fill material into waters of the U.S., including wetlands. Any discharge into waters of the U.S. must be in accordance with Section 404(b)(1) guidelines developed by the Environmental Protection Agency (EPA) in conjunction with the USACE. Permits issued by the USACE are required for any activities that would result in the discharge of dredged or fill material into waters of the U.S. Regulated activities may be permitted through the USACE via Individual Permits (IP), Regional General Permits (RGP), or Nationwide Permits (NWP).

The NWI maps and NHD depict wetlands and other water features that have been identified using aerial photographs and other available mapping data; such features can include ponds, lakes, rivers, and

streams. Based on a review of resource maps, aerial photography, and limited field investigations conducted during the October 2023 site visit, Barton Creek, Little Barton Creek, and five associated unnamed tributaries occur within the study area (see **Figure 7 in Attachment A**). Further field investigations would need to be conducted to determine the extent of waters of the U.S., including wetlands, within the study area.

6.2 Water Quality Zones

The Code has established protective stream buffers to protect water quality within which development is prohibited or restricted. The Water Quality Buffer Zones (WQBZs) are the primary stream buffers established by Section 22.05.017 of the Code. The geometry can vary with the size of the contributing drainage area and watershed, and special circumstances at the sole discretion of the City. A WQBZ would need to be determined for streams within the study area.

6.3 Floodplains

The study area was investigated for encroachments into Federal Emergency Management Agency (FEMA) floodplains. The study area is within sections of the 100-year floodplains associated with Little Barton Creek and Barton Creek (FEMA Firm Panels: 48209C0105F, 48209C0106F, 48209C0108F; effective September 2, 2005) (see **Figure 7 in Attachment A**).

7.0 Socioeconomic & Community Resources

Desktop analysis was conducted to inventory the socioeconomic and community resources in the vicinity of Rathgeber Park, spanning a two-mile radius. Desktop analysis includes demographic data collected from census geographies that intersect or wholly fall within this two-mile zone (see **Figure 8 in Attachment A**) using the U.S. Decennial Census (2020) and the 2017–2021 American Community Survey. Race and ethnicity are evaluated at the block level, median; household income and limited English proficiency (LEP) are evaluated at the block group (BG) level.

For the purposes of this technical memorandum, a “minority” person is defined as a person meeting any of the following criteria:

- Black: a person having origins in any of the Black racial groups of Africa;
- Hispanic or Latino: a person of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race;
- Asian American: a person having origins in any of the original people of Far East, Southeast Asia, or the Indian subcontinent;
- American Indian and Alaskan Native: a person having origins in any of the original people of North America, South America, and Central America, who maintains cultural identification through tribal affiliation or community recognition; and
- Native Hawaiian and Other Pacific Islander: a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands

A minority population encompasses distinct groups of minority individuals residing in close geographic proximity. As depicted in **Figure 8 in Attachment A**, census blocks with 50 percent or more minority persons occur throughout the two-mile radius. Among the 61 census blocks located within the two-mile radius, 51 are populated, 14 of which include a minority population equal to or exceeding 50 percent.

In this technical memorandum, "low income" is defined as a block group with a median household income that equals or falls below the Department of Health and Human Services (DHHS) poverty guideline for a family of four in the current year, which amounts to \$30,000 for 2023. A low-income population refers to any readily identifiable group of individuals with low income living in close geographic proximity. None of the block groups within a two-mile radius fall below the poverty guideline.

Within a two-mile radius, there is a total population of 7,987 individuals ages five years and older. Among them, 415 individuals are considered to have LEP, signifying that they speak English "less than very well." Among these LEP individuals, the majority (370 persons, which is 89 percent) speak Spanish, followed by Indo European languages (42 persons, or 10 percent), and Asian and Pacific Islander languages (three persons, comprising less than one percent).

To assist in identifying the regular users of Rathgeber Park, a desktop analysis of community facilities within a two-mile radius was conducted using Google Maps (see **Figure 8** in **Attachment A**). Community facilities within the vicinity of the future park include one educational institution, Dripping Springs Elementary, and three parks, Dripping Springs Ranch Park and Event Center, Founders Ridge Park, and Founders Memorial Park. Additionally, several residential subdivisions are located within the two-mile radius (see **Figure 8** in **Attachment A**). These include Headwaters, Sunset Canyon, Springlake, Legacy Trails, Cortaro, Texas Heritage Village, Residences at Big Sky Ranch, Founders Ridge, Barton Creek Ranch, and Harrison Hill.

8.0 Transportation Network

Rathgeber Park is located near the U.S. Highway 290 (US 290) and Ranch-to-Market (RM) 12 intersection and would primarily be accessed by car; currently, there are limited alternative transportation options. While plans for the park will potentially offer multiple access points for vehicles, pedestrians, and cyclists, there are currently few sidewalks and bike lanes leading to the park, and no nearby public transportation options. As depicted in **Figure 8** in **Attachment A**, there is one dedicated bike lane southeast of the park on US 290, spanning 0.2 miles. Beyond this, there are no dedicated bike lanes available within a two-mile radius.

Once completed, the park will potentially be accessible via interconnected trails that link to nearby subdivisions, providing additional modes of access for residents and park visitors. Notably, the Headwaters subdivision, adjacent to Rathgeber Park, includes sidewalks throughout the neighborhood.

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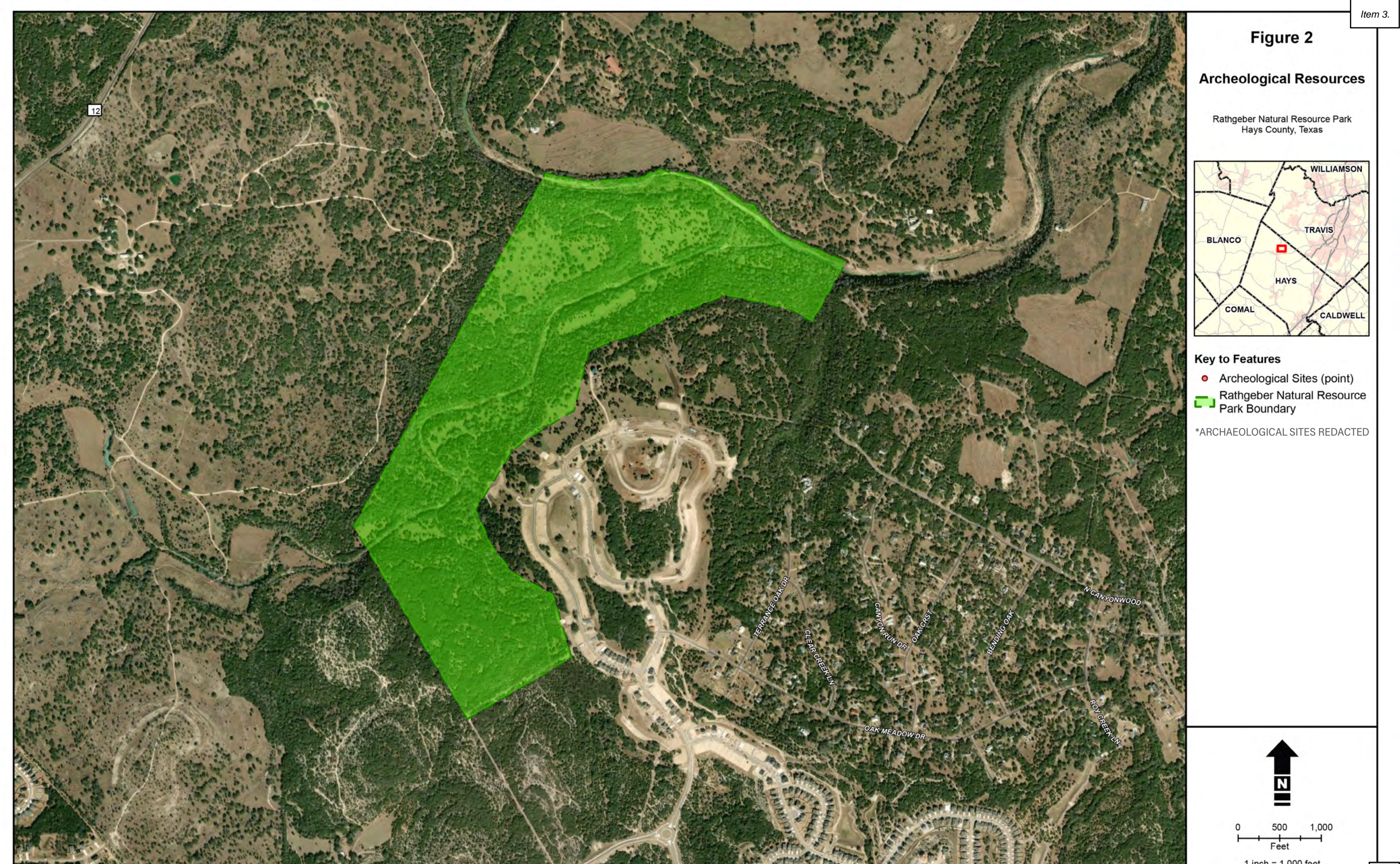
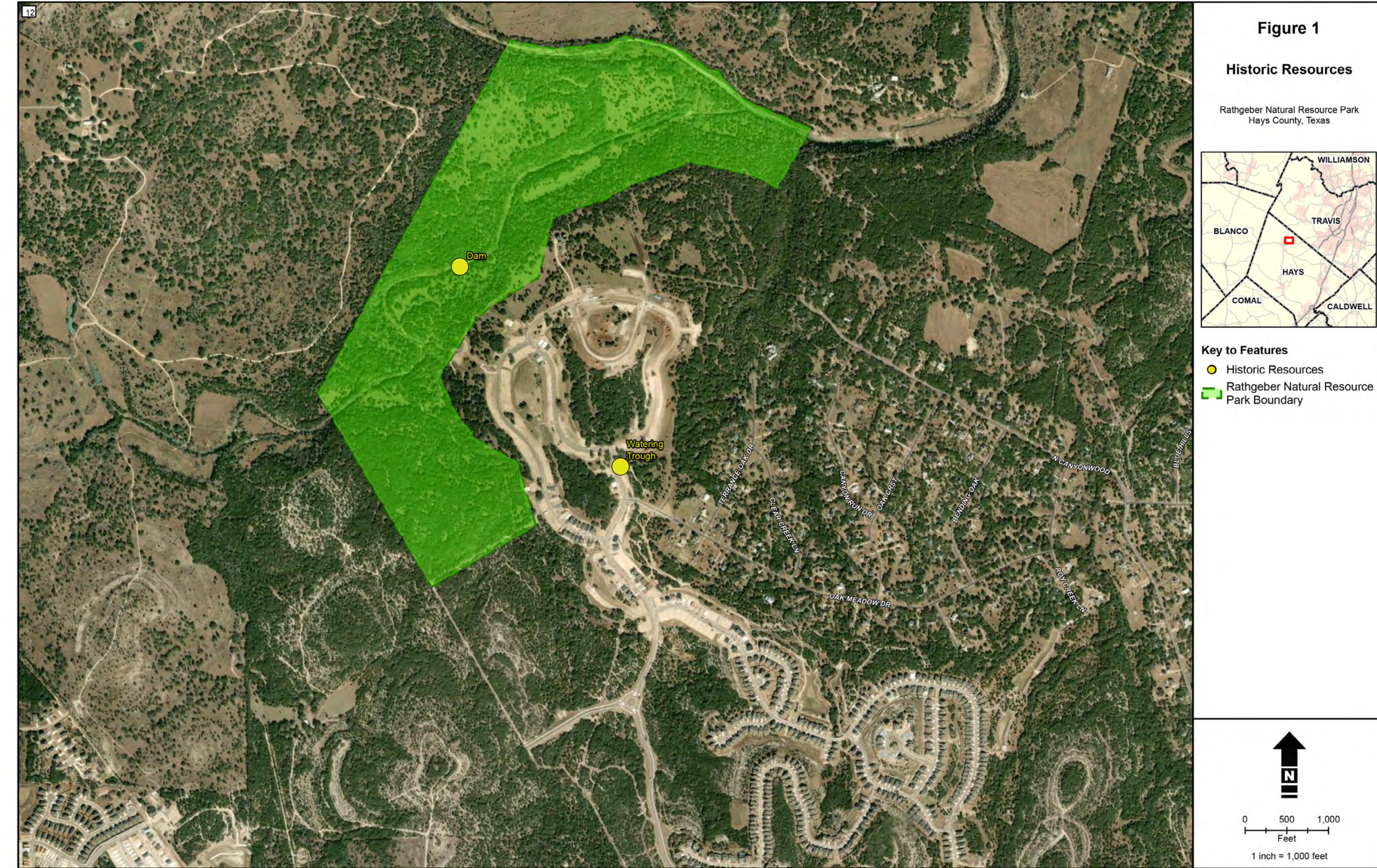
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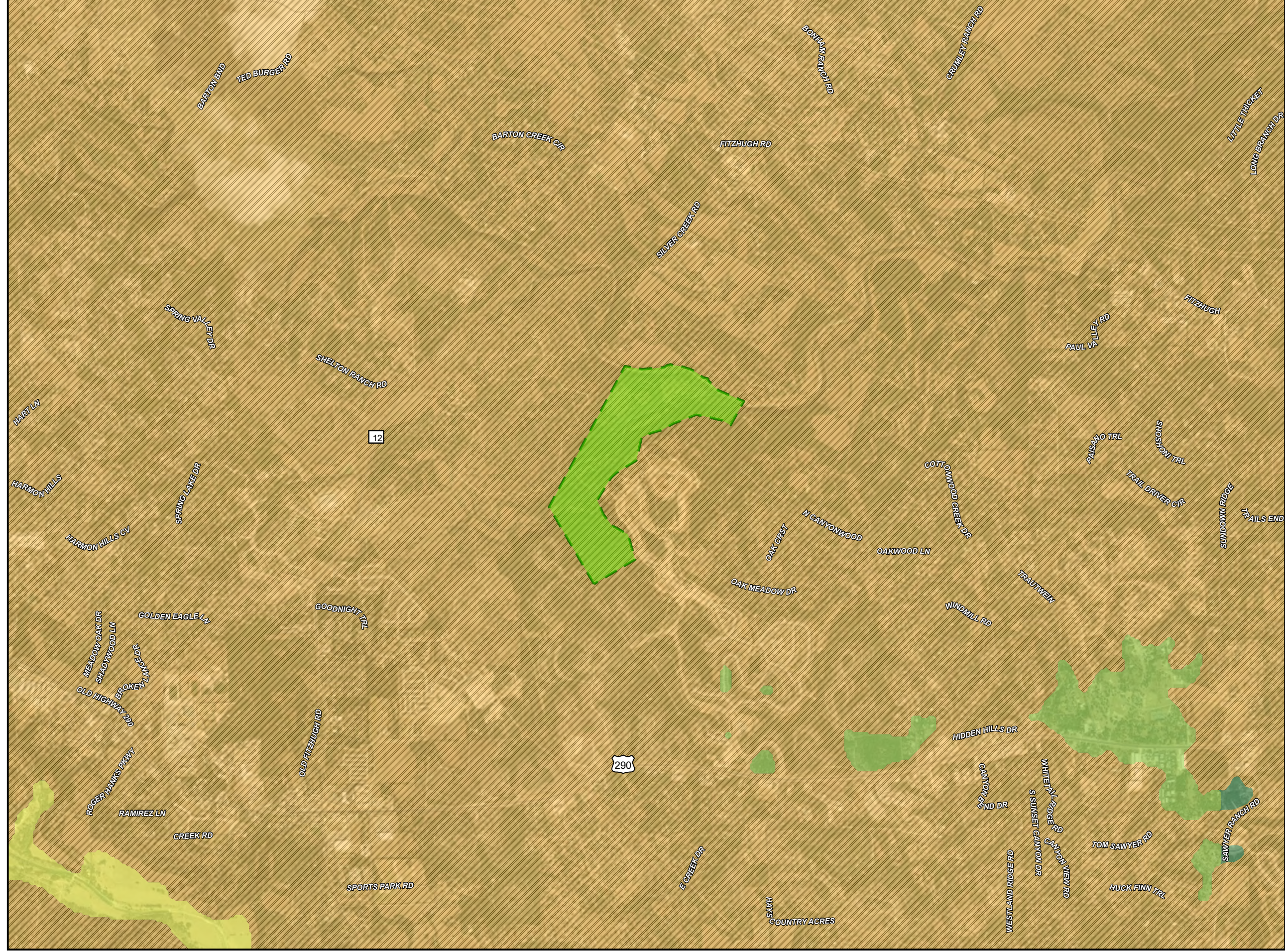
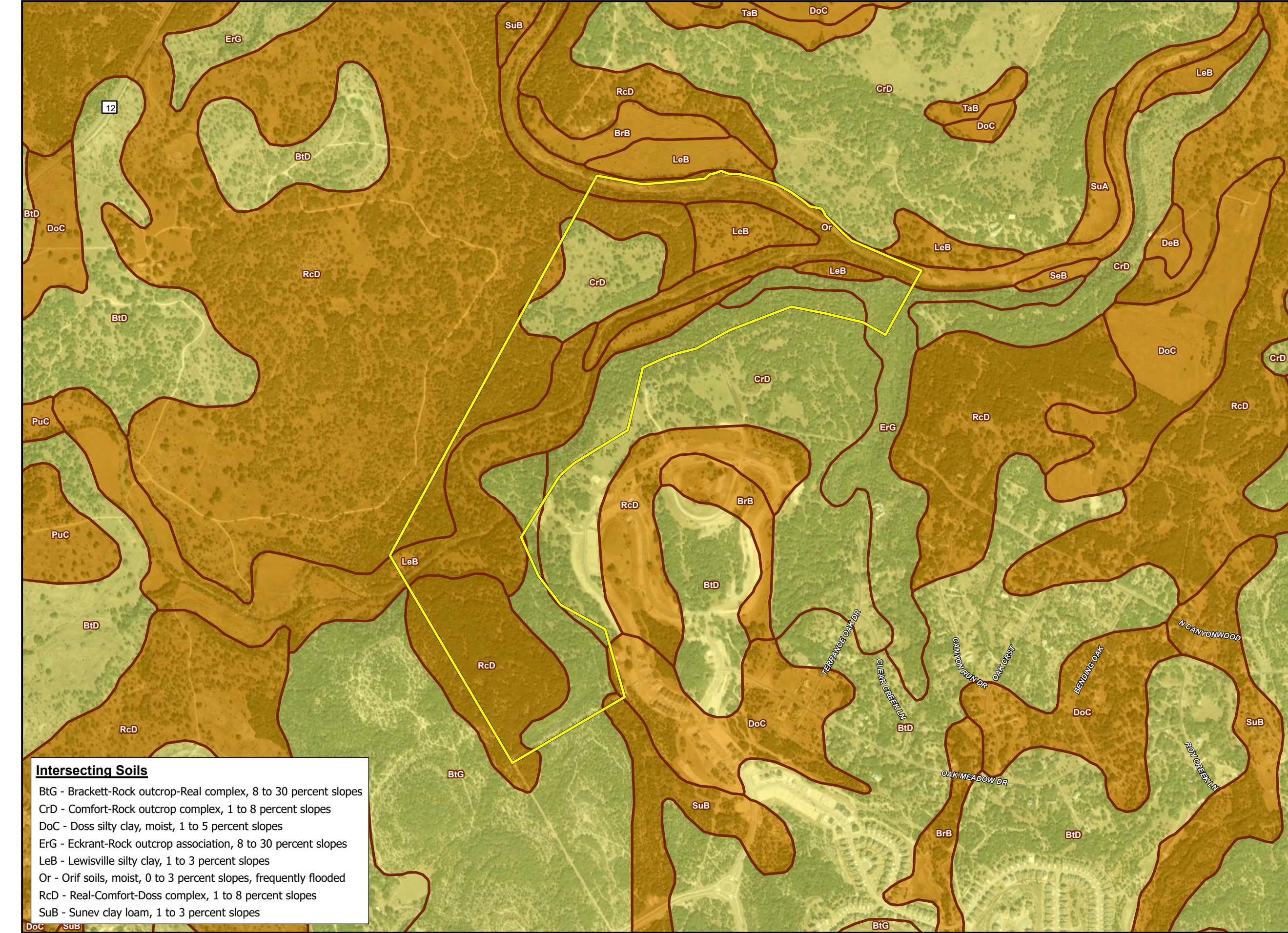
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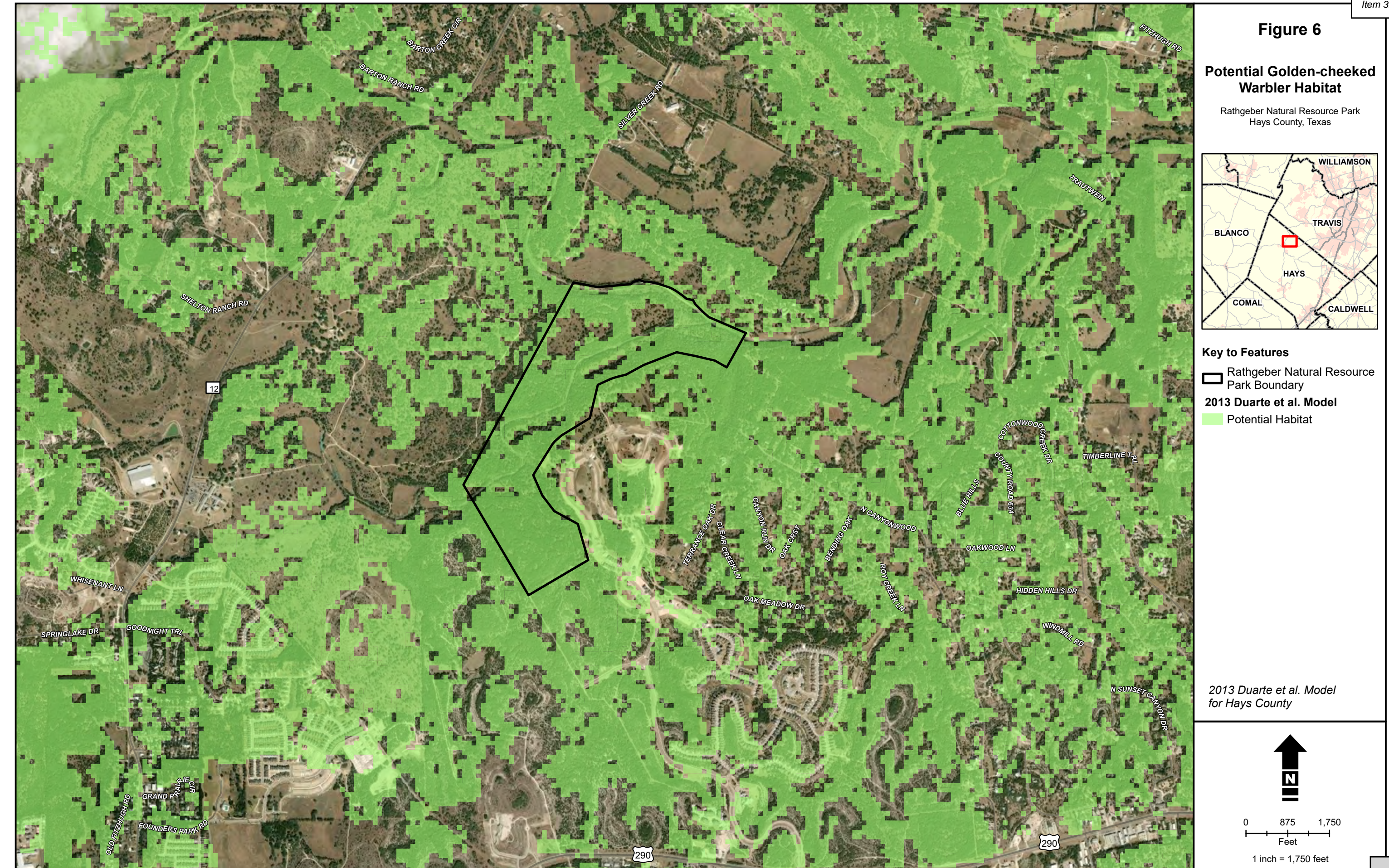
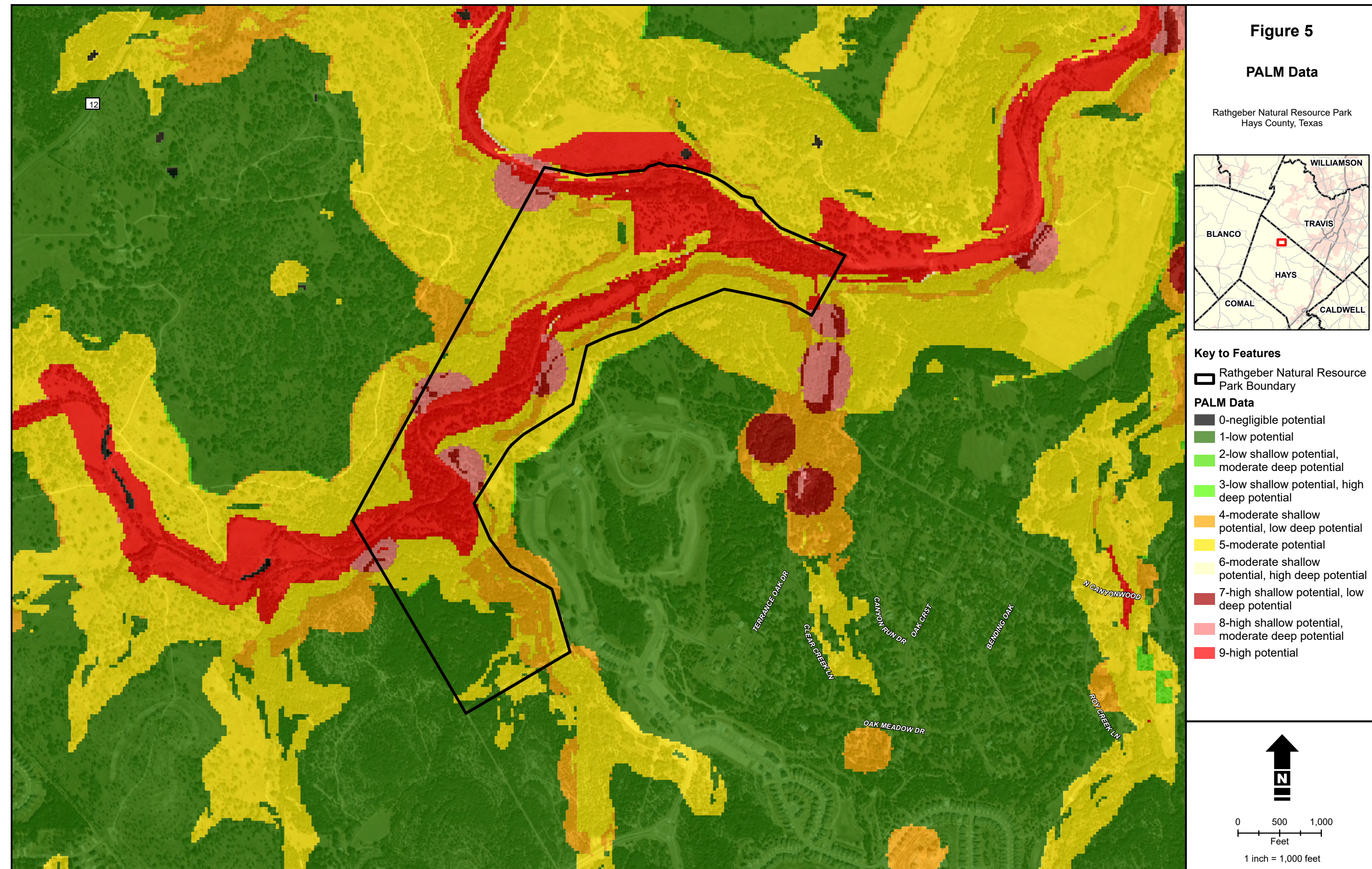
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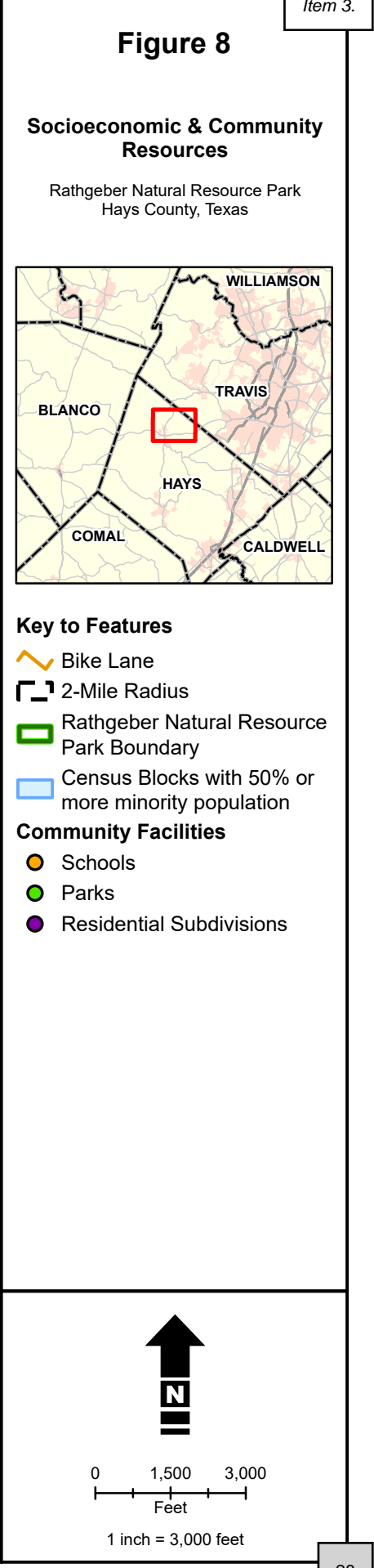
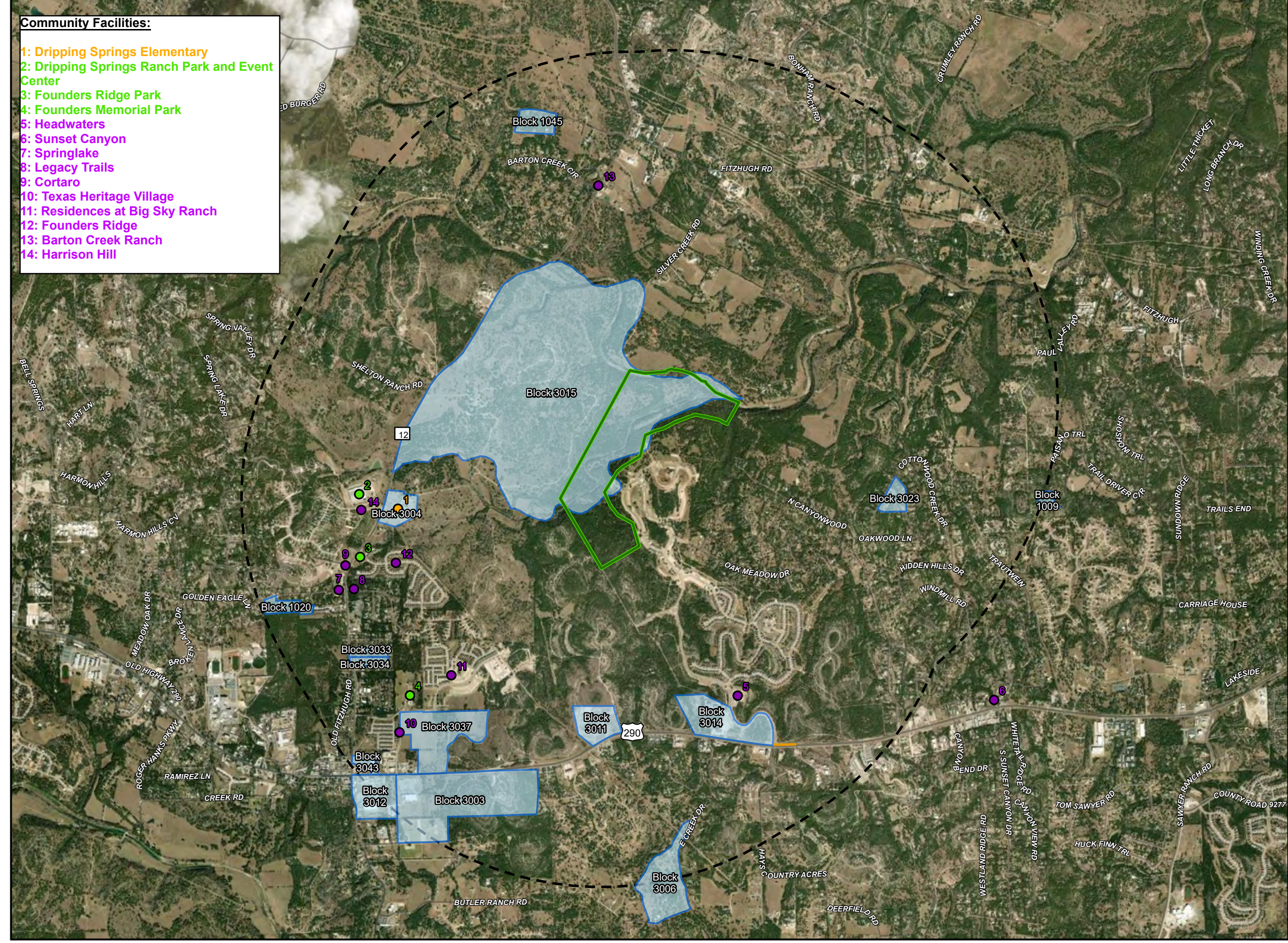
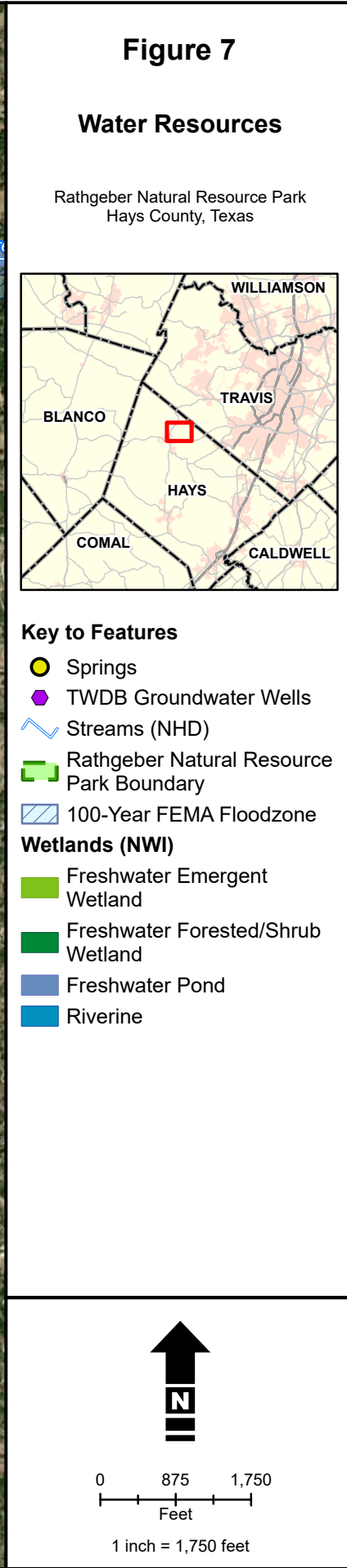
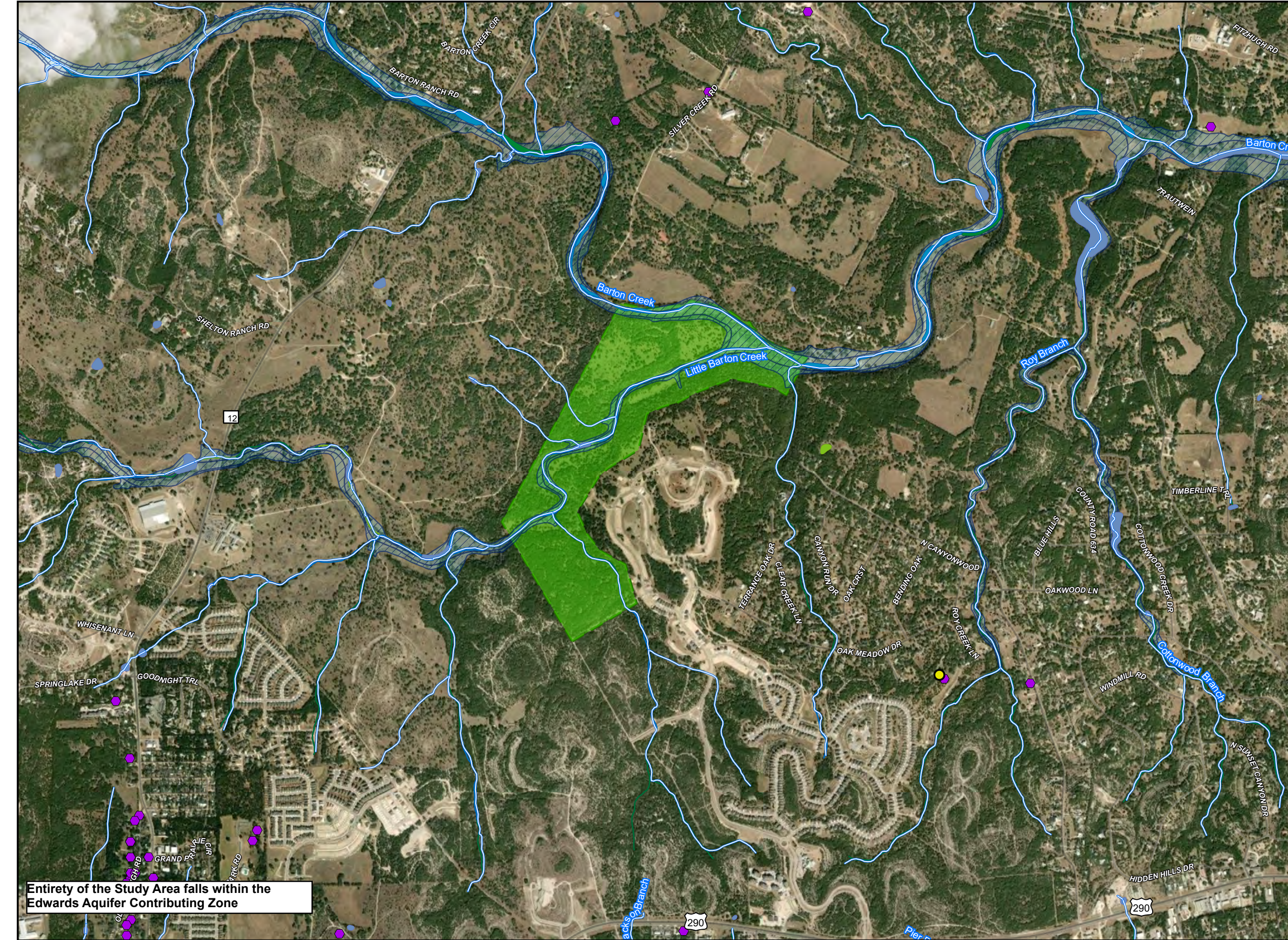




Photo 4: Historic dam along Little Barton Creek.



Photo 5: Historic dam along Little Barton Creek.



Photo 6: Historic dam along Little Barton Creek.



Photo 7: Historic dam along Little Barton Creek.



Photo 8: Stairs leading to top of historic dam.



Photo 9: General overview of grassland and woodland vegetation.



Photo 10: General view of potential Golden-cheeked Warbler habitat.



Photo 11: General view of potential Golden-cheeked Warbler habitat.



Photo 12: Tributary to Little Barton Creek.



Photo 13: View of Little Barton Creek downstream of historic dam with potential Golden-cheeked Warbler habitat.



Photo 14: View of Little Barton Creek with potential Golden-cheeked Warbler habitat..



Photo 15: Cardinal flower (*Lobelia cardinalis*) growing along bank of Little Barton Creek.



VISION PLAN REPORT - DRAFT
for the
CITY OF DRIPPING SPRINGS
RATHGEBER NATURAL RESOURCE PARK

November 2023

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City of Dripping Springs
Rathgeber Natural Resource Park

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City of Dripping Springs
Rathgeber Natural Resource Park

APPENDICES

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City of Dripping Springs
Rathgeber Natural Resource Park

INTRODUCTION

The Rathgeber Natural Resource Park is located within the overall development boundary of Headwaters at Barton Creek. The development of the subdivision is subject to the Headwaters at Barton Creek Development Agreement (“Development Agreement”), dated January 11, 2005 recorded in Volume 2675, Page 649 of the official public records of Hays County, Tx. The Development Agreement was amended by the First Amendment to the Headwaters at Barton Creek Development Agreement on or about June 10, 2008 (“First Amendment”), the Development Agreement was further amended by the Second Amendment to the Headwaters at Barton Creek Subdivision on or about August 12, 2014 (the “Second Amendment”). The third amendment to this Development Agreement was recorded in document number 15032881, Volume 5349, Page 599 on or about October 14, 2015. The Development Agreement and amendments have been restated and are recorded in document number 20021126 of the official public records of Hays County, Tx. Headwaters at Barton Creek Development Agreement area is approximately 1,509.68 acres located at the intersection of W. Highway 290 and Headwaters Boulevard. The overall development consists of approximately 1,036-acres of residential development including a future school site, 167-acres of commercial development along the frontage of HWY 290. As part of the Headwaters Development Agreement, approximately 1,000-acres of parkland and open space are planned. It is our understanding that 300-acres of the Development Agreement parkland area has been dedicated to the City of Dripping Springs. This 300-acre area is proposed as the Rathgeber Natural Resource Park (‘Park’).

EXISTING CONDITIONS

The site is situated in an unplatted area of approximately 300-acres. The existing site is within the boundaries of the Headwaters Municipal Utility District, the City of Dripping Springs ETJ, Hays County, and the Edwards Aquifer Contributing Zone. The property has not been included in the final plats for the Headwaters Development. Working with the planning group at the City, a determination of a legal lot would be recommended for purposes of permitting and utility services.

The approximately 300-acre tract was conveyed to the City of Dripping Springs in a donation deed, filed in document number 20058660 of the Official Public Records of Hays County, Texas. The deed applies certain conditions and restrictions to the property. A title policy dated 01-03-2014 has been obtained for the property and lists easements and other exceptions from coverage that may encumber the property in Schedule B. These easements and exceptions should be analyzed with the proposed Park improvements. It is suggested that a boundary survey be procured to identify the locations of the easements with respect to the property boundaries. Ordering a title survey may also be considered by the City to better identify potential encroachments to the property.

ZONING

The site is currently located within the City of Dripping Springs ETJ and therefore zoning does not apply.

Adjacent Developments

The site is situated within the Headwaters at Barton Creek development. The Headwaters at Barton Creek residential development and Headwater MUD wastewater treatment plant and associated wastewater drip fields border the southeast property line of the Rathgeber Natural Resource Park. Also, within the Headwaters at Barton Creek development, Dripping Springs Independent School District owns approximately 64-acres and intends to develop an elementary school which shares the south property



line of the Park. Along the southwest property line the site is bordered by the planned development for Cynosure/Wild Ridge and along the northwest property line bordered by the planned development for Double L. See attached Existing Easements and Utilities Exhibit found in Appendix B for the adjacent property ownership information.

Permitting Jurisdictions

The site is located within the jurisdictional boundaries of the following entities:

- City of Dripping Springs – ETJ
- ESD 6 – Hays County Fire Rescue
- Hays County
- Headwaters Municipal Utility District
- TCEQ - Edwards Aquifer Contributing Zone

Other potential permitting jurisdictions such United States Fish & Wildlife Service and the Army Corps of Engineers are to be identified by others as they relate to environmental restrictions.

Site Access

There is an existing access easement located near the north end of the Headwaters development. This existing easement was granted to Rathgeber Investment Company, LTD. in volume 3434, page 335; later restated in document number 10021574, revised in the first amendment document number 16020366 and later revised in the second amendment document number 20021127 of the O.P.R.H.C.TX. With the City’s acquisition of the property, the beneficial use of this access easement would typically follow with the ownership. This should be confirmed with City legal.

Pedestrian access points to the park are provided by the Headwaters at Barton Creek Development per the Development Agreement. Additional potential pedestrian access points are illustrated on the parkland exhibits of the Cynosure/Wild Ridge and Double L developments. Additional vehicular access points are anticipated to be needed and options will be evaluated further as the Park design progresses.

City Planning

The following City plans are attached to this report in Appendix D.

Trails Plan

The “Official City-Wide Trails Plan Map” adopted by Ordinance No. 2020-52 on 10/13/2020 identifies trail connections through the Rathgeber Natural Resource Park.

Open Space Master Plan

The City’s Open Space Master Plan dated 3/23/2015 identifies trail connections through the Rathgeber Natural Resource Park.

Thoroughfare Plan

The City’s thoroughfare plan identifies planned roadway connections, shared use paths and enhanced roadway sections in areas around the Rathgeber Natural Resource Park. No shared use paths are shown to extend through the Park.



Impervious Cover

Per the Development Agreement, impervious cover percentage is defined as:

1.15 Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Land (but excluding from such total any impervious cover developed on the School Tract) by the total number of acres included in the Land. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Engineer based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as *pervious* for all purposes: open space, greenbelt, mitigation land, park, irrigation field, flood plain, water quality and/or drainage facility and/or area, detention facility, swale, irrigation area, playground, athletic fields, granite or pea gravel trail.

With this definition, it appears that park improvements would not be regulated by the development agreement in regard to impervious cover. Should the City determine that parkland is restricted and that the impervious cover definition of the Development Agreement does not exclude the park, then a separate tracking of impervious cover within the DA could be evaluated.

It is recommended this be confirmed by City legal.

Hays County does not limit impervious cover.

Drainage

Floodplain

FEMA Flood Insurance Rate Maps (‘FIRM’) have been adopted for Hays County as of September 2, 2005. We understand that Hays County may be working on a floodplain study for the area. We have been unable to obtain floodplain data from Hays County after contacting them. The floodplain information page of the Hays County website directs property owners to view the preliminary revised FEMA FIRMs dated December 14, 2022 for review and comment. The adopted and preliminary FIRM 100-year floodplains are shown in the drainage exhibit attached to this report as Appendix A.

Detention

Per the Headwaters Development Agreement Exhibit C-2, detention is not required for development of 20% impervious cover or less that drains to Barton Creek. This criteria will be used in the further development of the Rathgeber infrastructure plan.

Hays County requires limiting the post developed storm events for the two (2), five (5), ten (10), twenty-five (25) and one hundred (100) year storm events to that of the pre-developed condition. As the Park drains directly to Barton Creek, a variance from Hays County could be sought.

Water Quality

The site is located within the Contributing Zone of the Edwards Aquifer as defined by the Texas Commission on Environmental Quality (“TCEQ”). The entirety of the development is within the jurisdiction that contributes to Barton Springs Zone as defined by the TCEQ. Since the proposed



development is within the Edwards Aquifer Contributing Zone, the development is subject to the Contributing Zone Plan (“CZP”) requirements per the TCEQ.

If water is obtained from the Headwaters MUD to serve the site, then the proposed development is also subject to the Lower Colorado River Authority (“LCRA”) Memorandum of Understanding (“MOU”) with U.S. Fish and Wildlife. Compliance with the MOU may be achieved through meeting the TCEQ Optional Enhanced Measures (“OEM”). The development will be required to treat 80% of the increase of Total Suspended Solid (TSS) loading to meet the OEM requirements. The development will also be required to abide by the best management practices, as outlined in the Development Agreement:

- 70% removal of TSS loadings created by development
- 70% removal of the Phosphorus loadings created by development

As the project and associated infrastructure continues to be defined, these elements will also be coordinated with the City engineer.

Buffers

According to Development Agreement Section 2.7.6(c) all buffer zones for the site for the City of Dripping Springs are identified in Exhibit ‘D’. The buffer zones are shown in the attached buffer and floodplain exhibit. As the property is subject to the Development Agreement, the City of Dripping Springs buffers are not depicted in the attached drainage exhibit.

If water is obtained from the Headwaters MUD, then the project is subject to comply with the LCRA MOU as noted above. This may be done through compliance with the TCEQ OEM and associated buffers.

Hays County does not have required buffer zones.

Utility Providers

Utility providers in the area include the following:

- Water – Headwaters Municipal Utility District
- Wastewater – Headwaters Municipal Utility District
- Treated Effluent – Headwaters Municipal Utility District
 - o Treated effluent may be available for irrigation use if it is outside of the stream buffer zones
- Electric – Pedernales Electric Cooperative
- Gas – One Texas Gas

Easements

A title policy has been obtained by the City for the site to identify applicable easements and restrictions. It is suggested that a boundary survey be procured to identify the locations of the easements with respect to the property boundaries. Ordering a title survey may also be considered by the City to better identify potential encroachments to the property. Approximate locations of known existing easements on or adjacent to the site are identified on the Existing Easements and Utilities Exhibit attached as Appendix B to this report. This exhibit may not include all easements identified in the title policy, which



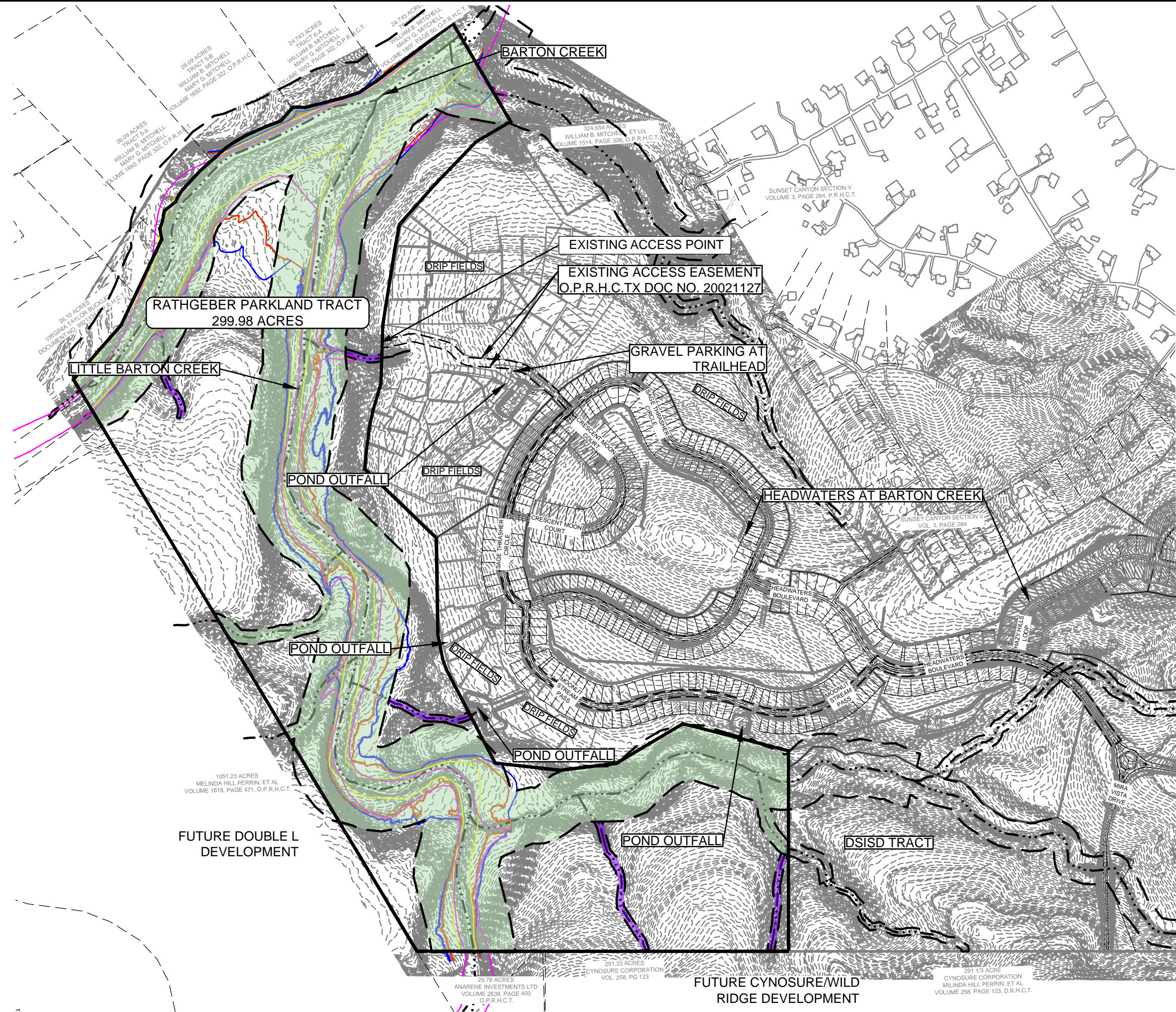
should be located by a registered surveyor. The below-identified easements may be useful in consideration of the planning of the Park.

On Site

- Existing Drainage Easement (doc. No. 18013635) is a permanent drainage easement across the 300-acres of the proposed Park. Known drainage and pond outfalls to the site are identified in the attached drainage exhibit included in Appendix A of this report.
 - o As this drainage easement encumbers the entire boundary of the Park, it is suggested for City legal to review the drainage easement in detail and aid in determining if a more defined metes & bounds could or should be generated to limit the boundaries of the easement.
- A treated effluent drip field easement (doc. No. 16031141) of approximately 0.23 acres along southeast property line, near the existing Headwaters MUD wastewater treatment plant.

Adjacent Easements

- An existing access easement (doc. No. 20021127 O.P.R.H.C.Tx) runs from the public right of way of Sage Thrasher Circle to the Park. This easement is discussed in more detail in the Site Access section of this report.
 - o Legal review of this easement is recommended prior to use by the City/Rathgeber Natural Resource Park.
- Overhead electric facilities and an electric easement (doc. No. 20004865 O.P.R.H.C.Tx) exist adjacent to the southwestern property boundary which is shared with the Dripping Spring ISD site.
- Trails and Drainage Easement (doc. No. 20004863 O.P.R.H.C.Tx) runs along an unnamed tributary of Little Barton Creek, beginning at the south property line of the Park and extending through the DSISD property to the Headwaters MUD lands near Mira Vista Drive. The Headwater MUD is the grantee of this easement.
 - o Legal review of this easement is recommended prior to use by the City/Rathgeber Natural Resource Park.



- LEGEND**
- TRACT BOUNDARY
 - 100-YR FLOODPLAIN*
 - 500-YR FLOODPLAIN*
 - REGULATORY FLOODPLAIN*
 - 100-YR FLOODPLAIN
 - EX. CREEK CENTERLINE
 - EX. EASEMENT
 - CREEK BUFFER WITHIN TRACT BOUNDARY**
 - 25' TCEQ OEM BUFFER WITHIN TRACT BOUNDARY***

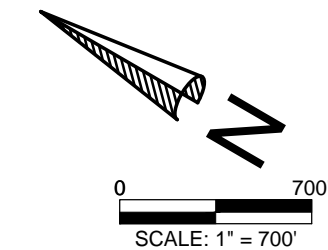
NOTE:

100-YR FLOODPLAIN SHOWN IS PER FEMA FLOODPLAIN MAP NUMBERS 48209C0106F, 48209C0105F, AND 48209C0108F, EFFECTIVE 09/02/2005.

* DENOTES PRELIMINARY FEMA FLOODPLAIN PER REVISED PRELIMINARY FEMA F.I.R.M. 12/14/2022 MAP NUMBERS 48209C0105G, 48209C0106G, AND 48209C0108G.

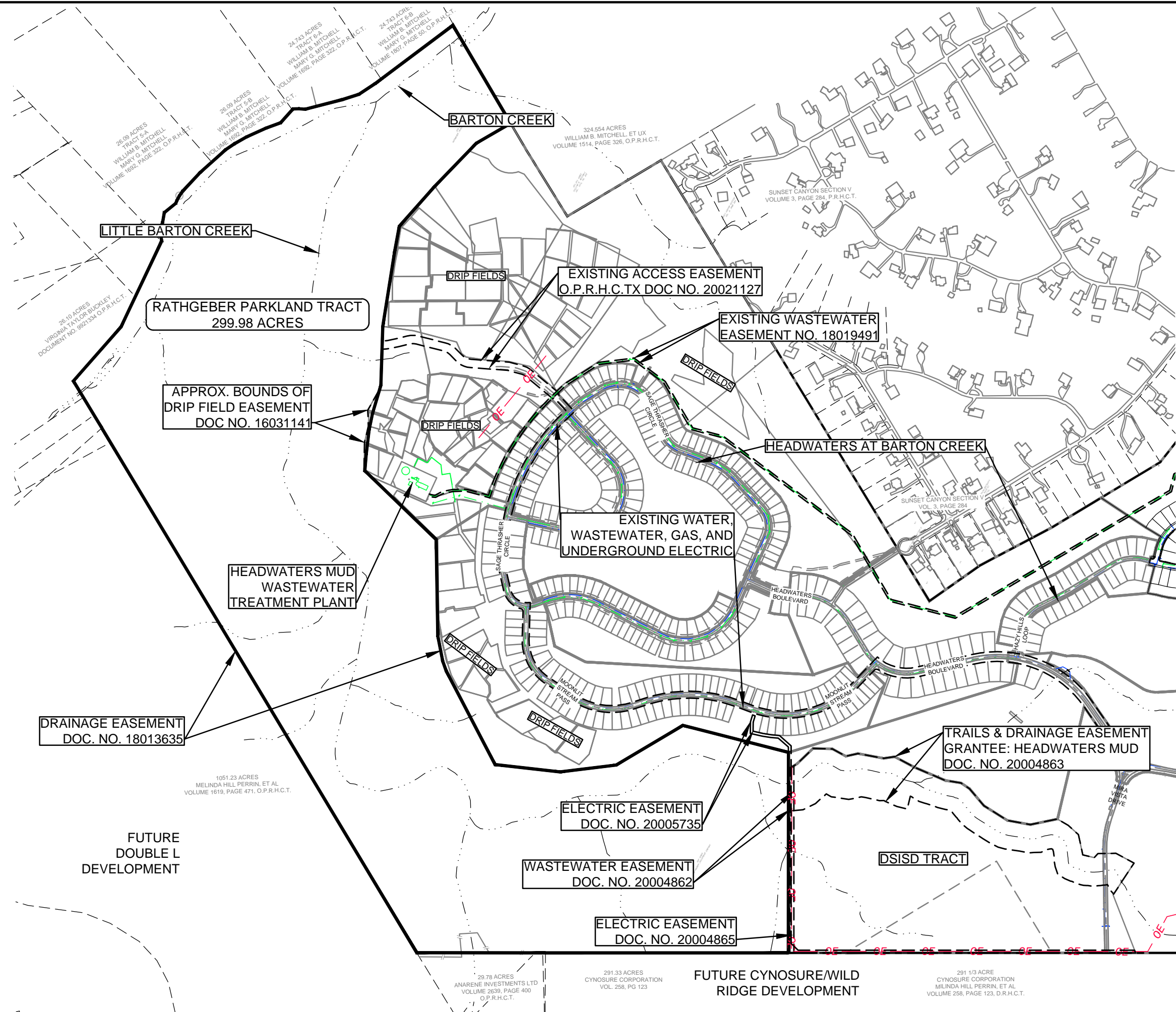
**BUFFERS SHOWN INCLUDE BUFFERS IDENTIFIED IN THE HEADWATERS DEVELOPMENT AGREEMENT, THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN LCRA AND USFW, AND THE TCEQ OPTIONAL ENHANCED MEASURES.

***TCEQ OEM BUFFERS APPLY ONLY IF WATER IS OBTAINED FROM THE WTCPUA OR A SUBPROVIDER WHO OBTAINS WATER FROM THE WTCPUA.



RATHGEBER NATURAL RESOURCE PARK

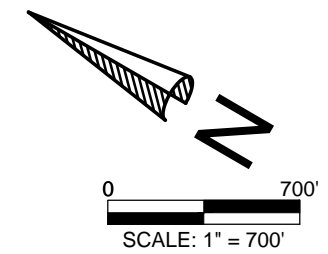
DRAINAGE EXHIBIT



- LEGEND**
- TRACT BOUNDARY
 - EX. WASTEWATER
 - EX. WATER
 - EX. OVERHEAD ELECTRIC
 - EX. EASEMENTS
 - EX. CREEK CENTERLINE

NOTE:

A TITLE SURVEY HAS NOT BEEN PROVIDED FOR THE 299.98-AC RATHGEBER PARKLAND TRACT. A TITLE SURVEY SHOULD BE PREPARED TO IDENTIFY ALL SITE ENCUMBRANCES.



RATHGEBER NATURAL RESOURCE PARK

EXISTING EASEMENTS AND UTILITIES EXHIBIT

not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Subordinate Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies the FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 14. The **horizontal datum** was NAD 83. GRS80 geoid elevations in detail, national projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Special Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1215 East-West Highway
Silver Spring, Maryland 20910
(301) 713-2797

To obtain current elevation, description, and/or location information about the **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at www.ngs.noaa.gov.

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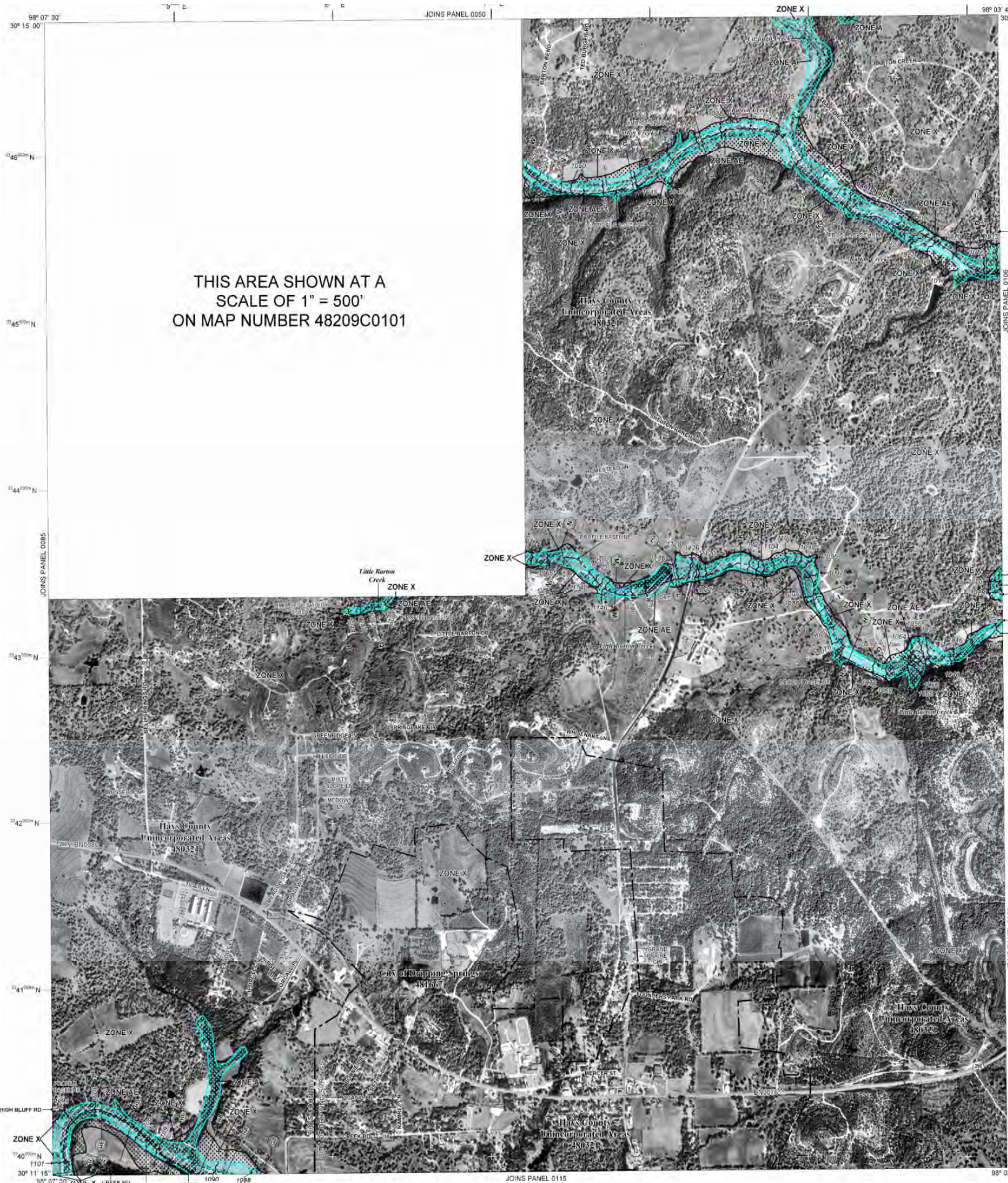
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Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9622 and their website at www.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-3627) or visit the FEMA website at www.fema.gov.



The 1% annual chance flood (100-year flood), also known as the **base flood**, is the flood that has a 1% chance of being equaled or exceeded in any given year. The **Special Flood Hazard Area** is the area subject to flooding by the 1% annual chance flood. Areas of **Special Flood Hazard** include Zone A, AE, AH, AO, AF, A99, V, and VE. The **Base Flood Elevation** is the water-surface elevation of the 1% annual chance flood.

ZONE A
No Base Flood Elevations determined.

ZONE AE
Base Flood Elevations determined.

ZONE AH
Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevations determined.

ZONE AO
Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevations determined.

ZONE AR
Flood depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevations determined.

ZONE A99
Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was substantially abandoned. Zone A99 indicates that the former flood control system is being removed to provide protection from the 1% annual chance flood.

ZONE V
Coastal flood zone with velocity hazard (wave action). No Base Flood Elevations determined.

ZONE VE
Coastal flood zone with velocity hazard (wave action). No Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
Areas of 2% annual chance flood: areas of 1% annual chance flood with average depths of less than 1 foot with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

OTHER AREAS
Areas determined to be outside the 0.2% annual chance floodplain: Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
CBRS areas and OFPAs are normally located within or adjacent to Special Flood Hazard areas.

OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OFPAs are normally located within or adjacent to Special Flood Hazard areas.

LEGEND
1% annual chance flood boundary
0.2% annual chance flood boundary
Floodway boundary
Zone boundary
CBRS and OFPA boundary
Boundary defining Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
Base Flood Elevation line and value, elevation in feet
Base Flood Elevation value where uniform within zone, elevation in feet
Cross section line
Transverse line
Geographic coordinates referenced to the North American Vertical Datum of 1988 (NAVD 83), Western Hemisphere
1000-meter Universal Transverse Mercator grid values, zone 14
Bench mark (see explanation in Notes to Users section of this FIRM panel)
Base Map
MAP SCALE 1" = 1000'
EFFECTIVE DATE OF REVISIONS TO THIS PANEL
September 2, 2005: Update corporate limits and map format to add roads and road names, and to incorporate previously issued Letters of Map Change.

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0105F

FIRM
FLOOD INSURANCE RATE MAP
HAYS COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 105 OF 495

USE MAP INDEX FOR FIRM PANEL LAYOUT

CONTAINS	COMMUNITY	NUMBER	PANEL	SUFFIX
DRIPPING SPRINGS	481857	0105	F	
CITY OF HAYS COUNTY	480221	0105	F	

Notice to User: The **Map Number** shown below should be used when placing map orders. The **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48209C0105F
MAP REVISED

NOTES TO USERS

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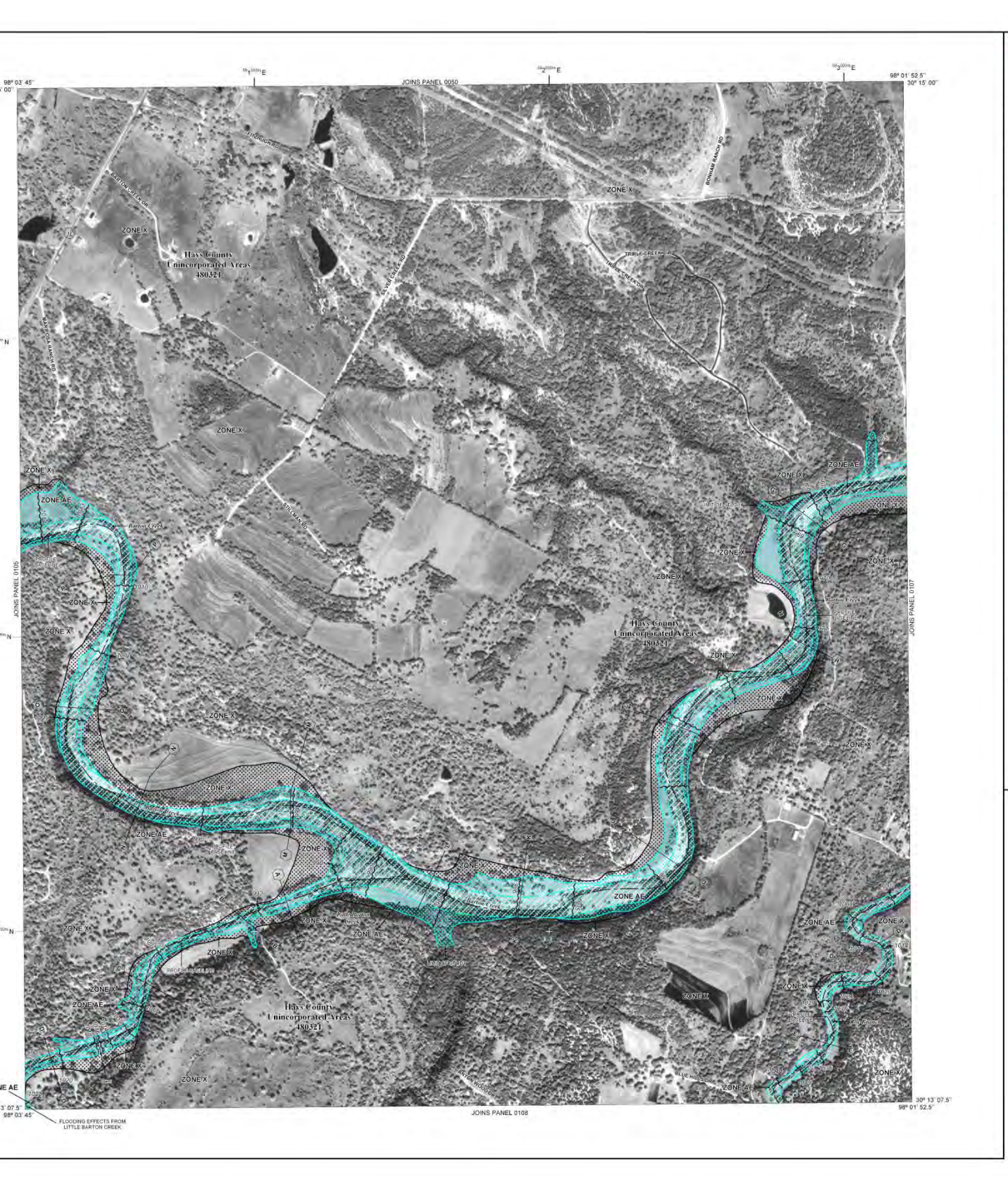
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NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0106F

FIRM
FLOOD INSURANCE RATE MAP
HAYS COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 106 OF 495

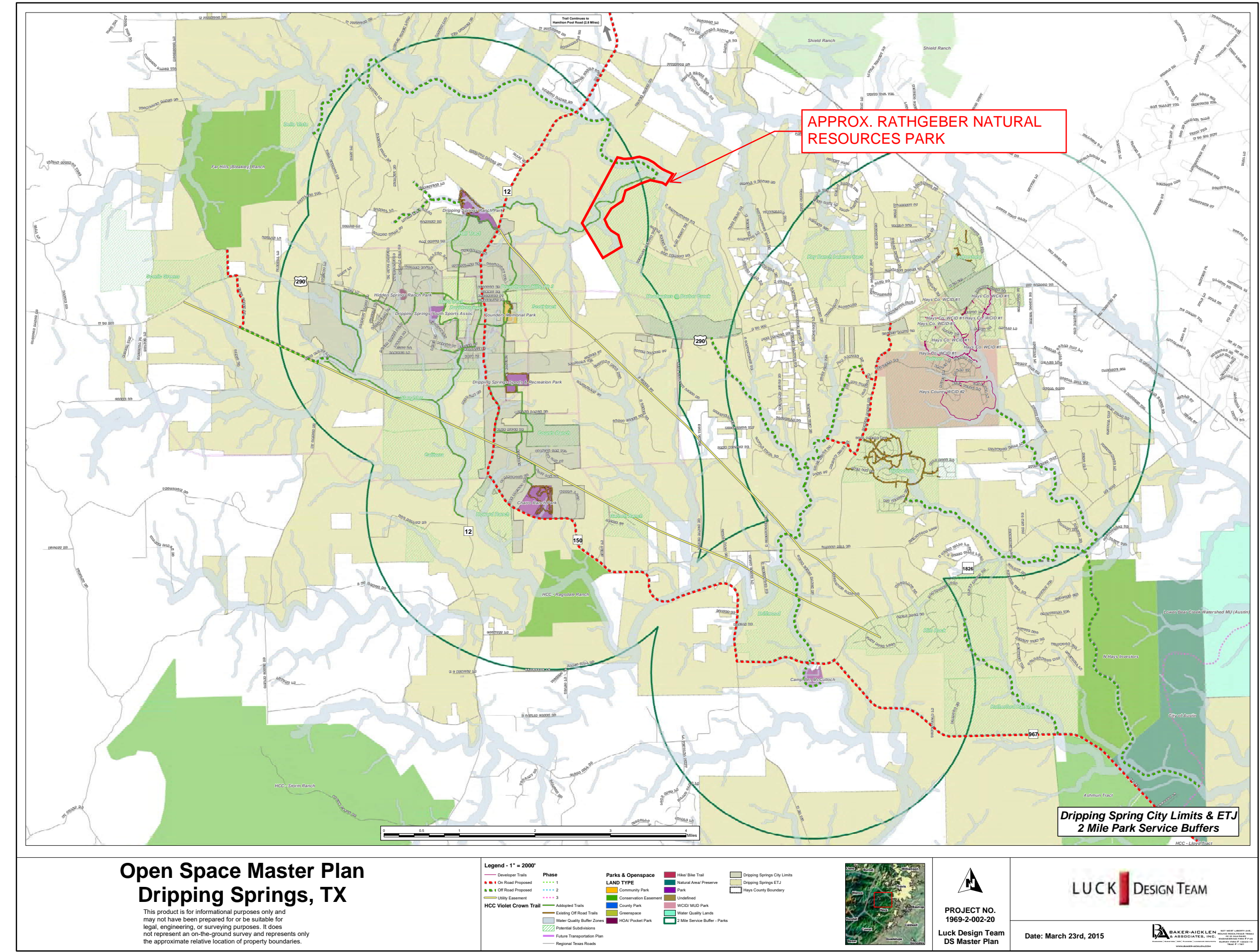
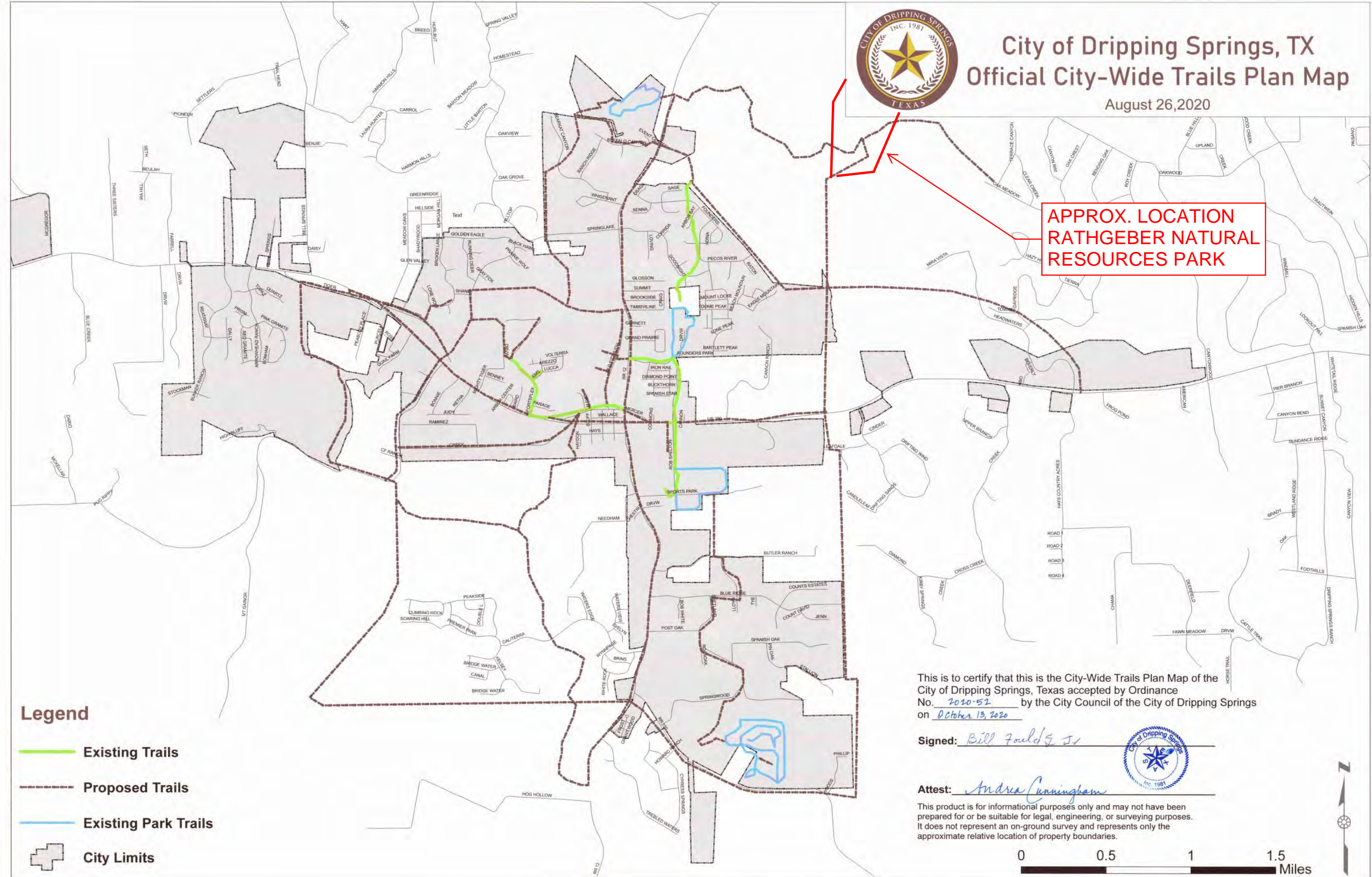
USE MAP INDEX FOR FIRM PANEL LAYOUT

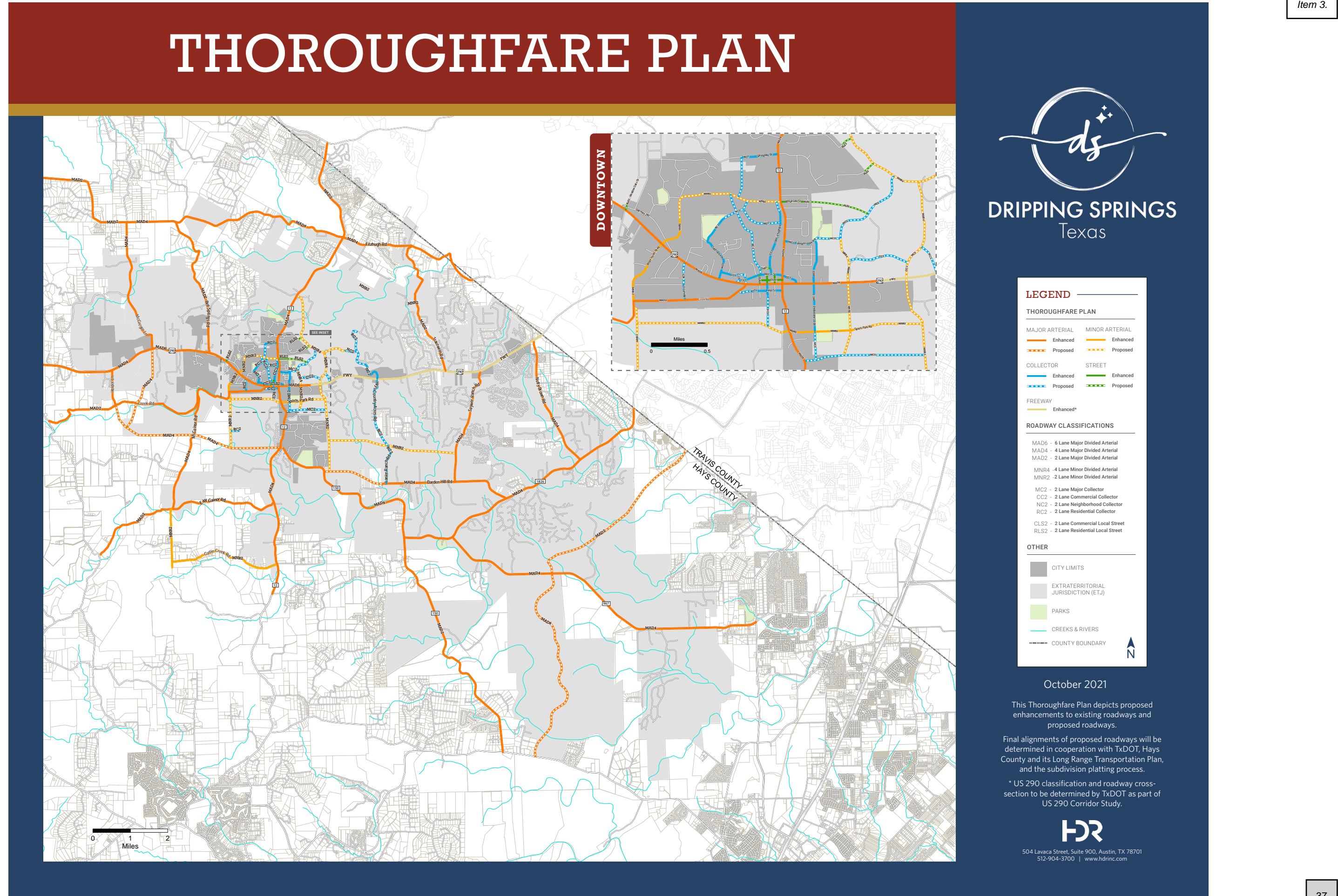
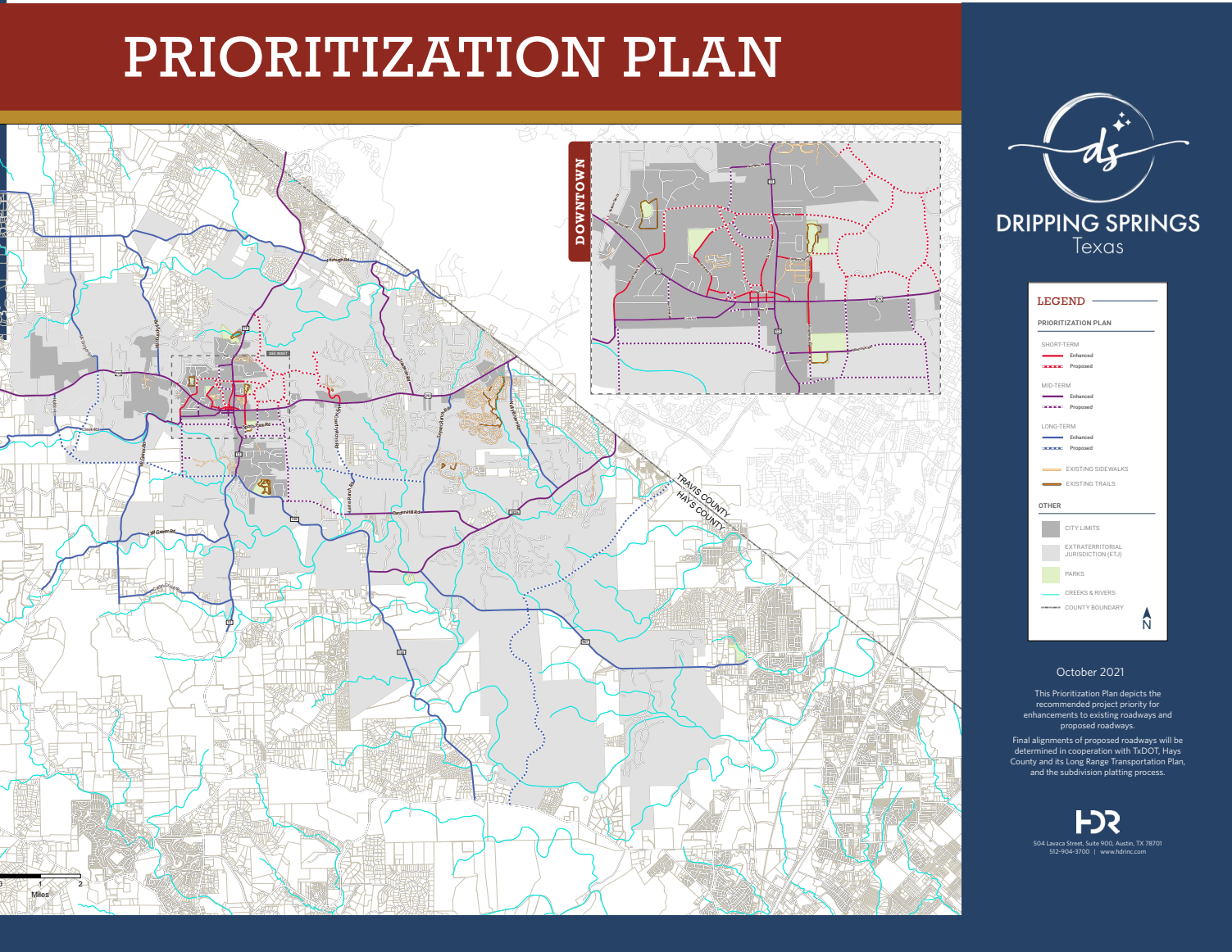
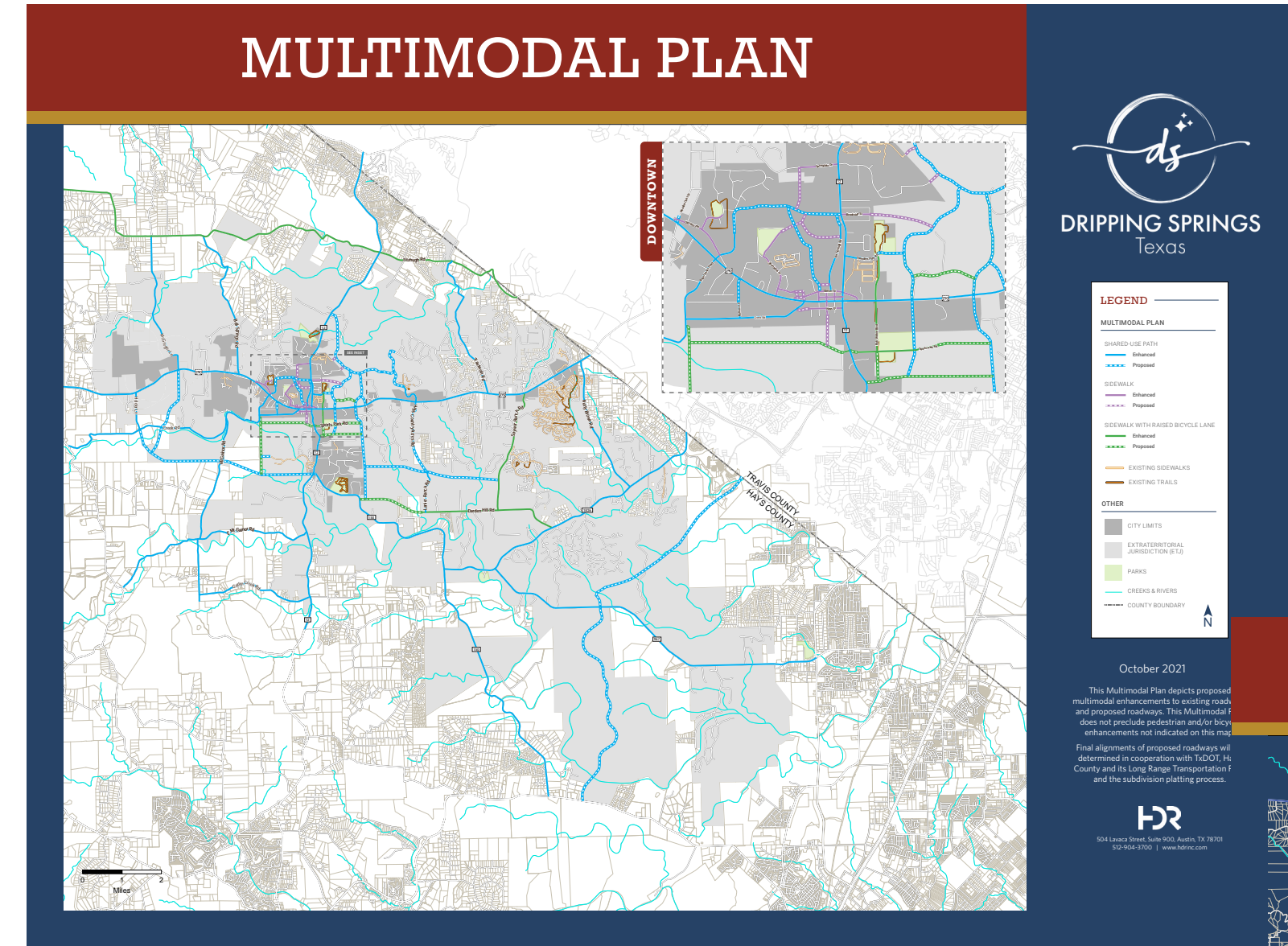
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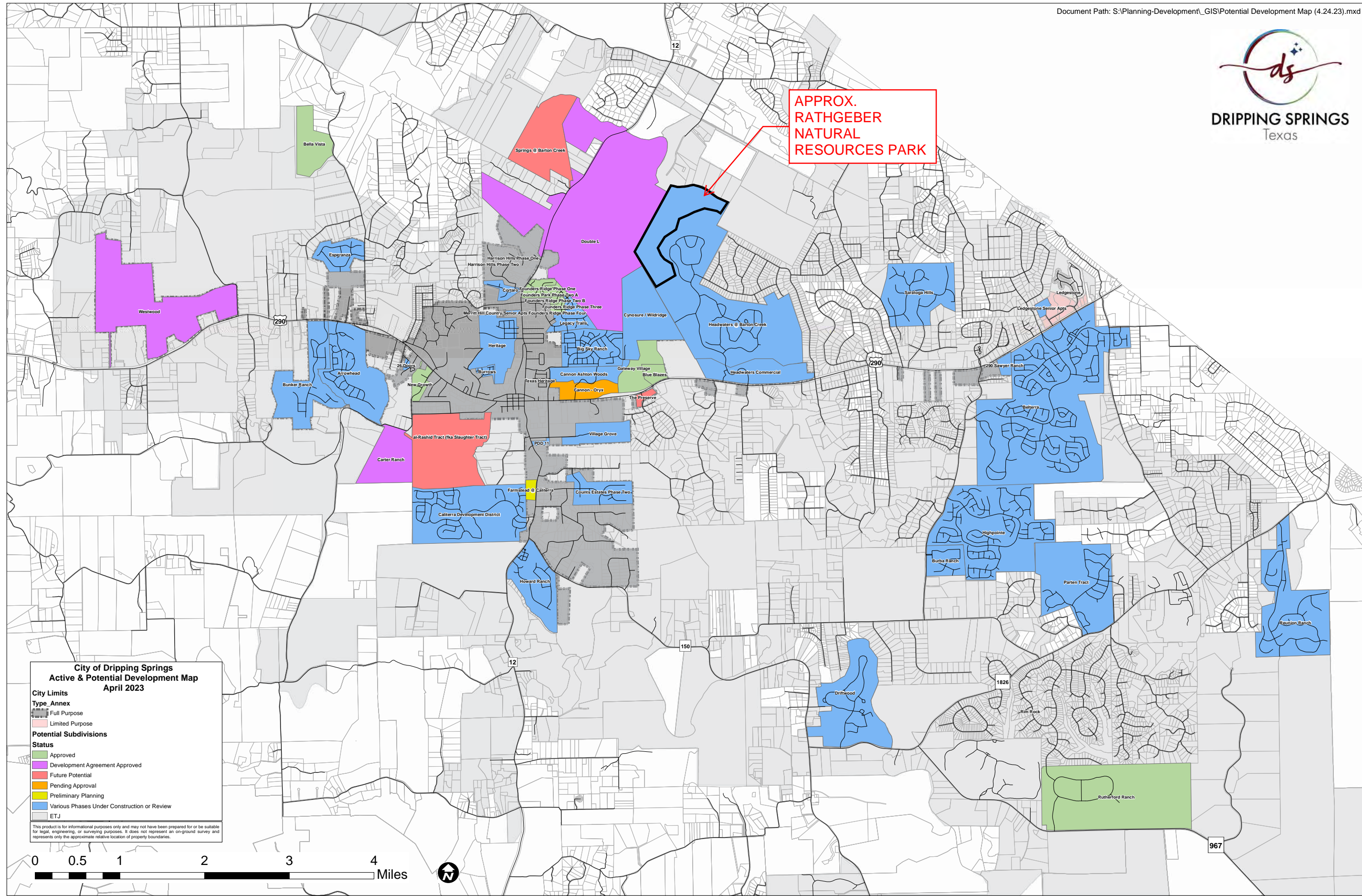
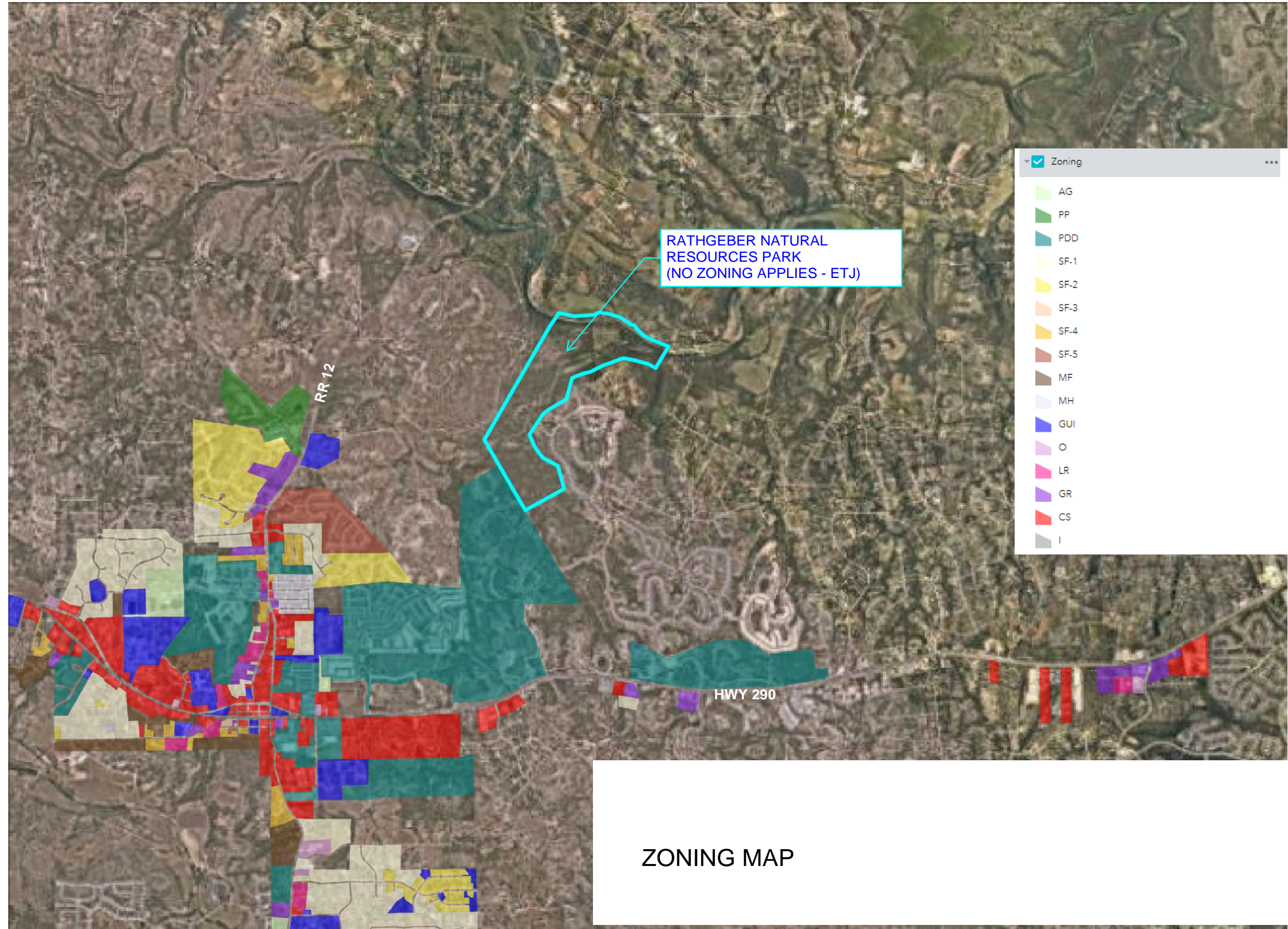
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MAP NUMBER
48209C0106F
MAP REVISED
SEPTEMBER 2, 2005

Federal Emergency Management Agency







COMMUNITY ENGAGEMENT

Public input and engagement was a key component of the planning process for Rathgeber Natural Resource Park. The guiding principles were:

- Provide meaningful information to all stakeholders during the process.
- Engage in two-way communication with a wide range of stakeholders.
- Listen to the desires and priorities of stakeholders.
- Respond openly and honestly to all comments.

The first step related to engagement came in the form of a survey for the City of Dripping Springs staff. The survey was intended to kick off the visioning for the project. After the survey was completed, a client vision workshop was held to further develop the park's vision and values.

Citizens of Dripping Springs and the surrounding area had the opportunity to participate in multiple different opportunities including, pop up events at Christmas on Mercer and Founders Day, two public meetings, and stakeholders workshops. Information about the park was presented at each of these sessions giving guests a chance to learn more about the park. Participants were given the opportunity to answer questions and provide valuable feedback for the final vision plan. In addition to the in-person events, future park-goers could submit comments through the Rathgeber Natural Resource Park project email address or check the City website and social media platforms. All information gained from the community engagement was collected and incorporated into the design of the final Vision Plan creating a truly unique park for the citizens of Dripping Springs and the surrounding region. See Appendix A and B for community engagement data and email correspondence.

PUBLIC MEETING
THURSDAY | DEC. 14, 2023 | 6:30 P.M.
DRIPPING SPRINGS CITY HALL
511 MERCER ST.
DRIPPING SPRINGS, TX 78620

Rathgeber Natural Resource Park

DRIPPING SPRINGS
Texas

You're invited to a public meeting on Dec. 14, 2023 to discuss the future Rathgeber Natural Resource Park, which will protect 300 acres of pristine Texas Hill Country.

The public meeting will take place from 6:30 - 8 p.m. at City Hall, located at 511 Mercer St., Dripping Springs, TX 78620, and the public is welcome to attend.

The City of Dripping Springs is working with stakeholders and community members to protect the land and resources while allowing the Dripping Springs community and residents of Hays County to passively recreate, immerse in nature, and explore the Texas Night Sky.

The December 14 public meeting will introduce the project team to the public, highlight the park site and its history, and discuss vision and values for the project.

If you have any questions, please feel free to email us at rathgeberpark@gmail.com and we'll get back to you as soon as we can.



RATHGEBER

NATURAL RESOURCE PARK

WITH RVI PLANNING + LANDSCAPE ARCHITECTURE

DRIPPING SPRINGS
Texas

*While you are enjoying
Christmas at Mercer,
please stop by the
booth for Rathgeber
Natural Resource Park.*

CHRISTMAS ON MERCER
SATURDAY, DECEMBER 2
10 A.M. – 5 P.M.
DOWNTOWN DRIPPING SPRINGS

Learn about The City of Dripping Springs' effort to protect 300 acres of pristine Texas Hill Country

PLANNING FOR RATHGEBER NATURAL RESOURCE PARK IS UNDERWAY SO LOCAL RESIDENTS HAVE THE OPPORTUNITY TO PASSIVELY RECREATE, IMMERSE IN NATURE, AND EXPLORE THE TEXAS NIGHT SKY.

A December 14 public meeting at Dripping Springs City Hall will:

- Introduce the project team to the public
- Highlight the park site and its history
- Discuss vision and values for the project

For any questions please contact rathgeberpark@gmail.com.



QUESTION - BUILT STRUCTURES

QUESTION - WANDERERS

Dispersed | No Preference | Monumental

QUESTION - NATURE ENTHUSIASTS

Observation Points | No Preference | Pathway

QUESTION - ACTIVE ADVENTURE SEEKERS

Shared | Both | Separated

QUESTION - LEARNERS

Demonstrative | No Preference | Self-Guided

QUESTION - HABITATS (CIRCLE ONE)

Uncomfortable | or | Comfortable



PUBLIC MEETING
MONDAY | MAY 20, 2024 | 6:30 - 8 P.M.
DRIPPING SPRINGS RANCH PARK
1042 EVENT CENTER DR.
DRIPPING SPRINGS, TX 78620

Rathgeber Natural Resource Park

DRIPPING SPRINGS
Texas

You're invited to a public meeting on May 20, 2024 to review and comment on the design concepts for the future Rathgeber Natural Resource Park.

The public meeting will take place from 6:30 to 8 p.m. at Dripping Springs Ranch Park, 1042 Event Center Dr., Dripping Springs, TX 78620.

The City of Dripping Springs is working with stakeholders and community members to protect 300 acres of land while allowing the Dripping Springs community and residents of Hays County to passively recreate, immerse in nature, and explore the Texas Night Sky.

A December 2023 public meeting introduced the project team to the public, highlighted the park site and its history, and discussed the vision and values for the project.

Please feel free to email questions or comments to rathgeberpark@gmail.com.

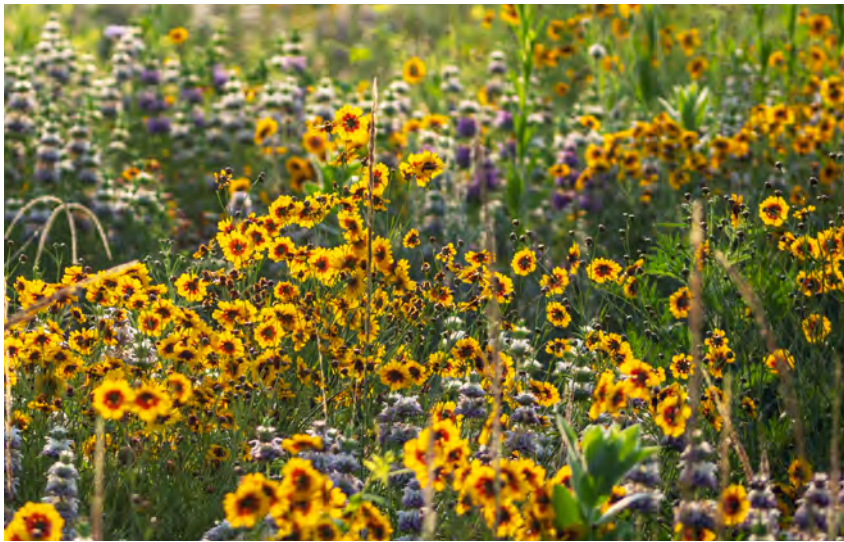




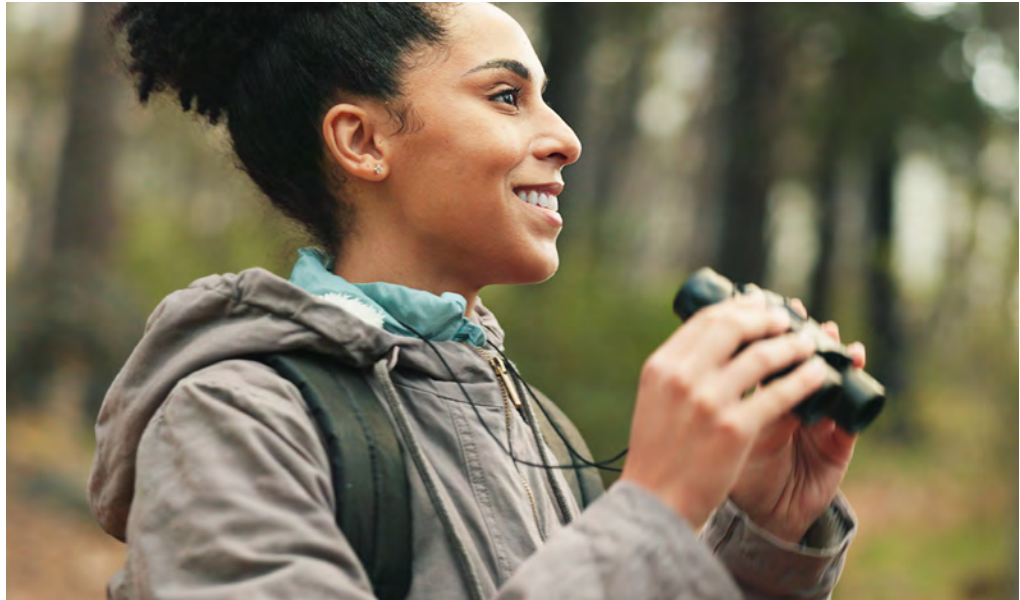
NATURE
FOCUSED



BLENDS INTO NATURE
AND CELEBRATES IT



PLACE OF DISCOVERY



SHOWCASE THE
HISTORY OF THE PARK



HANDS ON EDUCATION



10

PROJECT INSIGHTS

Rathgeber Natural Resource Park is truly a one-of-a-kind location. The park features a multitude of different experiences that all types of users can enjoy. By showcasing each region or “wildzone”, Rathgeber Natural Resource Park can become a place of discovery that focuses on and celebrates nature.

The five signature experiences that can be found throughout the park are:

- Wildlife Viewing
- Stewardship
- Education
- Hiking
- Cycling

Visitors can wander on the trails, learn more about plants, stop and listen to bird songs, or even pay it forward by cleaning up the site and becoming stewards of the environment. The park offers guests an opportunity to get into nature and experience it from a whole new perspective.

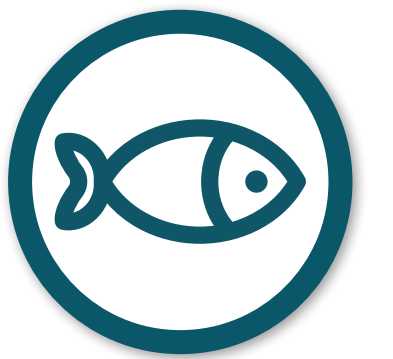


WILDZONES

Home to many different animals and plant species, Rathgeber Natural Resource Park can be categorized as five different areas or wildzones. The wildzones have distinct characteristics and qualities such as animal inhabitants, vegetation type, geofomation, and even microclimate. Rathgeber Natural Resource Park can be divided into the following: Meadows and Prairies, Riparian Edges and Water, Shrubland, Hardwood Lowland, and Ridges and Cliffs. Each wildzone tells a different story of the park but is interconnected by the natural systems at play. The edges blend and blur, creating a unique ecosystem that should be celebrated.



MEADOWS & PRAIRIES -
The meadow and prairie zones can be found in the northern part of Rathgeber Natural Resource Park. These zones encompass large areas of the land. Each meadow or prairie has slight differences that make them unique to the park and one another. Generally, flat or rolling, topography with the main characteristic of the zones being the expansive native grassland with some large specimen hardwood trees. Steep slopes and creeks surround these clearings, giving each an isolated nature and the characteristic of "rooms" within the site.



RIPARIAN & WATER -
This site is the confluence of the two waterways, the Little Barton Creek and the Barton Creek. Because of its ephemeral properties, water is not always physically seen, but can leave behind footprints and tell a story, creating seasonal interest in the zone that changes throughout the year. The creeks and the riparian edges create an important habitat for all kinds of living creatures. This zone is characterized by the creek beds, rock outcrops, and lush vegetation along the banks and floodplain, and buildup of debris along the creek.



JUNIPER & OAK WOODLAND -
The Oak/Juniper Woodlands on the site are located on more gentle slopes, characterized by the dense growth of smaller woody trees or shrubs such as Cedar or Ashe Juniper. Where there is a mix of Ashe Juniper and Live Oak or other hardwoods, such as the areas adjacent to ridges and cliff zones, it may be considered ideal habitat for birds such as the Golden-Cheeked Warbler. Within each zone, the plants vary in density; however where the Juniper is less than 15 feet tall with little or no hardwood and in higher elevations, the likelihood of GCW dramatically decreases and quality lowers. Some areas are more dense while others start to open up, becoming more accessible.



HARDWOOD LOWLAND -
This zone is mainly located near and around Little Barton Creek and Barton Creek. The Hardwood Lowland zone contains large mature trees such as Live Oaks, Cedar Elms, and other understory vegetation, that grow on the banks of the creeks. These groves create excellent shade and coverage from the hot Texas sun and provide refuge for the animals that live in Rathgeber Natural Resource Park. Because of the size and shape of the trees and the less densely packed nature of the area, they become the dominant feature in this wildzone.



RIDGES & CLIFFS -
Located primarily along the creek corridors, Rathgeber Natural Resource Park has many steep areas that form ridges and cliffs. These areas are generally more rocky than the rest of the site, with some woody vegetation growing around the zone. In areas characterized by Ashe Juniper vegetation, high quality GCW habitat is found. Few ridges can be accessed by visitors, creating a unique vantage point to the creek below, while others are completely inaccessible and can only be viewed from a distance. This zone tends to surround the other wildzones, creating a boundary and barrier between each area.



ZONE INVENTORY

Little Barton Creek | Barton Creek | Creekbeds | Large Limestone Boulders | Limestone Rocks | Wildlife | Insect Life | Lush Vegetation | Historic Dam | Concrete Low Water Crossing | Old Dam | Potential Endangered Salamander

KEY FEATURES

Interpretive Education - The riparian edges and creeks of Rathgeber Natural Resource Park offer a unique view into the natural workings of the Texas environment. This area is ideal for hands on education and learning. The creekbeds are especially engaging in the dry summer months where multitudes of animal tracks can be seen as they use the corridor for travel.

Ecological Preservation - Barton Springs and Little Barton Springs is home to many different wildlife and vegetation. Habitat preservation is essential to keeping this park as natural as possible. Water is an important feature on the site and should be preserved for both the park goers and animals alike.

Seasonal Trail Use - The ephemeral nature of the creeks located on the site create an opportunity to explore and learn about the creek during different seasons. Being able to see the workings of the natural system will be a unique opportunity for visitors.





WILDZONES: MEADOWS & PRAIRIES



ZONE INVENTORY

Gentle Slopes | Flat Expanses | Grassy Plants | Small Woody Shrubs | Scrub | Wildlife
| Insect Life | Grassland | Sporadic or Little Shade | Specimen Trees | Plant Debris

KEY FEATURES

Flat Open Spaces - The most prominent feature of the Meadows and Prairies wildzone is the flat open space. In comparison to the steeper areas of the site, this zone gives users the opportunity to slow down and enjoy the peaceful nature of the site. The prairie vegetation is characterized by grassland plants. Waystations may be built here to provide a rest place for hikers. They should be sited along the tree lines for shade and to blend into the natural environment.

Trails - Because of the gentle slope, this area it is ideal for peripheral secondary trails that allow users to get off the main trail and wander through the zone.

Sight Lines - The openness of this wildzone allows for long sight lines across the expanse, these site lines can be designed to lead people through the park or direct them to another zone or feature. Built habitat structures such as raptor perches, hibernaculums or bird blinds are recommended here.



ZONE INVENTORY

Rolling Topography | Small Woody Plants | Large Shrubs | Small Trees | Golden-Cheeked Warbler | Scrub | Wildlife | Insect Life | Densely Packed Vegetation | Limestone Rocks | Limestone Gravel and Pebbles | Short Grasses | Ashe Juniper Trees | Cedar Trees

KEY FEATURES

Nature Center - The main feature of this zone is the location of the Nature Center. Because of the accessibility, gentle rolling slope, and vegetation cover, this zone creates an opportunity to design a Nature Center that blends into the land and celebrates the nature of the Park.

Important Habitat - This zone is home to many different wildlife species such as deer, turkey, and songbirds. One prominent animal being the Golden-Cheeked Warbler which is federally listed as an endangered species, in order to protect this endangered bird it is important to preserve the high quality habitat in this zone. High quality GCW habitat consists of mature Ashe Juniper in a natural mix of Oaks and Elms. Any development in this zone should occur in areas with Ashe Juniper smaller than 15 feet tall and 6 inches DBH, with little or no hardwood presence. Seasonality of nesting and mating should be considered during construction as well.

Cycling - This zone mainly lies on the edge of Rathgeber Natural Resource Park it can create a unique and varied experience for different cycling and mountain bike riders.





WILDZONES: HARDWOOD LOWLAND



ZONE INVENTORY

Creekbeds | Floodplain | Understory Plants | Small Woody Shrubs | Large Woody Shrubs | Specimen Trees Including Live Oak and Cedar Elm | Wildlife | Insect Life | Shade | Smaller Woody Trees | Rocky Areas Near Creek

KEY FEATURES

Rest Areas - The shaded nature of this zone creates spots within the park that are ideal for respite from the heat during hot summer months in Texas.

Proximity to Creeks - This area is mostly located at or along the creekbeds in the park. It creates a threshold between the water and the rest of the zones, creating a more secluded spot for visitors to enjoy. Where these areas edge more prominent Ashe Juniper and ridges and cliff zones, there is a high likelihood of GCW habitat.

Plant Education - Large mature trees are the prominent feature of this zone. Visitors can get close to these trees with more hands-on and interactive education opportunities.



ZONE INVENTORY

Steep Slopes | Large Limestone Boulders | Smaller Limestone Rocks | Limestone Gravel and Pebbles | Cliff Edges | Wildlife | Insect Life | Less Dense Vegetation | Grassy Plants | Small Scrubby Plants | High Points

KEY FEATURES

Overlooks - Utilizing the steep nature of the Ridges and Cliffs wildzone, overlooks in the park can be created to give visitors views that are otherwise inaccessible. Because most of the park is covered by trees and scrubby vegetations. An overlook would allow users to climb above those plants and see the park from a whole new angle.

Vantage Points - Some ridges in this zone are accessible by the main trail, that goes through the park. Along this trail visitors can stop and look out down to the creek below.

Geological and Bird Education - Ridges and Cliffs are a byproduct of the natural systems that work throughout Rathgeber Natural Resource Park. Because ridges can be easily distinguished it creates a natural opportunity to teach visitors about the geology of Rathgeber and how it came to be. Where these areas edge more prominent Ashe Juniper and riparian hardwood zones, there is high likelihood of GCW habitat.



USER GROUPS AND MODES

Rathgeber Natural Resource Park can be used by many different people and users. These include the wanderers, nature enthusiasts, active adventure seekers, learners, and even the wildlife that lives in the park. Each user has its own unique set of wants and needs that are accommodated in the signature experiences that will happen throughout the park. Each experience is designed to draw in these users, creating a one-of-a-kind destination for all who come and enjoy the natural beauty of the Texas Hill Country.

Wanderers: Exploring, Art Viewing, Picnicking...

NATURE ENTHUSIASTS: Birders, Master Naturalists, Foragers, Stargazers...

ACTIVE ADVENTURE SEEKERS: Hikers, Trail Runners, Exercise, Cyclist...

Learners: School Groups, Scouts, Adult Learner’s, Researchers...

Habitats: Golden Cheek Warbler, Natural Systems, Riparian and Water Corridor...

SIGNATURE EXPERIENCES



WILDLIFE VIEWING -
The Hill Country is full of a diverse array of species that are thriving in the Texas landscape. Rathgeber Natural Resource Park is no different. Here, the park becomes a haven for wildlife enthusiasts, offering both curated viewing experiences and spontaneous opportunities. Guests will be able to potentially spot a white-tailed deer running through the shrubland, turtles basking in the sun, and raptors like the red-tailed hawk flying through the air. Throughout the park, wildlife viewing opportunities will be integrated into the design to create both habitats for humans and animals alike.



STEWARDSHIP -
Users of the park, have a responsibility to the nature that inhabits the area. In order to uphold the vision of Rathgeber Natural Resource Park, visitors must become stewards of the land and take ownership to ensure the park stays pristine and preserved for all generations. Park-goers will have the opportunity to get involved and to educate themselves on the different ways they can help the park and help make sure the area thrives. Whether it's replanting trees, picking up trash, or just learning more about the ecosystem, visitors can preserve the park in many ways by fostering a deeper understanding of the natural systems of the landscape.



EDUCATION -
Nestled in the landscape of the park, the main education resource is the Nature Center. This becomes a hub for park-goers and the first stop on the educational journey of Rathgeber Natural Resource Park. Visitors here can learn from the exhibits or they can participate in classes. Outdoor classrooms around the center also offer unique spaces to learn about something new. The next education opportunities happen along the trails and various locations throughout the park. Guests can stop at spots with integrated, interpretive, and interactive educational elements. The park also has hands-on learning opportunities.



HIKING-
The trails at Rathgeber Natural Resource Park take the user on a journey throughout the different wildzones. This journey starts at the trailhead near the Nature Center and winds throughout the rolling landscape of the park. Walkers of all abilities will experience the sights and sounds of nature while enjoying the meditative process of hiking. For the more experienced hiker, different trails offer more advanced opportunities to explore the park. Mindful visitors can wander off the beaten path onto secondary trails to discover new things in the ever-changing Texas landscape.



CYCLING -
For the active adventure seekers, mountain bikers can ride their way through Rathgeber Natural Resource Park on designated trails. This gives visitors an immersive experience and allows them to connect with nature in a more dynamic way. Riders will cycle through the different wildzones and experience the park through a quick, fast-paced succession. As the landscape rushes by the cyclist, new sights, smells, and sounds will reveal themselves to the riders in a unique way.

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PARK VISION PLAN

Rathgeber Natural Resource Park requires a thoughtfully planned design that showcases and preserves the natural beauty of the land, offers visitors recreational opportunities that are accessible to the public, and educates them on the importance of the landscape and wildlife that thrive in this area.

Through park identity and branding, trails and circulation, key locations, sustainability and resilience, and engineering considerations, all of these planning values of the park are achieved.

Each of these aspects embodies the vision statement, *“An engaging nature park that inspires people to connect with the wild Texas Hill Country”* in order to create a cohesive design that becomes the icon of Dripping Springs, Texas, and beyond.



Item 3.

PARK PRECEDENTS: SHIELD RANCH

CENTRAL TEXAS

Shield Ranch is a 37,000-acre sustainably managed land in Central and West Texas. The ranch has been owned and operated by the Shield/Ayres/Bowen family since 1938. Early in the operation, the Shields family implemented programs to improve the land for livestock and wildlife. Over the years, the land became linked through conservation easements with the Nature Conservancy of Austin.

Today Shields Ranch is hosts to summer camps and other programs designed to educate visitors about the beauty of nature and the outdoors. They promote stewardship of wildlife and land, participate in research, and protect the Texas landscape.

Shield Ranch is committed to preserving nature, providing a sanctuary for the visitors of the ranch as well as the wildlife that lives there, and creating a community for both people and nature to live in and enjoy.

KEY CONSIDERATIONS

- SITES Gold certified under the Sustainable SITES Initiative
- Conservation and protection of the land and wildlife
- Stewards to the natural habitat and resources of the park
- Innovative sustainable design that utilizes the natural resources and renewable energy including:
- It has the first public water system approved for construction by the Texas Commission on Environmental Quality (TCEQ) that relies entirely on rainwater.
- The first on site septic facility permitted by Travis County and TCEQ to use evaporative toilets.
- Diverse range of educational programs and activities that reach underprivileged visitors and teach them the value of the outdoors
- Create connections between people, animals, and nature to form one cohesive community
- Honor the history and past of the land
- Design enhances the beauty of the site and does not distract from the existing landscape

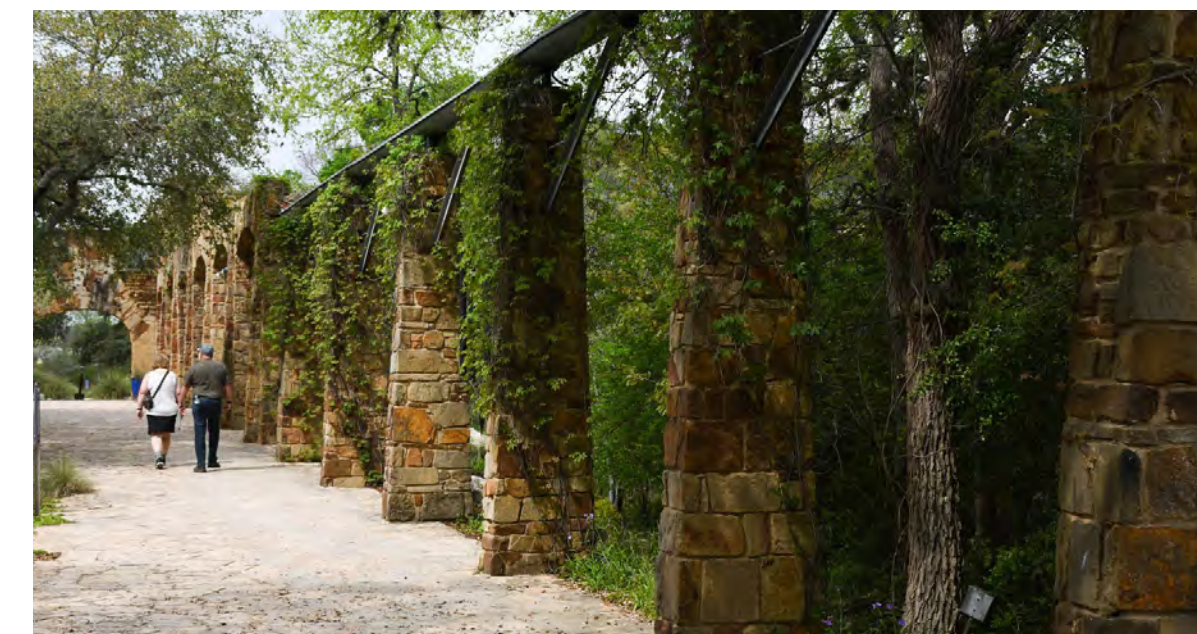
THINGS NOT TO CONSIDER

- Use of concrete and galvanized material is long lasting and resilient, but creates an industrial aesthetic - Rathgeber should have a warmer feel
- Concentration of activities in one area - Explore key locations throughout Rathgeber to have activities
- Formal hotel like camp events

PLANNING VALUE RATING

(ENVIRONMENTAL) PRESERVATION	<div></div>	<div></div>	<div></div>	<div></div>
(LOW-IMPACT) RECREATION	<div></div>	<div></div>	<div></div>	<div></div>
(RESOURCE) EDUCATION	<div></div>	<div></div>	<div></div>	<div></div>
(EQUITABLE) ACCESSIBILITY	<div></div>	<div></div>	<div></div>	<div></div>
(ECOSYSTEM) HARMONY	<div></div>	<div></div>	<div></div>	<div></div>





PARK PRECEDENTS: LADY BIRD JOHNSON WILDFLOWER CENTER

AUSTIN, TEXAS

The Lady Bird Johnson Wildflower Center was founded in 1982 by Lady Bird Johnson and Helen Hayes. The center's main focus is to create landscapes that utilize Central Texas native plants in a cohesive experience. Their focus is to conserve and protect plants of Texas through research, education, and outreach.

The gardens cover 284 acres and feature over 1,000 species of plants. This area is home to a diverse range of animals, insects, and birds.

A main focus of The Lady Bird Johnson Wildflower Center is sustainability. The center collects rainwater on-site, utilizes low-flow irrigation systems, uses local materials, and generates its own power through the use of solar arrays.

The Wildflower Center is dedicated to the education of its visitors and continued research into different plant species, plant enhancements, and sustainable practices. The Lady Bird Johnson Wildflower Center is committed to the conservation and enjoyment of the Texas landscape.

KEY CONSIDERATIONS

- Use of materials native to the region in innovative ways
- Use of native plant material throughout the landscape
- Environmentally focused and dedicated to sustainability
- Harvesting of on site materials and rainwater
- Dedicated to research and educational outreach
- Provides a variety of different experiences throughout the center with a variety of vantage points
- Provide seasonal events such as luminaries, Fortlandia, interactive art exhibits, and light shows

THINGS NOT TO CONSIDER

- Overall formal feel to the gardens throughout the site
- Formal and geometric pathways conflict with the nature of Rathgeber Natural Resource Park

PLANNING VALUE RATING

(ENVIRONMENTAL) PRESERVATION	<div></div>	<div></div>	<div></div>	<div></div>
(LOW-IMPACT) RECREATION	<div></div>	<div></div>	<div></div>	<div></div>
(RESOURCE) EDUCATION	<div></div>	<div></div>	<div></div>	<div></div>
(EQUITABLE) ACCESSIBILITY	<div></div>	<div></div>	<div></div>	<div></div>
(ECOSYSTEM) HARMONY	<div></div>	<div></div>	<div></div>	<div></div>

PARK PRECEDENTS: CIBOLO NATURE CENTER AND FARM

BOERNE, TEXAS

In 1988, Carolyn Chipman Evens and her husband Brent Evens worked with the City of Boerne, Texas, to create a conservation area of Cibolo Creek. In the following years, the conservation area began to grow with the purchase of Herff Farm. The nature center, and farm offer visitors access to the outdoors, trails, an education center, community gardens, and farmers markets.

The Cibolo Nature Center and Farm is dedicated to protecting the land, fostering stewardship and connection to nature and community. The education center and conservation area is nestled in the rolling hills of the Texas Hill Country, giving visitors a chance to explore the beauty of nature.

This area features a variety of different activities and experiences for guests of all kinds. Visitors can hike along the creek or other walking trails with ADA options, discover real dinosaur tracks, picnic, bird-watch, and discover other wildlife. The Cibolo Nature Center gives guests a diverse and unique outdoor experience.

KEY CONSIDERATIONS

- Provide educational programs and workshops for both adults and children
- Offers a variety of experiences for different ages and different disabilities
- Honors the history of the site by highlighting key historical aspects such as a working farm or dinosaur tracks
- Protects and conserves the landscape and wildlife
- Provides cultural events such as outdoor concerts to bring the community together
- Home to a weather station - offering an interesting aspect of science to learn about

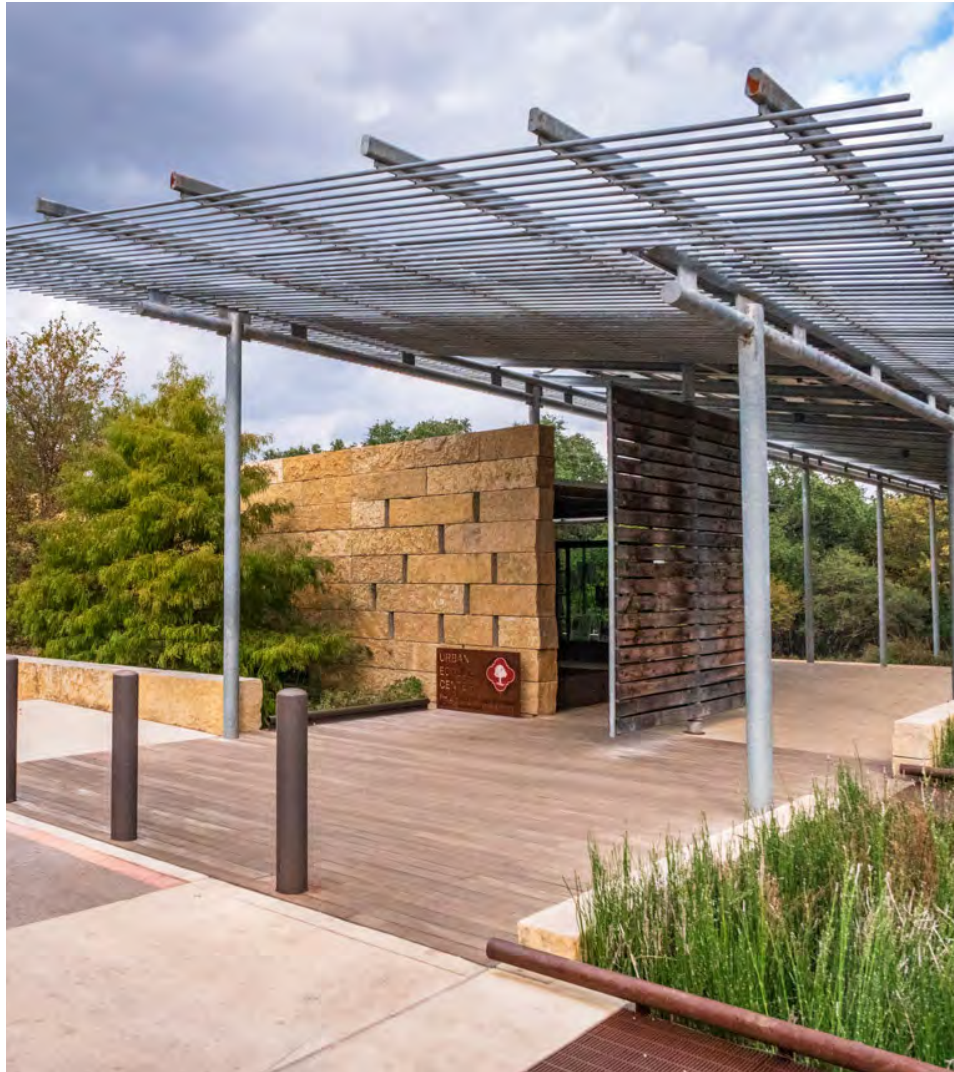
THINGS NOT TO CONSIDER

- Farmstead is not fully integrated into nature preserve
- The learning center offers supplemental educational material to be brought while exploring the site - Explore integration of information into the park itself

PLANNING VALUE RATING

(ENVIRONMENTAL) PRESERVATION	<div></div>	<div></div>	<div></div>	<div></div>
(LOW-IMPACT) RECREATION	<div></div>	<div></div>	<div></div>	<div></div>
(RESOURCE) EDUCATION	<div></div>	<div></div>	<div></div>	<div></div>
(EQUITABLE) ACCESSIBILITY	<div></div>	<div></div>	<div></div>	<div></div>
(ECOSYSTEM) HARMONY	<div></div>	<div></div>	<div></div>	<div></div>





PARK PRECEDENTS: PHIL HARDBERGER PARK CONSERVANCY

SAN ANTONIO, TEXAS

Phil Hardberger Park is an 311-acre park separated by highway and connected by a land bridge. The park acts as a nature and wildlife area. Its goal is to preserve, restore, and educate about nature and wildlife. The park offers a wide range of activities including, basketball courts, playgrounds, educational hot spots, a butterfly garden, learning centers, art, hiking trails, overlooks, and wetlands.

The LEED-certified, Urban Ecology Center was created with materials native to the park. The Ecology Center and the park offer a wide variety of educational programs, events, and key features throughout the area. Some of these features include a geology trail and pit, educational art installations, butterfly learning gardens, children's vegetable garden, historic homestead, and various educational programs through the ecology center.

The park offers visitors a multifaceted experience that is appealing to all ages, groups, and abilities of people.

KEY CONSIDERATIONS

- Protect animals by creating a wildlife corridor over a busy highway
- Multiple parks ranging from traditional play grounds to native play to open fields
- "Borrow Pit" is a dug out area of the park that creates a unique micro-climate and allows visitors to see the geological layers that make up the park
- Educational demonstration gardens for native plants
- "Wildscape" restoration and conservation of native habitat in rural and urban areas
- Bird habitats and water sources

THINGS NOT TO CONSIDER

- Dissected by a major road
- Two separate areas of the park
- Overall more integration of formal activities like playgrounds and dog parks into the native habitat

PLANNING VALUE RATING

(ENVIRONMENTAL) PRESERVATION	<div></div>	<div></div>	<div></div>	<div></div>
(LOW-IMPACT) RECREATION	<div></div>	<div></div>	<div></div>	<div></div>
(RESOURCE) EDUCATION	<div></div>	<div></div>	<div></div>	<div></div>
(EQUITABLE) ACCESSIBILITY	<div></div>	<div></div>	<div></div>	<div></div>
(ECOSYSTEM) HARMONY	<div></div>	<div></div>	<div></div>	<div></div>

PARK IDENTITY AND BRANDING

Rathgeber Natural Resource Park invites people to connect with the outdoors by offering environmental preservation, resource education, equitable accessibility, and low-impact recreation. With identity and branding, the park, can embody these planning values by using natural materials, focusing on adventure and wonder, and encouraging people to unplug. Through intentional signage and educational resources placed throughout the park, visitors will be led on a journey of discovery. Park signage will be designed in a way that harmonizes with nature, and does not distract from it. By using raw and natural materials with specific placement of color that is native to the site, the signage will help focus the information presented and provide a clearer picture to park-goers. Signage and other branding opportunities will encourage people to come to the park, by focusing on the adventure and wonder aspects that can draw people in. Once at the park, visitors will have the chance to unplug and be within nature. A consistent color palette and design language will be used throughout the park creating a cohesive identity and turning the park into an icon for Dripping Springs.



NATURE FOCUSED-

Rathgeber Natural Resource Park is focused on the natural environment that makes the park so special. This becomes part of the park's identity by incorporating natural materials into all aspects of the built environment within the park. Reused materials can further highlight the natural beauty found at the site. Light colors that can be found at the site are used to complement the earthy colors of the native material. Using these types of materials helps to celebrate Rathgeber Natural Resource Park.



ADVENTURE -

The Texas landscape can offer an experience of adventure to park-goers. Rathgeber Natural Resource Park's identity and branding will clearly delineate areas of active use, whether that be a mountain biking trail or an unexplored part of the park. Park branding such as trail signs and trail markers, can utilize a difficulty rating system to keep visitors safe and on the right path.



WONDER -

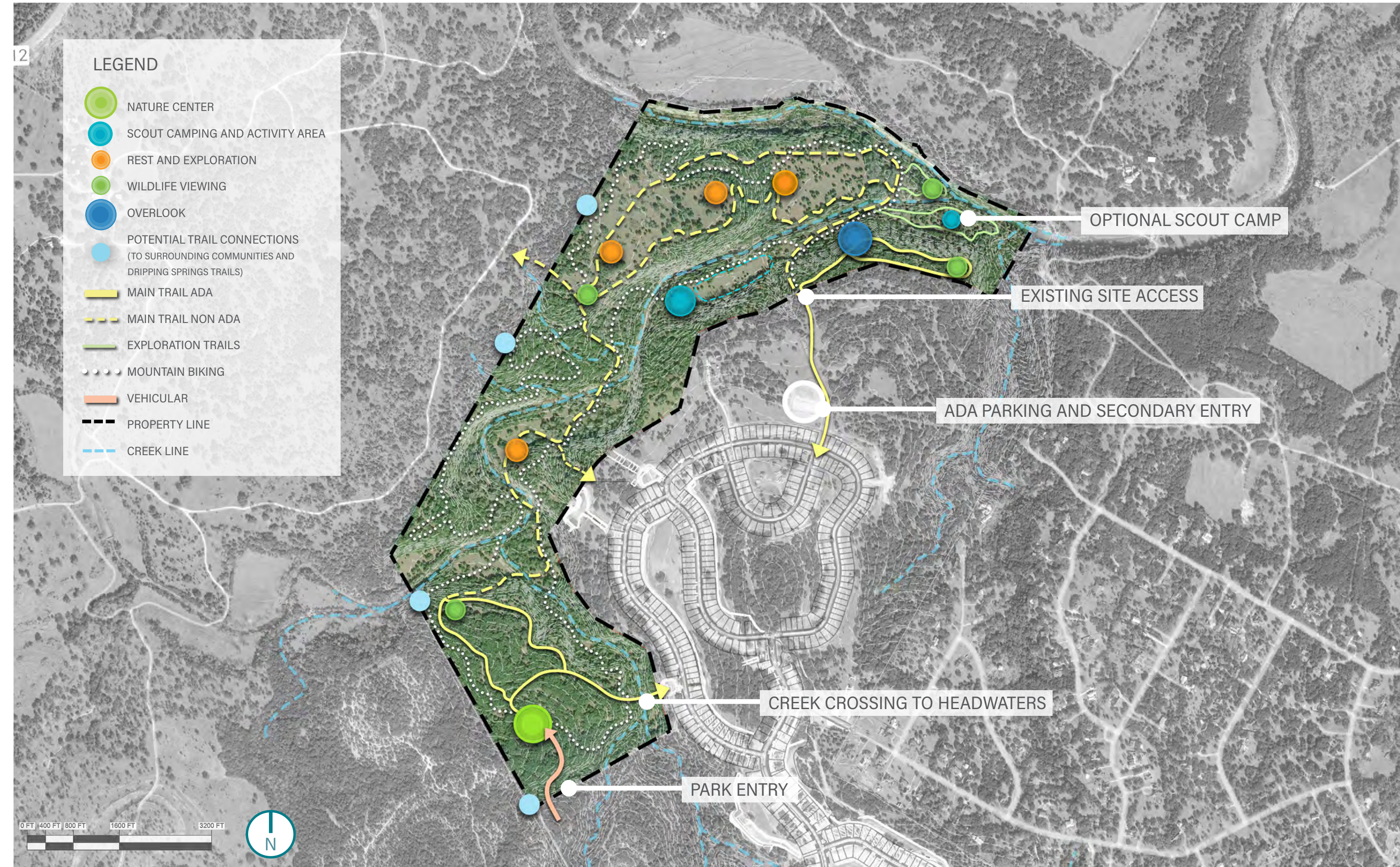
As described in the park's planning values, education becomes a very important service of the site. With park branding and identity, we can instill a sense of wonder through showcasing different educational aspects found at the park. By highlighting points of interest such as prairie plants or Barton Creek and incorporating them into artwork or signage, we can encourage people to go out and discover everything they can about the park.



UNPLUG -

Emphasizing the outdoors Rathgeber Natural Resource Park encourages people to get up close and engage with the park around them. Park branding and identity will focus on the natural environment by providing educational information about the area. Clear signage and wayfinding will ensure public safety as they navigate the park's trails. Although branding is nature-focused there will still be opportunities throughout the park in key locations to recharge phones in case of emergency.





PARK OVERALL PLAN AND NEEDS ASSESSMENT

Rathgeber Natural Resource Park offers many recreational opportunities that begin at the Nature Center and circulate through the park. These include trails and creek crossings, rest and exploration stations, wildlife viewing areas, and an observation deck. The trail system offers a variety of paths, including accessible routes, shared use, bike paths, and nature trails. Park amenities have been categorized into three groups based on priority, need, constructibility, cost, and insights gained from public input.

HIGH PRIORITY

Amenity (Ordered By Priority)

- Park Infrastructure (Entry Road, Parking, Utilities, Lighting)
- Green Infrastrucutre (Solar, Water Harvesting, Re-used Material)
- Nature and Learning Center (Restroom, Event Space, Open Air Pavilion/Flex Space, and Outdoor Learning Environments - Multi-use and Play)
- Waypoint Structures
- Trails (Hiking, shared, Accessible and Bike)
- Scout Camp
- Signage and Wayfinding

SECONDARY PRIORITY

Amenity (Ordered By Priority)

- Wildlife Viewing Opportunities
- Constructed Wildlife Habitat (Raptor Perches, Hibernaculum, Bird Houes, Bat Houses, Etc)
- Outdoor Gathering Space
- Overlook at Confluence
- Picnic Areas

TERTIARY PRIORITY

Amenity (Ordered By Priority)

- Demonstration Gardens/Plant Areas (Pollinator Gardes, Community Gardens, Research Gardens, Etc)
- Small Amphitheater
- Telescope Pads
- Hammock Grove
- Public Art
- Archery
- Disk Golf
- Wash and Fix It Station for Bikes
- Exercise Equipment

CIRCULATION



PEDESTRIAN - ADA and NON-ADA TRAILS



SHARED USE TRAILS AT SELECT LOCATIONS



CYCLING TRAIL



EXPLORATORY TRAIL



VEHICULAR

Rathgeber Natural Resource Park gives visitors a layered experience through the various trails that traverse the site. For the more casual hiker, the main ADA trail offers an easier, more gentle experience. If users want more of a challenge they can venture off and wander the non-ADA trail that continues throughout the park. The exploratory trails are intended to let hikers explore the more secluded areas of the park. Mountain bike trails give visitors the opportunity to ride on a separated path. To minimize road infrastructure, primary vehicular access is reserved for only the southern entrance to the Nature Center, and a small parking/emergency access point on the northern end of the park. Disturbance width of any trail within GCW habitat should be minimal, and make all efforts to keep overhead canopy intact. Maximum disturbance width within habitat should never be more than 16 feet wide.





KEY LOCATIONS



WILDLIFE VIEWING -
Located in secluded areas just off the main trail, Rathgeber Natural Resource Park will feature various animal viewing hot spots including both built structures and deviations along the trail. With a quiet step and a little luck, visitors will be able to view birds perching on nearby trees or watch a porcupine scurry across the path. Each site will feature seasonal educational information that aims to teach guests about the ever-changing ecosystem of Rathgeber Natural Resource Park. These areas may also include built habitat structures and viewing benches or blinds. Throughout the year, park-goers can explore each location and discover new animals or just enjoy the soothing sounds of nature.



OBSERVATION DECK -
On the northern part of the site, park-goers will be able to experience the park from a whole new vantage point at the Observation Deck. This deck reaches out above the trees and allows visitors to see over the canopy, a unique view of Barton Creek and the landscape beyond. With the addition of the observation deck, park-goers can access and view areas of the site that are challenging or inaccessible due to topography or dense vegetation. The deck should use the same architectural vocabulary as the Nature Center to create a visual connection between the north and south sides of the park.



REST AND EXPLORATION -
In the park, visitors will have the opportunity to rest after a long hike or learn more about the world around them. In addition to seating areas, the park will feature four small open-air structures. Each rest point will double as an educational opportunity, featuring a different aspect that can be found locally within the park or even outside of its own boundaries. Below is a list of educational opportunities that could be found:

- Creek Exploration - See the flow of the creeks and the animals that live there.
- Flora and Geo Exploration - Learn all about the different plants and landforms.
- History Exploration - Discover ancient and modern history
- Sky Exploration - Investigate the worlds and stars beyond.



CAMPING-
At Rathgeber Natural Resource Park, people of all ages have the opportunity to experience and learn about the Texas Hill Country through primitive camping sites. Campers will have the opportunity to fully engage with the natural world around them and get a personal look at the natural systems that make up the park. Here campers can become fully immersed in the site both day and night. This site offers a reserved space for campers to come to a local destination that is easy to access and will keep kids and parents coming back to the park to learn and explore.



PARK ENTRANCE AND NATURE CENTER-
The Nature Center serves as the main source of activity at the park. Here, visitors are welcomed into the landscape and are able to explore the center and its surroundings before branching off into the rest of the site. Guests will be able to park here and start their journey to discovering Rathgeber Natural Resource Park by either starting off at the trailhead or checking out the latest exhibit. The Nature Center will include rooms for exhibits, outdoor and indoor classrooms, natural play areas, an amphitheater, and picnic locations.

WILDLIFE VIEWING: THE BATS AND THE BEES

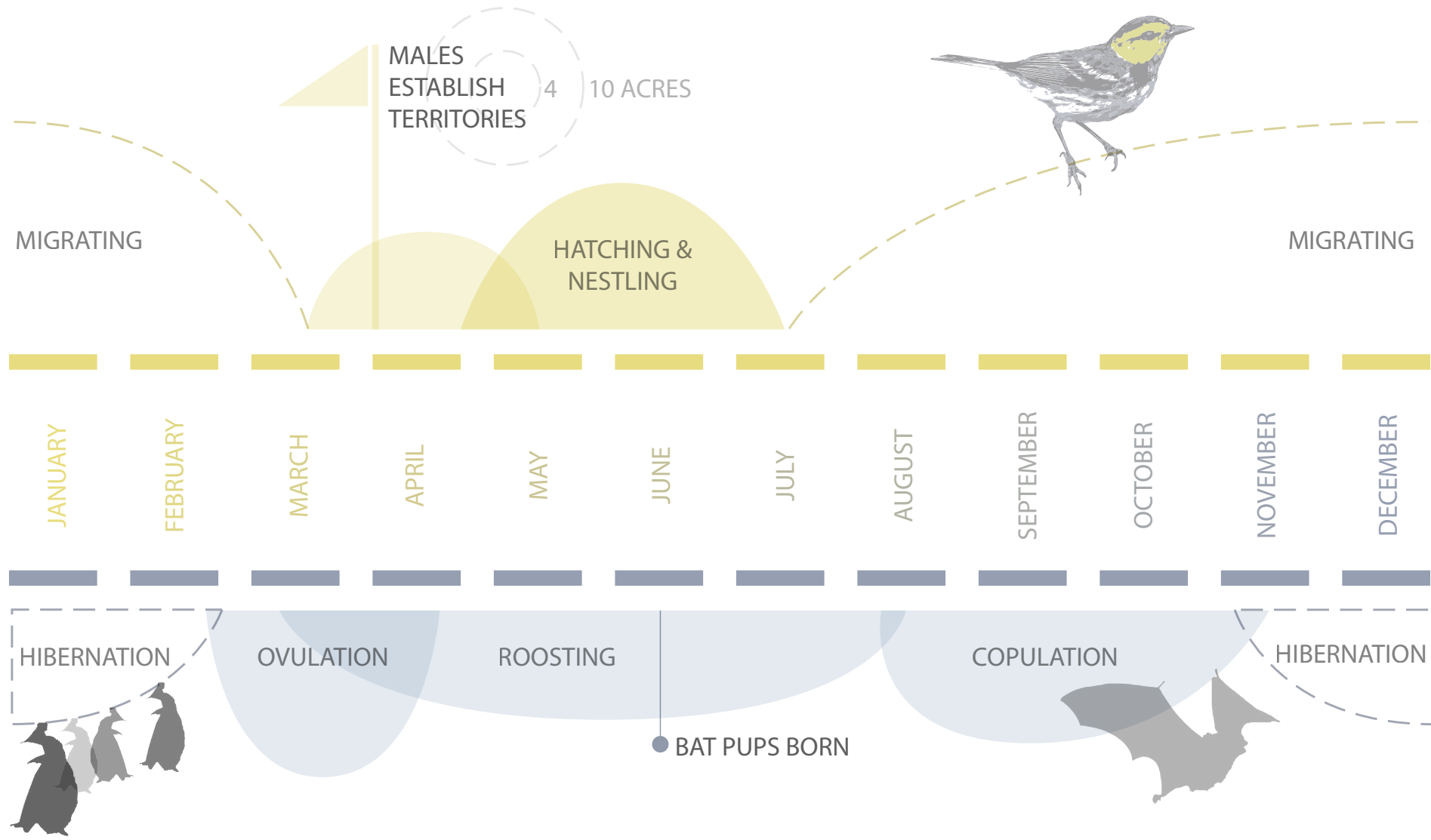


Rathgeber Natural Resource Park has an opportunity to provide built habitat structures for many native species. One is the notable Golden-Cheeked Warbler (*Setophaga chrysoparia*), and the other is the elusive tricolored bat (*Perimyotis subflavus*). The regional map to the right explores our site in relation to mapped habitat of both species.

Four concluding ideas from this preliminary study include 1) Maintaining and increasing the density of juniper-oak woodlands while minimizing edge effects, 2) creating alternative bat habitat through culvert design and hanging dry leaf bags, 3) Creating of insect habitat around water sources, which will provide amplified food opportunities for the Tricolored bat, and support greater food for arachnid populations, of which the golden cheeked warbler relies, and 4) increasing caterpillar host plants, as caterpillars are the greatest source of caloric intake for most avian species.

Tricolored bats have been found to roost in live and dead leaf clusters of deciduous hardwood trees, Spanish Moss, and lichen. They may take roost in artificial dens such as barns, porch roofs, bridges, and concrete bunkers. Females return to their roosting locations annually and in colonies, while males prefer solitary roosting locations. Foraging locations mostly happen over water ways and forest edges.

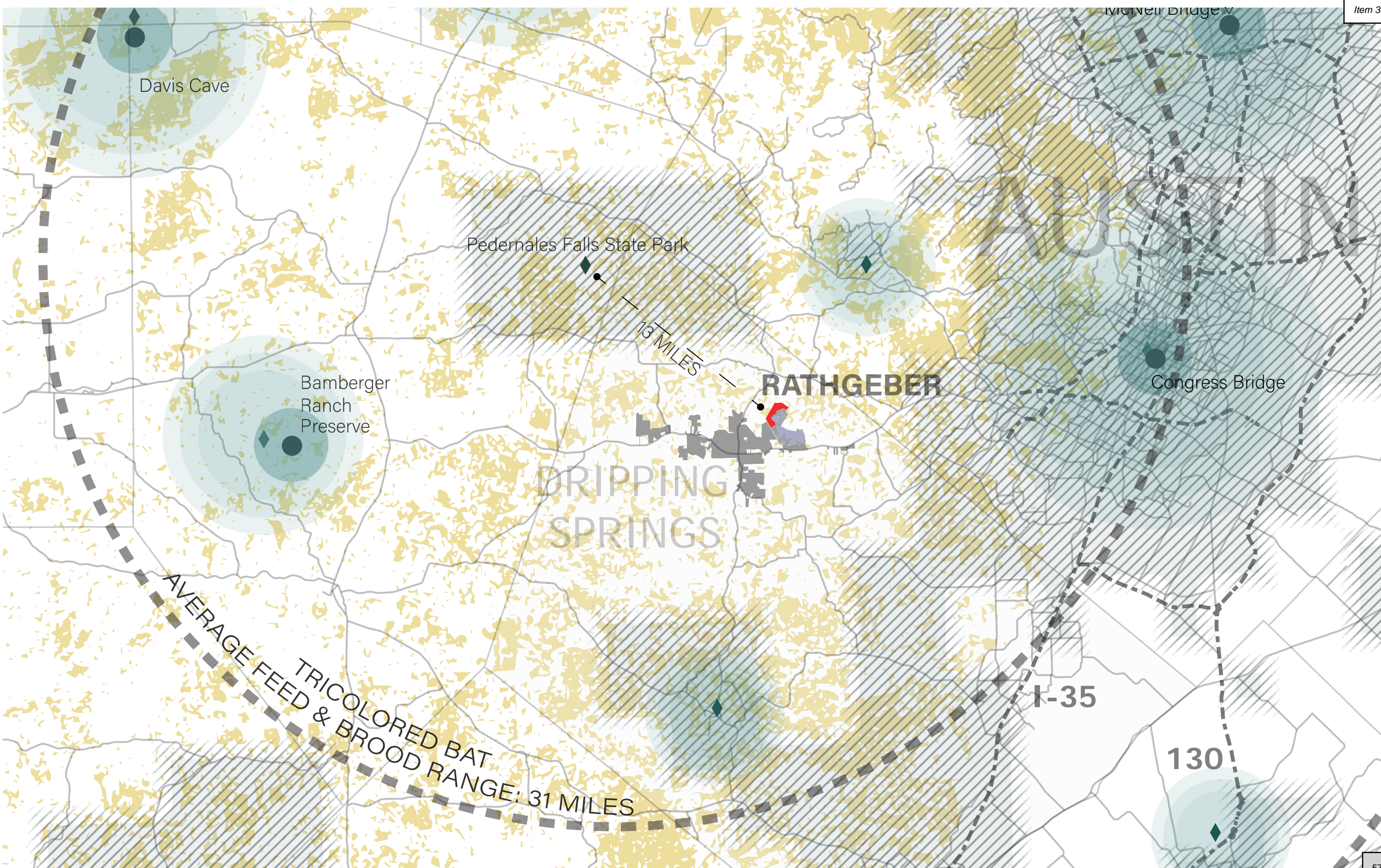
The tricolored bat prefers internal roosts that act as climatic buffers which maintain warmer temperatures at night, and cooler temperatures during the day. Concrete bridges and culverts mimic these ambient climates. Not only do they provide protection, but usually allow proximity to foraging areas. Studies have shown the Tricolored bat prefers a parallel box beam & prestressed girder type bridges for the width of gaps necessary for hanging.



Golden-Cheek Warblers migrate to Texas in mid march to nest and raise their young and leave mid-July to spend their winters in Mexico.

Solely relying on the mixed Ashe juniper and oak woodlands for nest building and shelter, they've seen their viable habitat options dwindle by 42% with the continuous development of the central and southern Texas region. Increased fragmentation and edge effects have negatively affected the nest survival rates, as mesopredators and parasitic species thrive in these environments. Currently, the preservation of continuous mature juniper-oak woodlands is the only factor which increases nest success.

Studies have shown the earlier these songbirds construct their nests, the better likelihood of nest survival rates, and female residence.





AVIAN HABITAT -

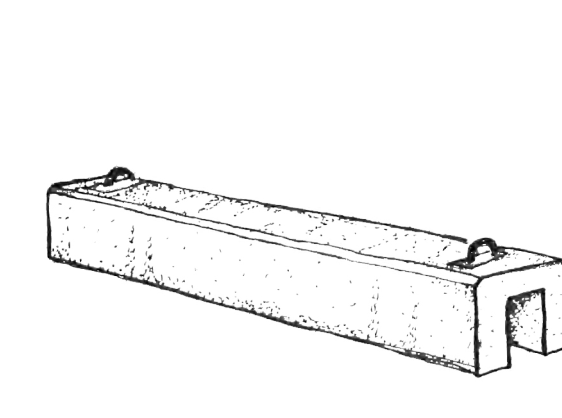
Increasing avian populations on site is as simple as providing ample nesting habitat and feeding opportunities. One current practice to provide engaging viewing opportunities is by placing a feeding tray between trees in dense canopy areas. The proximity of a food source in safe, elevated, and sheltered areas increases the likelihood of winged visitors, as you can watch them swoop in groups and perch on the feeding station.

Another abstract opportunity is by creating material boxes, where visitors can deposit straw, bark, and string into open mesh containers dispersed in the area. This gives birds incentive to frequent the site, and construct habitat nearby. A current theory from our team is by filling these boxes with Ashe Juniper bark, the Golden-Cheeked Warbler may see an increased success rate in nest construction if there are reduced numbers of juniper Ashe species in the area.

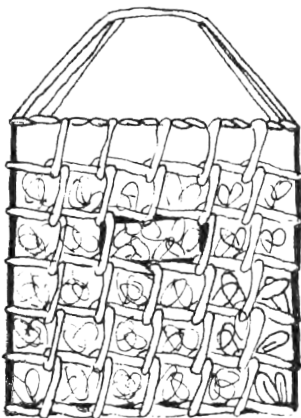
BAT HABITAT -

After extensive review of articles surrounding the tricolored bat, two habitat alternatives can be proposed. One replicates concrete bridge joints. Bats tend to visit bridges and culverts because of the thermoregulation they offer during both day and night times. They provide safe habitats for female bats to hibernate and roost in the absence of cave structures. Materials may include lightweight, precast concrete with a textured "ceiling" to improve grip, size and depth of the compartment may vary depending on species.

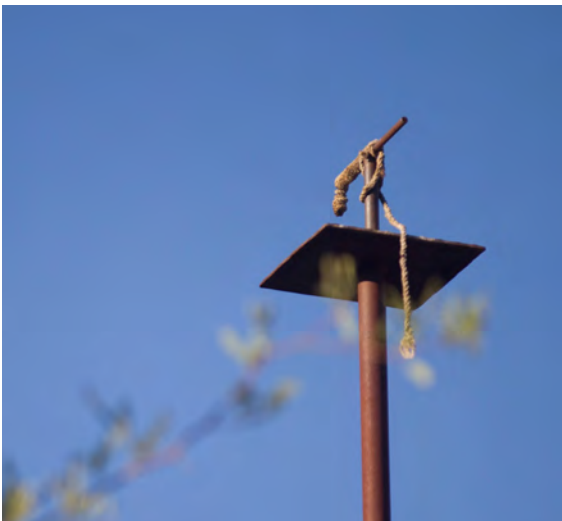
Male bats however prefer to roost in smaller colonies, or even independently in the leaf clusters of trees, sometimes making use of abandoned squirrel nests. Creating woven boxes filled with leaves may broaden male bat roosting options, while increasing their safety from predators. The bat roost above is an example design of such habitat, and may be made by visitors.



BAT BRIDGE JOINT

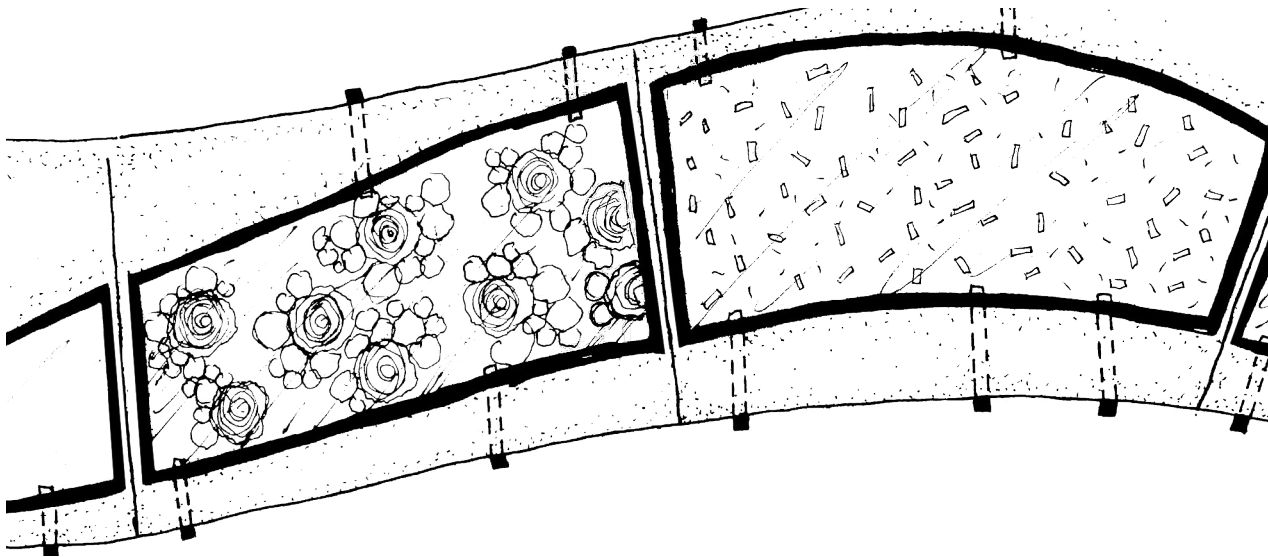


BAT ROOST



STRUCTURED VIEWING -

Another wildlife viewing opportunity in Rathgeber Natural Resource Park is to create structured areas like bird blinds or raptor perches. These blinds would be located in secluded areas with denser vegetation to increase the chances of seeing different animals in their natural habitat. To create the best environment for this, the structures will need to blend into the background and not stand out in a distracting way. The hidden nature of the design also gives visitors a chance to sit quietly so wildlife will feel safe and secure in the area. A loud, disruptive space will drive away any animals and ruin the experience. Viewers will be positioned behind a screen that allows them to be concealed from sight, with small open panels that act as windows to view the nature on the other side. Nature enthusiasts, wildlife photographers, and curious park-goers alike can all use these structures to learn more about the world around them.



PROPAGATION STATIONS-

To encourage more wildlife to come to the park, choosing the right plants will attract diversity from insects and animals alike. Propagation stations distributed throughout the site can give viewers a more intimate opportunity to learn about the native species of the Blackland Prairie ecosystem, and provide visitors reasons to return to the park as seedlings are transplanted on site to more permanent locations, showcasing an ever-changing environment. These stations would be categorized into different plant groups so guests can learn more about them and understand the benefits they bring to the park. Each section of the propagation station would be dedicated to growing one plant from seedling to sprout and moving it to other parts of the park to continue its journey. Informational signage would be posted, and guests could even participate in the planting, growing, and transplanting of the vegetation to get a more hands-on experience.

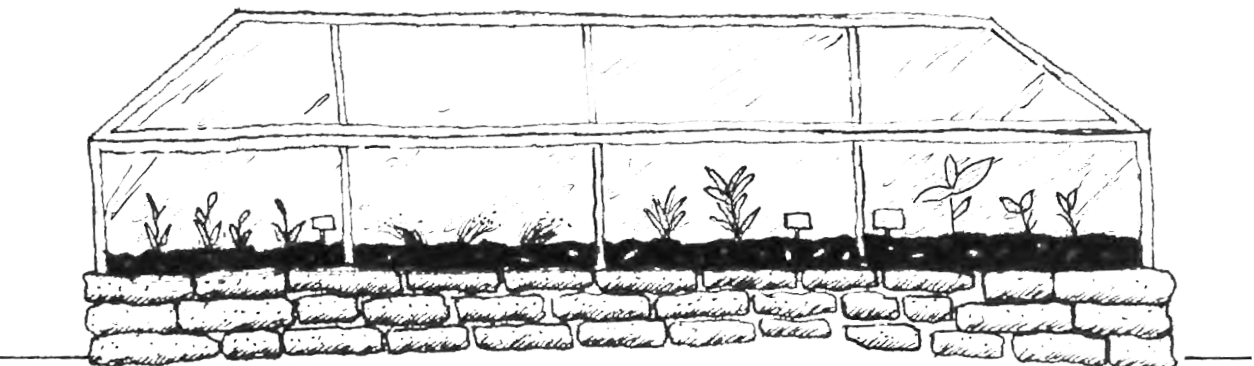


ANIMAL HABITAT -

Options for increasing wildlife habitat at the park are as simple as creating rock and brush piles, as many animals are competing for basic natural shelter with rising displacement by development. A simple and sustainable solution would be to relocate demolished material existing on site and create small habitat piles, that can grow and change as the animals begin to use them. Another opportunity is to use cleared brush piles in strategic areas away from direct human contact. Providing animal habitat opportunities away from populated areas can also prevent undesired human-species interactions, by providing animals and humans with their own boundaries for safety. Creating more habitat spaces at Rathgeber Natural Resource Park could increase the chances of park-goers seeing wildlife in the area.

INSECT VIEWING -

Encouraging wildlife populations, like bats and birds, also means providing increased food sources. Creating insect habitats can replicate natural patterns such as stacked logs or brush, but can also include engaging learning opportunities. One opportunity is to create a bug inspection station built flush into a concrete sidewalk. By placing food and water sources in these plexiglass-sealed chambers, you can encourage insects to enter tunnels connecting natural and viewing areas. This gives the viewer new ways to observe natural behaviors from above, watching critters navigate natural-material habitats.



OBSERVATION DECKS



When visiting the site, park-goers are encompassed by mature cedar and oak trees. Visitors are mostly only able to experience the park from within. On the southern side of the park, there are a few high points for views, but the northern part generally lacks an elevated experience. Here is an opportunity for visitors to rise above the trees and peer out into the rolling landscape. Running along the parks south boundary, on the northern end of the site is a single walkway. As the walkway moves closer to the steeper slopes it begins to rise out of the ground and ends in a viewing platform that faces Barton Creek. The elevated lookout will blend with the trees by using modest railings that almost disappear into the foliage and deck supports that can be painted in a similar shade to the trees that surround it. A similar but smaller observation deck located at the Nature Center, creates a motif found at both end of the site. At the Nature Center the deck subtly rises above the ground creating views under the platform to the rest of the park. Visitors can not only experience the observation deck from up high but will have the ability to walk under and explore the lookouts creating a multi-layered amenity. This observation deck also creates a curated educational opportunity that is geared towards a holistic view of Rathgeber Natural Resource Park.



REST AND EXPLORATION



At each rest and exploration waypoint visitors will have the opportunity to stop, rest, refill water bottles, and learn about the park. The four way-points are small, elevated, open air structures equipped with a solar-powered light and fan, water capture (if permitted) from a *Source Water System*, a picnic table and bench, and an interpretive panel. These small waypoints create the perfect place to rest, eat, meet other hikers, or simply watch the natural world around them. Each structure or node will double as an educational experience highlighting different aspects of the park. Interpretive signage and information will be integrated into the nodes in an artful way to create engaging information. Each space will have one or multiple educational signs. The first node could explore the world of the creek. Visitors can learn about hydrology, aquatic habitat, and seasonal dry and wet periods. The second node is all about history. Visitors can learn about the history of the park from prehistoric times, Native American Tribes, and all the way to modern history. The third node looks at the earth and its landforms, plants, and wildlife. Lastly, the final node is for sky exploration. This spot would be located on a flat, open surface and can have telescope pads for night time stargazers. Each node guests encounter, deepens their knowledge.





CAMPING



Camping is located in a clearing on the northern part of the site just outside the floodplain. This allows for more privacy and gives the campers ample open space to conduct different activities. The versatile area allows for primitive camping, group gatherings and camp demonstrations. The northern location also has a proximity to the secondary entry to allow for easy load in and load out but is still sited far enough into the park to give campers an immersive experience. The camp is near the main trail in order to allow for access to the rest of the park. By locating the site here park-goers will be able to better secure the area because of the surrounding dense vegetation and single pedestrian trail reducing the access points to the large area. The camp site at Rathgeber Natural Resource Park will have minimal interventions. It is designed to be a blank slate for the campers to create their own experience. All outside equipment and supplies will be provided by the campers. At this camp site campers can explore the outdoors and gain hands on experience at the park.



GATHERING SPACE-

A large open space is available for use by the campers. This space is clear and flat to accommodate actives during overnight camp visits. The space is left mostly unobstructed so campers can bring in desired equipment.

PRIMITIVE CAMPING -

Camp sites are located at the edge of the tree line. The designated space allows for multiple pods of tents to be set up throughout the site. One to three tent pads with lantern hook will be provided. All camping locations are for primitive use.

PROXIMITY TO FACILITIES-

Each camping site will come equipped with a composting toilet, picnic table, fire-pit, log seating, and one Source water system (if permitted).

OUTDOOR ACTIVITIES -

Activities such as archery, nature walks, foraging, campfire events, project construction, capture the flag, scavenger hunts, hiking, biking, and many more can be conducted at the camp site or around the park.

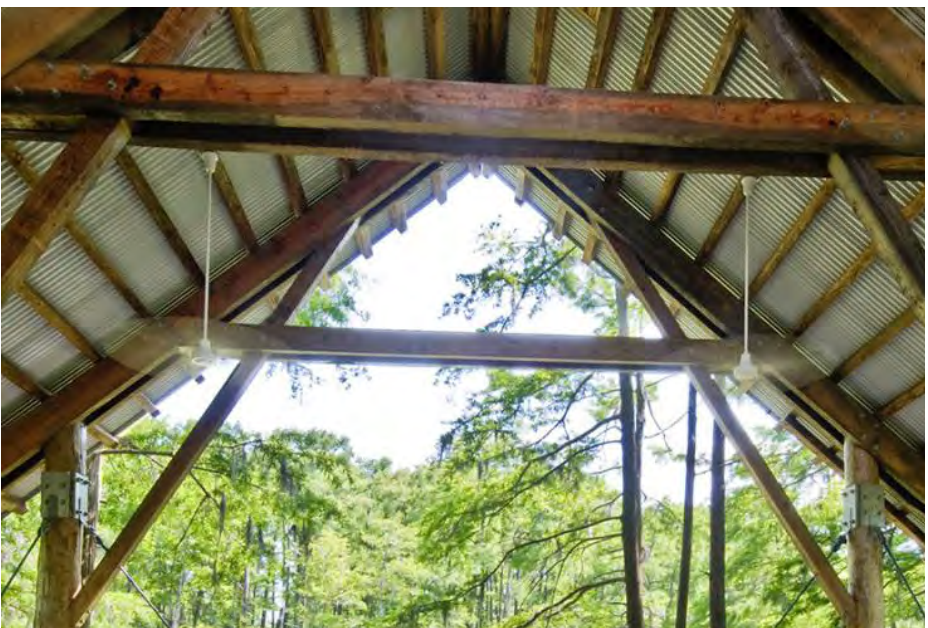
PROXIMITY TO TRAIL-

The camp site is located near the main trail at Rathgeber Natural Resource Park. This allows access for the campers and camp leaders to the rest of the park.

PARK ENTRANCE AND NATURE CENTER



The Nature Center at Rathgeber Natural Resource Park is a place for exploration and discovery. Visitors will arrive on a connecting road through the adjacent school site. As they come around the first bend, a welcome sign will introduce them to the park. Progressing on their journey, they will be fully immersed in the natural landscape. As drivers round the curve, the Nature Center will emerge creating an iconic view to further emphasize the discovery that could happen here. Parking includes three bays that work with the topography, a bus drop off, bus parking, and a bioswale designed to collect and treat rainwater run-off. From the parking lot visitors enter a plaza space that designates the building entrance. Once inside, park-goers can browse the exhibits, attend a class, or enjoy the view from the lookout. The goal of the Nature Center is to blend the inside with the out. A covered walkway and multi-functional spaces help to bring the park inside of the building. Outdoor spaces for the park include a dry river bed to collect storm-water run-off, a cistern, outdoor sensory and learning environment, flex courtyard, and an amphitheater. The maintenance building is located on the opposite side of the parking lot, this building will also serve as a learning tool to help create a sense of stewardship and ensure that Rathgeber Natural Resource Park is a destination that can be enjoyed for generations.





LEARNING ENVIRONMENTS -

The learning environments at the park are designed to accommodate all different kinds of learners. There are two main outdoor learning spaces at the Nature Center. The first space is a covered classroom for a more traditional environment to accommodate classes and demonstrations and the second space takes a more unique approach. This secondary learning space is to be a sensory activity hub. The area will feature sensory stations with textures that are inspired by the park, impromptu nature play for building or imagination with loose logs, sticks, rocks, and sand, and an outdoor “camp” for imaginative play or education for the young park visitors. The sensory area might also include other more hands on and tangible demonstrations to further educate about the Rathgeber Natural Resource Park.



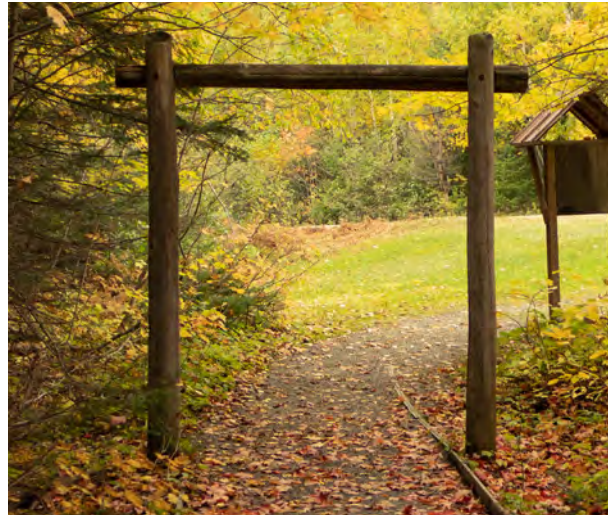
AMPHITHEATER -

Located off the main building the amphitheater acts as both an additional learning space for lectures or other group activities and a space to relax with a view out into the park. The amphitheater could be as simple as benches gently descending down the slope or exaggerated steps leading up to the Nature Center. The amphitheater will accommodate the larger audiences that would come with larger events that may be held at the park. This spot not only would be able to host guest lecturers, but could also be used as a stage for music in the park or theatrical productions such as small musicals, book readings, or puppet shows for the kids.



PLAYSCAPE -

The playscape at Rathgeber Natural Resource Park will have a nature and education focused theme. Located within the sensory learning environment, the play equipment doubles as a learning tool for children. Natural materials integrated into the playscape compliment the look and feel of the park and give the users tactile experiences as they touch and climb on the wood. The sustainable equipment is designed to be used and enjoyed by participants of all abilities and different levels of difficulty will be included in the play-system for graduated play. Outdoor play environments encourage children to both learn and challenge themselves. By integrating educational elements into the equipment children will naturally pick up on this information through the act of play itself. The children that come to the Nature Center will be excited to play and learn at the park.



TRAIL HEAD -

The main trail head at Rathgeber Natural Resource park is located near the Nature Center. Here there will be an interpretive signage for the park trails map and other information needed as guests enter the park. This information includes ADA routes on trails, waystation locations, and trail mileage. Other educational signage could be included teaching visitors about the park. Biking and hiking groups, can use the trail head as a landmark to gather and regroup. A water station, bike fix it stations, and resting spots will also be provided. Other connecting trails are accessed through the Nature Center, but the main trail will be access through the trail head. This location acts as a doorway into the park, welcoming visitors to come and explore.



COURT YARD AND PICNIC AREA -

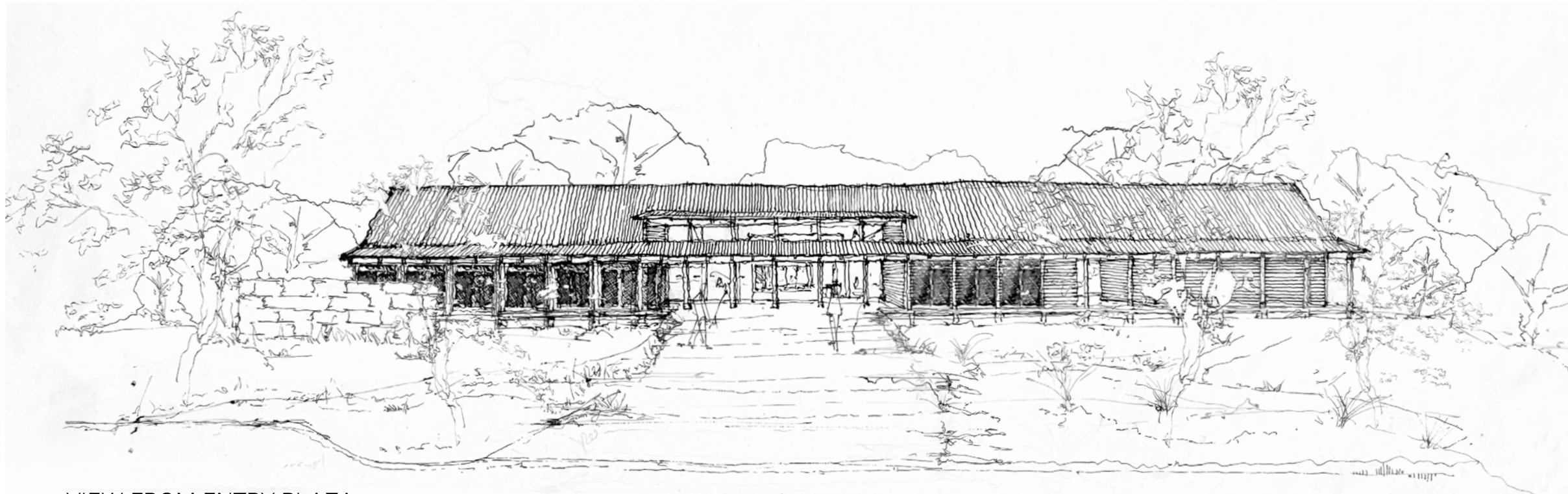
A large open space is located to the east of the Nature Center. This area allows for flexible uses such as outdoor eating, large events, yoga sessions or exercise groups, and much more. Visitors can use the space in many different ways and are not constrained by the programing. Simple picnic tables can be provided to accommodate for lunch time visitors or school field trips. The courtyard can be converted into an outdoor event space either as a stand alone area, or for overflow from the indoor event space in the Nature Center. The auxiliary outdoor space offers a blank slate for visitors and park staff to convert as they see fit.



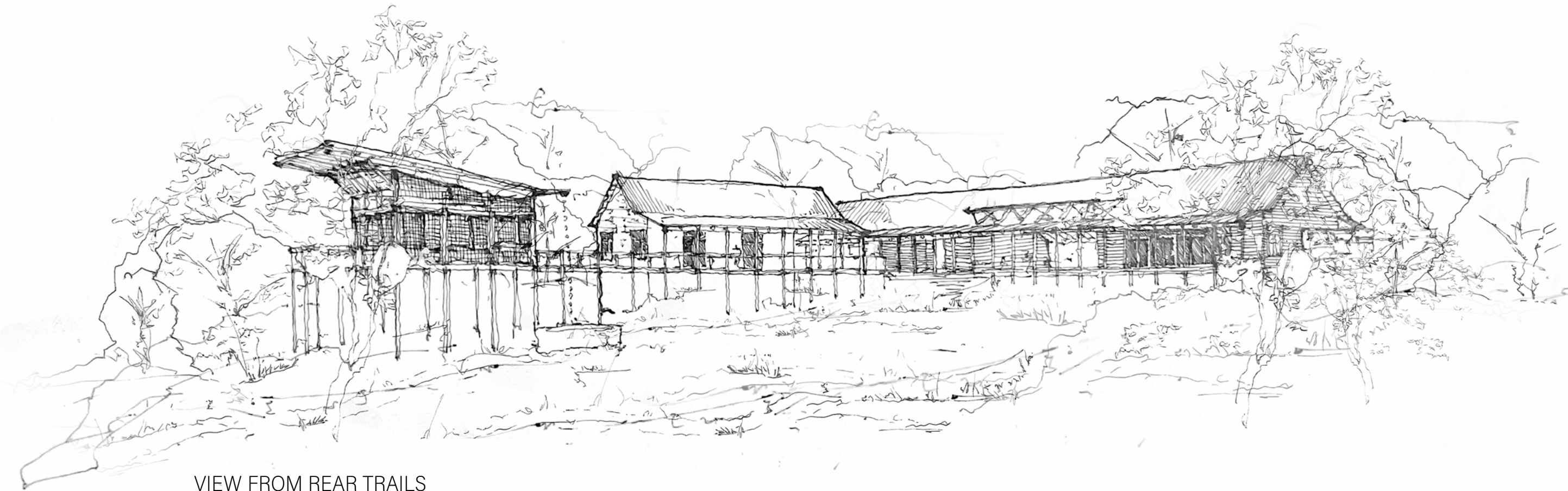
DEMONSTRATION GARDENS-

A demonstration garden located near the outdoor learning environments allows people of all ages to get an up close view of different plants and their benefits that can be found in Rathgeber Natural Resource Park. This garden will feature pollinator plants such as Autumn Sage, Milkweed, Cone Flower and a multitude of other vegetation that attracts bees and butterflies. The garden could also feature common edible plants for foraging found throughout the park and in Central Texas, and plants that grow in succession to demonstrate the natural progression of a prairie after a burn. Other learning opportunities include bee hives and other animal habitats. All these interventions are learned at the Nature Center and that knowledge could extend out into the park to further educate in a more natural setting.

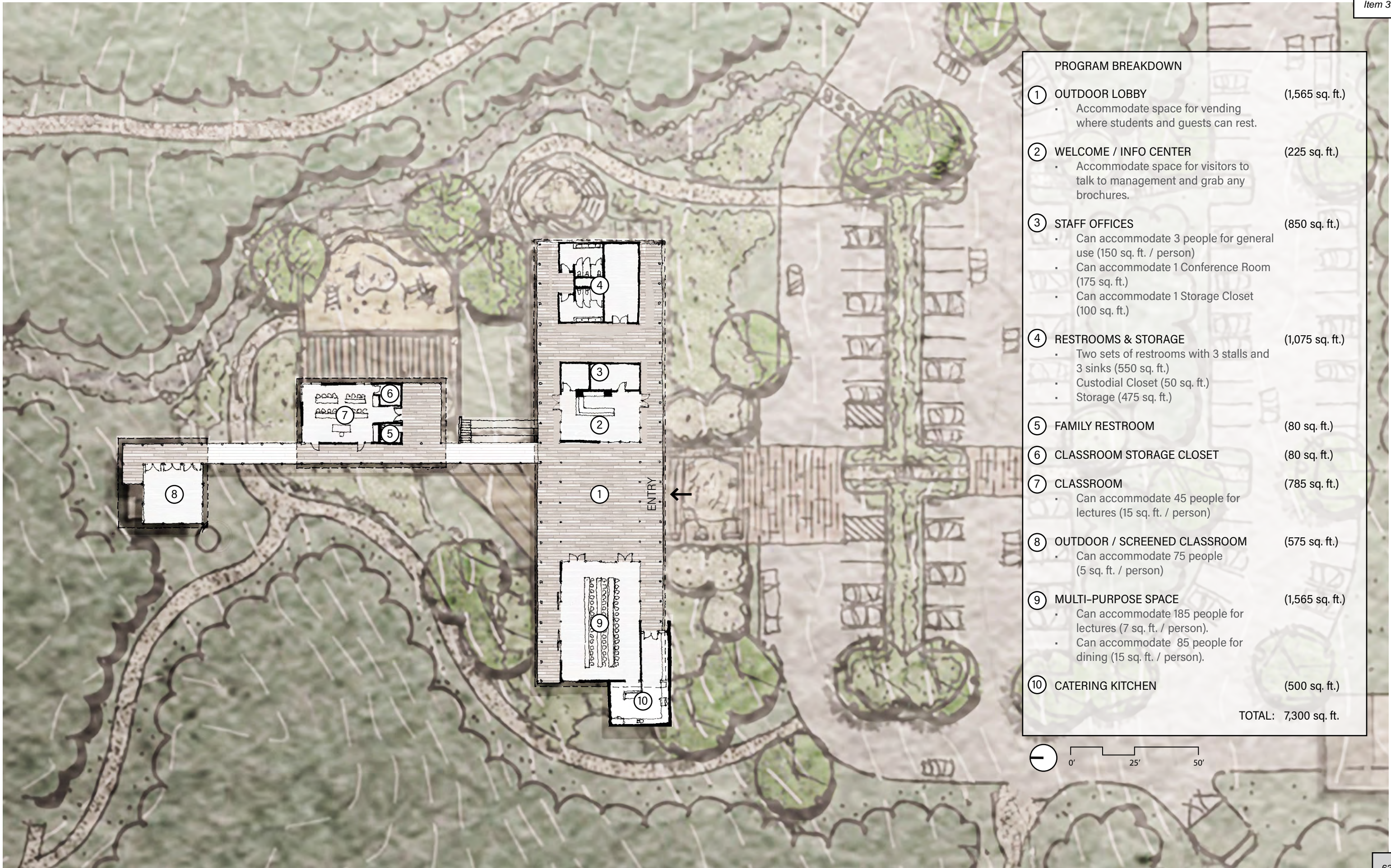
NATURE CENTER: PROGRAM BREAKDOWN



VIEW FROM ENTRY PLAZA



VIEW FROM REAR TRAILS



DESIGN GOALS FOR BUILT STRUCTURES

ENVIRONMENTAL PRESERVATION

- Minimal Site Disturbance - Position structures to preserve existing vegetation and natural landforms, minimizing grading and other site alterations

LOW-IMPACT RECREATION

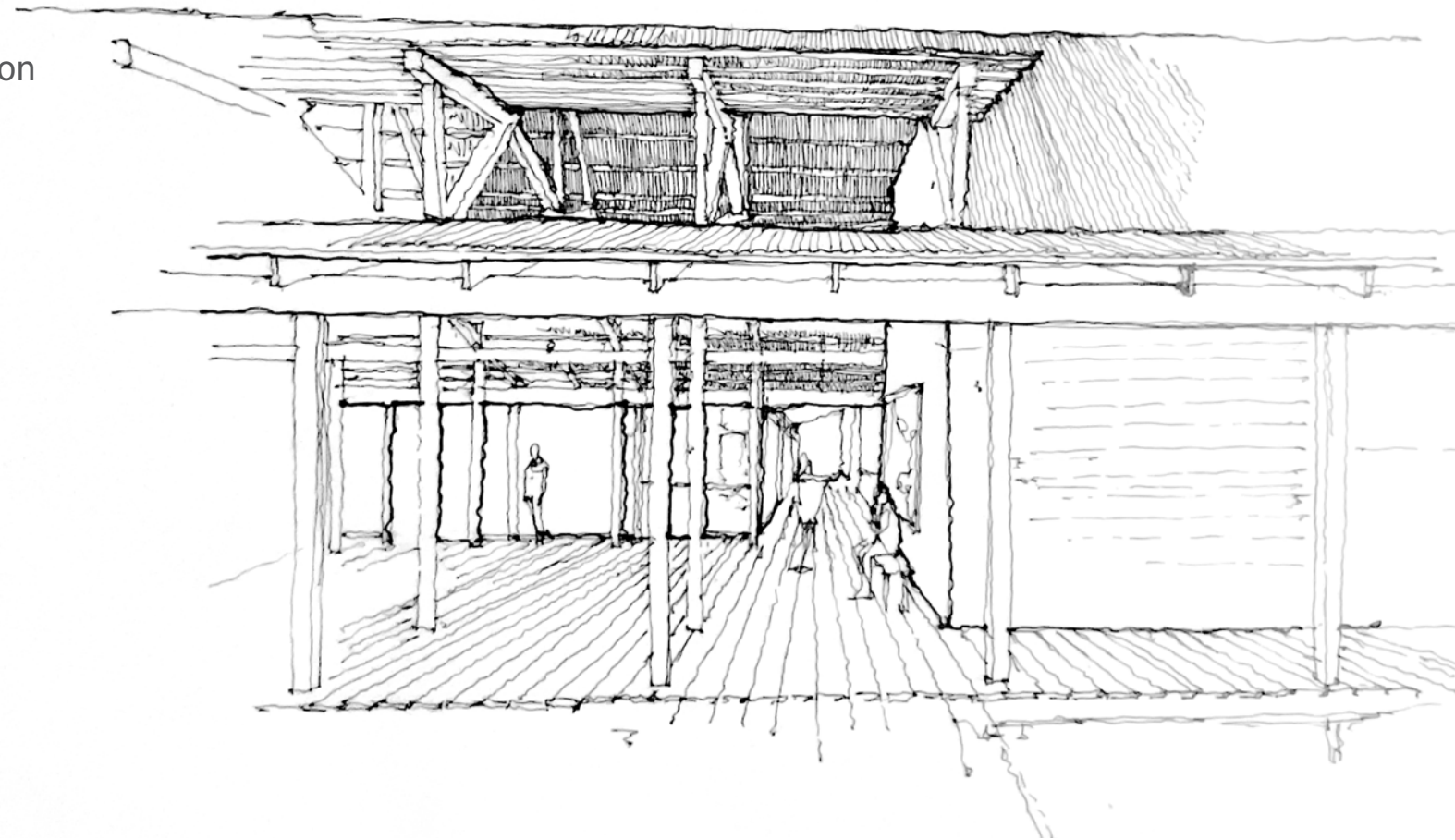
- Create opportunities for people to enjoy time outdoors.

WILDLIFE-FRIENDLY DESIGN

- Ensure the design supports local wildlife by incorporating bird-friendly strategies and avoiding barriers that hinder animal movement.

CONTEXTUAL ARCHITECTURE

- Respond to the context of the site, including topography, trees, sun angles, prevailing breezes and views.
- Draw inspiration from the Texas Hill Contry.
- Use materials appropriate to the site.



ARCHITECTURAL PRECEDENTS: INTERIOR

DESIGN GOALS FOR BUILT STRUCTURES

RESOURCE EDUCATION

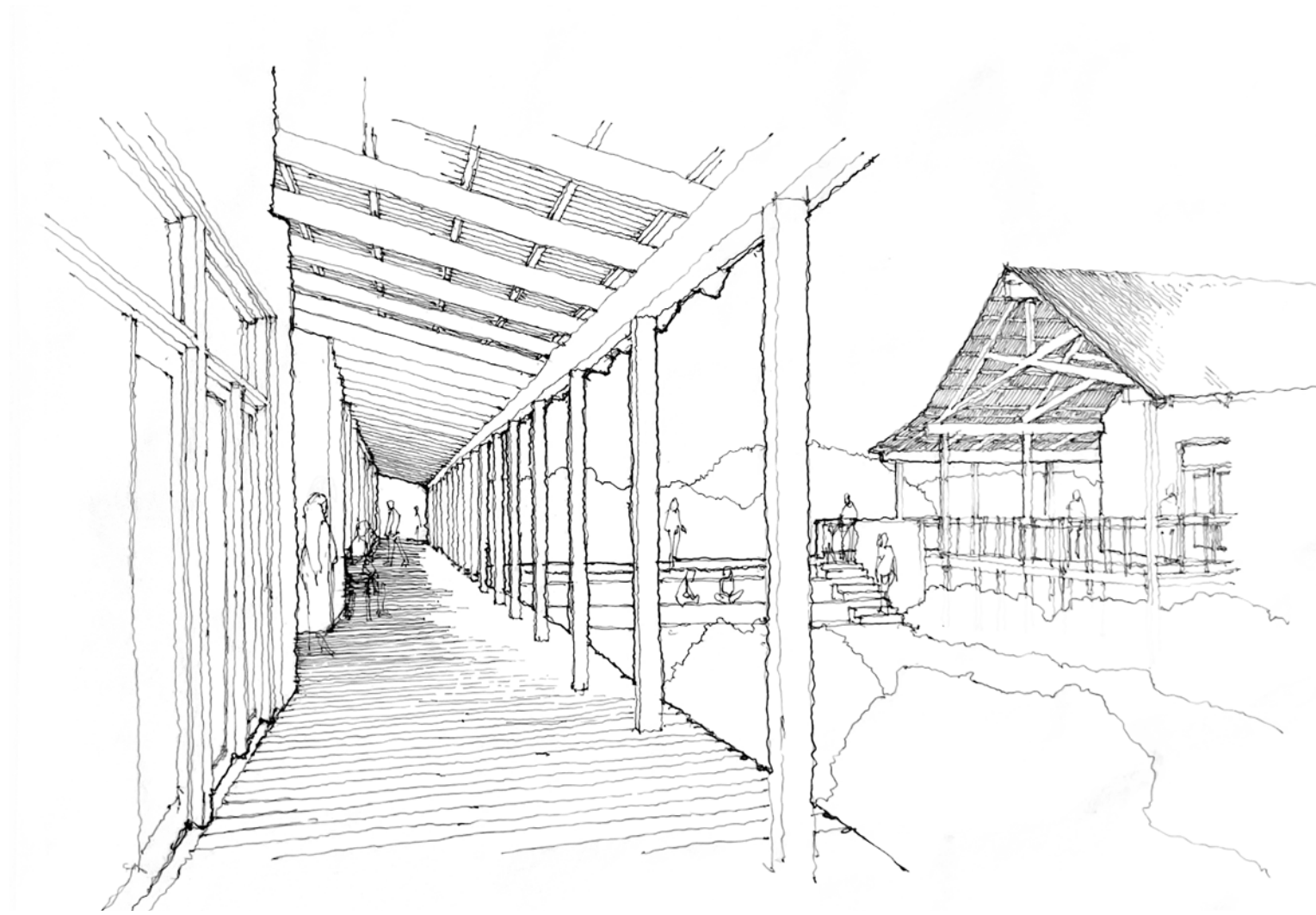
- Incorporate hands-on, interactive exhibits that educate visitors about the local ecosystem.
- Use clear, informative signage to interpret the local flora, fauna, geology, and historical significance of the site.

EQUITABLE ACCESSIBILITY

- Facilitate accessibility and community engagement

CONNECTION TO NATURE

- Design spaces that provide visual and physical connections to the natural environment.
- Consider the human experience of moving through and between the site and the structures.



Item 3.

The Rathgeber Natural Resource Park hosts a wealth of ecosystem services. The multiple natural synergies which have existed for eons will continue to grow with a conscious effort towards designing in tune with the ecosystem through thoughtful alignment of land development and management practices with the functions of a healthy environment. Sustainable landscape design and planning is the key towards achieving this goal. For a sustainable design approach, it is essential to understand what sustainability implies.

The Sustainable SITES initiative defines “sustainability” as design, construction, operations, and maintenance practices that meet the needs of the present without compromising the ability of future generations to meet their own needs. This definition embraces the definition of sustainable development first put forward by the United Nations World Commission on Environment and Development in 1987.

When it comes to achieving sustainable site development, a well-defined framework can guide the process. The Sustainable SITES initiative provides a thorough guideline for the design team to adopt sustainable practices in various aspects of design, construction, and post-occupancy maintenance. The Sustainable SITES Initiative, an interdisciplinary partnership of the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center, and the United States Botanic Garden, has spent several years developing guidelines for sustainable land practices that are grounded in rigorous science and can be applied on a site-by-site basis nationwide. the Initiative's rating system gives credits for the sustainable use of water, the conservation of soils, wise choices of vegetation and materials, and design that supports human health and well-being.

The Vision Plan for Rathgeber Natural Resource Park presents a unique opportunity to celebrate nature by creating opportunities to respect its natural resources, create a platform for educational opportunities and set a new benchmark for sustainable design practices. To be successful in this stewardship approach, it is crucial the design principles below align with and are incorporated into the overall project's Vision and Values statement.

SUSTAINABLE UTILITIES:

While the nature center will likely be connected to grid electrical, and a potable water and wastewater source, utilizing sustainable and renewable energy sources where feasible is critical to the development of the site. Using solar power for the facility should be explored. If this isn't feasible on a panel bases system, at minimum, the parking lot light source, as well as bollard lighting at the waystations should run on solar power. Engo planet “leaf” product line offers parking lot lighting that showcases the solar capabilities with a modern design aesthetic.

Additionally, source water systems should be installed at the waystaions as well as the boyscout camp to facilitate water access in the more remote parts of the park.



EnGoPlanet Solar Leaf Light

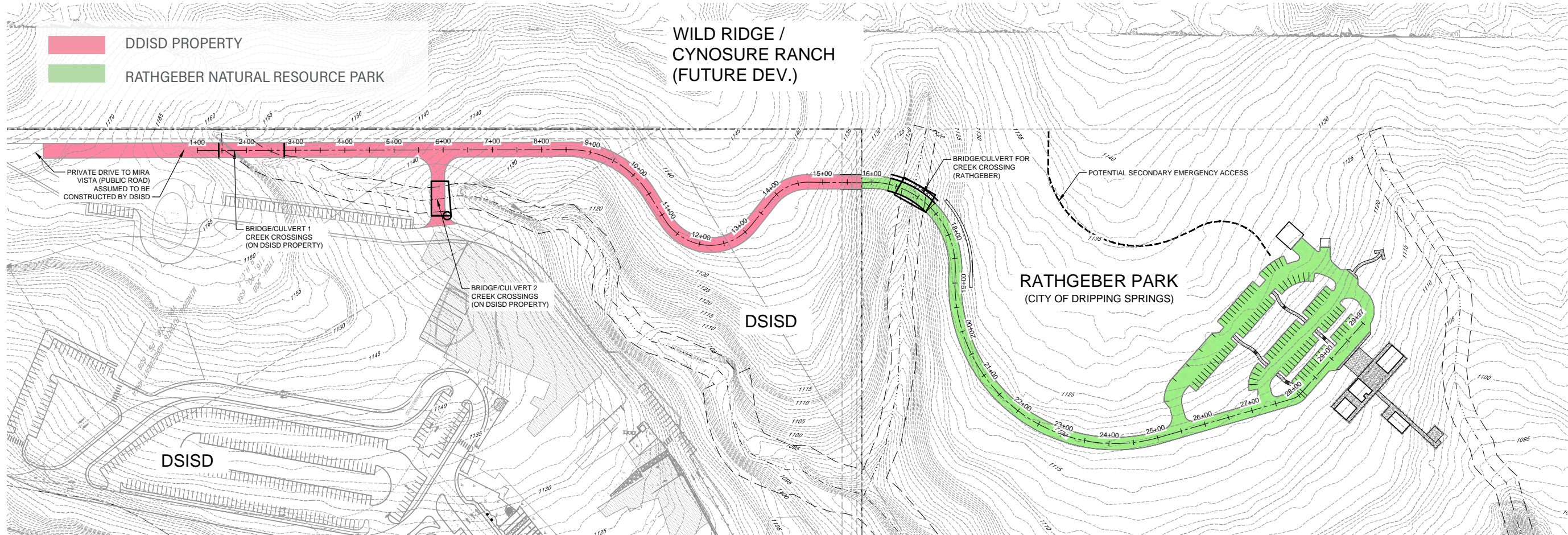


EnGoPlanet Solar Bollard

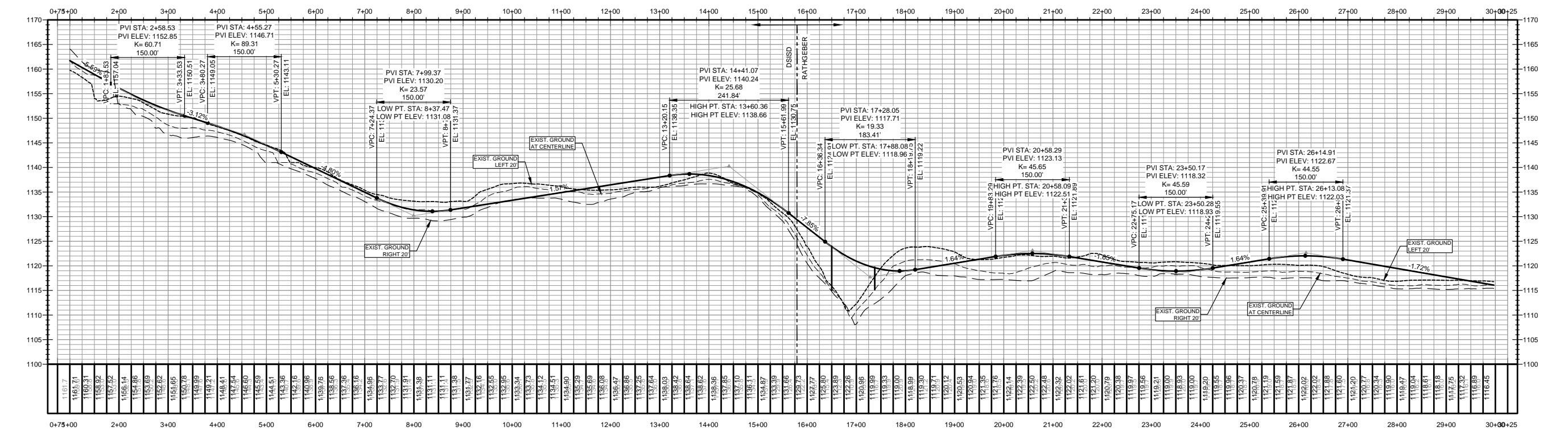


Source Hydropanel

- **Preserving and Enhancing Natural Resources:** The first goal is to protect and conserve the natural resources present on the site. This includes preserving biodiversity, protecting water bodies, and minimizing soil erosion. The aim is to maintain the ecological balance and enhance the site's natural beauty.
- **Minimizing Environmental Footprint:** Sustainable site development strives to minimize the environmental impact of construction and ongoing operations. This includes reducing energy consumption, water usage, and waste generation. Implementing green building practices, utilizing renewable energy sources, and promoting efficient resource management are essential in achieving this goal.
- **Promoting Sustainable Mobility:** Encouraging sustainable transportation options is another crucial goal. Designing pedestrian-friendly pathways, incorporating bicycle lanes, and integrating public transportation systems can reduce reliance on cars and minimize greenhouse gas emissions. Creating a well-connected site that encourages walking, cycling, and the use of public transport contributes to a more sustainable future.
- **Efficient Land Use:** Sustainable site development aims to optimize land use while preserving open spaces. This involves smart planning and design to ensure efficient and responsible utilization of the available space. Incorporating green roofs, vertical gardens, and community gardens can maximize the benefits of land resources.
- **Water Conservation and Management:** Managing water resources is a vital aspect of sustainable site development. Implementing water-efficient irrigation systems, rainwater harvesting techniques, and utilizing native plant species that require less water can help conserve this precious resource. Additionally, promoting water conservation practices among site users through educational initiatives is crucial.
- **Engaging the Community:** Sustainable site development should actively involve the community to foster a sense of ownership and responsibility. Encouraging community participation, seeking feedback, and incorporating local needs and aspirations into the development plans create a sense of shared stewardship. Community gardens, educational programs, and public spaces can further facilitate this engagement.
- **Ensuring Resilience and Adaptability:** Sustainable development should consider the long-term resilience and adaptability of the site. This means anticipating and preparing for climate change impacts, such as extreme weather events or rising sea levels. Incorporating resilient infrastructure, utilizing sustainable building materials, and implementing effective storm-water management systems contribute to the site's ability to withstand and adapt to future challenges. Remember, these goals are not mutually exclusive, but rather interconnected aspects of sustainable site development. By addressing these objectives holistically, we can create a site design that is not only environmentally responsible but also socially and economically beneficial for present and future generations.



PROPOSED DW



PRIVATE DRIVE:
20 MPH - MAX GRADE 8%
K = CREST - 7, SAG - 17

RATHGEBER PARK
DRIPPING SPRINGS, TX
PROPOSED DRIVEWAY PROFILE - VISION PLAN



MALONE★WHEELER
INC. 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. 1-786

DESIGN AND ENGINEERING CONSIDERATIONS

ROADWAY ALIGNMENT -

The City is pursuing an opportunity to work with adjacent developments to extend a roadway to the Rathgeber Natural Resource Park near the southwest property corner. The roadway is proposed to work with the natural character of the hill country topography. A second access to the northeastern portion of the site is contemplated along an existing access easement from the Headwaters at Barton Creek residential neighborhood.

TRAIL CREEK CROSSING -

Providing safe access for the public at Rathgeber Natural Resource Park comes with the challenges of accessing difficult terrain and crossing waterway features. Trail creek crossing locations should be evaluated to select locations which provide opportunity for crossing while not impacting significant natural features to be preserved. Innovative and natural construction materials should be evaluated for maintenance and life-cycle costs as well as fitting into the desire to enhance the natural resources of the park.

RETAINING WALL -

Preserving the natural topography of the site is crucial to the success of this project. Where topography varies greatly, retaining walls can greatly reduce the area which is impacted in order to provide public access into the park.

MAINTENANCE -

Regular maintenance is important for protecting the natural resources that are shared by all of us. Providing the tools and resources needed to execute these efforts is vital to the parks success. Maintenance facilities are proposed with the Nature Center to equip staff and volunteers for this work.

LOW IMPACT INFRASTRUCTURE TO NORTHERN SITE -

Portions of the site are primarily accessible by foot only due to the steep topography and natural creek features. The design team is evaluating ways to provide some limited amenities within these areas to enhance the accessibility for the public while balancing the protection of the natural resources. This may include innovative water and wastewater services which limit their footprint as they can be stand alone systems.

ROAD CREEK CROSSINGS -

The goal for the park is to look for opportunities and locations to span over the creek beds to minimize the disturbance to the natural resources with design and implementation. This will be evaluated with the economics of different types of creek crossings.

PARKING LOT -

Maintaining the natural characteristics of the site is an important goal. The contemplated parking lot will work with the natural topography and is proposed to be terraced to limit disturbance to the existing vegetation.

INFRASTRUCTURE -

Providing public amenities that blend into the natural environment is one of the objectives. Water and wastewater service may be requested from adjacent developments. Existing three phase electric is located along the southwest property line, and is contemplated to be extended to provide service to the park. Drainage facilities are viewed to be an opportunity for public education and thus where often they are hidden and out of view, may instead be embraced and intergrated into the site layout.

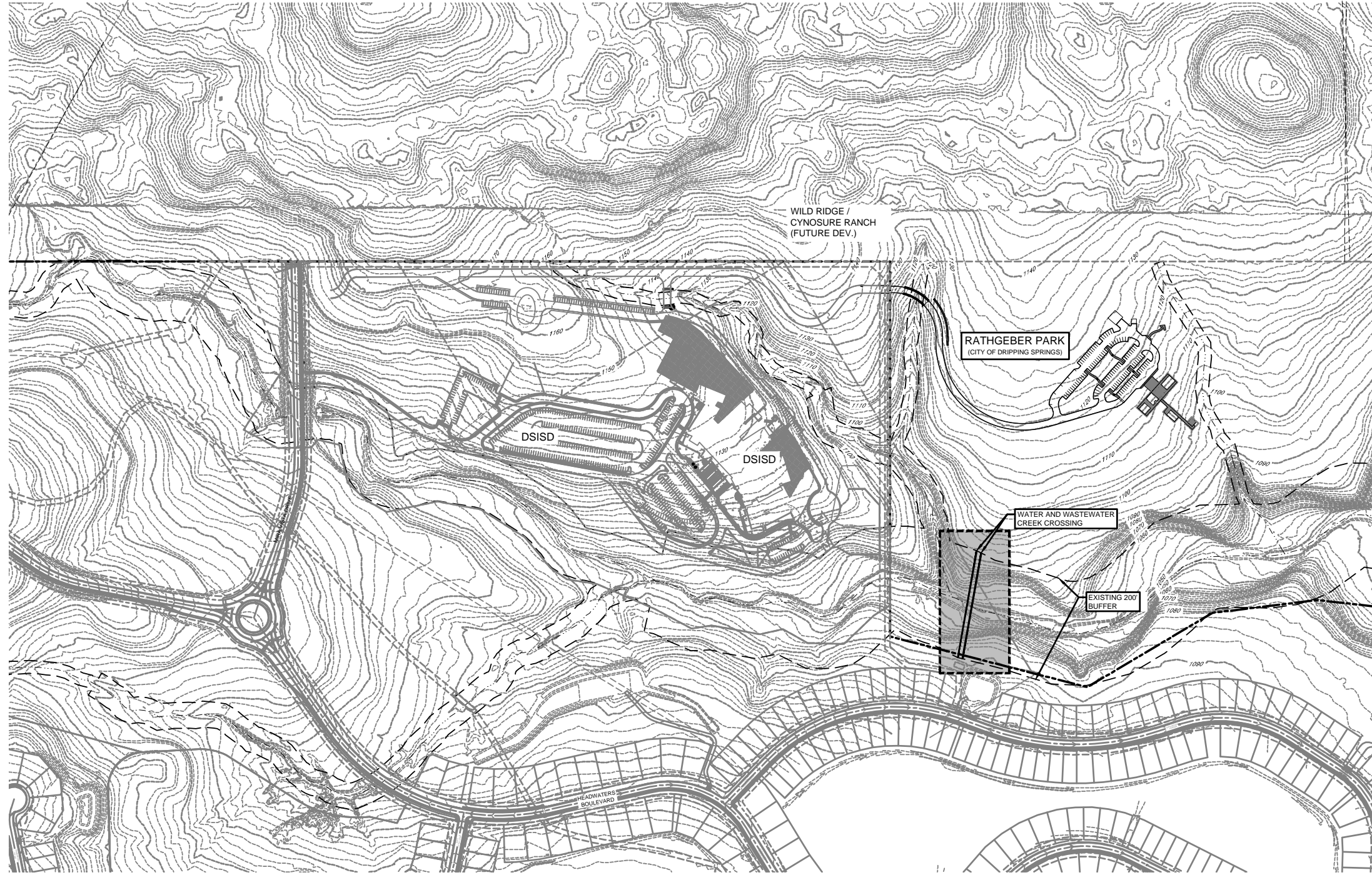
RAIN WATER COLLECTION -

As the regions water supply is stressed, the beneficial use of captured rainwater will be evaluated as an option. Efforts to collect and use rainwater for the parks' benefit are being explored. Potential uses for rainwater may include irrigation to offset the use of potable water where possible within and around the Nature Center.

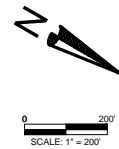
ADA ACCESS-

The natural resources of the park should be enjoyed by all. ADA accessible areas will be provided at the Rathgeber Natural Resource Park Nature Center, designated trail(s) and the north portion of the park.

*Additional requirements such as coordination with the Texas Historical Commission (THC) under Antiquities Code of Texas, detailed investigations of endangered species of plants and other wildlife, bluffs, springs and seeps, wetlands water wells, waters of the U.S. and QWBZ of streams should be completed in the first stages. Other items include completing a boundary survey and discussing potential limitations early the planning and design process.



RATHGEBER NATURAL RESOURCE PARK
VISION PLAN EXHIBIT
WATER AND WASTEWATER UTILITY CREEK CROSSINGS



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RATHGEBER NATURAL RESOURCE PARK
VISION PLAN EXHIBIT
NORTHERN ACCESS DRIVE AND PARKING



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Firm Registration No. F-196

DESIGN AND ENGINEERING CONSIDERATIONS - OPINION OF PROBABLE COST

The following Opinion of Probable Cost (OPC) is a rough order of magnitude. Cost reflects all needs identified during the community engagement process and needs assessment portion of the Vision Plan (project phasing not reflected). Design team has explored cost saving measures for the type of road creek crossing; culvert versus concrete bridge or arch culvert from DSISD to south property line of Rathgeber Park and road creek crossing; culvert versus concrete bridge within the park for the roadway, wastewater improvement options; grinder station versus OSSF gravity system, and improvement options along creek crossing within park to Headwaters MUD versus connection to Mira Vista Drive through DSISD property along the roadway. Once a construction budget is established, the Design team will continue to explore cost saving measures such as: reduction or quantities (i.e. parking lot), change in materials, phasing , etc. during schematic design.

ITEM NO	QTY	UNIT	DESCRIPTION OF ITEM	UNIT PRICE	AMOUNT
A. PARK INFRASTRUCTURE *					
PAVING AND GRADING IMPROVEMENTS (RATHGEBER PARK)					
PG-1	-	LS	MOBILIZATION (INCL. AT TOTAL)	\$ -	\$ -
PG-2	42,700	SY	CLEARING AND GRUBBING	5.50	\$ 234,848.17
PG-3	9,500	SY	SUBGRADE PREPARATION	6.05	\$ 57,475.00
PG-4	10,100	SY	FLEXIBLE BASE 12" THICKNESS	22.00	\$ 222,200.00
PG-5	9,500	SY	HMAC 2" THICKNESS	18.70	\$ 177,650.00
PG-6	9,000	SF	PERVIOUS PAVEMENT (3.125")	27.50	\$ 247,500.00
PG-7	5,100	LF	CURB AND GUTTER	22.00	\$ 112,200.00
PG-8	1,500	SY	SIDEWALK 4" THICKNESS	59.40	\$ 89,093.40
PG-9	12	EA	SIDEWALK CURB RAMP	2,750.00	\$ 33,000.00
PG-10	1	LS	STRIPING & SIGNAGE	11,000.00	\$ 11,000.00
PG-11	1	EA	CREEK CROSSINGS (BASE) - CULVERTS (6X4)	65,725.00	\$ 65,725.00
PG-12	3,800	SF	RETAINING WALLS - MORTARED ROCK	49.50	\$ 188,100.00
PG-13	15,000	CY	EXCAVATION	16.50	\$ 247,500.00
PG-14	20,000	CY	EMBANKMENT	5.50	\$ 110,000.00
PG-15	14,300	SY	NORTHERN ACCESS DRIVE TO PARKING LOT (GRAVEL)	7.70	\$ 110,110.00
PG-16	3,240	SF	NORTHERN PARKING LOT (CONCRETE PAVING)	22.00	\$ 71,280.00
SUBTOTAL PAVING AND GRADING IMPROVEMENTS				\$	1,977,681.57
WASTEWATER IMPROVEMENTS (RATHGEBER PARK)**					
WW-1	1	LS	GRAVITY COLLECTION	33,000.00	\$ 33,000.00
WW-2	1	LS	GRINDER STATION	49,500.00	\$ 49,500.00
WW-3	1	LS	3" LPS	100,980.00	\$ 100,980.00
WW-4	200	LF	ENCASEMENT (8")	220.00	\$ 44,000.00
WW-5	1	LS	CONNECTION TO EXISTING WWL	27,500.00	\$ 27,500.00
SUBTOTAL WASTWWATER IMPROVEMENTS				\$	254,980.00
WATER IMPROVEMENTS (CREEK CROSSING BASE)**					
W-1	1	LS	WATER SYSTEM	349,800.00	\$ 349,800.00
W-2	200	LF	20" ENCASEMENT	385.00	\$ 77,000.00
SUBTOTAL WATER IMPROVEMENTS				\$	426,800.00
DRAINAGE IMPROVEMENTS (RATHGEBER PARK)					
SS-1	1	LS	STORM SEWER SYSTEM (RATHGEBER PARK)	385,000.00	\$ 385,000.00
SS-2	1	LS	POND 1 (RATHGEBER PARK)	330,000.00	\$ 330,000.00
SUBTOTAL DRAINAGE IMPROVEMENTS				\$	715,000.00

EROSION AND SEDIMENTATION CONTROLS (RATHGEBER PARK)					
ES-1	57,800		6-INCH TOPSOIL	1.10	\$ 63,580.00
ES-2	57,800		HYDRO MULCH	0.61	\$ 34,969.00
ES-3	1		EROSION CONTROLS	82,500.00	\$ 82,500.00
SUBTOTAL EROSION AND SEDIMENTATION IMPROVEMENTS				\$	181,049.00
ELECTRIC IMPROVEMENTS (RATHGEBER PARK)					
E-1	1	LS	ELECTRIC IMPROVEMENTS (MEP TO VERIFY)	180,000.00	\$ 180,000.00
SUBTOTAL ELECTRICAL IMPROVEMENTS				\$	180,000.00
SUBTOTAL PARK INFRASTRUCTURE				\$	3,735,510.57

A.1 OTHER INFRASTRUCTURE (DSID PARCEL)*					
OFF-SITE ACCESS IMPROVEMENTS (DSISD PARCEL)					
ITEM NO	QTY	UNIT	DESCRIPTION OF ITEM	UNIT PRICE	AMOUNT
PG-1	1	LS	MOBILIZATION	\$ 55,000.00	\$ 55,000.00
PG-2	15,100	SY	CLEARING AND GRUBBING	5.50	\$ 83,050.00
PG-3	6,850	SY	SUBGRADE PREPARATION	6.05	\$ 41,442.50
PG-4	6,850	SY	FLEXIBLE BASE 12" THICKNESS	22.00	\$ 150,700.00
PG-5	6,155	SY	HMAC 2" THICKNESS	18.70	\$ 115,098.50
PG-6	4,300	LF	MACHINE LAID CURB AND GUTTER	22.00	\$ 94,600.00
PG-7	2,760	SY	SIDEWALK 4" THICKNESS	59.40	\$ 163,944.00
PG-8	4	EA	SIDEWALK CURB RAMP	2,178.00	\$ 8,712.00
PG-9	1	LS	SIGNAGE & STRIPING	8,140.00	\$ 8,140.00
PG-10	2	EA	CREEK CROSSINGS (BASE) - CULVERTS (6X4)	65,725.00	\$ 131,450.00
PG-11	1,200	SF	RETAINING WALLS - MORTARED ROCK	49.50	\$ 59,400.00
PG-12	2,500	CY	EXCAVATION	16.50	\$ 41,250.00
PG-13	2,500	CY	EMBANKMENT	11.00	\$ 27,500.00
PG-14	1	LS	STORM SEWER	88,000.00	\$ 88,000.00
PG-15	1	LS	POND 2 (DSISD)	165,000.00	\$ 165,000.00
PG-16	1	LS	POND 3 (DSISD)	165,000.00	\$ 165,000.00
SUBTOTAL OFF-SITE ACESS IMPROVEMENTS (DRIPPING ISD TRACT)				\$	1,398,287.00
SUBTOTAL PHASE 1 - OTHER INFRASTRUCTURE				\$	1,398,287.00

B. ARCHITECTURE*					
B01	1	LS	NATURE AND LEARNING CENTER	\$ 4,700,000.00	\$ 4,700,000.00
B02	1	LS	MAINTENANCE BLDG, STORAGE YARD, DUMPSTER/PAD	\$ 300,000.00	\$ 300,000.00
B03	4	EA	HIKING SHELTERS (INCL SOLAR/WATER)	\$ 40,000.00	\$ 160,000.00
SUBTOTAL ARCHITECTURE				\$	5,160,000.00

C. TRAILS*					
C00	12000	LF	EXISTING TRAILS - ONE TIME CLEAN, STABILIZE, CLEAR	\$ 1.00	\$ 12,000.00
C01	42000	SF	ACCESSIBLE TRAILS - CONC.,6'-8' WIDTH	\$ 7.25	\$ 304,500.00
C02	3530	LF	NATURE TRAILS - SINGLE TRACK, 2'-3' WIDTH	\$ 4.00	\$ 14,120.00
C03	42240	LF	BIKE TRAILS - SINGLE TRACK, 2'-3' WIDTH	\$ 4.00	\$ 168,960.00
C04	1	ALLOW	CREEK CROSSINGS - TIMBER BRIDGE	\$ 500,000.00	\$ 500,000.00
C05	5	EA	CREEK CROSSINGS - ARMORED, STONE	\$ 5,000.00	\$ 25,000.00
C06	1	ALLOW	TRAIL & DRAINAGE INFRASTRUCTURE, CULVERTS, MISC	\$ 50,000.00	\$ 50,000.00
C07	1	ALLOW	PRIMARY TRAILHEAD - PARKING LOT	\$ 25,000.00	\$ 25,000.00
C08	1	ALLOW	OVERLOOK PLATFORM, NW PARK ZONE	\$ 100,000.00	\$ 100,000.00
SUBTOTAL TRAILS				\$	1,199,580.00

D. LANDSCAPE ARCHITECTURE					
D01*	1	ALLOW	OUTDOOR CLASSROOM - PLAYSCAPE, NATURE CENTER	\$ 200,000.00	\$ 200,000.00
D02*	1	ALLOW	OUTDOOR CLASSROOM - MULTI-USE, NATURE CENTER	\$ 70,000.00	\$ 70,000.00
D03*	1	ALLOW	ENTRY SIGNAGE/WALL OR SCULPTURE INSTALLATION	\$ 150,000.00	\$ 150,000.00
D04	1	ALLOW	CAMPING (5 CAMPSITES, WATER, COMP.TOILET)	\$ 40,000.00	\$ 40,000.00
D05	1	ALLOW	PARK SIGNAGE, WAYFINDING, INTERP SIGNAGE	\$ 50,000.00	\$ 50,000.00
D06	1	ALLOW	CONSTRUCTED HABITAT FEATURES	\$ 20,000.00	\$ 20,000.00
D07	1	ALLOW	FENCES, BARRIERS, SPACE DELINEATION THROUGHOUT - REUSED MATERIAL- SPLIT RAIL, ROCK, ETC.	\$ 45,000.00	\$ 45,000.00
SUBTOTAL LANDSCAPE ARCHITECTURE				\$	1,190,000.00

ITEM NO	QTY	UNIT	DESCRIPTION OF ITEM	UNIT PRICE	AMOUNT
D08	1	ALLOW	SITE FURNISHINGS, THROUGHOUT	\$ 40,000.00	\$ 40,000.00
D09	1	ALLOW	SITE LIGHTING	\$ 75,000.00	\$ 75,000.00
D10	1	ALLOW	BIO-SWALES	\$ 100,000.00	\$ 100,000.00
D11	1	ALLOW	RAIN-WATER HARVESTING SYSTEM	\$ 200,000.00	\$ 200,000.00
D12	1	ALLOW	LANDSCAPE PLANTING AND IRRIGATION	\$ 200,000.00	\$ 200,000.00

E. OTHER					
E01	4	EA	DEMONSTRATION GARDENS	\$ 8,000.00	\$ 32,000.00
E02	4	EA	TELESCOPE PADS, SEATING	\$ 4,000.00	\$ 16,000.00
E03	1	LS	HAMMOCK GROVE	\$ 10,000.00	\$ 10,000.00
E04	1	ALLOW	ARCHERY AREA, ARCHERY TRAIL	\$ 15,000.00	\$ 15,000.00
E05	1	ALLOW	DISK GOLF	\$ 50,000.00	\$ 50,000.00
E06	1	EA	WASH STATION FOR MT. BIKES	\$ 10,000.00	\$ 10,000.00
E07	1	LS	EXERCISE EQUIPMENT	\$ 8,000.00	\$ 8,000.00
SUBTOTAL OTHER				\$	141,000.00

SUBTOTAL				\$	12,824,377.57
25% CONTINGENCY				\$	3,206,094.39
TOTAL				\$	16,030,471.96
* Phase 1 Needs					
ASSUMPTIONS/DISCLAIMERS					
1	The following items are excluded from this Opinion of Probable Construction Cost (OPC): rock excavation, design fees, permitting (local, federal and state), permitting fees and utility impact fees.				
2	Per coordination with ESD 6, a single 24-ft wide lane with a fire emergency turn around is acceptable to serve this site. A second emergency access road is excluded from this opinion of probable cost.				
3	**Water and wastewater creek crossings assume that open cut trench is allowed during construction. To be verified with City. For the base opinion of probable cost, it is assumed that the Headwaters MUD can provide capacity to serve Rathgeber Park, with the connection point being along Moonlit Stream Pass, due east of the proposed Nature Center. A utility service request has not been submitted.				
4					
5	In the event that the Headwaters MUD cannot provide wastewater service or that a plant expansion is required, an alternative wastewater system for an OSSF may be feasible. This may include separation of grey and black water.				
6	It is assumed that the pavement section of the DSISD private drive can handle the expected park traffic without further improvements.				

SUMMARY

A	A. PARK INFRASTRUCTURE *	\$	3,735,510.57
B	A.1 OTHER INFRASTRUCTURE (DSID PARCEL)*	\$	1,398,287.00
C	B. ARCHITECTURE*	\$	5,160,000.00
D	C. TRAILS*	\$	1,199,580.00
E	D. LANDSCAPE ARCHITECTURE	\$	1,190,000.00
F	E. OTHER	\$	141,000.00
SUBTOTAL		\$	12,824,377.57
Project Startup Costs, Mobilization, Bonding - 5%		\$	641,218.88
Contingency - 20%		\$	2,564,875.51
RATHGEBER NATURAL RESOURCES PARK ESTIMATE		\$	16,030,471.96

*INDICATES PHASE 1 NEEDS

A

APPENDIX A

Client Vision Survey Results

Client Vision Workshop Data

Stakeholder Meeting Data

Public Meeting Presentation 1

Public Meeting Presentation 1 Data

Public Meeting Presentation 2

Public Meeting Presentation 2 Data

CLIENT VISION SURVEY RESULTS

Q2 What is unique about the park to you? Why is this project important?

Answered: 14 Skipped: 3

#	RESPONSES	DATE
1	Large, ecologically sensitive property that offers fantastic opportunities to balance public rec with land/water protection. Large swath of likely occupied Golden-cheeked Warbler habitat is an added bonus that will need to be managed appropriately.	7/25/2023 6:00 AM
2	I've worked on Headwaters since I started at RVi so it is really nice to get to work on the park too	7/21/2023 10:48 AM
3	the biological and cultural resources associated with the unique geography at the confluence of two prominent creeks	7/21/2023 8:30 AM
4	The park offers a remarkable diversity of natural resources, and we have a unique opportunity to highlight those resources, avoid impacts during park development, and educate the public.	7/20/2023 11:28 AM
5	1. The size of the park - 300 acres 2. To work with the public and city to provide outdoor recreation opportunities that is low touch to the environment, including endangered species and water quality.	7/18/2023 8:23 AM
6	The fact that majority of the park remains untouched. Preservation of the natural resources and telling the unique story of the land within the park.	7/17/2023 3:44 PM
7	The hill country is rapidly being developed. This project offers and opportunity to take relatively "untouched" Hill Country land and through landscape architecture and design, provide access to the public in a way that is sensitive to the site and offers a chance for people to experience and recreate in this landscape.	7/17/2023 12:16 PM
8	Natural water resource and large land lot with varied terrain in the heart of Dripping Springs. Very important to protect water & watershed from pollutants, ability to raise awareness of watershed to community.	7/14/2023 9:53 AM
9	The uniqueness comes from the constant and extensive live water on the property as well as the dramatic topography and wildlife. This project is important to me because I think it is a beautiful and important piece of property that should be shared with the public but not at the detriment of the land or water which is what draws you there in the first place.	7/10/2023 10:26 AM
10	The public water access in the park is so unique for this community. I think preserving the parks natural beauty is imperative. It is essential to educate the public on human impact to the area and how their actions can help preserve it.	7/7/2023 3:14 PM
11	Natural green space and terrain	7/7/2023 3:13 PM
12	I live in Headwaters which is one of the neighborhoods attached to Rathgeber. This park is a hidden gem and will be a destination park for people to visit. It is important for us to plan for the growth of our town so that we plan spaces accordingly. We should not plan for our current statistics but instead plan for our 5/10-year projections. We need to protect the area so that the natural resources and endangered species are protected.	7/7/2023 2:50 PM
13	This is a unique park because it's 300 acres of undeveloped Hill Country that will be developed into a park that people will have access to and enjoy for hopefully centuries to come.	7/7/2023 2:43 PM
14	Unique because of water resources, proximity to several subdivisions and future school, archeological sites, pristine vegetation, biodiversity, preservation of significant amount of open space/natural resources. Important for water quality, trail connectivity, passive public recreational opportunities, protection of habitat and species, protection of archeological sites, preservation of our hill country environment.	7/7/2023 2:41 PM

Q3 What goals or opportunities would you like to see fulfilled in the Rathgeber Natural Resources Park?

Answered: 14 Skipped: 3

#	RESPONSES	DATE
1	Smart, controlled public access balanced with natural resource protection.	7/25/2023 6:00 AM
2	I'd like to see some really awesome trail networks to natural areas around the park	7/21/2023 10:49 AM
3	trails, trails, and more trails	7/21/2023 8:30 AM
4	Celebration and protection of the natural resources, including the creeks, wildlife habitat, vegetation, and archeological sites; interactive opportunities for education about these natural and cultural resources; unique opportunity for a different type of recreational resource that highlights the beauty of the Hill Country.	7/20/2023 11:30 AM
5	1. Family friendly outdoor opportunities (including hiking, bird watching, night sky watching) that respect the environment. 2. Protection of the environment 3. Educational outreach to create a better appreciation of environment	7/18/2023 8:27 AM
6	Preserve the Natural Resources, create a learning experience that tells the story and educates respect for the land, create a place that invites users to experience a tranquil experience.	7/17/2023 3:49 PM
7	Aside from the stated goals of the project, I think there is a big opportunity to create something at this park that becomes iconic. Not necessarily in the way of iconic as "big" but something that people seek out to experience because someone else told them about it, or they heard about it somewhere and they say "wow, that seems cool"... This could be through public art installations, or technology, AR, or perhaps a story of the site we uncover and tell, etc. Something that can engage an older generation just as much as being instagramable.	7/17/2023 12:21 PM
8	Water & water shed protection Animal habitat protection Controlled access to important features Human and historical artifacts protection Controlled access to hiking/walking trails Education on local animals, plants, water, watershed importance Protect property for future generation enjoyment Ensure compliant with Dark Sky Community requirements ADA accessibility components & educational features (braille, etc.)	7/14/2023 9:59 AM
9	I think it's important to keep it as primitive and natural as possible so that it maintains its natural and historic beauty.	7/10/2023 10:27 AM
10	Safe water access. Nature education. Multi-use recreation areas. Controlled access and park security Awe inspiring points of interest or installations	7/7/2023 3:20 PM
11	Keeping maintenance in mind during the design and planning phases of the project.	7/7/2023 3:14 PM
12	protection/preservation of archeological sites, habitats, species, biodiversity, water quality trail connectivity, passive public recreational opportunities, educational programs, public access to water resources, camping, wildlife viewing, night sky viewing, demonstration native garden areas, public art	7/7/2023 2:52 PM
13	Nature education programming space with staff offices (and storage). Define spaces where people can be. Great signage. Have a way to open/close the park.	7/7/2023 2:51 PM
14	1. Public access to nature. 2. Nature Education opportunities. 3. Preservation of Natural Resources.	7/7/2023 2:46 PM

Q4 Are there any challenges you think we'll face together?

Answered: 14 Skipped: 3

#	RESPONSES	DATE
1	Limiting access points, ensuring habitat and water protection.	7/25/2023 6:01 AM
2	just general design challenges	7/21/2023 10:49 AM
3	controlling access; informal trail creation	7/21/2023 8:31 AM
4	Preserving wildlife habitat, including for the Golden Cheeked Warbler, as well as offering amenities to view and interact with the natural environment without depleting it; parking solutions; providing the type of recreational facilities the public is hoping for without depleting the resources within the park.	7/20/2023 11:32 AM
5	1. Proving to environmentalists that the project will be sensitive to the environment. 2. Parking and access. 3. Being good neighbors	7/18/2023 8:31 AM
6	Building consensus with everyone's ideas and thoughts on the Park. We will get there, but this is always a challenge.	7/17/2023 3:52 PM
7	Parking/Access. Cost - especially for the Educational Center/Visitor Center and what it had potential to be.	7/17/2023 12:31 PM
8	Controlling access to key features with so many access points to site through neighborhoods. Security Balance between nature and city growth. Parking Decide if bike/horse trail riding will be allowed. If so, where? Learn from Blue Hole and other natural resouce parks.	7/14/2023 10:03 AM
9	The topography makes traversing the property from one end to the other difficult. However, I think the unregulated access from the continued growth around the property is the greatest threat.	7/10/2023 10:28 AM
10	Park access and security Public interests or vision for the park that may not be realistic or possible to fulfill all wishes.	7/7/2023 3:21 PM
11	Utilities in the area and unauthorized guests after hours or in areas not intended for foot traffic or exploration	7/7/2023 3:15 PM
12	Budget will likely be the challenge. Structures are expensive but necessary. Appropriate staffing.	7/7/2023 2:59 PM
13	deciding what activities/improvements to allow since there are so many options and diverse opinions how to regulate parking and entry to the park	7/7/2023 2:52 PM
14	Overcrowding/use of the park. Making the park accessible to everyone. Meeting everyone's expectations.	7/7/2023 2:49 PM

Q5 What kind of park should we create? In a few short sentences, paint a picture of what the finished Rathgeber Natural Resources Park could be like.

Answered: 13 Skipped: 4

#	RESPONSES	DATE
1	A "preserve-park", similar to Hamilton Pool Preserve. Mostly primitive, smartly placed amenities with the goal of protecting, enhancing natural resources and avoiding over use.	7/25/2023 6:05 AM
2	a natural site with great places to hangout, picnic, hammock, run, walk and hike. With some cool art/features that showcase the environment	7/21/2023 10:51 AM
3	Barton Creek greenbelt with just a touch more amenities	7/21/2023 8:32 AM
4	Trails with interpretive signage, birding opportunities and treehouse-type lookouts, viewing areas of archeological sites, small amenities such as picnic tables to support visits by school children, etc.	7/20/2023 11:33 AM
5	1. An outdoor place that is family friendly while protecting the environment. 2. Creating opportunities to increase environmental appreciation and protection.	7/18/2023 8:32 AM
6	A park that tells the story of the history, educates the public on the natural resources and importance of preservation, while creating enjoyable spaces to experience nature.	7/17/2023 3:55 PM
7	We should create a park that is both modern and nostalgic. Something that nods to the ranching heritage of dripping springs, references and highlights the environmental qualities of the area, but also embraces and elevated design, aesthetics, and quality that the public expects from a top-of-class nature park. Places such as Government Canyon State Natural Area and Phil Hardberger Park are good examples.	7/17/2023 12:43 PM
8	Title implies natural resource park, so protection of natural resources. Ability to experience/see natural resources and understand that there will be limitations to access the actual resources; controlled access components. Educational components.	7/14/2023 10:03 AM
9	I think the finished picture of the park looks much like it already does but with additional low impact walking trails and continued work to manage the plants and wildlife. I think it's important to highlight the natural beauty that is already there and not have a manufactured feel by adding extensive infrastructure.	7/10/2023 10:33 AM
10	A hidden gem! A park where locals and visitors can come and appreciate the beauty of the park at any time of the year. I envision something that people step into and instantly say, "wow, this is cool."	7/7/2023 3:27 PM
11	Austin Nature and Science Center would be an amazing benchmark for a nature education center.	7/7/2023 3:00 PM
12	The park will provide the region with a variety of recreational opportunities, connecting citizens with nature and the Dripping Spring hill country experience, it will instill a strong sense of pride in the community, it will be a good example of land management and stewardship, it will provide educational opportunities	7/7/2023 2:54 PM
13	I would like to see it developed into a park that people can appreciate and learn about nature without destroying its resources. I envision a Nature Education Center, trails and educational opportunities.	7/7/2023 2:52 PM

CLIENT VISION SURVEY RESULTS

Q6 What are 3-5 features, programs, environments, or activities that could make the Rathgeber Natural Resources Park truly unique?

Answered: 13 Skipped: 4

ANSWER CHOICES	RESPONSES	
Feature 1:	100.00%	13
Feature 2:	100.00%	13
Feature 3:	100.00%	13
Feature 4:	92.31%	12
Feature 5:	61.54%	8

#	FEATURE 1:	DATE
1	First sizable managed/protected block of Golden-cheeked Warbler habiat the city protects.	7/25/2023 6:10 AM
2	trails	7/21/2023 10:52 AM
3	the water	7/21/2023 8:34 AM
4	Barton Creek & Little Barton Creek	7/20/2023 11:34 AM
5	Hiking	7/18/2023 8:34 AM
6	Educational	7/17/2023 3:59 PM
7	Access to unique site features in perhaps innovative ways - boardwalks, overlooks, etc.	7/17/2023 2:47 PM
8	Interactive nature center with youth programming	7/14/2023 10:13 AM
9	The Water	7/10/2023 10:34 AM
10	Water features - falls, fountain, pond	7/7/2023 3:34 PM
11	Nature Education Space	7/7/2023 3:07 PM
12	access to Little Barton Creek and Barton Creek for recreation	7/7/2023 3:02 PM
13	Structure that gets people up in the tree canopy.	7/7/2023 2:57 PM
#	FEATURE 2:	DATE
1	Confluence of creeks important for water quality protection.	7/25/2023 6:10 AM
2	hammock spots	7/21/2023 10:52 AM
3	riparian zone	7/21/2023 8:34 AM
4	Wildlife habitat	7/20/2023 11:34 AM
5	Bird watching	7/18/2023 8:34 AM
6	Walking and Hiking Trail with Smart Scan Interpretive Signage	7/17/2023 3:59 PM
7	A technology component - "meeting kids halfway" through things like AR and other experiential interpretive ideas	7/17/2023 2:47 PM
8	Designated hiking trails	7/14/2023 10:13 AM
9	The Historic Artifact Sites	7/10/2023 10:34 AM
10	Fishing and aquatic education	7/7/2023 3:34 PM

11	Planetarium and/or Observatory (Dark Skies)	7/7/2023 3:07 PM
12	night sky programs	7/7/2023 3:02 PM
13	Access to water for enjoyment and education opportunities.	7/7/2023 2:57 PM
#	FEATURE 3:	DATE
1	Mixed native habitats offer a fantastic learning opportunity.	7/25/2023 6:10 AM
2	art pieces/educational features	7/21/2023 10:52 AM
3	upland oak savannas	7/21/2023 8:34 AM
4	Beginnings of the Hill Country Terrain	7/20/2023 11:34 AM
5	Night sky watching	7/18/2023 8:34 AM
6	Gathering places for users (I.E, seating and picnic areas)	7/17/2023 3:59 PM
7	Access to prime wildlife viewing.. bird blinds etc.	7/17/2023 2:47 PM
8	Educational markers throughout trails	7/14/2023 10:14 AM
9	The Native Wildlife	7/10/2023 10:34 AM
10	Splash Pad - small, natural setting	7/7/2023 3:34 PM
11	Bird Blind (Bird City)	7/7/2023 3:07 PM
12	interpretive signs (may be signs connected to information on app or website) regarding habitats, species, vegetation, water quality, archeological sites, etc. within in the park	7/7/2023 3:02 PM
13	A cool piece of art.	7/7/2023 2:57 PM
#	FEATURE 4:	DATE
1	Smart use for a variety of low impact use...limited/controlled camping, biking, etc.	7/25/2023 6:10 AM
2	meadows and "hidden" passive places	7/21/2023 10:52 AM
3	extended hikes	7/21/2023 8:34 AM
4	Archeological Resources	7/20/2023 11:34 AM
5	Activities such as hayrides	7/17/2023 3:59 PM
6	the design of Educational Center, outdoor learning, etc	7/17/2023 2:47 PM
7	See the water spaces, but not access (understand flooding of areas)	7/14/2023 10:14 AM
8	The large Heritage Oaks	7/10/2023 10:34 AM
9	Frisbee golf	7/7/2023 3:34 PM
10	Nature Programs for Adult and Youth	7/7/2023 3:07 PM
11	bird and wildlife viewing stations	7/7/2023 3:02 PM
12	Great interpretive signage throughout the park.	7/7/2023 2:57 PM
#	FEATURE 5:	DATE
1	fishing	7/21/2023 8:34 AM
2	Opportunities for hiking that aren't currently offered in DS	7/20/2023 11:34 AM
3	Camping	7/17/2023 3:59 PM
4	Flex space for mindfulness/wellness activities or workshops	7/17/2023 2:47 PM
5	incorporate innovative protective practices	7/14/2023 10:14 AM
6	Low ropes course	7/7/2023 3:34 PM
7	art installations	7/7/2023 3:02 PM
8	Offering nature education programs to the public.	7/7/2023 2:57 PM

CLIENT VISION SURVEY RESULTS

Q7 Who are the users or user groups you envision using Rathgeber Natural Resources Park?

Answered: 13 Skipped: 4

#	RESPONSES	DATE
1	Primarily nature/outdoor enthusiasts, bird watchers, hikers, campers(?). Mountain bikers (controlled). School groups, scouts.	7/25/2023 6:12 AM
2	residential areas, dripping springs citizens and people in the area who are looking for natural spots	7/21/2023 10:52 AM
3	will be used daily by those in bordering subdivision for hiking/walking; weekly by dripping springs residents for escape to nature; intermittently by Hays County residents for same; and infrequently by Austin metro and beyond for same, but change of pace/to explore	7/21/2023 8:36 AM
4	Families, school groups, birders, hikers, etc.	7/20/2023 11:34 AM
5	1.Local residents from the Dripping Springs area 2. Boy Scouts 3. Bird watching enthusiasts 4. Night sky enthusiasts	7/18/2023 8:36 AM
6	ALL ages; Residents, Tourists, School , Boy Scouts, Campers, Hikers,	7/17/2023 4:02 PM
7	School groups Passive rec users - hikers, birding Retirees Mt bikers (if allowed) Local community members from Dripping Springs area People wanting a picnic or hike opportunity in nice weather. Headwaters community	7/17/2023 2:58 PM
8	local Dripping Springs residents CDS visitors outdoor enthusiasts cyclists, hikers, families DSISD school programs bird watchers researchers/scientists	7/14/2023 10:14 AM
9	People who want experience what the hill country was really like along our creeks before large developments altered the landscape. I think this is not the park for user groups that need significant infrastructure or those that leave a lasting impact.	7/10/2023 10:36 AM
10	Families, seniors, school aged children, home school groups, camps.	7/7/2023 3:36 PM
11	Nature/Trail enthusiasts, Mountain Bikers, School Field Trips, Families	7/7/2023 3:15 PM
12	scouting groups, runners, walkers, wildlife watchers, educational groups, swimmers, kayakers, Hays County Master Naturalists, Hays County Master Gardeners, youth groups, families on outings, bikers (if allowed, which will be a difficult decision), art enthusiasts	7/7/2023 3:07 PM
13	I would like to see it available to the general public on a daily basis. No special user groups or overnight camping unless it's a City program or event. I would like to partner with the school district to offer educational field trips throughout the school year.	7/7/2023 3:02 PM

Q8 Are there any parks or other places you can think of that should serve as guidance or inspiration for Rathgeber Natural Resources Park?

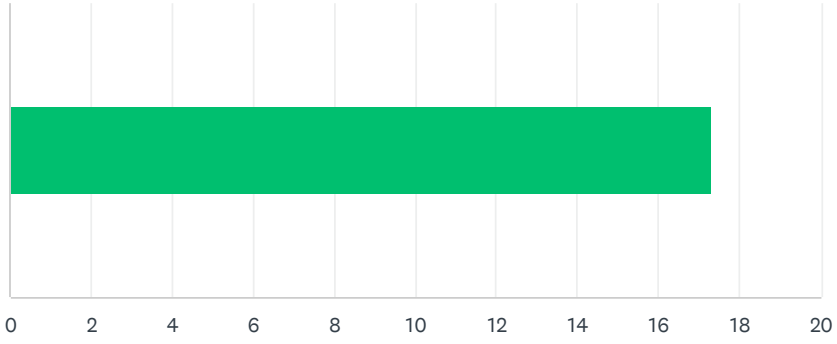
Answered: 12 Skipped: 5

#	RESPONSES	DATE
1	Westcave Preserve, HP Preserve, Pedernales State Park, Jacob's Well, New Balcones Canyonlands Preserve nature center (being master planned.	7/25/2023 6:14 AM
2	Lady Bird Johnson Wildflower center - not really the constructed design of it but the idea of an area that showcases the natural features and is educational	7/21/2023 10:56 AM
3	Williamson County's River Ranch County Park, Reimers Ranch, City of Austin's Barton Creek Wilderness Park	7/21/2023 8:44 AM
4	I hope the park will become a combination of the best things parks around the Hill Country have to offer. Places like the Science Mill in Johnson City and Austin Nature & Science Center offer incredible educational opportunities, Turkey Creek at Emma Long provides great hiking, and various parks and preserves provide great birding opportunities.	7/20/2023 11:36 AM
5	I can't think of any	7/18/2023 8:36 AM
6	Phil Hardberger Park	7/17/2023 4:03 PM
7	-Shangri la botanical gardens and nature center -Lady Bird Johnson Wildflower Center -I think the City mentioned 3 for inspiration in the RFQ -Government Canyon SNA	7/17/2023 3:11 PM
8	Blue Hole San Marcos Nature Center (other nature centers) Aquarena Springs area & Nature Center (TXST/ San Marcos) Intrepreative/interactive signage 45 connector	7/14/2023 10:14 AM
9	I think the Barton Creek Greenbelt is a good guide before it was "loved to death"	7/10/2023 10:37 AM
10	Blue Hole	7/7/2023 3:37 PM
11	Austin Nature and Science Center	7/7/2023 3:15 PM
12	Oliver Nature Park - Mansfield, Texas.	7/7/2023 3:03 PM

CLIENT VISION SURVEY RESULTS

Q9 Organic or Formal?

Answered: 13 Skipped: 4

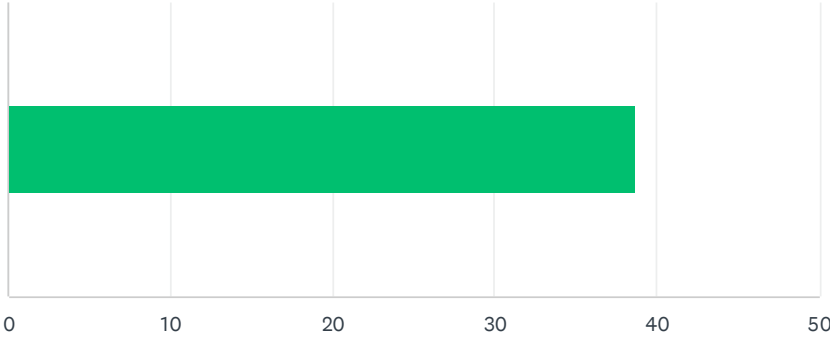


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	17	225	13
Total Respondents: 13			

#		DATE
1	0	7/25/2023 6:15 AM
2	19	7/21/2023 10:56 AM
3	4	7/21/2023 8:46 AM
4	25	7/20/2023 11:36 AM
5	7	7/18/2023 8:38 AM
6	23	7/17/2023 4:04 PM
7	21	7/17/2023 3:11 PM
8	17	7/14/2023 10:14 AM
9	0	7/10/2023 10:37 AM
10	34	7/7/2023 3:38 PM
11	27	7/7/2023 3:16 PM
12	22	7/7/2023 3:08 PM
13	26	7/7/2023 3:04 PM

Q10 Classic or Futuristic?

Answered: 12 Skipped: 5



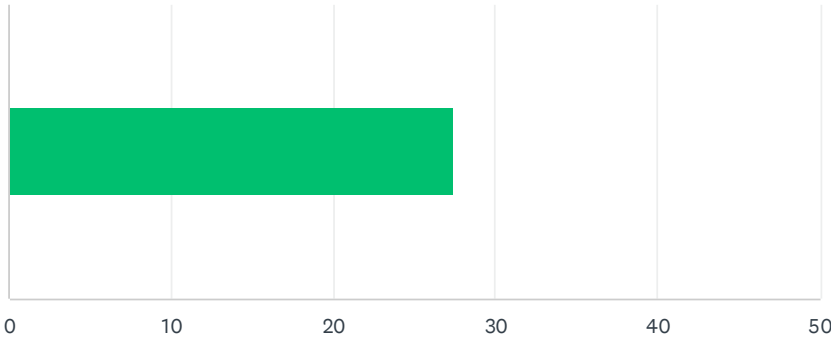
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	39	465	12
Total Respondents: 12			

#		DATE
1	0	7/25/2023 6:15 AM
2	58	7/21/2023 10:56 AM
3	57	7/21/2023 8:46 AM
4	24	7/20/2023 11:36 AM
5	78	7/17/2023 4:04 PM
6	51	7/17/2023 3:11 PM
7	28	7/14/2023 10:14 AM
8	0	7/10/2023 10:37 AM
9	24	7/7/2023 3:38 PM
10	69	7/7/2023 3:16 PM
11	50	7/7/2023 3:08 PM
12	26	7/7/2023 3:04 PM

CLIENT VISION SURVEY RESULTS

Q11 Relaxed or Energetic?

Answered: 11 Skipped: 6

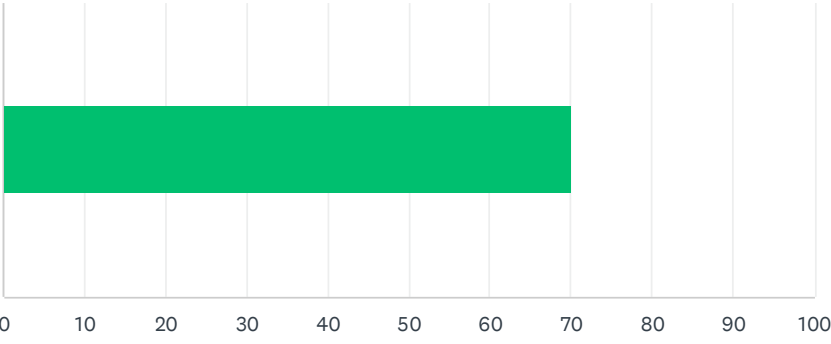


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	27	301	11
Total Respondents: 11			

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4	25	7/20/2023 11:36 AM
5	26	7/17/2023 4:04 PM
6	16	7/14/2023 10:14 AM
7	0	7/10/2023 10:37 AM
8	27	7/7/2023 3:38 PM
9	71	7/7/2023 3:16 PM
10	50	7/7/2023 3:08 PM
11	25	7/7/2023 3:04 PM

Q12 Static or Interactive?

Answered: 10 Skipped: 7



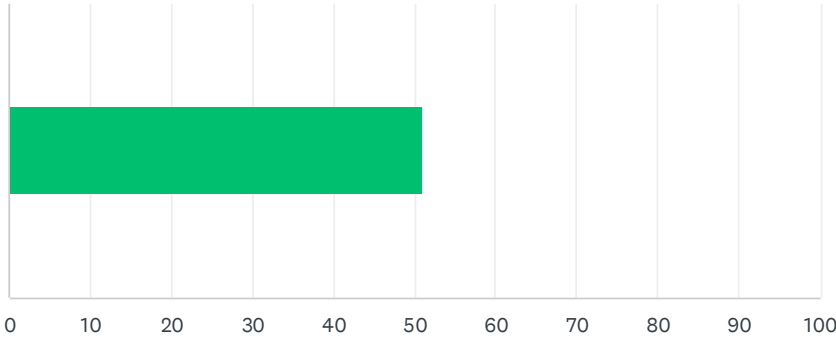
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	70	701	10
Total Respondents: 10			

#		DATE
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3	100	7/20/2023 11:36 AM
4	79	7/18/2023 8:38 AM
5	74	7/17/2023 4:04 PM
6	64	7/17/2023 3:11 PM
7	0	7/10/2023 10:37 AM
8	61	7/7/2023 3:38 PM
9	88	7/7/2023 3:16 PM
10	58	7/7/2023 3:08 PM

CLIENT VISION SURVEY RESULTS

Q13 Analog or Digital?

Answered: 8 Skipped: 9

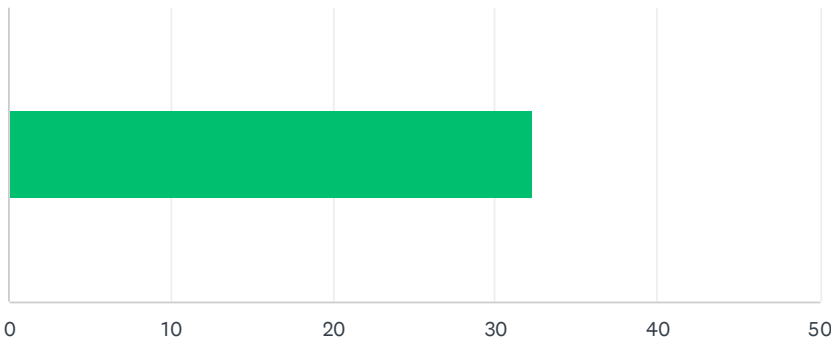


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	51	407	8
Total Respondents: 8			

#		DATE
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3	50	7/20/2023 11:36 AM
4	74	7/17/2023 4:04 PM
5	0	7/10/2023 10:37 AM
6	35	7/7/2023 3:38 PM
7	100	7/7/2023 3:16 PM
8	59	7/7/2023 3:08 PM

Q14 Passive or Active?

Answered: 11 Skipped: 6



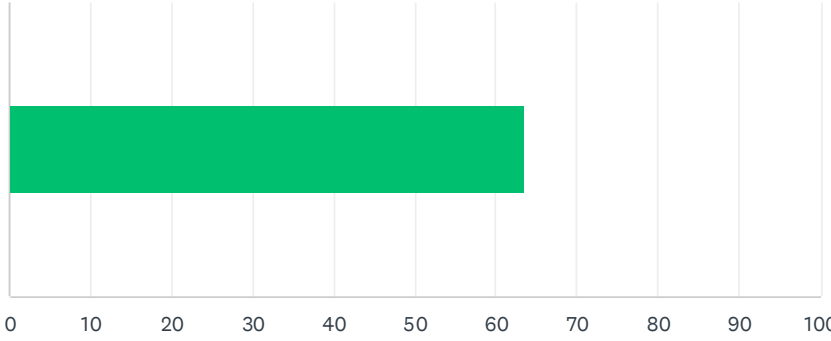
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Total Respondents: 11			

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3	24	7/20/2023 11:36 AM
4	72	7/18/2023 8:38 AM
5	25	7/17/2023 4:04 PM
6	19	7/17/2023 3:11 PM
7	22	7/14/2023 10:14 AM
8	0	7/10/2023 10:37 AM
9	44	7/7/2023 3:38 PM
10	56	7/7/2023 3:16 PM
11	33	7/7/2023 3:08 PM

CLIENT VISION SURVEY RESULTS

Q15 Modest or Imaginative?

Answered: 12 Skipped: 5

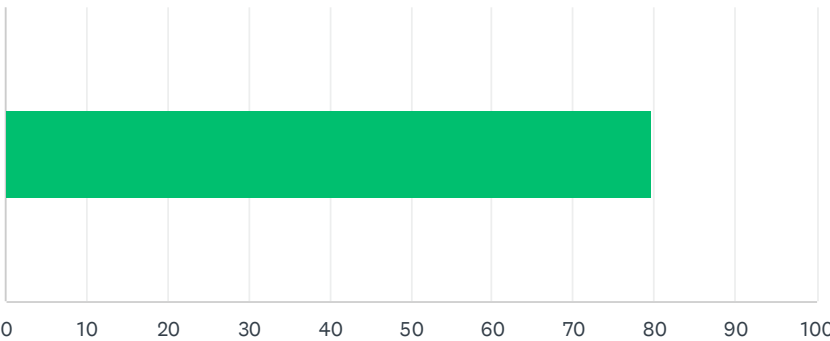


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
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Total Respondents: 12			

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5	13	7/18/2023 8:38 AM
6	73	7/17/2023 4:04 PM
7	72	7/17/2023 3:11 PM
8	0	7/10/2023 10:37 AM
9	63	7/7/2023 3:38 PM
10	100	7/7/2023 3:16 PM
11	61	7/7/2023 3:08 PM
12	73	7/7/2023 3:04 PM

Q16 Tame or Wild?

Answered: 13 Skipped: 4



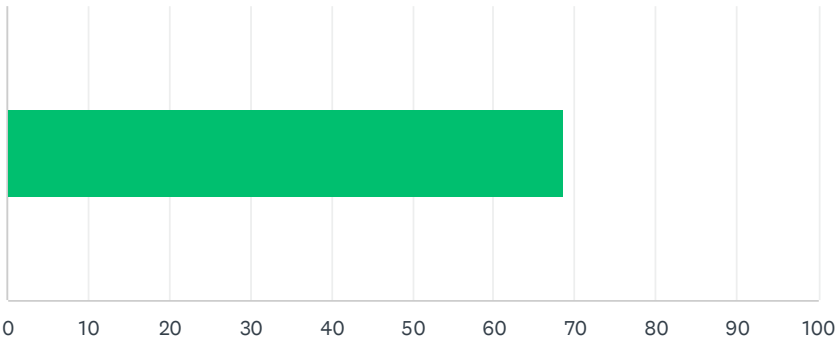
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Total Respondents: 13			

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5	83	7/18/2023 8:38 AM
6	72	7/17/2023 4:04 PM
7	72	7/17/2023 3:11 PM
8	77	7/14/2023 10:14 AM
9	100	7/10/2023 10:37 AM
10	73	7/7/2023 3:38 PM
11	63	7/7/2023 3:16 PM
12	70	7/7/2023 3:08 PM
13	73	7/7/2023 3:04 PM

CLIENT VISION SURVEY RESULTS

Q17 Tried & True or Groundbreaking Frontier?

Answered: 12 Skipped: 5

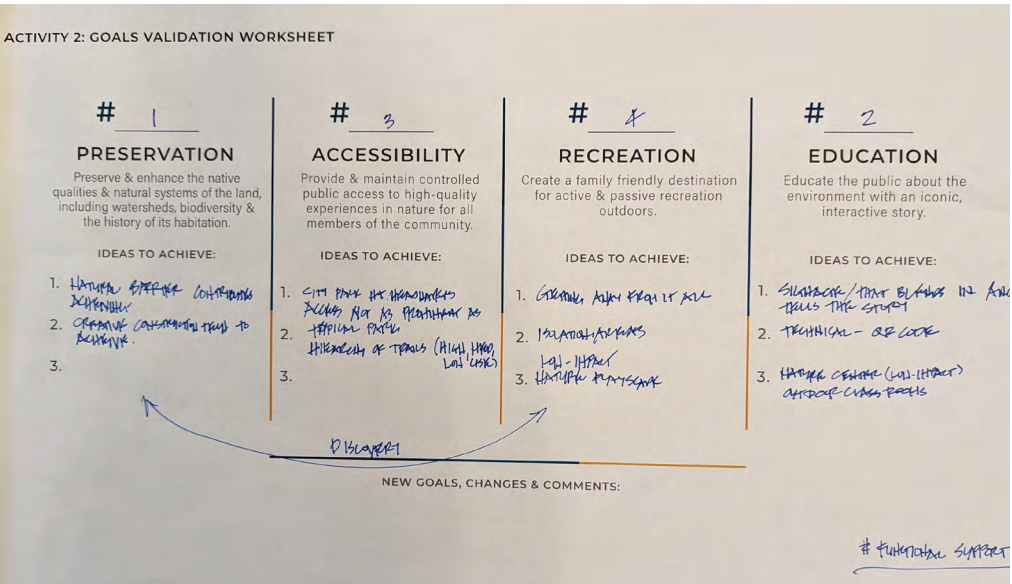


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	69	823	12
Total Respondents: 12			

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3	79	7/20/2023 11:36 AM
4	70	7/18/2023 8:38 AM
5	82	7/17/2023 4:04 PM
6	67	7/17/2023 3:11 PM
7	73	7/14/2023 10:14 AM
8	50	7/10/2023 10:37 AM
9	57	7/7/2023 3:38 PM
10	77	7/7/2023 3:16 PM
11	60	7/7/2023 3:08 PM
12	73	7/7/2023 3:04 PM

CLIENT VISION WORKSHOP DATA

What do you want to do in the park?	Limited infrastructure, preserve nature, create a natural heart of dripping springs, raptor perches, educational focus, water focus, trail system, celebrate nature, showcase history of park and dripping springs, blend history and education, wildlife viewing, keep natural beauty of park, keep the park wild, make art, don't destroy the park, lookouts, accomplish goals with least amount of impact, preservation, appreciation, and education, get into the tree canopy, trail connection to nearby neighborhoods, long term running (marathons and half marathons) scaled access, gentle impact, education facilities
Value Priorities	Preservation (1), Accessibility (2 and 3), Education (2 and 3), Recreation (4)
Ideas - Preservation	Nature barrier, creative construction techniques, wildlife habitats, materials, maintenance, need for other park systems, targeted amenities, land management, habitat creation and management, collection of history to build an archive (seed library), access to water, type of trail use
Ideas - Accessibility	City parks located in other places (Rathgeber not a typical park), hierarchy of trails, movement of people, control, trails, balance with preservation, creative topo, well defined access, all levels of access, wayfinding, icon, seasonal access, controlled entry and parking, trail difficulty and surfaces, water access, duel language on sign
Ideas - Recreation	Get away from it, isolated areas, low impact nature playscape, discovery, passive, active, interactive, not infrastructure intense (no ball fields), night sky viewing, clear trail system, playground
Ideas - Education	Signage that blends in and tells a story, technical - qi code, nature center (low impact), natural system, biodiversity at home (pocket prairies), Recreation (Education and Recreation), Family activities (scavenger hunts), school groups, community groups (master naturalist, night sky, birders), Educational Center (meeting spaces for volunteer groups), telescope, revealing natural processes, work with ISD, park and rec programs, spaces for education opportunities, technology for education
Function Support	Access roads, maintenance buildings, recycling and waste management, garden spaces
User Experiences (big Ideas)	Maintenance - hidden green roof, off grid, rainwater/grey water use, tour maintenance facility for education, electric vehicles, community lead maintenance
	Classroom Learning - immersive sensory experience at diverse ecosystems (braille trail) safe shelter/home base, nature play
	Night Sky - signage of constellations, star party events, gentle flat area, elevated platform for telescopes
Activity/Experience Inspiration	Scouting - group gathering spaces, archery range, fishing piers, ability to shut down park for scouts
	Relaxing - pavilion (yoga, meditation, wind chimes, sensory), hammock grove, meditative trail
	Place of discovery, small subtle unique features with low impact, nature focused, multi use, nothing too loud or bold, blends into nature and celebrates it, clarity of ideas, elements are mutually exclusive, mountain biking is disruptive, design for specific uses, interesting and stimulating, digital technology, role of history, large gatherings? large parking? what are those large gatherings (movie night, lecture)? Exercise groups? City programs, park hours? fee based? open at night? rentable facilities? school connection and coordination, Headwaters Access?
Image Rating	Based on an visual image survey clients choose images that represent a more naturalistic approach to design. Images such as native prairies, bird houses, soft materials and natural inspired where chosen. Images that featured bold and bright colors with heavy materials were declined.



ACTIVITY 3: USER EXPERIENCES WORKSHEET		
USER MODE	KEY BEHAVIORS WHAT ARE THEY DOING IN THIS MODE?	KEY NEEDS WHAT CORE FEATURES DO THEY REQUIRE FROM THE PARK?
Scouting	1. Camping 2. Cooking 3. Hiking 4. Group Education	1. Access controlled space - Hike it in or special access road? 2. Access to water + sanitation spaces 3. Variety of features
USER TYPE	PERSONAL GEAR WHAT ARE THEY USING OR CARRYING TO DO IT?	BIG IDEAS WHAT EXPERIENCES COULD WE MAKE HAPPEN FOR THEM?
LIFESTAGE Middle Youth Adolescent ABILITY/MOBILITY No Disabilities + Limited Mobility SCALE Large Group	1. Camping Supplies - backpacks, tents... 2. Food + Water 3. Educational activities - Fishing gear - Archery	1. Group gathering space pavilion, picnic tables, cooking space 2. Archery Range. fishing piers 3. Ability to shut-down for Scouts?
KEY VALUES	Adventure Education Involvement	

ENVIRONMENTAL

Question 1: Pressing Needs or Priorities?

concerned about bike tearing up the environment, keep bikes in their place, keep them from making new trails, Reimers Ranch- designated trails that they maintain, biking is limited, Golden Cheek Warbler in the area, restrictions during breeding season? Preserve as much integrity near the river, preserve the understory and the general make up of the river and the adjacent zones, Riparian area as native as possible and limit mowing in the area, regular educational programs, maximize protecting buffer zones fo the park, concern about future development, wildland urban interface - management buffer, Riparian restoration, weekly walks to teach people how to id plants and the benefits of the riparian edge, discourage swimming in the creek

Question 2: Other parks and places that do a good job?

Reimer Ranch, Blue Hole (Allow access to water but still having natural areas) Costa Rica Osa Peninsula Serena's Station (Conditional only go with a guide, can't go rouge and damage the park, stay over night, hike and camp the area, educational opportunity, working/volunteering opportunity) West Cave (Riparian restoration and education) Some areas with limited or guided access and areas that are open to public

Question 3: Fond memory of Texas or Dripping Springs Park?

Hamilton Pool (take the kids and swim and kayak and able to access another park from this area, water activities very pristine and calming, fun with the family)

Question 4: What are the opportunities for this park?

Education is very important for this park and the experience people can get in the natural setting, Fostering the deeper the connection to nature and commitment to nature, hands on effort, conservatory public engagement, MO, hands in the dirt and on the plants, teaching kids how to protect nature, keeping the park free of trash, educational workshops, Guided visits that educate the visitor, Students from Texas state or UT getting access to private lands - some sort of grant or partnership between Rathgeber and a school, Night walks - nightwalking with redlights, interpretative center that is staffed, indoor outdoor learning environments, Minimize parking, bike parking, West cave has a great educational area, Biospher walkthrough museum, water feature - interactive showing the cycle of water during dry and wet times (how do you bring the outside to the inside of the environmental/educational center, Headwaters of the Edwards aquifer

Question 5: What are people doing there?

Studying, DG is too loud for bird watching, Reimers ranch good examples for how to be good environmentalist, echo reducing bathrooms, lightest colored paths (how ancient people got around in the dark, the stars and moon reflect the light color), No radios or outside sound or boomboxes, bird blind - easy access but not on a main trail - get experts to pick the site, interchangeable signs or display (seasona shows what is going on in the environment)

HEADWATERS DEVELOPER

Question 1: How do you feel about the values?

Resource education - how does the school fit into this value - how does the school benefit? - is this part of a larger plan for dripping springs? From a residents perspective - low impact recreation and education (Headwaters to create programs that connect to the park - events for both residents and the greater community) Direct line to HW would be through the HOA. Residents of HW get on social media a lot - a good resource to share information about the park. Having residents from HW - what does the social side of Rathgeber look like

Question 2: How could this park positively impact the community?

Rathgeber has always been promoted as open space - giving residents tangible number to see like the miles of trails in the park. What kind of of facilities that could be potentially be built would residents use - don't have a lot of outdoor exercise or disk golf (something that takes up a larger area that can't be done with in Headwaters) Conservation Development - respect to the low density development and connection to HW. The community wants more high impact activities.

Question 3: What impacts would you like to mitigate or avoid?

Difficult Access - doesn't want all access to come through headwaters (doesn't know how it will impact headwaters) - cars lining up in headwaters - be mindful of the residents - any facilities that would cause a distraction - push back from prohibiting golf carts or electric bikes. Golf Carts are everywhere in headwaters. Dirt Bikes at Headwaters.

Question 4: Any concerns about the development process?

Keep freehold in the loop as the development process goes. Wants to get out ahead it. Trouble with the school communication - Communication is key - feed Freehold messages and they can communicate with everyone else.

Question 5: How will residence access the park?

By walk, car, and golf cart. Trails already connect to the park. Moms with Kids in their golf cart. What to encourage people to come to the park, add golf parking. Dedicated easement to Rathgeber - parking built there intended for the trails in the park. Easements with the drip fields

Question 6: What would you like to learn here?

Parents with toddlers are your primary demographic - what are your other demographics? Community survey wanted more Teen activities - How do we engage through all generations - teen demographic gets missed a lot. Groups at Headwaters - Headwaters Stargazers (resident with a big telescope) - any current nature groups or education classes in the community - There used to be nature classes and they would bring in outside teachers

MOUNTAIN BIKERS

Question 1: Favorite places to ride?

Pedernales, Maxwell (south Austin) LCRA managed has equestrian use, Purgatory - a lot of technical stuff but not anything too big, Reimers black courses are pretty dangerous for kids or beginners, Reimers offers comprehensive signage with clearly marked trails, Warda (near Smithville area) Trails are incredible, Comfort Texas - stormhill (personal ranch someone opened) Schreiner in Kerrville (great trails, but hard to navigate not enough trail marking) Flow trail in Sugarland (Flow City?), Bentonville

Question 2: Strengths and Challenges

As a biking team, maintenance of trails - what area the clearings around curbs, anything that pops out into the trail like trail branches, not too wide but not too narrow, keep in mind things that can be a hazard like dinosaur egg rocks (big rocks that are loose and can be a hazard) ok to have rock gardens and some drop offs - want verity of textures on trails the more rock gardens the more technical and difficult a trail. Rocks with deep ridges or spikes or excess texture can be dangerous for bikes or wheels. How to maintain trail to be technical but not dangerous. Lack of flow or small jump lines (pump lines, jumps, drop offs) have a verity of jumps, flat spots, and rock gardens). Small Pump trail near the front of the park. Utility stations or fixit stations or other amenities - a small station is good in an emergency, better to have a station than not to have a station, parking - nothing extra needed beyond reasonable parking, bathroom at the beginning of the trail, hose to clean off bike, Maintenance tools - do you bring your own tools? ranch park has a shed they can keep tools in. most of the time someone has a bike box in their car or can carry the tools on them. trying to teach kids how to maintain their bike while on the trail. Group meet up before a ride - need a gathering spot for the meet up - middle school and high school age with some parents. have about 30 riders when they go out. Abilene trail on a police base - really tight, riders usually ride in pairs. Gathering is essential at the beginning, usually done in a field at ranch park, nice to have a starting practice field - if connecting to ranch park they can continue to meet there and then move on to Rathgeber trail. Create multipurpose areas (example amphitheater)

Question 3: Why do you avoid a place to ride?

Off leash dogs or equestrians - Riding through poop horse or dog - provide dog waste bags. Too crowded - hard to park, too many people

Question 4: What experiences or features do you want to see at Rathgeber?

Not see horses - fine on their own trails keep off of mountain bike trails, trail experience - single track mountain bike trail - no DG or gravel or mulch it throws up and gets in eyes, it is in the way. Flow trail, cross country trail, put in more miles. Minimum of a 5 mile trail wants up to 10 to 15 mile (how to we get creative with milage - tightly wind in the trails to get more miles in the track) hydration stations or resting stations. Access to creek, or riding through water features - shallow spaces to ride through. Often have kids that will forgot to bring or refill their water bottle - can be dangerous without water. Shaded trails during the summer months - don't do too many open fields because it can get too hot.

Question 5: Additional Comments?

Hikers have earbuds can't hear as well and its hard to warn people you are coming. How to keep people being mindful on the trail, Riders and hikers/horses have to go in the opposite direction to avoid collusions, Close trails when it rains and keep public updated, When the trail is wet it can be damaged easily - creates deviates in the ground. Potential for loose livestock or possible deer tracks? Dripping springs is lacking the cross country trails with a range of difficulties, Would it be helpful to have signage showing the rules or courtesy of the trails - too many signs can cause people to ignore them - keep it simple, Don't picnic on trails, Austin Ridge Riders do trail building

SCOUTS

Question 1: What would you do on a day trip?

Hiking along the stream banks and explore the flora and fauna of the park. A lot of topo change, confluence of the creeks, fishing opportunities, big open flat areas that they can do training on - first aid training courses, pioneering (make homemade structures/homesteading) Building things, bowl area with lectures and campfires. Mixture of different areas on a small piece of land. anything that helps the scout learn their skills.

Question 2: What does an overnight trip look like?

Enhance on leadership skills, self resilience to pull camp together. Central gathering place for group activities possible around a campfire. Split them into "patrols" the camp together and cook together. Backpacking opportunity, different camping experiences (dry camp, etc.) Night Sky - astronomy, kids from inner city Austin don't have the opportunity to see the stars as much. Listening to the sounds at night. (how big are the group - (30 plus kids and leaders, could be a range of kids 10 to 30 depending on the activities could be up to 80 kids)

Question 3: What types of activities do you think this park would be good for?

Orienteering (navigation) Pioneering, environmental studies and impact. Multiple merit badges (water conservation, bird study, camping, fire safety, first aid, fly fishing? Native American lore, insect study, plant science, photography, surveying, sustainability, archaeology, astronomy, environmental, fish and wildlife management, fishing, forestry, gardening, geocaching, geology, landscape architecture, mammal study, nature, orienteering, personal fitness, pioneering, plant science, reptile and amphibian study, safety, search and rescue, signs signals and codes, soil and water conservation, space exploration, weather, wilderness survival) Archery requires safety consideration, finding places for eagle projects, places the youth can give back to the community, amphitheater for ceremonies, indoor activities, pavilion for gathering

Question 4: What facilities do you need?

Parking and traffic management, restrooms, and potable water. Emergency routes and access (don't want people to get stuck) (cub scout min is running water and restrooms) Showers are not requires. scouts have standards they need to follow at permanent camps. Baseline for an overnight camp. How does the environment help to teach? - a lot of the training takes place in the outdoor - when the boy scouts were created a core value was to use the outdoors as a classroom - this location works as a smaller group level - looks at one thing on the trip- what can they focus on that they can see and touch in real life. They need more tangible things to see. don't really need infographic signage use it if its there but not something they look for - they are usually prepared before hand. if its there its nice but not needed.

Question 5: How do you think the park can help further the scouting mission?

This park will have an impact on the kids into the future, a place to locally camp, parents don't want to drive a long way to camp with their kids, wants kids to keep coming back, want the parents to keep coming back too, service projects (pick up litter do something nice for the site) Eagle projects - ex: build the signage for the park. want them to learn how to manage plan and conduct a project, living library for things

Question 6: What have you seen in other parks?

Explore other Texas parks, anything that is unique to this area, what is its relation to the surrounding context, LCRA parks good with history and interpretive education, primitive camping area. just need a place to put down units for when they come out. Don't need to provide extra stuff like picnic tables or anything like that. How far will people travel from car to camp site? The elevation change doesn't help - if there is a lot of equipment they would have to drive down and unload. Cub scouts require a lot more effort (need close facilities and parking) The boy scouts can be far out and primitive.

Question 7: Security in Park?

Who is coming into the park and from what area? Are there homeless people living in the park?, people passing through looking to do illegal activities, just general visitors coming to the park. Safety Guidelines? Guide to safe camping manual - adults have to be aware - pretty vague and general - methods for deescalating situations and how to handle bad situations, how to mitigate the issues. Car parked overnight - fear of break ins - how to assure the scouts parents their car won't be broken into. If they are aware of what could happen out there they can mitigate the danger or concern. Leverage the sheriffs office (what makes since to the sheriffs office - coordinate with them to let the know there are campers - so they can monitor if there are any problems in the park. the sheriff can see who is suppose to be in the park. Emergency situations - how do they get out of the park when a dangerous situation occurs.

Question 8: Additional Comments?

emergency shelters for weather

EDUCATION

Question 1: How often do you use outdoor learning environments?

Daily (all campuses have the ability) Outdoor education class - learn hunting and fishing and similar, take field trips to outdoor places. Good to have something in town to see what the wildlife looks like, there terrain, or geology. Middle school or highschoolers do outdoor? Middle school yes- limited with space. Transportation issues, teachers take classes outside to enjoy weather....not sure about elementary has other than field trip. Gardening activities or horticulture and ag.

Question 2: What could this park offer you and your students?

want educational programs to show students what is happening in our area (climate change, wildlife, preservation, etc.) Community impact and teaching students how to take care of what we have and how we can be good stewards. Interest in understanding the ecosystem that is already out there including plant fauna - building from K through 8th grade - building a foundation of knowledge throughout the years.

Question 3: How likely would you create field trips here at the park?

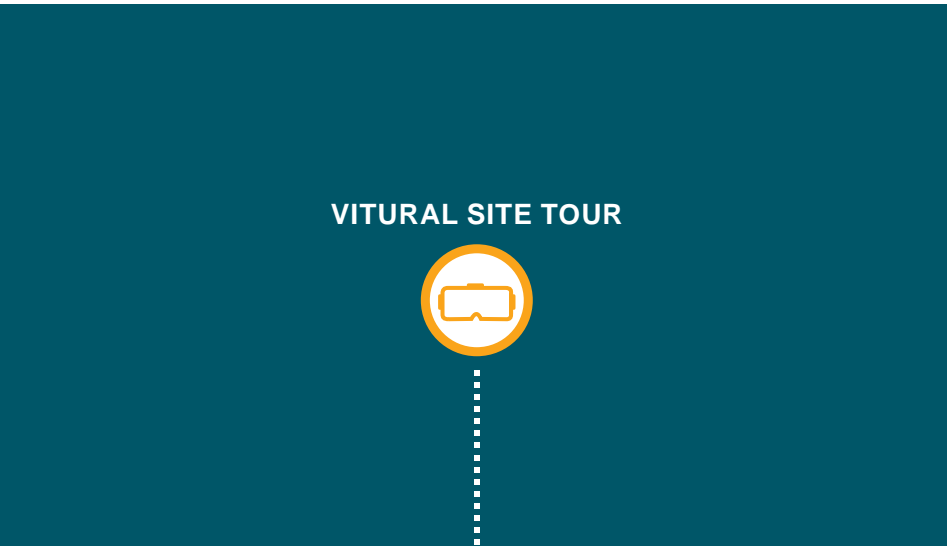
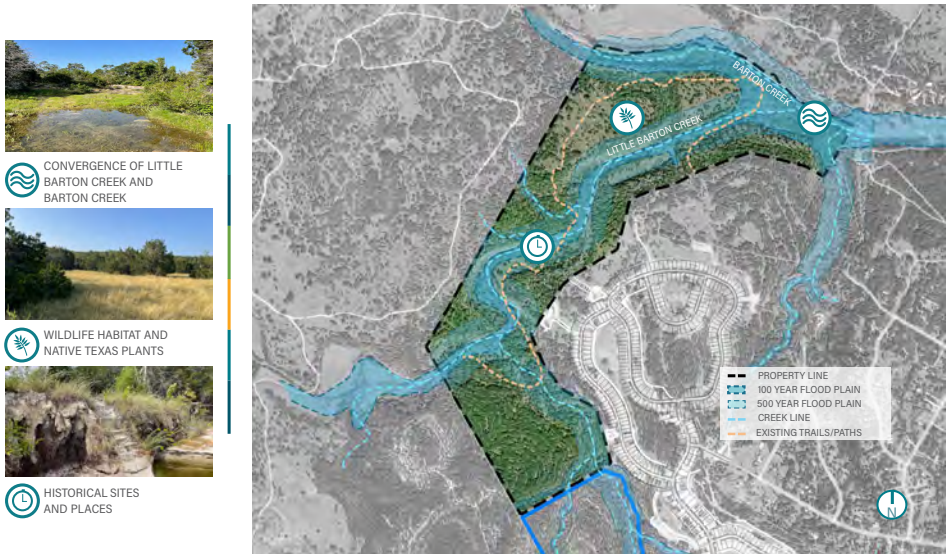
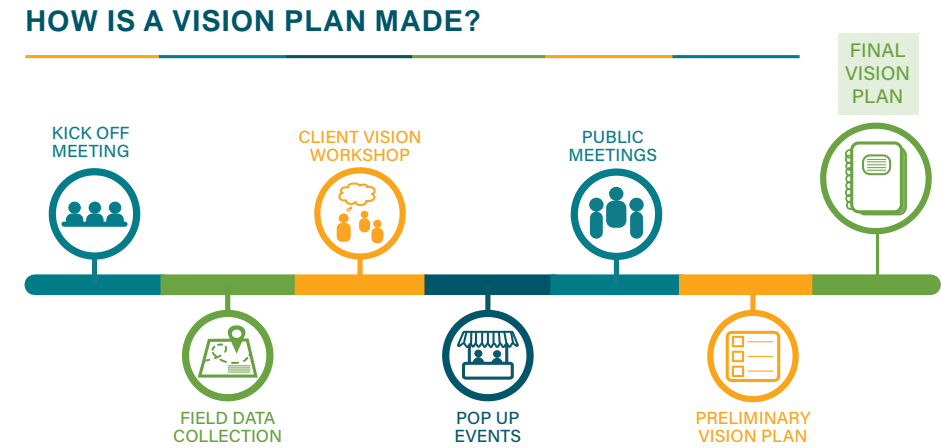
the location and accessibility is ideal. even getting individual students to the park - extension projects so kids could go on their own time. Are the field trips teacher lead? They have volunteer leaders leading the outdoor education. Outreach opportunities - come to the classroom as a guess speaker, incorporated into a field day or a career day. Opportunity at the high school - courses at the high school like aquatics or specific ecological courses that fit. Teacher CEU's - course at Rathgeber where they can earn credits - Texas parks does a program, McDonald's observatory, teachers can bring what they learn back into the classroom, Art classes out there or journaling - would hands on programs be something they want? The new curriculum is very hands on. The district has 100's summer camp options (camps held at the elementary school, future camps at the school at headwaters, could have a nice connection to Rathgeber)

Question 4: What can kids learn?

Kids don't know what is in their own backyard - just see what Texas has to offer. how do you see tech fitting into the park? - opportunity to get away from tech and unplugging from the digital word. Look at it through data collections and new techniques - education opportunity like taking plant transects or surveying...etc. how could technology be used to help students learn.

Question 5: Additional Comments?

Outdoor education classes and specific courses that already have a relation to the natural world, introduction to athletics (field trip for hike) Can be used for classes that aren't typical nature/environmental focused like art and photography. Professional development for teachers, work with teachers to developed educational program at park



WHAT IS YOUR FAVORITE PLANET OF THE ONES LISTED?

SLIDES WITH FRIENDS



NEPTUNE VENUS EARTH
MARS JUPITER SATURN

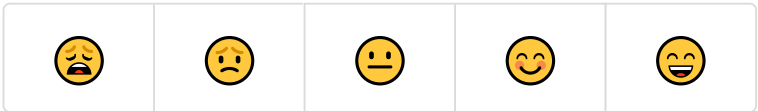


SLIDES WITH FRIENDS

VISION STATEMENT
AN ENGAGING NATURE PARK THAT INSPIRES PEOPLE TO CONNECT WITH THE WILD TEXAS HILL COUNTRY

SLIDES

HOW EXCITED DOES THE VISION STATEMENT MAKE YOU ABOUT RATHGEBER NATURAL RESOURCE PARK?



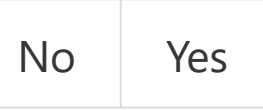
SLIDES WITH FRIENDS

IS THE VISION STATEMENT CLEAR?



SLIDES WITH FRIENDS

DOES THE VISION STATEMENT REFLECT THE NEEDS OF DRIPPING SPRINGS?

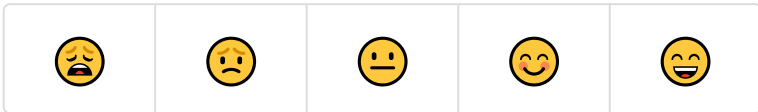


SLIDES WITH FRIENDS

PLANNING VALUES

- (ENVIRONMENTAL) PRESERVATION
Strengthen the native qualities & natural systems of the land.
- (LOW-IMPACT) RECREATION
Create opportunities for people to enjoy time outdoors.
- (RESOURCE) EDUCATION
Educate the public about the environment and history through iconic, interactive storytelling.
- (EQUITABLE) ACCESSIBILITY
Provide controlled public access to experiences in nature for people of all ages and abilities.
- ECOSYSTEM HARMONY
Foster an active, healthy balance of people, plants and wildlife.

HOW EXCITED DO THESE VALUES MAKE YOU ABOUT RATHGEBER NATURAL RESOURCE PARK?



SLIDES WITH FRIENDS

ARE THESE VALUES CLEAR?



SLIDES WITH FRIENDS

DO THE VALUES REFLECT THE NEEDS OF DRIPPING SPRINGS FOR THIS PROJECT?

No

Yes

SLIDES


WITH FRIENDS

WHAT VALUE IS THE LEAST IMPORTANT TO YOU?

SLIDES

WITH FRIENDS

PARK ACTIVITIES



- HIKING
- JOGGING
- WALKING
- SCOUT CAMPING
- BIRD WATCHING
- EDUCATIONAL FACILITY
- OUTDOOR CLASSROOMS
- INTERACTIVE LEARNING
- HABITAT RESTORATION
- HAMMOCKING
- NATURAL PLAY ELEMENTS
- DARK SKY OBSERVATION
- WATER ACCESS
- OVERLOOKS
- POLLINATOR GARDEN/PLANTS
- AUGMENTED REALITY

SLIDES

WITH FRIENDS

WHAT VALUE IS THE MOST IMPORTANT TO YOU?

SLIDES

WITH FRIENDS

WHAT COULD THIS PARK BE?

SLIDES

WITH FRIENDS

THANK YOU!

RVi

Open the Outdoors

SLIDES

WITH FRIENDS

Summary of Presentation –

- Introduction of Design Team
 - RVi Planning and Landscape Architecture, Nancy Ledbetter & Associates, Malone Wheeler, Second Spatial, Hicks and Company, and Clayton Korte
- Purpose
 - Create a vision plan for Rathgeber Natural Resource Park
 - Gather input from the public for the vision and values of the park
- How is a Vision Plan made?
 - Kick off Meeting – Field Data and Collection – Client Vision Workshop – Public Meetings – Preliminary Vision Plan – Final Vision Plan
- Where is Rathgeber Located
 - East of downtown Dripping Springs, northwest of Headwaters
- Key Features of the Park
 - Convergence of Little Barton Creek and Barton Creek
 - Wildlife Habitat and Native Texas Plants
 - Historical and Cultural Resources
- Virtual Site Tour
- Client Vision Workshop
 - Workshop to figure out vision and values for Rathgeber Natural Resource Park
 - Survey to determine needs and wants from the City
 - Goal evaluation
 - User group experiences
 - Image inspiration
- Event Join and Introduction Question
- Vision Statement Reveal
 - An engaging nature park that inspires people to connect with the wild Texas Hill Country
- Question 1: *How excited does the vision statement make you about Rathgeber Natural Resource Park?*
 - 😊 – 9 responses
 - 😊 – 6 responses
 - 😊 – 3 responses
 - 😊 – 0 responses
 - 😊 – 0 responses
- Question 2: *Is the vision statement clear?*
 - 👍 – 16 responses
 - 👍 – 2 responses
- Question 3: *Does the vision statement reflect the needs of Dripping Springs*
 - Yes – 13 responses
 - No – 2 responses

Introduction of Planning Values

- Environmental Preservation
 - Strengthen the native qualities and natural systems of the land
- Low impact recreation
 - Create opportunities for people to enjoy time outdoors
- Resource Education
 - Educate the public about the environment and history through iconic, interactive storytelling
- Equitable Accessibility
 - Provide controlled public access to experiences in nature for people of all ages and abilities
- Ecosystem Harmony
 - Foster an active, healthy balance of people, plants, and wildlife

Question 1: *How excited do these values make you about Rathgeber Natural Resource Park*

- 😊 – 9 responses
- 😊 – 6 responses
- 😊 – 2 responses
- 😊 – 1 responses
- 😊 – 0 responses

Question 2: *Are these values clear?*

- 👍 – 16 responses
- 👍 – 1 response

Question 3: *Do the values reflect the needs of Dripping Springs for this project*

- Yes – 15 responses
- No – 2 responses

Question 4: *What value is the most important to you?*

- Environmental Preservation – 5 responses
- Low Impact Preservation – 5 responses
- All values are equally important – 4 responses
- Ecosystem Harmony – 2 responses
- Resource Education – 1 response
- Equitable Accessibility – 0 responses

Question 5: *What value is the least important to you?*

- All values are important – 15 responses
- Resource Education – 2 responses
- Equitable Accessibility – 2 responses
- Environmental Preservation – 0 responses
- Low Impact Recreation – 0 responses
- Ecosystem Harmony – 0 responses

What could this park be?

- List of potential park activities from case studies (Hiking, outdoor classrooms, overlooks, Hammocking, etc)

Question: *What amenities would you like to see at the park?*

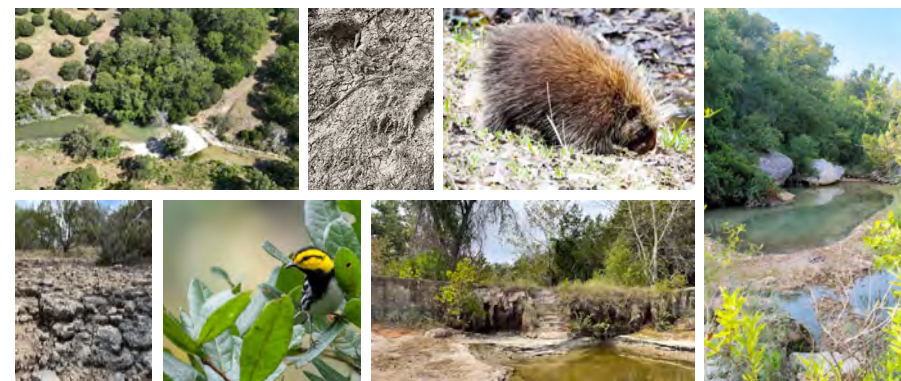
◦ Mountain biking – 22 responses	◦ Aquifer recharge education – 6 responses
◦ Natural trails/ walking trails / hiking trails – 26 responses	◦ Water resource education – 2 responses
◦ Warbler habitat protection – 3 responses	◦ Native plant ID – 4 responses
◦ Birding – 10 responses	◦ Raptor perch – 3 responses
◦ Snake Education – 3 responses	◦ Summit view – 3 responses
◦ Exercise equipment – 2 responses	◦ Naturalist education (non-profit social network of naturalist that map the biodiversity across the globe) – 3 responses
◦ Educational Signage (Entomology, Botany, Geology, etc.) – 7 responses	◦ Interactive education – 2 responses
◦ Stargazing/ telescope – 10 responses	◦ Bioswale and rain garden education – 2 responses
◦ Dark Sky – 5 responses	◦ Solar – 3 responses
◦ Public art – 4 responses	◦ Limited access points – 3 responses
◦ Youth education – 4 responses	◦ Equestrian trails – 2 responses
◦ Water access – 4 responses	◦ Chimney Swift tower – 5 responses
◦ Bat houses – 3 responses	
◦ Leash free zone – 2 responses	
◦ Wildflower meadows – 5 responses	

Public Questions/Comments-

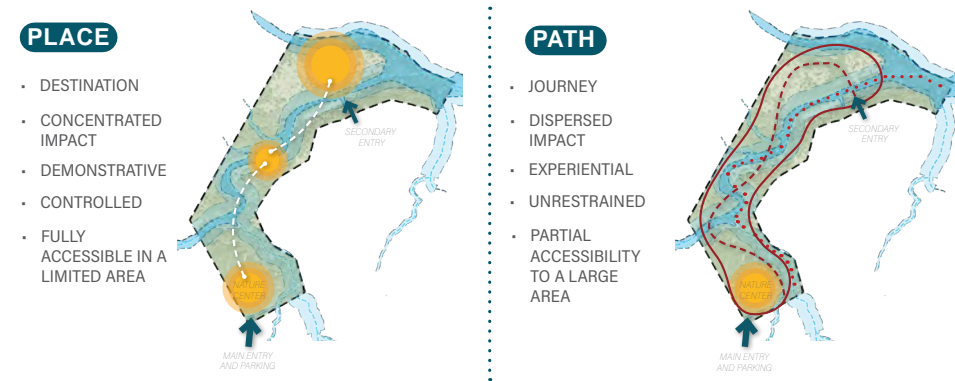
- Will swimming be allowed?
 - Pending, depends on Dripping Springs regulations
- Will horseback riding be allowed by deed restriction?
 - Allowed according to deed restrictions
- Will mountain biking be allowed by deed restriction?
 - Allowed according to deed restrictions
- Will there be prescribed burning/land management
 - Pending Dripping Springs regulations
 - Vision plan can recommend prescribed burning done safely or recommend an alternative such as a mowing schedule
- The park should have a plan to control Cedar
- What kind of funding will the park have?
 - Can come from a variety of different sources - TBD
 - Funding partially from the last Hays County Bond
- How long is the project timeline
 - Vision plan complete in spring 2024, construction TBD
- What are the plans to connect to other greenspaces throughout Dripping Springs?
 - Wildlife corridors and defragmentation is extremely important to the environment
 - No plans have been determined yet...explore possibility
- Are the flood boundaries shown on the plan up to date
 - These are the old boundaries, Malone Wheeler has a draft of updated boundaries
- Can you index different areas on the virtual tour? Would make it easier to navigate
- Are there any buffers from surrounding properties to mitigate the risk of pollution to site?
 - None that are known, through the park design we can create our own mitigation efforts if there are none in other developments
- How will access be controlled? Will there be security for the park?
 - To early to determine, Dripping Springs will need to coordinate
- What are the future development plans around the area?
 - Headwaters is finished developing
 - Other developments are planned for the West side of the park



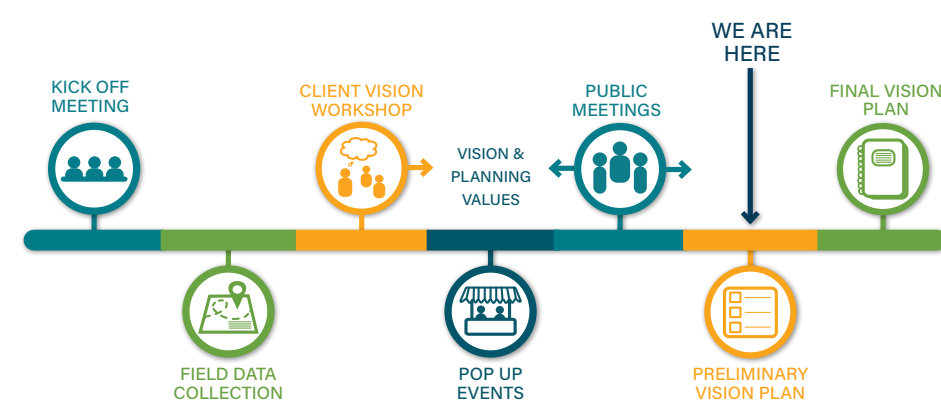
WHAT WE'VE FOUND...



HOW COULD WE EXPERIENCE THE PARK?



WHERE WE ARE...

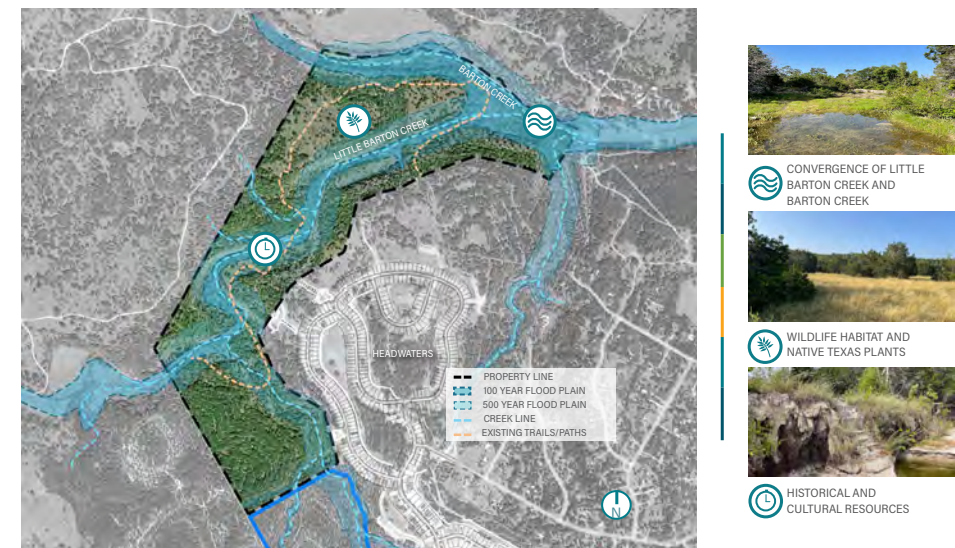


WHAT WE'VE HEARD...

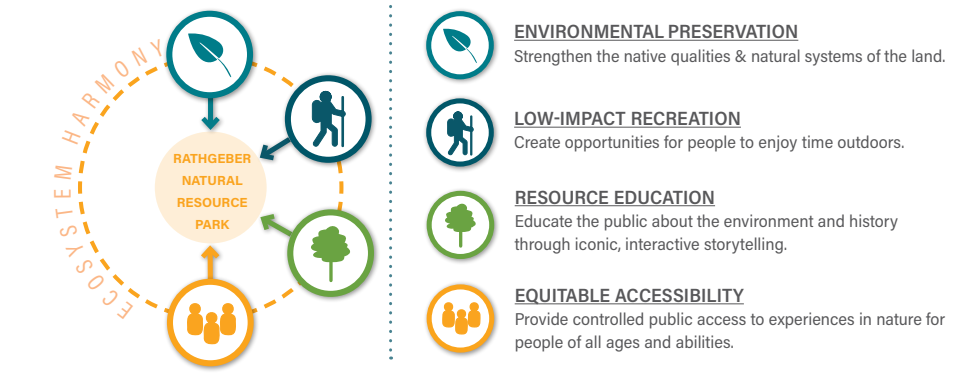


FIVE KEY BEHAVIORS SUPPORTED

- Wanderers:** Hiking, Art Viewing, Picnicking...
- NATURE ENTHUSIASTS:** Birders, Master Naturalists, Foragers, Stargazers...
- ACTIVE ADVENTURE SEEKERS:** Mountain Bikers, Trail Runners, Exercise...
- Learners:** School Groups, Scouts, Adult Leaner's, Researchers...
- Habitats:** Golden Cheek Warbler, Natural Systems, Riparian and Water Corridor...



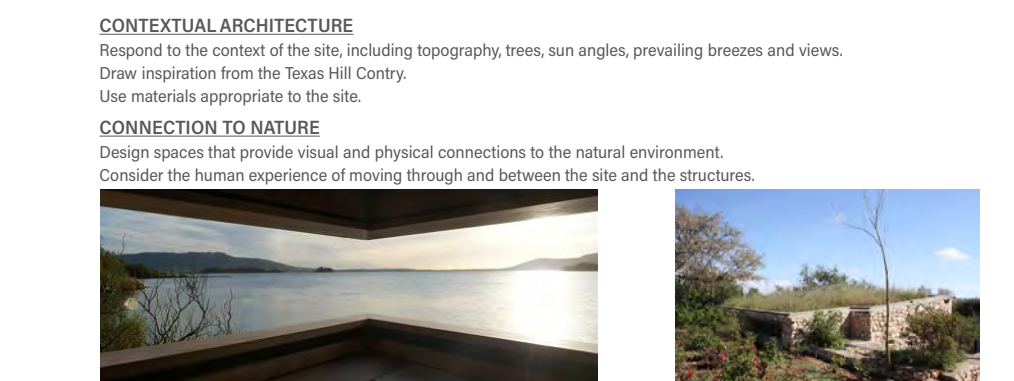
OUR PLANNING VALUES...



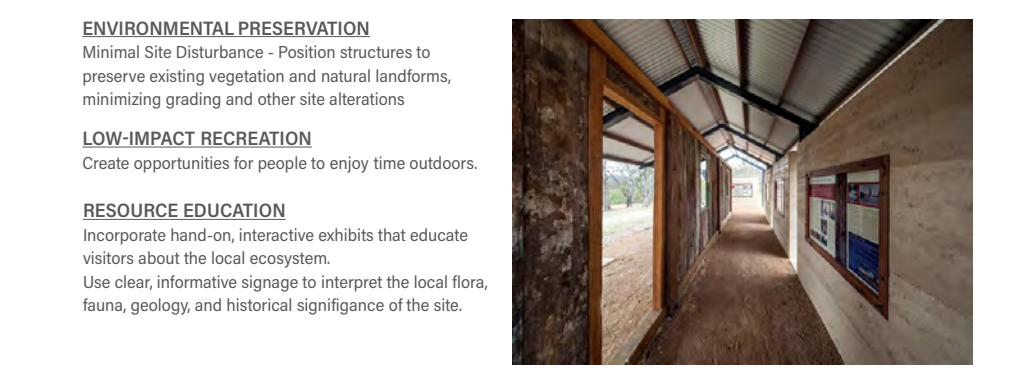
"AN ENGAGING NATURE PARK THAT INSPIRES PEOPLE TO CONNECT WITH THE WILD TEXAS HILL COUNTRY"



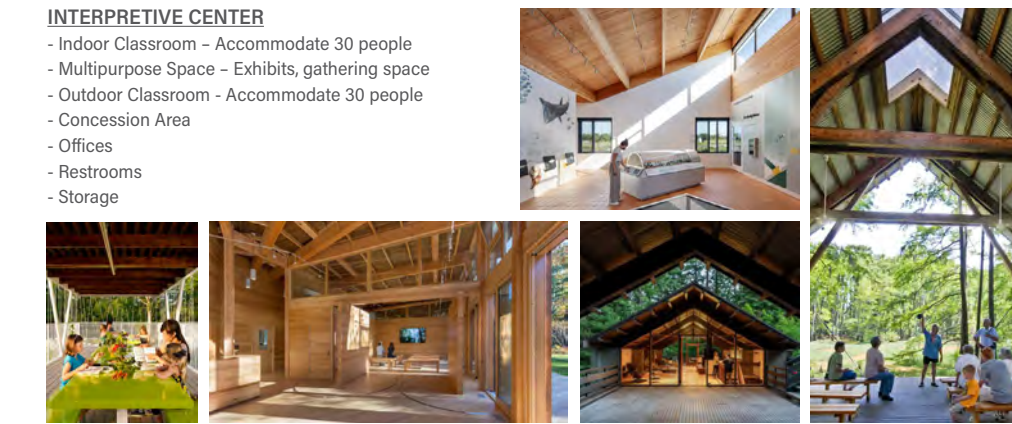
DESIGN GOALS FOR BUILT STRUCTURES



DESIGN GOALS FOR BUILT STRUCTURES



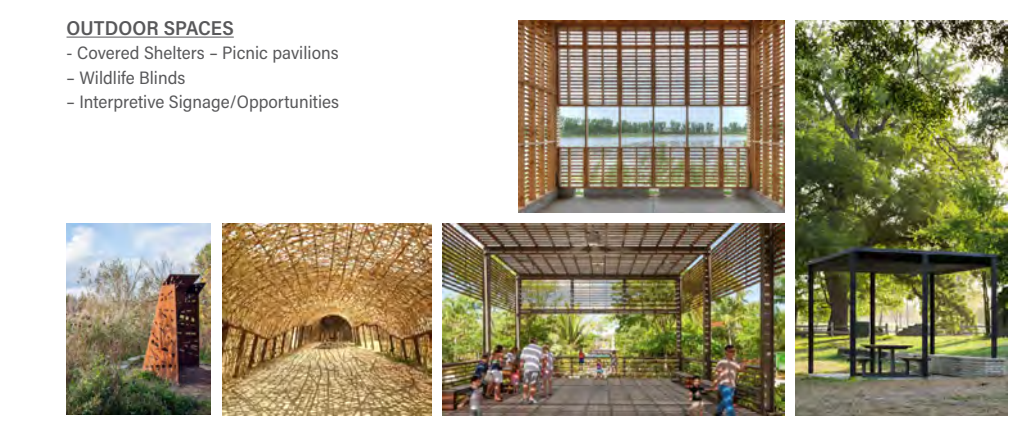
PROGRAM



DESIGN GOALS FOR BUILT STRUCTURES



PROGRAM



QUESTIONS...

QUESTION - BUILT STRUCTURES

How do you envision yourself using the Nature Center?

QUESTION - WANDERERS

Would you prefer the experience to be smaller dispersed moments throughout the park along trails or would you prefer an artistic moment to be in a central place and more monumental?



Dispersed



No Preference

Monumental

QUESTION - ACTIVE ADVENTURE SEEKERS

Do you prefer to have trail activities on shared trails, trails that are separated, or a mix of both?

When weighing the decision, please consider shared trails typically have a lighter footprint on the landscape than separating trail use.



Shared



Both



Separated

QUESTION - Learner's

Do you prefer to have more demonstrative activity space, such as amphitheaters or demonstration gardens, or do you prefer to have interpretive signage throughout the park for self guided education?



Demonstrative



No Preference



Self-Guided

QUESTION - Habitats

Would you feel comfortable with built habitat features in your direct vicinity for our non-human neighbors that may sometimes get a bad rap such as bees, amphibians, snakes, or spiders?



Comfortable
or
Uncomfortable

T H A N K Y O U !

A representative from RVi made a presentation at the public meeting. This presentation included:

- Background information and a timeline about the project to date
- Planning values encompassing environmental preservation, low-impact recreation, resource education and equitable accessibility
- Five key behaviors to be supported by the park (Wanderers, Nature Enthusiasts, Active Adventure Seekers, Learners and Habitats)
- Design goals for built structures
- Questions for attendees to respond to with a provided survey card
- Comment cards for participants to also leave general comments for the project team

Survey Cards

RVi distributed a survey handout to attendees during the public meeting and asked participants to answer questions when prompted during the presentation.

The survey cards asked participants to respond to one question:

- How do you envision yourself using the Nature Center?

The survey also requested attendees rank their responses to the following five questions:

- Wanderers: Would you prefer the experience to be smaller dispersed moments throughout the park along trails or would you prefer an artistic moment to be in a central place and more monumental?
- Nature Enthusiasts: Do you prefer to have a few key places in the park such as bird blinds on observations pads, or do you prefer to participate in those activities while walking on a pathway or trail?
- Active Adventure Seekers: Do you prefer to have trail activities on shared trails, trails that are separated, or a mix of both?
- Learners: Do you prefer to have more demonstrative activity space, such as amphitheaters or demonstration gardens, or do you prefer to have interpretive signage through the park for self-guided education?
- Habitats: Would you feel comfortable with habitat features in your direct vicinity for our non-human neighbors that may sometimes be a bad rap such as bees, amphibians, snakes, or spiders?

Fifty-four survey cards were submitted.

Survey Card Results

Question 1: How do you envision yourself using the Nature Center?

Summary of General Comments to Question 1:

- Classrooms for evening meetings (reservations needed), classrooms for 40
- Educate kids 7-12
- Outdoor classrooms/amphitheater
- Yoga, adult learning opportunities
- Restrooms
- Water filling station
- EV charging stations
- Community meetings/events
- Weddings and birthdays

- Place learning center near school
- Lots of observation windows
- Bookstore
- No air conditioning – noisy for wildlife
- Natural roofing – wildflowers or grass
- Nature center as “jumping off point”
- Bike repair station
- Keep building to a minimum
- Offer snacks, food, cold beer, coffee
- Kid friendly snacks and drinks
- Adult friendly food and beverages
- No kitchen – in results in trash
- Are nature center uses going to be free?

The bulleted comments above are a general summarization of feedback received at the Public Meeting.

Question 2: Wanderers - Would you prefer the experience to be smaller dispersed moments throughout the park along trails or would you prefer an artistic moment to be in a central place and more monumental?

Ranked Responses

Lean toward “Dispersed” and “No Preference”

Question 3: Nature Enthusiasts - Do you prefer to have a few key places in the park such as bird blinds on observations pads, or do you prefer to participate in those activities while walking on a pathway or trail?

Ranked Responses

Lean slightly to “Pathway”

Question 4: Active Adventure Seekers - Do you prefer to have trail activities on shared trails, trails that are separated, or a mix of both?

Ranked Responses

Toward “Separated”

Question 6: Learners - Do you prefer to have more demonstrative activity space, such as amphitheaters or demonstration gardens, or do you prefer to have interpretive signage through the park for self-guided education?

Ranked Responses

No clear preference

Question 7: Habitats: Would you feel comfortable with habitat features in your direct vicinity for our non-human neighbors that may sometimes be a bad rap such as bees, amphibians, snakes, or spiders?

PUBLIC MEETING 2 DATA

Ranked Responses
Strong toward "Comfortable"

Comment Forms
Participants were also provided blank comment cards at the public meeting to provide additional feedback about the project. Seven comment forms were submitted.

Participants provided a wide range of responses on the comment cards provided at the meeting. Feedback from those comment forms is summarized below:

*Note – Additional feedback was received on the completed survey cards outside of the survey questions asked. Those additional comments written on the survey cards have been summarized below along with the feedback received on the comment cards.

- Less is more
- Hiking over nature center
- Enjoy the wild – not overly managed
- Tread lightly
- Focus on education and respecting the surroundings
- Limited pave trails – dirt or mulch preferred
- Provide trash cans – leave no trace
- Parking
- Love amphitheater aspect
- Birds, wildflowers and meeting places
- No art, no bikes, limit structures
- Bird watching, dark sky viewing
- Scouting, native gardening
- Walkways from Headwaters Center to reduce parking along streets
- Local history
- Hiking, mountain biking, overnight camping, recreation day-use, history
- Foraging class would be awesome
- If mountain biking – bike maintenance classes/stations
- Minimize building impact on Park
- No art
- Mountain bikes tear up environment – do not allow
- Solor power, rainwater collection
- Nature oriented class
- No concessions, sustainable structures
- Minimize light pollution, Night Sky
- Minimize noise in park – no boom boxes
- Bikes damage sensitive areas
- Honeybees highly competitive – Please no hives
- Provide shade – lots of shade
- Set good example with solar panels and rainwater collection
- Keep trails away from homes
- If swimming allowed, consider limited bank access to minimize erosion
- Check out Crystal Bridges in northwest Arkansas and Fredrick Mayer Gardens in Grand Rapids, Michigan
- Art displays at temporary exhibits
- Provide Dark Sky area, limit light pollution
- Habitat host gardens
- No biking!
- Don't mess with (having) concessions. Consider water bottles.
- "Already have bird blind in Charol Park."
- Keep it natural
- Minimize artwork
- Would use park for hikes, presentations, picnics with grandchildren
- Bikes only on limited paths, more "non-bike" trails

- ADA requirements, visually impaired area/trails
- A "short loop" nature trail
- Rainwater collection, good reuse of septic water
- Birders, star gazing
- Less developed
- "No art, maybe"
- Detriments to the park are pesticides, cell towers
- Hiking, observing nature, maybe meditating
- Couldn't hear presentation, questions, comments – Repeat questions, have speakers raise their hands
- Don't get carried away with habitats – think this through
- Limit activities and building in confirmed Golden Cheeked Warbler habitat
- Consider new Travis County Balcones Canyonlands Preserve Center near 620 and Grandview Hills
- Access needs to be limited to one area; a nature park cannot be managed with multiple access points; each perimeter neighborhood can't have their own access point; Dripping Springs will never be able to protect, clean, restore the park
- No art, nature is art
- Monument at front door
- Active eye on different users – walkers, bikers running into each other not fun
- No monuments – art is not nature
- Dispersed art
- Star gazing, primitive camping, bank fishing – no kayaks or canoes
- Keep in natural, let nature be the art, leave as is, keep building (and art) to a minimum
- Lots of shade, bird blind, hammock enclave
- Shade structures
- "Bikers are destructive"

PUBLIC MEETING 2 DATA

ALL CARD RESPONSES RECORDED IN MEETING NOTES

QUESTION - BUILT STRUCTURES
Less is more.

QUESTION - WANDERERS
Dispersed No Preference Monumental

QUESTION - NATURE ENTHUSIASTS
Observation Points No Preference Pathway

QUESTION - ACTIVE ADVENTURE SEEKERS
Shared Both Separated

QUESTION - LEARNERS
Demonstrative No Preference Self-Guided

QUESTION - HABITATS (CIRCLE ONE)
Uncomfortable or Comfortable

QUESTION - BUILT STRUCTURES

QUESTION - WANDERERS
Dispersed No Preference Monumental

QUESTION - NATURE ENTHUSIASTS
Observation Points No Preference Pathway

QUESTION - ACTIVE ADVENTURE SEEKERS
Shared Both Separated

QUESTION - LEARNERS
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QUESTION - HABITATS (CIRCLE ONE)
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QUESTION - ACTIVE ADVENTURE SEEKERS
Shared Both Separated

QUESTION - LEARNERS
Demonstrative No Preference Self-Guided

QUESTION - HABITATS (CIRCLE ONE)
Uncomfortable or Comfortable

QUESTION - BUILT STRUCTURES
observation windows, classes on natural wildlife, talks by a park ranger type person, meeting space, no guided hikes or birding statistics, bookstore.

QUESTION - WANDERERS
Dispersed No Preference Monumental

QUESTION - NATURE ENTHUSIASTS
Observation Points No Preference Pathway

QUESTION - ACTIVE ADVENTURE SEEKERS
Shared Both Separated

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Uncomfortable or Comfortable

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Observation Points No Preference Pathway

QUESTION - ACTIVE ADVENTURE SEEKERS
Shared Both Separated

QUESTION - LEARNERS
Demonstrative No Preference Self-Guided

QUESTION - HABITATS (CIRCLE ONE)
Uncomfortable or Comfortable

QUESTION - BUILT STRUCTURES
labeled glass, walking and wheelchair paths, A bar, EV charging, solar panels, Planetarium & Observatory, walk, make it a stage, chairs, Gondola.

QUESTION - WANDERERS
Dispersed No Preference Monumental

QUESTION - NATURE ENTHUSIASTS
Observation Points No Preference Pathway

QUESTION - ACTIVE ADVENTURE SEEKERS
Shared Both Separated

QUESTION - LEARNERS
Demonstrative No Preference Self-Guided

QUESTION - HABITATS (CIRCLE ONE)
Uncomfortable or Comfortable

QUESTION - BUILT STRUCTURES

QUESTION - WANDERERS
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Shared Both Separated

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Uncomfortable or Comfortable

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Observation Points No Preference Pathway

QUESTION - ACTIVE ADVENTURE SEEKERS
Shared Both Separated

QUESTION - LEARNERS
Demonstrative No Preference Self-Guided

QUESTION - HABITATS (CIRCLE ONE)
Uncomfortable or Comfortable

QUESTION - BUILT STRUCTURES
Bird Blind, Hammocks enclave, No kitchen - too much trash, shade structures, underground structure to encourage natural coding.

QUESTION - WANDERERS
Dispersed No Preference Monumental

QUESTION - NATURE ENTHUSIASTS
Observation Points No Preference Pathway

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Shared Both Separated

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Shared Both Separated

QUESTION - LEARNERS
Demonstrative No Preference Self-Guided

QUESTION - HABITATS (CIRCLE ONE)
Uncomfortable or Comfortable

B

APPENDIX B

Rathgeber Natural Resource Park Email Correspondence

EMAIL CORRESPONDENCE

Number	Email	Voicemail	Hard Copy Mail	Date	Quick Subject	Summary	Action/Response
1	X			12/3/2023	How to share input		Matt, Thank you for your interest in Rathgeber Park. We are just beginning the planning process, so any input you have is very timely and helpful.
						Hi - I am a dripping springs resident and saw your post on Facebook. I would love to share input and be involved as much as possible into the plan for the upcoming Rathgeber park. Please let me know the best way to get involved!	We have the first public meeting for the project on December 14 at Dripping Springs City Hall. We plan to share what we have learned so far about the 300 acres that will be Rathgeber Natural Resource Park and to discuss vision and values for the project moving forward. We would appreciate any input you have.
						Thanks, Matt	Attached is more information about the public meeting. Hope to see you December 14.
							Thanks, Randall
2	X			12/11/2023	Public meeting question	Good afternoon,	
						Will the public meeting about Rathgeber Natural Resource Park on Thursday be livestreamed or recorded and posted online?	Forwarded to RVI on 12/12/23
						Thank you, Megan Navarro	
3	X			12/12/2023	Junk hauling	Hello, my name is Nacho Loza, I saw this post on Linkedln, and wanted to reach out. If y'all need any support in anyway, please dont be shy to contact me. I am a small local junk hauling removal business in Spicewood that supports roll off dumpsters. I would be more than happy to help out with any projects.	Nacho, Thanks for the information. I will pass it along.
							Thanks,
							Randall Dillard
							Haley, My apologies for the delayed response to your email seeking information about the future Rathgeber Natural Resource Park. I am part of the consultant team working for the City of Dripping Springs on the project.
4	X			12/15/2023	Project info	We are just beginning the planning process to protect 300 acres of pristine Texas Hill Country that has been donated to the City of Dripping Springs. We are working with stakeholders and community members to protect the land and resources while allowing the Dripping Springs community and residents of Hays County to passively recreate, immerse in nature, and explore the Texas Night Sky.	
						I would like to know more about the project.	
						Thank you, Haley	
							A good source of information is the City of Dripping Springs website which has information about Rathgeber Park at: https://www.cityofdrippingsprings.com/our-parks/rathgeber .
5	X			12/16/2023	Future planning meetings	Please let me know if you have additional questions.	
							Thanks, Randall
						Hello, My family lives in the Headwaters community and our property borders the park. We would appreciate being involved in these planning sessions. Can you send us a list of the future dates and events, or add us to your distribution list?	
						Many thanks. -Shaun	
6	X			12/27/2023	Facebook page	Hi there, I'm sorry I missed the meeting, please consider setting up a Facebook page to share information with the public. Thanks, Dan	Forwarded to RVI on 1/11/24
						Hello! We are excited about the plans for Rathgeber Park. Can you share a PDF of the map shown at the public meeting and on the DS website? It's blurry online.	
7	X			12/29/2023	Map shown at public meeting		Forwarded to RVI on 1/5/24
						Thanks, Carolyn Connerat	

EMAIL CORRESPONDENCE

Number	Email	Voicemail	Hard Copy Mail	Date	Quick Subject	Summary	Action/Response
1	X			1/2/2024	Comments/requests	Hello,	
						I attended the meeting on Dec 14 and wanted to submit my comments. I appreciate the opportunity to find out what's been happening and to give feedback. My main requests/interests would be to include the following:	
						-hiking trails -natural areas in a variety of habitats for birds and birding - grasslands/prairie, riparian, woodlands, perhaps pond(s) and a water drip if feasible -access to the creeks for swimming/wading, similar to the Barton Creek greenbelt in Austin -native plant installation for any revegetation, chosen and planted with birds & wildlife in mind -a wildlife corridor between Rathgeber and DS Ranch Park, as well as any other nearby natural areas	Thank you for your comments. We appreciate your interest in Rathgeber Park and we look forward to working with you.
						As an active member of the Hays County Master Naturalists, I look forward to opportunities to do volunteer work at the park, and I hope you'll include me in any email updates as work progresses.	Thanks, Randall
						Thank you,	

Number	Email	Voicemail	Hard Copy Mail	Date	Quick Subject	Summary	Action/Response
1	X			2/12/2024	Vision for Rathgeber Park		Alan,
						I wanted to provide some feedback on the plans for Rathgeber Park. I am very excited to see it start to come together as I am in early stages of forming a non-profit to pursue a trail along the Barton Creek area from Dripping Springs to Austin. Yes, this is a multi-decade project. I see the trail starting at Dripping Springs Ranch park, working its way through the new Double L Ranch neighborhood, and then into Rathgeber Park. From that point, we will start working to secure grants, parks bond money and other funding to start working our way to Austin. Do you currently see the Rathgeber Park plan supporting a hike/bike trail that could support this vision?	Thank for the email and your interest in Rathgeber Park.
							Let me check with other Rathgeber Park members to see if the project could support your pursuit of a trail along the Barton Creek area from Dripping Springs to Austin.
							I will get back to you as soon as I can.
							Thanks, Randall

Number	Email	Voicemail	Hard Copy Mail	Date	Quick Subject	Summary	Action/Response
1	X			4/18/2024	Girl Scouts	To the developers of Rathgeber Park:	
						I was unable to attend the recent meeting but wanted to provide feedback from a scouting troop's perspective. Our troop is 65 girl and 57 adult members strong. We take every opportunity to "get out there" and enjoy the outdoors. Following are my answers (in blue) to the questions asked in the presentation at the recent meeting:	
						If you were visiting the Park on a day-trip, what would you do here? Hike, Picnic, Geo-cache, Learn Outdoor skills If you were visiting the Park on an overnight trip, what would you do here? Camp, Star gaze, Campfire meetings with Singing and Skits and S'mores, of course. What types of activities do you think this park would be good for? Camping, Hiking, Fishing? What features, facilities or utilities are necessary to facilitate your time here? Bathrooms (no showers necessary, but toilets & sinks with running water would be nice), well-defined trails with difficulty levels listed, a covered pavilion for troop gatherings, picnic tables at each campsite & in picnic areas designated campfire "pits,"	

EMAIL CORRESPONDENCE

Number	Email	Voicemail	Hard Copy Mail	Date	Quick Subject	Summary	Action/Response
1	X		5/3/2024	Design feedback	Hi Alan,		
					I believe we met at Founders Day last week in Dripping Springs while you were at the information booth for Rathgeber Park.		
					As a follow-on from our discussion last week, I wanted to provide feedback on the design of the park. Specifically, I wanted to express my concerns about the placement of the parking lot (primary and secondary) in a location that would require/encourage the community to transit through the Headwaters neighborhood to access the park.		
					The roads in the Headwaters neighborhood have a speed limit of 20 mph. The community has a high number of young children that play in the front yards/streets and the narrow roadways already require vehicles to pull to the side to allow for oncoming traffic to pass when cars are parked on the street. When vehicles are observed driving through the neighborhood at ~30 mph or greater, the community leaders engage with Hays County Sheriffs Office to request directed patrols of the area, as it does pose a significant safety risk to the residents.		
2	X		5/8/2024	Photography services	I believe that the inclusion of a parking lot that is accessible through the Headwaters neighborhood would be inappropriate, as it would increase traffic through the neighborhood and endanger the community's children. Additionally, I have concerns about the frequency of vehicles transiting the neighborhood and the noise that will accompany such increased traffic.		
					While I look forward to ultimately being able to enjoy the new park, I respectfully request and encourage the planning team to consider alternative parking lot locations that do not require the broader Dripping Springs community to travel through the Headwaters community.		
					Thank you.		
					Paul Stroessner RE:RC,		
3	X		5/20/2024	Cell towers	I received the postcard about the upcoming Ratherberger meeting. That's so exciting!		
					I'm reaching out because I wanted to offer my services, pro bono, should you need any scenic photography of the property.		
					I'm a photographer with a love of Hill Country conservation and author of Texas Hill Country: A Scenic Journey. You can check out my editorial and commercial work here — epohl.com		
					Anyway, if you should need any scenic or other photography for promotions, website, social media, etc., I'd be happy to help.		
4	X		5/22/2024	Additional park details	Thanks, I plan to attend the public meeting tonight.		
					My comment is: I hope that no cell towers will be erected at all in Rathgeber Park. All towers, as well as wi-fi and anything wireless, put out dangerous radiation that can harm people, birds, animals, and nature in general. There are approximately 10,000 studies showing the damage that wireless radiation can do, including neurological problems and even cancer. There are ZERO studies showing that wireless is safe, as was admitted by major telecom companies before a U.S. Congressional committee.		
					If you are determined to put up these unsafe cell towers, please do not erect 5G towers -- the most dangerous to humans, animals, and nature -- in part because 5G has short wavelengths, and therefore it requires high numbers of smaller cell towers erected closer together. Please avoid using 5G towers, and preferably all towers.		
					Thank you. Marta H Hello. I recently attended the tail end of the meeting at the event center for the Rathgeber park details. I did not get to see the majority of it and unfortunately only heard the question and answer session. I am sending this email to see if you could send me the slideshow so that I could see all the details. I have visited the website and have seen the different options for layout, but wanted to see the meeting information that was given. I am a friend of this idea and live in headwaters close to where the park will be. I have hiked most of the trails that exist. I am an avid hiker that goes to national and state parks frequently and wanted to also offer my volunteer services in case you wanted any test hikers. Or if there are other opportunities to serve, I love the outdoors and it's the reason why I moved to dripping Springs and specifically headwaters subdivision. Please advise and if you could send the PowerPoint that would be great. I can also be reached via mobile phone at 281-830-8132. Happy trails!		

EMAIL CORRESPONDENCE

Number	Email	Voicemail	Hard Copy Mail	Date	Quick Subject	Summary	Action/Response
1	X		6/3/2024	Design requests	Good morning,		
					Since the future Rathgeber Natural Resource Park is a City-owned property:		
					What is the City of Dripping Springs's definition of a Natural Resource Park? What standard guidelines are being followed/mandated for the planning, design, and maintenance of the park? What mitigation efforts are being proposed to limit disturbance to the natural resources throughout the park? The National Environmental Policy Act (NEPA) promotes efforts to prevent or eliminate environmental harm through various factors. Those factors include:		
					· Avoidance of an impact through not taking an action or parts of an action; · Minimizing impacts through limiting the degree or magnitude of an action; · Rectifying impacts by repairing, rehabilitating, or restoring the affected environment; · Reduction or elimination of impacts by preservation and maintenance operations during the life of the action; and · Compensation for the impact by replacing or providing substitute resources or environments.		
2						Have alternative locations for the Interpretive Learning Center within the park been considered and made publicly available for scrutiny? At the latest public meeting, talks emerged regarding the positioning of the Interpretive Learning Center, which is planned for the park's southwest corner, closest to the school. The planning team has noted that the project's Civil Engineer has started looking at grading options in this area, with indications suggesting that this area is the most probable choice for the center.	
						Taking proactive steps, I've created an exhibit showing the areas of the most concern when protecting natural resources composed of inherently complex organisms, processes, and systems. The shaded areas indicate the probability of the Golden-cheeked Warbler habitat. As you can see, the potential location of the Interpretive Learning Center at the southwest corner of the park, as shared during the last public meeting, is of particular concern given its potential for disruption to the very habitats the park is mandated to protect.	
						Drawing from my perspective as an experienced civil engineer, I advocate for providing an alternative to the siting of the Interpretive Learning Center at the northwestern corner along the future Double L property line. This area offers the following benefits over the currently proposed site location nearest the school:	
						· A flatter terrain · Less disturbance to the natural resources that the park is intended to protect, e.g., tree canopy and grading disturbance due to the flatter terrain · Reduced likelihood of disrupting endangered species habitat (environmental study to confirm along with the U.S. Fish and Wildlife Service (USFWS) Section 7 Evaluation/Permit)	
3						This alternative placement aligns with the park's mandate of preserving natural habitats and resources. Moreover, it offers the potential to foster interaction between visitors and the diverse plant and animal species within the park without removing critical resources from the tree canopy.	
						I look forward to your response and continued collaboration on this project.	
						Lastly, can you confirm correspondence with this email (rathgeberpark@gmail.com) will be available for public records requests?	
						Thanks!	

C

APPENDIX C

SITES CHECK LIST

SITES SCORE CARD

SITES v2 Scorecard Summary

YES	?	NO		
0	2	0		
1: SITE CONTEXTPossible Points: 13				
Y		CONTEXT P1.1	Limit development on farmland	
Y		CONTEXT P1.2	Protect floodplain functions	
Y		CONTEXT P1.3	Conserve aquatic ecosystems	
Y		CONTEXT P1.4	Conserve habitats for threatened and endangered species	
	0	CONTEXT C1.5	Redevelop degraded sites	3 to 6
	0	CONTEXT C1.6	Locate projects within existing developed areas	4
2		CONTEXT C1.7	Connect to multi-modal transit networks	2 to 3

YES	?	NO		
0	22	0		
6: SITE DESIGN - HUMAN HEALTH + WELL-BEINGPossible Points: 30				
Y		HHWB C6.1	Protect and maintain cultural and historic places	2 to 3
	2	HHWB C6.2	Provide optimum site accessibility, safety, and wayfinding	2
	2	HHWB C6.3	Promote equitable site use	2
	2	HHWB C6.4	Support mental restoration	2
	2	HHWB C6.5	Support physical activity	2
	2	HHWB C6.6	Support social connection	2
0		HHWB C6.7	Provide on-site food production	3 to 4
4		HHWB C6.8	Reduce light pollution	4
4		HHWB C6.9	Encourage fuel efficient and multi-modal transportation	4
2		HHWB C6.10	Minimize exposure to environmental tobacco smoke	1 to 2
0		HHWB C6.11	Support local economy	3

YES	?	NO		
0	10	0		
7: CONSTRUCTIONPossible Points: 17				
Y		CONSTRUCTION P7.1	Communicate and verify sustainable construction practices	
Y		CONSTRUCTION P7.2	Control and retain construction pollutants	
Y		CONSTRUCTION P7.3	Restore soils disturbed during construction	
	3	CONSTRUCTION C7.4	Restore soils disturbed by previous development	3 to 5
	4	CONSTRUCTION C7.5	Divert construction and demolition materials from disposal	3 to 4
	3	CONSTRUCTION C7.6	Divert reusable vegetation, rocks, and soil from disposal	3 to 4
	0	CONSTRUCTION C7.7	Protect air quality during construction	2 to 4

0	14	0		
8. OPERATIONS + MAINTENANCEPossible Points: 22				
Y		O+M P8.1	Plan for sustainable site maintenance	
Y		O+M P8.2	Provide for storage and collection of recyclables	
	5	O+M C8.3	Recycle organic matter	3 to 5
	4	O+M C8.4	Minimize pesticide and fertilizer use	4 to 5
	2	O+M C8.5	Reduce outdoor energy consumption	2 to 4
	3	O+M C8.6	Use renewable sources for landscape electricity needs	3 to 4
	0	O+M C8.7	Protect air quality during landscape maintenance	2 to 4

0	7	0		
9. EDUCATION + PERFORMANCE MONITORINGPossible Points: 11				
	4	EDUCATION C9.1	Promote sustainability awareness and education	3 to 4
	3	EDUCATION C9.2	Develop and communicate a case study	3
	0	EDUCATION C9.3	Plan to monitor and report site performance	4

0	3	0		
10. INNOVATION OR EXEMPLARY PERFORMANCEBonus Points: 9				
0	3	INNOVATION C10.1	Innovation or exemplary performance	3 to 9

YES	?	NO
0	114	3
TOTAL ESTIMATED POINTSTotal Possible Points: 200		

KEY	SITES Certification levels	Points
YES Project confident points are achievable	CERTIFIED	70
? Project striving to achieve points, not 100% confident	SILVER	85
NO Project is unable to achieve these credit points	GOLD	100
	PLATINUM	135

SITES SCORE CARD

Project Name:Project ID#:Date:

SITES v2 Scorecard

Estimate points below (key at bottom)	PREREQUISITE OR CREDIT #	TITLE	CASE / OPTION / THRESHOLD	POINTS	POSSIBLE POINTS PER CREDIT
YES	?	NO	1: SITE CONTEXTPossible Points: 13		
0	0	0			
Y		CONTEXT P1.1	Limit development on farmland	Case 1: Sites without farmland soils Case 2: Sites with farmland soils - VSP2 Case 3: Sites with farmland soils - Mitigation	
Y		CONTEXT P1.2	Protect floodplain functions	Case 1: Sites without floodplain Case 2: Previously developed and brownfield sites within floodplain Case 3: Greenfield sites within floodplain	
Y		CONTEXT P1.3	Conserve aquatic ecosystems	Case 1: Sites without aquatic ecosystems Case 2: Sites with naturally occurring aquatic ecosystems Case 3: Sites with naturally occurring poor quality aquatic ecosystems	
Y		CONTEXT P1.4	Conserve habitats for threatened and endangered species	Case 1: Brownfields and previously developed sites Case 2: Greenfield sites	
		CONTEXT C1.5	Redevelop degraded sites	Case 1: Previously developed sites Case 2: Brownfield sites	33 to 6
		CONTEXT C1.6	Locate projects within existing developed areas		44
		CONTEXT C1.7	Connect to multi-modal transit networks	Option 1: Pedestrian and bicycle network Option 2: Transit network	22 to 3

0	0	0		
2: PRE-DESIGN ASSESSMENT + PLANNINGPossible Points: 3				
Y		PRE-DESIGN P2.1	Use an integrative design process	
Y		PRE-DESIGN P2.2	Conduct a pre-design site assessment	
Y		PRE-DESIGN P2.3	Designate and communicate Vegetation and Soil Protection Zones	
		PRE-DESIGN C2.4	Engage users and stakeholders	33

0	0	0		
3: SITE DESIGN - WATERPossible Points: 23				
Y		WATER P3.1	Manage precipitation on site	
Y		WATER P3.2	Reduce water use for landscape irrigation	
		WATER C3.3	Manage precipitation beyond baseline	80th percentile precipitation event 90th percentile precipitation event 95th percentile precipitation event
		WATER C3.4	Reduce outdoor water use	Option 1: Reduce outdoor water use Option 2: Significantly reduce outdoor water use Option 3: Eliminate outdoor water use
		WATER C3.5	Design functional stormwater features as amenities	50% of stormwater features 100% of stormwater features
		WATER C3.6	Restore aquatic ecosystems (project must have existing feature)	No aquatic ecosystems present on site 30% of the geographic extent 60% of the geographic extent

Project Name:Project ID#:Date:

SITES v2 Scorecard

Estimate points below (key at bottom)	PREREQUISITE OR CREDIT #	TITLE	CASE / OPTION / THRESHOLD	POINTS	POSSIBLE POINTS PER CREDIT
YES	?	NO	4: SITE DESIGN - SOIL + VEGETATIONPossible Points: 40		
0	0	0			
Y		SOIL+VEG P4.1	Create and communicate a soil management plan		
Y		SOIL+VEG P4.2	Control and manage invasive plants	Case 1: No invasive plants found on site Case 2: Invasive plants identified on site	
Y		SOIL+VEG P4.3	Use appropriate plants		
		SOIL+VEG C4.4	Conserve healthy soils and appropriate vegetation (project must have existing feature)	No healthy soils and/or appropriate vegetation present on site 50% of the site's existing vegetated area 75% of the site's existing vegetated area 95% of the site's existing vegetated area	
		SOIL+VEG C4.5	Conserve special status vegetation (project must have existing feature)		
		SOIL+VEG C4.6	Conserve and use native plants	20% total native plant score 40% total native plant score 60% total native plant score	
		SOIL+VEG C4.7	Conserve and restore native plant communities	20% total native plant community score 40% total native plant community score 60% total native plant community score	
		SOIL+VEG C4.8	Optimize biomass	minimal point score low point score mid point score high point score	
		SOIL+VEG C4.9	Reduce urban heat island effects		
		SOIL+VEG C4.10	Use vegetation to minimize building energy use (project must have building on site)	No buildings present on site Option 1: Reduce energy use - 5% reduction Option 1: Reduce energy use - 7% reduction Option 2: Provide shade structures - 30% shaded Option 2: Provide shade structures - 60% shaded Option 3: Provide a windbreak - one row Option 3: Provide a windbreak - two or more rows	
		SOIL+VEG C4.11	Reduce the risk of catastrophic wildfire (project must be located in fire-prone area)	Project not in a fire-prone area Project is in a fire-prone area	

0	0	0		
5: SITE DESIGN - MATERIALS SELECTIONPossible Points: 41				
Y		MATERIALS P5.1	Eliminate the use of wood from threatened tree species	
		MATERIALS C5.2	Maintain on-site structures and paving	
1		MATERIALS C5.3	Design for adaptability and disassembly	
0		MATERIALS C5.4	Use salvaged materials and plants	
0		MATERIALS C5.5	Use recycled content materials	
4		MATERIALS C5.6	Use regional materials	
3		MATERIALS C5.7	Support responsible extraction of raw materials	
1		MATERIALS C5.8	Support transparency and safer chemistry	
3		MATERIALS C5.9	Support sustainability in materials manufacturing	
5		MATERIALS C5.10	Support sustainability in plant production	

SITES SCORE CARD

Project Name:Project ID#:Date:

SITES v2 Scorecard

Estimate points below (key at bottom)

YES	?	NO	PREREQUISITE OR CREDIT #	TITLE	CASE / OPTION / THRESHOLD	POINTS	POSSIBLE POINTS PER CREDIT
			MATERIALS C5.3	Design for adaptability and disassembly	30% of total materials cost, excluding plants, rocks, and soils	3	3 to 4
					60% of total materials cost, excluding plants, rocks, and soils	4	
			MATERIALS C5.4	Use salvaged materials and plants	10% of total materials cost, excluding soils	3	3 to 4
					20% of total materials cost, excluding soils	4	
			MATERIALS C5.5	Use recycled content materials	20% of total materials cost, excluding plants and soils	3	3 to 4
					40% of total materials cost, excluding plants and soils	4	
			MATERIALS C5.6	Use regional materials	30% of total materials cost	3	3 to 5
					60% of total materials cost	4	
					90% of total materials cost	5	
			MATERIALS C5.7	Support responsible extraction of raw materials	Option 1: Advocate for sustainable extraction of raw materials	1	1 to 5
					Option 2: Support suppliers that disclose environmental data	3	
					Option 3: Support suppliers that meet extraction standards	5	
			MATERIALS C5.8	Support transparency and safer chemistry	Option 1: Advocate for transparency and safer chemistry	1	1 to 5
					Option 2: Support manufacturers that disclose chemical data	3	
					Option 3: Support manufacturers with chemical hazard assessments	5	
			MATERIALS C5.9	Support sustainability in materials manufacturing	Option 1: Advocate for sustainable materials manufacturing	1	1 to 5
					Option 2: Support manufacturers that disclose data on sustainable practices	3	
					Option 3: Support manufacturers that achieve sustainable practices	5	
			MATERIALS C5.10	Support sustainability in plant production	Option 1: Advocate for sustainable plant production	1	1 to 5
					Option 2: Support producers that disclose data on sustainable practices	3	
					Option 3: Support producers that achieve sustainable practices	5	

0	0	0	6: SITE DESIGN - HUMAN HEALTH + WELL-BEING	Possible Points:	30		
			HHWB C6.1	Protect and maintain cultural and historic places (project must have existing feature)	No cultural or historic places present on site		
					Option 1: Historic buildings, structures, or objects	2	2 to 3
					Option 2: Historic or cultural landscapes	3	
			HHWB C6.2	Provide optimum site accessibility, safety, and wayfinding		2	2
			HHWB C6.3	Promote equitable site use		2	2
			HHWB C6.4	Support mental restoration		2	2
			HHWB C6.5	Support physical activity		2	2
			HHWB C6.6	Support social connection		2	2
			HHWB C6.7	Provide on-site food production	Option 1: Food production	3	3 to 4
					Option 2: Food production and regular distribution	4	
			HHWB C6.8	Reduce light pollution		4	4
			HHWB C6.9	Encourage fuel efficient and multi-modal transportation		4	4
			HHWB C6.10	Minimize exposure to environmental tobacco smoke	Option 1: Designate smoke-free zones	1	1 to 2
					Option 2: Prohibit smoking on site	2	
			HHWB C6.11	Support local economy		3	3

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Project Name:Project ID#:Date:

SITES v2 Scorecard

Estimate points below (key at bottom)

YES	?	NO	PREREQUISITE OR CREDIT #	TITLE	CASE / OPTION / THRESHOLD	POINTS	POSSIBLE POINTS PER CREDIT
0	0	0	7: CONSTRUCTION				Possible Points: 17
Y			CONSTRUCTION P7.1	Communicate and verify sustainable construction practices			
Y			CONSTRUCTION P7.2	Control and retain construction pollutants			
Y			CONSTRUCTION P7.3	Restore soils disturbed during construction			
			CONSTRUCTION C7.4	Restore soils disturbed by previous development	low point score	3	3 to 5
					mid point score	4	
					high point score	5	
			CONSTRUCTION C7.5	Divert construction and demolition materials from disposal	50% of structural materials + 95% of roads / infrastructure materials	3	3 to 4
					75% of structural materials + 95% of roads / infrastructure materials	4	
			CONSTRUCTION C7.6	Divert reusable vegetation, rocks, and soil from disposal	100% of land-clearing materials retained for use within 50 miles	3	3 to 4
					100% of land-clearing materials retained on site	4	
			CONSTRUCTION C7.7	Protect air quality during construction	50% total run-time hours from Tier 2 or higher engines	2	2 to 4
					50% total run-time hours from Tier 3 or higher engines	3	
					50% total run-time hours from Tier 4 or higher engines	4	

0	0	0	8: OPERATIONS + MAINTENANCE	Possible Points:	22		
Y			O+M P8.1	Plan for sustainable site maintenance			
Y			O+M P8.2	Provide for storage and collection of recyclables			
			O+M C8.3	Recycle organic matter	100% of vegetation trimmings recycled / composted off site within 50 miles	3	3 to 5
					100% of vegetation trimmings recycled / composted on site	4	
					100% of vegetation trimmings + food waste recycled / composted on site	5	
			O+M C8.4	Minimize pesticide and fertilizer use	Option 1: Plant health care plan	4	4 to 5
					Option 2: Best management practices for plant health care	5	
			O+M C8.5	Reduce outdoor energy consumption	30% reduction from baseline energy use for outdoor equipment	2	2 to 4
					60% reduction from baseline energy use for outdoor equipment	3	
					90% reduction from baseline energy use for outdoor equipment	4	
			O+M C8.6	Use renewable sources for landscape electricity needs	Option 1: On-site - 50% annual outdoor site electricity	3	3 to 4
					Option 1: On-site - 100% annual outdoor site electricity	4	
					Option 2: Green power - 50% annual outdoor site electricity	3	
					Option 2: Green power - 100% annual outdoor site electricity	4	
			O+M C8.7	Protect air quality during landscape maintenance	Option 1: Scheduled maintenance	2	2 to 4
					Option 2: Low-emitting equipment	3	
					Option 3: Manual or electric powered maintenance equipment	4	

0	0	0	9: EDUCATION + PERFORMANCE MONITORING	Possible Points:	11		
			EDUCATION C9.1	Promote sustainability awareness and education	Option 1: Educational and interpretive elements	3	3 to 4
					Option 2: Additional education	4	
			EDUCATION C9.2	Develop and communicate a case study		3	3

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SITES SCORE CARD

Project Name:Project ID#:Date:

SITES v2 Scorecard

Estimate points below (key at bottom)

YES	?	NO	PREREQUISITE OR CREDIT #	TITLE	CASE / OPTION / THRESHOLD	POINTS	POSSIBLE POINTS PER CREDIT
			EDUCATION C9.3	Plan to monitor and report site performance		4	4

0	0	0	10: INNOVATION OR EXEMPLARY PERFORMANCE	Possible Bonus Points:	9		
			INNOVATION C10.1 (BONUS POINTS)	Innovation or exemplary performance	Option 1: Exemplary performance	3	3 to 9
					Option 2: Innovation outside the SITES v2 Rating System	3	

YES ? NO

0	0	0	TOTAL ESTIMATED POINTS	Total Possible Points:	200
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KEY	SITES Certification levels	Points	
YES	Project confident points are achievable	CERTIFIED	70
?	Project striving to achieve points, not 100% confident	SILVER	85
NO	Project is unable to achieve these credit points	GOLD	100
		PLATINUM	135

Item 3.

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VISION PLAN
RATHGEBER NATURAL RESOURCE PARK

VISION PLAN
RATHGEBER NATURAL RESOURCE PARK

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RVi Planning and Landscape Architecture
1611 W 5th Street Suite 175 Austin Texas 78703

PROFESSIONAL SERVICES AGREEMENT

This Agreement, made and entered into this, the 20th day of June 2023, by and between the **City of Dripping Springs**, Texas (hereinafter referred to as the “City”) and **RVi Planning**, (hereinafter referred to as “Contractor”), is understood and agreed to be as set forth herein:

1. **Project Summary:** Conduct Master Park Study for Rathgeber Park “Park”.
2. **Scope of Work:** Scope of Work includes all work in Attachment “A”.
3. **Description of Services:** The Contractor shall perform the below duties as needed by the City:
 - Inventory of the Site.
 - Identify regional/national standards related to park development projects.
 - Development community engagement plan.
 - Provide a detailed schedule for the planning, design development, and construction document phases.
 - All other services necessary for the Scope of Work in Attachment “A”.
4. **Payment for Services:** The City will pay the Contractor for the performance of the Contract, in current funds, not to exceed three hundred fifteen thousand eight hundred sixty dollars (\$315,860) including the base fee and up to ten thousand dollars (\$10,000) of reimbursable expenses. Invoices will be submitted monthly, and payment is due within 30 days of City’s receipt and approval of the invoice. Any amount in excess of this amount must be approved by both parties in writing.
5. **Duration:** This Agreement shall be in effect for a period of one year (12 months), unless terminated as provided below or if all work associated with Agreement is completed. Contractor shall start work immediately after the execution of this Agreement.
6. **Termination:** Either party may terminate this Agreement by a thirty (30) day written notice.
7. **Relationship of Parties:** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for engineering services.
8. **Employees:** Contractor employees, if any, who perform services for City under this Agreement shall also be bound by the provisions of this Agreement. At the request of City, Contractor shall provide adequate evidence that such persons are Contractor’s employees.
9. **Mandatory Disclosures:** Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission

(Texas Local Government Code Chapter 176), and the Contractor shall file a Form 1295 Certificate of Interested Parties (Form 1295) approved by the Texas Ethics Commission (Texas Government Code Section 2252.908). The Contractor also confirms it is in compliance with all Texas requirements related to government contracts including: (1) no boycott of Israel; (2) not listed as a foreign terrorist organization by the Texas Comptroller of Public Accounts; (3) Contractor does not have a policy or practice of discriminating against firearm entities or firearm trade associations; (4) Contractor does not boycott energy companies; and Contractor is compliant with all other Texas laws including any additional disclosure requirements.

10. Injuries/Insurance: Contractor acknowledges his/her obligation to obtain appropriate insurance coverage for the benefit of Contractor's employees, if any. Contractor waives the rights to recovery from City for any injuries that Contractor and/or Contractor's employees may sustain while performing services under this Agreement. Contractor is to provide a copy of a certificate of insurance coverage to City at least ten (10) days prior to end of any existing coverage period if Contractor uses the services of any of Contractor's employees for the provision of services to the City.

11. INDEMNIFICATION: CONTRACTOR AGREES TO INDEMNIFY AND HOLD CITY HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES, FEES, INCLUDING REASONABLE ATTORNEY'S FEES, COSTS, AND JUDGMENTS THAT MAY BE INCURRED BY CITY TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OR OMISSIONS OF CONTRACTOR, CONTRACTOR'S EMPLOYEES, IF ANY, AND CONTRACTOR'S AGENTS.

12. Assignment: Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City.

13. Notice: All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

For the City:

Attention: City Administrator
City of Dripping Springs City
P.O. Box 384
Dripping Springs, TX 78620
512-858-4725

For the Contractor:

Attention: Alan N. Harris, Esq.
Two Towne Square
Suite 700
Southfield, MI 48076
248-447-2000

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

14. Entire Agreement: This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes and prior written agreements between the parties. If a conflict exists

RVI06202023

between this Agreement and Attachment "A", this Agreement shall prevail.

15. Amendment: This agreement may be modified or amended only if the amendment is made in writing and is signed by both parties.

16. Severability: If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

17. Waiver of Contractual Right: The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.

18. Applicable Law: The laws of the State of Texas shall govern this Agreement.

19. Venue: The venue for any and all legal disputes arising under this Agreement shall be Hays County, Texas.

20. Consequential Damages. Neither party shall be liable to the other for loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; or for any special, consequential, indirect, punitive, or exemplary damages.

21. Site Access and Safety. City shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Contractor will be responsible for supervision and site safety measures for its own employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including City's contractors, subcontractors, or other parties present at the site.

CITY OF DRIPPING SPRINGS:

Bill Foulds Jr.
Bill Foulds Jr., Mayor

June 23, 2023
Date

ATTEST:

Andrea Cunningham
Andrea Cunningham, City Secretary

CONTRACTOR:

Chris Lalich
Chris Lalich, Vice President of Project Operations

June 27, 2023
Date



ATTACHMENT A

Scope of Work



PROFESSIONAL SERVICES AGREEMENT – DESIGN

Project Name: Rathgeber Natural Resources Park

RVi# 23000050

Client Name: City of Dripping Springs (CoDS)

Client Address: 511 Mercer Street or P.O. Box 384 Dripping Springs, Texas 78620

Based upon our understanding of project requirements and discussions with you, we have developed the following scope of service.

ARTICLE 1: BASIC SERVICES

The Consultant shall provide, for the Basic Fee plus reimbursable expenses, services described in the following phases.

1.1 PROJECT INITIATION

1. Create work plan that identifies team organization, meeting schedule, outline of tasks, timeline for milestones and deliverables, community engagement plan.
2. Conduct a Kickoff Meeting with CoDS staff and other stakeholders to review project goals, transfer available information, and review workplan. Document the meeting. One (1) meeting is included.
3. Obtain and review plans, maps, and records provided by the Client.
4. Provide monthly progress reports to CoDS Project Manager cumulatively detailing work completed.
5. Conduct a web-based survey with the Client focused on potential goals, vision, character, defining features, and other important issues to consider for the project.

Deliverables:

- Work Plan
- Progress Reports

1.2 SITE AND CONTEXT ANALYSIS, DATA COLLECTION

1. Compile and analyze reports that affect the project study area as provided by CoDS.
2. Review existing CoDS master plans, relevant contracts or agreements that may affect the project or design parameters.
3. Provide aerial mapping services of the property to establish a visual baseline of existing conditions. The produced documents will include orthomosaic aerial map. One (1) Aerial flight will cover the project area. Aerial photography will be processed into an orthomosaic map and point cloud to inform site evaluation and design program. Orthomosaic basemap shall be georeferenced for use in CAD, GIS, and graphic software.
4. Provide a 360-degree photography Virtual Site Tour of the existing site, delivered through a web-based interface suitable for virtual meetings, website embeds, and link share.
5. Conduct site reconnaissance and develop an existing conditions report and site assessment map including key feature, topography, floodplains, park conditions, plant communities, water sources, transportation networks, internal circulation, and parking, views, ecological and historical resources, and other site opportunities and constraints based on the visual observation and analysis of information obtained from CoDS, other sources, and expert consultants.
6. Develop a Project Opportunity Analysis by conducting market research of comparative and inspirational properties, amenities, and experiences to inform project differentiation, design direction, and storytelling. Provide comparative information from other parks for inspiration for programming, operations and maintenance structure, traffic and parking mitigation, and possible funding and revenue generation.
7. Provide an analysis of the primary Site User Groups and relevant needs, behaviors, and design ideas for further exploration in team workshops and validation in community forums.
8. Conduct staff interviews to understand maintenance, operations, and sustainability goals.
9. Prepare existing conditions and site assessment report

10. Meet with CoDS to review. Incorporate comments from meeting to finalize Existing Conditions and Site Assessment Map and Report. One (1) meeting is included.

DELIVERABLES:

- Aerial Map supported by 360 Photography Virtual Site Tour Webpage
- Project Opportunity Analysis
- Existing Conditions & Site Assessment Map and Report

1.3 PRELIMINARY VISION PLANNING

1. Conduct a Vision Workshop with Client team and project Consultants to explore design opportunities and establish potential theming directions.
 - Vision Workshop will include review of web-based survey and project insights, open discussion, and team activities to determine project principles, explore design inspiration, envision site experiences for our user groups, and discuss the impacts of creative ideas on the project's long-term potential.
 - Develop set of initial Vision and Values that will drive project design decisions.
 - Consultant will prepare Vision Workshop findings for presentation use in Public Engagement Point #1 (Refer to Article 1.5).
2. Prepare Needs Assessment narrative.
3. Prepare assessment and criteria for pursuing Sustainable SITES application.
4. Develop up to two (2) preliminary Project Vision Plan Concepts expressing draft project principles, program ideas, and plan concepts.
 - Project Vision Plan Concepts will be informed by Site Assessment, Existing Conditions, Project Opportunity Analysis, Vision Workshop findings, and Public Engagement Point #1.
 - Consultant will review preliminary Project Plan Concepts with CoDS and project team in a digital session.
 - Consultant will prepare Project Vision Plan Concepts for presentation use in Stakeholder Engagement Workshop.
5. Based on Client review and feedback from Stakeholder Engagement Workshop and Public Engagement Point #2, Consultant will refine the preferred direction to a final Project Plan Concepts.

DELIVERABLES

- Preliminary Needs Assessment narrative
- (2) Preliminary Project Vision Plan Concepts

1.4 VISION PLAN

1. Prepare draft Vision Plan with emphasis on demonstrating how public input has influenced the plan.
2. Incorporate input from public meeting and develop vision plan summary report which will include:
 - Needs Assessment Report based on Site Analysis and public feedback addressing current and future needs for programming space, accessibility, and presentation of environmentally sensitive features.
 - Prepare preliminary Vision Plan concepts supported with graphics to illustrate the concepts.
 - Prepare plan identifying phasing (if needed), preliminary budget estimates, preliminary operations and maintenance recommendations, land management strategy, and potential funding strategies.
3. Prepare and conduct project briefing with CoDS and incorporated input to draft vision plan. The final draft Vision Plan will include graphic materials to illustrate the draft vision plan ideas and concepts.
4. Prepare presentation of up to 20 slides for boards and commission meetings, if required.
5. Conduct up to two (2) project presentations of the draft Vision Plan to Boards or Commissions.
6. Make changes to the Vision Plan as advised by the CoDS Project Manager or Parks Board and necessary changes to the final adopted plan prior to acceptance by CoDS.
7. Prepare final **Vision Plan Document** including:

- Background, Vision, and Values
- Site & Opportunity Analysis and Existing Conditions Reports
- Project Timeline
- Summary of Community Engagement (results and record material in appendix)
- Needs Assessment Matrix
- Vision Plan
 - Identity & Character
 - Education & Interpretation
 - Design & Resources
 - Implementation & Phasing
- Other Recommendations/Options
- O&M and Land Management Strategies
- Budget & Funding Strategies
- Appendix

DELIVERABLES

- Final Vision Plan, three (3) bound hard copies and electronic copy of report and all related materials.

1.5 **PUBLIC ENGAGEMENT**

1. Create a Public Outreach and Engagement Plan that facilitates effective and diverse outreach strategy within the greater Dripping Springs area in collaboration with the CoDS and CoDS People and Communications Director.
2. Assist in preparation of CoDS notifications, press releases and other materials including factsheets, eBlasts for upcoming public meetings (6-8 weeks in advance), including providing additional communication materials to support social media efforts when advertising for public engagement opportunities. Press releases, eBlasts will be reviewed and disseminated by the CoDS People and Communications Department.
3. Maintain public feedback from meetings, online surveys, emails and phone calls, to be documented in an appendix of the final plan.
4. Coordinate with CoDS People and Communications Department on materials translations and language interpretation of meetings.
5. Prepare and maintain meeting summaries to include meeting presentations, meeting materials, sign-in sheets, and meeting minutes. Meeting material will also be included in an appendix of the final plan.
6. Provide updates to the CoDS Project Manager and Project Team following all public engagements and plan and facilitate a work session after each public meeting with design team to review all the public feedback received.
7. Conduct **3 Public Engagement Points** to document community needs and inform Vision Plan design.
 - a. **Public Engagement Point #1 (during Preliminary Vision Plan Phase):** Public Introduction. The first public engagement will introduce the consultant's project team; present the project approach, parameters, schedule, existing conditions, opportunities, and challenges; and seek input on vision planning goals, guiding principles, and further community-focused design activities. A preliminary PARK (Preserve, Add, Remove, Keep Out) input exercise or similar exercise will be facilitated. The meeting shall close with information on next steps.
 - Prepare agenda, sign-in sheets, notifications, invitations, handouts, and presentation materials that will be reviewed by the CoDS People and Communications Department prior to being released to the public.
 - Conduct community presentation, manage meeting program, and guide feedback collection.
 - Assist CoDS People and Communications Department with any media attending a meeting.
 - If virtual; setup of live-stream or virtual meeting link and assign internal monitor for meeting.
 - If in-person; coordinate with CoDS People and Communications Department to secure location or meeting site. Assist in setup/cleanup of meeting sites, coordinate with CoDS to ensuring all meetings are equipped with standard A/V equipment.
 - Maintain written minutes, which shall include a list of participants, and an ADA accessible summary report.
 - This engagement takes place in the Preliminary Vision Plan phase

- b. **Stakeholder Engagement Workshop (during Preliminary Vision Plan Phase):** : User Group Placemaking Workshop. This public engagement will recruit members of the community to represent site user groups in a collaborative design workshop. The User Group Placemaking Workshop will further define Site User Groups and pressure-test preliminary Project Vision Concept Plans by strengthening our understanding of primary user needs, potential site behaviors, and design ideas for ongoing Vision Plan development. The stakeholder participants will be developed in consultation with CoDS and may include the Boy Scouts, Environmental Organizations, or Local Community/Civic Leaders. Stakeholder groups may be staggered throughout the day or combined, depending on need, location, and group.
 - Assist CoDS in recruitment of User Group representatives.
 - Prepare agenda, notifications, and workshop structure that will be reviewed by the CoDS People and Communications Department prior to public deployment.
 - Conduct User Group Placemaking Workshop, manage activities, and guide feedback collection.
 - Provide summary of workshop activities and findings.
- c. **Public Engagement Point #2 (Vision Plan Phase):** : The second public engagement will present the preliminary design concepts to solicit feedback, generate alternate ideas, and demonstrate how public input has influenced the project.
 - Prepare agenda, sign-in sheets, notifications, invitations, handout and presentation materials that will be reviewed by the CoDS People and Communications Department prior to being released to the public
 - Assist CoDS People and Communications Department with any media attending a meeting
 - If virtual; setup of live-stream or virtual meeting link and assign internal monitor for meeting.
 - If in-person; coordinate with CoDS People and Communications Department to secure location or meeting site. Assist in setup/cleanup of meeting sites, coordinate with CoDS to ensuring all meetings are equipped with standard A/V equipment.
 - Maintain written minutes, which shall include a list of participants, and an ADA accessible summary report.
 - This engagement takes place at start of Final Vision Plan phase.
- 8. Conduct **two (2) Popup Events (Pre and Final Vision Plan Phases):** with City staff present, that are to be carried out at a local public event in Dripping Springs. Site and events to be determined in consultation with CoDS People and Communications Department.
 - Popup event shall consist of tent or booth and table (provided by CoDS) for displaying and disseminating information about the project to the public. Display material, provided by consultant, may consist of plan or graphic boards, flyers, QR code links, or digital display (depending on venue).
 - Consultant will provide up to two (2) project team members for a 2-hour event period.
 - Summary of Popup event shall be included in appendix of Vision Plan
- 9. Develop and Every Door Direct (by USPS) Mailing (Preliminary Vision Plan Phase) campaign to Dripping Springs zip codes that will communicate public engagement meetings, websites, or online surveys.
 - Design mailing card for approval by CoDS People and Communications Department.

ARTICLE 2: ADDITIONAL SERVICES

All services requested by the Client that are not listed in Article 1 of this Agreement are considered Additional Services. Additional Services are not included in the Basic Fee and shall be paid for by the Client as set forth in Article 4.2 of this Agreement.

2.1 Additional Services include, without limitation, the following:

1. Providing services other than those set forth in Article 1 of this Agreement;
2. Preparing construction drawings, plans, specifications, and other services in connection PS/E Design Phase services (30/60/90; SD/DD/CDs, Bid, Regulatory, or Construction Administration).
3. Expert witness services performed in preparing for and serving in connection with public hearings, litigation, arbitration, mediation, and/or negotiations;
4. Public or other presentations beyond those described in Basic Services;

5. Preparation of presentation materials for marketing or purposes other than in-progress approvals; construction of presentation models; or preparation of finish quality renderings for the Project;
6. Revisions to drawings previously provided by Consultant due to changes in the Projects' scope, budget or schedule; instructions that are inconsistent with written approvals or instructions previously given; or enactment or revision of codes, laws, or regulations subsequent to the preparation of such documents;
7. Any consultation, drawings, reports and other work products related to permits, approvals and ordinances; or, review and processing of permits, approvals and ordinances with agencies or municipalities having regulatory controls over the development not described in Basic Services;
8. Providing work in connection with the services of a construction manager retained by the Client;
9. Preparing drawings, specifications, supporting data and providing other services in connection with change orders to the extent that the adjustment in the basic compensation resulting from the adjusted construction costs is not commensurate with the services required of the Consultant; providing such change orders are required by causes not solely within the control of the Consultant;
10. Preparation of as-built drawings;

ARTICLE 3: INFORMATION TO BE PROVIDED BY CLIENT

3.1 The City of Dripping Springs shall provide, in a timely manner, all criteria and full information regarding City's requirements for, and limitations on, the Project, including without limitation:

1. GIS base layers including topography, boundaries, easements, utilities, impervious cover and vegetation; if needed.
2. All deed restrictions, environmental restrictions, covenants, and all existing or pending municipal, county, state, and federal permits or approvals, and other pertinent information as required during the process;
3. Disseminate all press releases, notifications, meeting invitations and other communications to the public
4. Financial/economic information setting forth the budget limitations for the Project;
5. Designate a project manager to coordinate the project organization, schedule of meetings, and other deliverables.

ARTICLE 4: COMPENSATION

4.1 BASIC SERVICES

The Client shall compensate the Consultant as follows:

Consultant's compensation shall include the **lump sum of \$305,859.86** dollars for Basic Services (the "Basic Fee"), plus the total for Additional Services performed on an hourly basis at the rates set forth in Section 4.4, plus reimbursable expenses as set forth in Section 4.5. Consultant's total compensation for Basic Services shall be allocated among the various phases of the Project as set forth below and will be billed monthly based on percent of work complete for each phase of the Project, along with Additional Services and reimbursable expenses incurred during the billing period. The amounts indicated do not include amounts resulting from substantial change in scope of the Project or services. The Client agrees to pay the Consultant the following fees for the Basic Services:

Project Initiation Phase Services	\$9,492.00
Site, Context Analysis, & Data Collection Phase Services	\$120,445.00
Vision Plan Phase Services (Preliminary and Final)	\$123,700.00
Public Engagement Phase Services	\$52,222.86
Total:	\$305,859.86

4.2 ADDITIONAL SERVICES

The Client shall pay the Consultant for authorized Additional Services performed, including fees and reimbursable expenses. Fees for Additional Services will be included as a separate item on the monthly billing statement.

4.3 INVOICING AND PAYMENT

Consultant will invoice Client monthly for Basic Services and Additional Services performed, and for reimbursable expenses incurred in accordance with the Terms and Conditions of this Agreement. Amounts invoiced are due and payable ten (10) days following the date of the invoice, at the office of RVI, **1611 West 5th Street, Suite 175, Austin, Texas 78703**. Amounts remaining unpaid sixty (60) days following the date of the invoice shall bear interest at the rate of 12.0% per annum, or at the maximum legal rate allowable, which shall be calculated from the date of the invoice. In no event shall Consultant's failure to bill monthly constitute default under the Terms and Conditions of this Agreement. *Consultant retains the right to halt work pending receipt of any overdue payments, and the right to withhold delivery of final work product if Client does not*

comply with the payment terms above. Client shall pay all costs and expenses, including without limitation, reasonable attorney's fees and expenses incurred by RVi in connection with the collection of overdue accounts of Client.

The Client's billing contact information is outlined in the attached exhibit "Client's Billing Contacts"

4.4 HOURLY RATES

The following hourly rates shall apply to the fees described herein and any Additional Services requested of the Consultant. The rates set forth below shall be adjusted in accordance with the normal salary review practices of the Consultant.

Principal	\$220.00 - \$275.00
Associate Principal	\$190.00 - \$250.00
Practice Director	\$160.00 - \$230.00
Project Director	\$150.00 - \$230.00
Project Manager	\$140.00 - \$230.00
Landscape Architect (PLA)/Planner (AICP)	\$150.00 - \$220.00
Designer/Planner/Intern	\$90.00 - \$200.00
Technical, Administrative	\$80.00 - \$175.00

4.5 REIMBURSABLE EXPENSES

Reimbursable expenses are in addition to compensation for Basic Services and Additional Services and include expenses incurred by the Consultant in the interest of the Project. Reimbursable expenses include such items as telecommunications, reprographics, computer plots/mapping, deliveries, photography, reproductions; postage; automobile transportation; expenses in connection with out-of-town travel; special consultants; cost of maps, surveys, drawings and reports necessary to conduct the work and not otherwise furnished by the Client; fees paid for securing approval of authorities having jurisdiction over the project; expense of any additional insurance coverage or limits including professional liability insurance requested by the Client in excess of that normally carried by the Consultant and the Consultant's sub-consultants and third-party consultant charges. Reimbursable expenses will be billed at 1.15 times direct cost to the Consultant.



EXHIBIT A
LIMIT OF WORK (INDICATED IN ORANGE)





Staff Monthly Reports

July 2024

Director:

- PCS Staff Report and Performance Measures Report.
- 2025 Budget Update
 - City Council PCS Budget Presentation.
- Founders Park Sidewalk and Parking Lot Lights Project
 - Sidewalks are completed, waiting on the parking lot lights to be installed.
- Rathgeber Park
 - City Attorney is in the process of drafting a Funding Agreement Between Hays County and City of Dripping Springs. A portion of the funds received from the County could potentially be used to fund the next phase of the project including schematic design, design documents and construction documents.
- Sports & Recreation Park Signage
 - Installation has begun. A few signs were damaged in transit and will be redone.
- Sports & Recreation Park 210 Reuse Water
 - Installation of irrigation on the Adult Softball fields is complete.
 - Work on the road to the south of the park has begun and will affect the trail in that area.
 - Meeting with DSYSA to discuss a Sports Park Irrigation Extension Agreement.
 - City takes over the maintenance and scheduling of the irrigation.
 - DSYSA pays the \$5/1,000 gallon rate.
- DSRP Mountain Bike Club Update
- PCS Van Designs

Park Maintenance

- Coordinated tree and shrub trimming for skate park grand opening.
- Cleaned and prepared skate park for grand opening.
- Installed new park rules sign at Charro Park.
- Installed new pet waste station at the front of Founder's Park.

Aquatics:

Founders Pool:

- Swim lessons are going strong, July \$2,495 (June \$1,025)
- Pool is staying busy in the mornings with lap swimmers and families through out the day and afternoon.
- Pool rentals (3) in July went well, more bookings for August.

Community Events:

- **June Park Rentals – Now being handled through front desk at DSRP (Melanie Engels)**
 - 3 Pool Rentals
 - 1 Pavilion Rental
 - 3 Baseball Field Rentals
- **July Community Events:**
 - *Jaws* – Founders Pool, July 12
about 10 attendees. Poor weather earlier in the day may have kept folks away
 - *Moana* – Founders Pool, July 19
65 attendees
Moana & Ariel character meet & greet (Lone Star Character Entertainment)
- **Special Events in JULY:**
 - 1 pool/pavilion rental qualified as a special event needing a permit
 - First Baptist Church summer swim party
 - Melanie is doing a great job coordinating rentals and sending special events over to me for application
 - **Skatepark Grand Opening** – July 27th
 - 150-200 attendees
 - 2 food vendors – flight ice cream and slab BBQ

DSRP:

Highlights:

- Ranch Park hosted a successful July 4th 1K/5K Freedom Run with 65 participants.
- The 3rd Annual Tack Swap hosted 49 vendors. It was an amazing success.
- Along with the Tack Swap, we added a Ranch Horse Clinic with an amazing registration.
- Summer Programs have been great. Coyote Kids have enjoyed field trips with the vans. Tween Scene has steadily grown throughout the summer.
- Events have slowed significantly due to heat.
- Main Event Room lights have been changed out and that has made a significant difference in the room.

DSRP Events in August:

Wednesday Morning Farmers Market, Dwarfanators Wrestling, Moto Extreme Circus, Pigskins Gala

DSRP August Programs:

Youth: Coyote Kids and Skateboard Camp, Tween Scene, Nature Rangers After-school

Farmers Market:

July FMC Meeting:

FMC approved two of two vendor applications and declined an application that had been tabled at the April meeting.

July Market recap:

With a return to normal temps this year, July remained exceptionally strong. Against July of 2023, vendors averaged \$100 more and the market as a whole averaged \$3,500 more, and that with an average increase in customers per market of only 30 (they stay longer and spend more when it's comfortable). The new DSFM hats returned the initial investment in just 8 days and new orders have been placed. All proceeds go toward funding the market's musicians.

July 2024

		FY 2023		FY 2024	
		Jul-23	Total/Actual	Jul-24	Fiscal YTD
PCS Aquatics					
Programs Offered					
	Swim Lesson Classes	25	48	56	90
	ARC Certification	0	3	0	1
Number of Registrations					
	Swim Lesson Registrations	23	128	71	105
	ARC Certification	0	34	0	8
Admission Totals:					
	Membership Check-ins	882	2,379	459	1,661
	Day Passes Sold	1470	3,550	643	1,855
	Season Passes Sold	5	108	5	107
PCS Athletics					
Leagues Offered					
	Adult Softball	0	2	0	0
	Youth Sport Camps	2	6	0	6
Number of Teams/Participants					
	Adult Softball	0	13	0	0
	Youth Sport Camps	1	77	0	73
PCS Special Events					
Events Offered		1	14	3	8
Number of Participants		0	307	248	440
PCS Rentals					
Pool		5	13	3	6
Pavilion		3	41	1	7
Athletic Fields		0	1	3	19
Veterans Memorial Park		0	3	0	0
PCS Permits					
Itinerant Vendor		0	12	1	5
Commercial Trainers/Activity		0	0	0	0
Special Event		0	4	1	9
DSRP					
Programs Offered		4	28	4	147
	Number of Participants	405	1,223	252	874
Camp Days Offered		19	77	29	62
	Number of Participants	68	786	300	386
DSRP Events		0	18	3	48
	Number of Participants	0	2,002	128	11,461
Arena Memberships Sold		1	44	6	53
Room Rentals		7	123	3	108
Arena Rentals		3	126	0	58
Other Rentals (Ranch House, Field, Etc..)		0	56	0	23
Free Use Agreements/Co-Sponsorships		14	173	32	217
Farmers Market					
Number of Markets Offered		4	51	5	44
Number of Vendors Registered		156	2,079	192	1,750
Number of Visitors		1,285	18,700	1,775	16,495