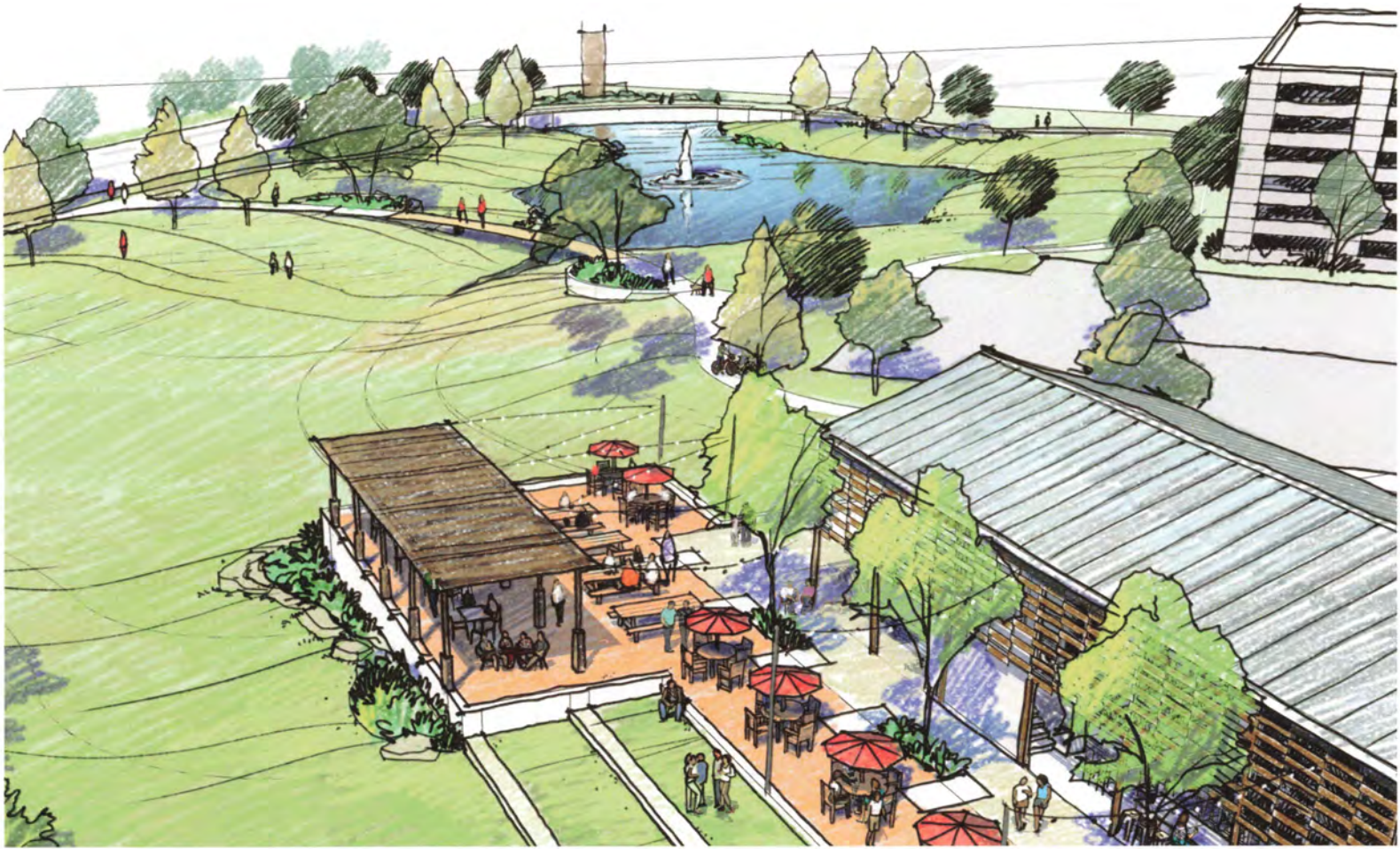


# Exhibit 'C'

## The District, Open Space Plan



March 08, 2021  
City of Round Rock, Texas

# 1.1 The District Open Space System

The District is intended to provide unique experiences for visitors while meeting the lifestyle demands of its residents. The urban environment of The District requires a more intentional approach to the development of open space capitalizing the areas walkability and available land to meet the expectation of a highly functioning development. The complexities of an urban built environment necessitate a need for a dynamic approach to partnerships, management, and provision of common space meant to serve individual development demands as well as the greater community. This section provides a unified approach to meeting and exceeding the typical development provisions of open space.

## 1.1.1 The District

### A. Ownership and Maintenance

Open space within The District is privately owned space used as supporting infrastructure for the overall development. The ownership of the open space and oversight of these spaces may be either sole ownership by one entity or areas held in common between two or more entities. Maintenance and upkeep of these spaces shall also be the responsibility of the controlling entity.

### B. Access

Visitors to The District are considered guests and are freely welcome throughout the overall plan areas provided they abide by the rules set by property owners and area business establishments. As such, open space within The District is considered semi-public. The role of ownership and responsibility of maintenance provides a defining parameter for access to The District's open space areas. Privately held amenity spaces that are reserved specifically to the leasees or renters would not contribute to open space calculations. Open space that is held in common for The District shall meet requirements for the plan area's multi-family development. Areas that are located adjacent to a structure that are available to patrons of The District's establishments would be considered open space. This arrangement would include spaces that require patronage to be eligible for access to dining or entertainment spaces.

### C. Defining Open Space

Open Space within The District is intended to meet the "clearly superior" provisions required as part of a PUD. For the intent of this regulatory element of The District PUD, open space is defined as:

*Land that contributes to passive and active recreation areas in natural or improved settings of the built environment.*

For the purpose of this PUD, Open Space shall be comprised of the following components: Paseos and Livable Streets, Enhanced Detention Areas and Greenways, Plazas and Courtyards, Greens and Parklets, and Rain Gardens.

In addition to this overarching character definition of open space the following provisions excludes land from being considered open space:

1. Amenity or recreation areas that have controlled access for tenants or business members only,

2. Parking lots and a corresponding 8' buffer from the edge of pavement.

## 1.1.2 Open Space Sub-Areas

The following section is intended to provide direction for the location and placement of open space. The delineation of open space sub-areas were informed by the definitive extents of streets, paseos, and property boundaries.

### A. Open Space Sub-Areas Targets

The District planning area encompasses a specific land area that will be developed in stages over a number of years. As a means to make the phasing more manageable from an open space perspective the plan area was divided into 5 sub areas of The District. These sub-areas are illustrated in Figure 1.2.1 Open Space Sub-Areas, on the following page.

These open space sub-areas provide target acreage for the development and programming of open space. As individual site plans are submitted, the final design of each individual project will impact location and function of adjacent open space. As such it is important to provide a benchmark for open space development, so it too can be realized in accordance with the intended character of The District. Table 1.1.1 Open Space Sub-Area Targets provides a benchmark for the anticipated quantities of overall development types.

### B. Open Space Sub-Area Flexibility.

It is important to allow for the flexibility needed in the realization of individual projects. As such, open space will be allowed to fluctuate so long as the plan area maintains a base composition of 16% of open space for The District. Additionally, a minimum 50% of targeted area in each designated open space sub-areas needs to be met.

**Table 1.1.1 Open Space Sub-Area Targets**

Tract #	Site Area (Acres)	Target Open Space (Acres)	Minimum Open Space (Acres)**
Sub-Area 1	11.65	4.5	2.25
Sub-Area 2	10.90	3.5	1.25
Sub-Area 3	8.81	2.0	1.00
Sub-Area 4	9.68	.25	0.13
Sub-Area 5	14.87	.35	0.18
R.O.W.	9.58	-	-
<b>Total</b>	65.49	10.6*	-

\*Acreage meeting the 16% base open space composition requirement.

\*\*Reductions to the target open space area shall be accounted for in other open space sub-areas to meet the 10.6 acres or 16% base open space composition requirement.

Figure 1.2.1 Open Space Sub-Areas



## 1.2 Open Space Components

Open space is fundamental to the success and function of The District's open space provides opportunities for exercise, entertainment, an outlet for youthful exuberance, and opportunity for neighborly fellowship. Open space can be broken down into five different categories: Paseos and Liveable Streets, Enhanced Detention Areas and Greenways, Plazas and Courtyards, Greens and Parklets, and Rain Gardens. Each one of the categories is distinct in its role, which are described in further detail in the following sub-sections.

### 1.2.1 Paseos and Liveable Streets

Paseos and Liveable Streets are thoroughfare infrastructure with the purpose provide access routes to the spaces to experiences that visitors and residents will enjoy. Paseos are pedestrian connectors in an enhanced environment. For the purpose of this planning document Liveable Streets are local streets that remove the physical and visual separations between the vehicle and pedestrian environment. Paseos and Liveable Streets shall both be considered to provide necessary access that is used to delineated the boundary edge of a block. These spaces are typically privately owned and maintained.

#### **B. Design Intent**

Paseos and Liveable Streets can accommodate office, retail, and residential environments found within The District. They have a strong paved thoroughway element that promotes a comfort and safety in their ability to handle significant pedestrian traffic. These routes connect vehicular right-of-way or terminate into other open space areas.

Liveable Streets should have a clear distinct entrance to communicate to vehicle users that it is not a typical street. These streets should be curbless so that they maximize accessibility to adjacent spaces eliminating any need for grade transitions. These streets are positively graded to feed runoff into rain gardens or other drainage infrastructure. Traffic calming elements are encouraged and should be considered a typical application.

The edges of these spaces should be lined with trees, landscaping, seating, and other furnishings. Liveable Streets can have expanded paving areas adjacent to the thoroughway for temporary programming elements such as parking, dining, performance spaces, or other types of exhibit space. Lighting is an essential element as these areas are intended to be lively well into the evening making functionality, comfort, and safety a priority. The use of textured surface material, such as pavers or special concrete finishes, is a recommend design component as it contributes to the delineation of space.

#### **C. Programing**

These spaces are unprogrammed, as they will double as a fire lane access in certain instances. Minimum design standards are as follows:

##### **Paseo**

- 12' minimum paved surface capable of emergency vehicle traffic
- 20' clear throughway

##### **Liveable Street**

- 16' minimum paved surface capable of emergency vehicle traffic.
- 20' clear throughway



Paseos make pedestrians the focal point of the space.



Paseo should engage the adjacent space and provide wayfinding to key destinations.



Liveable streets should use different textures to increase driver awareness.



Liveable streets don't sacrifice pedestrian comfort at the provision of vehicular access.

## 1.2.2 Enhanced Detention Areas and Greenways

### A. Description

Enhanced Detention Areas are stormwater detention and retention facilities that are developed in a manner to provide opportunities for active and passive recreation. Enhanced Detention Area acreage within The District shall fully count as contributing to meet 16% base open space composition. Greenways are tracts of open space that are unprogrammed and defined by prevalent natural environment character. The area making up greenways is predominately the natural drainage corridor along the southern boundary of the The District. Ownership and maintenance of these spaces is typically private. However, these spaces should be publicly accessible, specifically portions that are part of a trail network.

### B. Design Intent

Enhanced Detention Areas epitomize the multi-use approach to development. They take vital and often unsightly stormwater infrastructure and add purposeful design and programming to make a valued and attractive contribution to the development. The added elements typically include maintained play lawns, walking trails, wet pond, riparian habitat, overlooks, seating, and complimentary water features. Greenways should work under a conservation approach, using native plantings and natural systems to provide passive recreation opportunities and plan area wide connections.

Added grasses, perennials, shrub, and trees plantings should be drought tolerant, with native plants being a preferred over other adapted plant species. Walking paths or multi-use trails found within the Enhanced Detention Areas should be well lit and durable reducing long term maintenance demands. Enhanced Detention Areas should be accessible for routine maintenance and upkeep.

### C. Programing

Enhanced Detention Areas are not limited in their size and capacity, instead they should be designed and constructed in a manner that maintains a balance in natural character and recreational use of the space. A portion of the Enhanced Detention areas shall be useable during and after storm events. Three of the following program elements should be included to be considered an Enhanced Detention Area, while Greenways shall have two:

- Walking path loop
- Wet pond
- Play lawn (2,000 sq. ft min.)
- Water feature (fountain, waterfall, stream, etc.)
- Secondary seating (boulders, seatwall, etc.)
- Shade Structures, with seating
- Performance space
- Water feature
- Riparian planting (minimum of 10% of pond perimeter)

Greenways programed with a multi-use trail would become part of the Gilleland Creek trail system. As such, it is important to establish maintenance and ownership understandings with the City of Round Rock before construction.



Riparian plantings attract wildlife viewing opportunities.



Water features can be added to the wet pond to provide aesthetic and functional purpose.



Performance spaces can be programmed into the general setting of the Enhanced Detention Area.



Greenways are ideal locations for multi-use trails.

- ① Walking Path
- ② Wetpond
- ③ Water Feature
- ④ Play Lawn

- ⑤ Riparian Planting
- ⑥ Secondary Seating
- ⑦ Outdoor Dining
- ⑧ Paseo



### Enhanced Detention Areas

Enhanced Detention Areas can be developed to act as a focal point and activity area for residents and visitors to The District. Understanding that storm events very rarely need all stormwater detention capacity, these spaces can be further utilized with additional programming so long as it is designed in a resilient manner. The District's Open Space Plan provides the needed flexibility to capitalize on that approach.

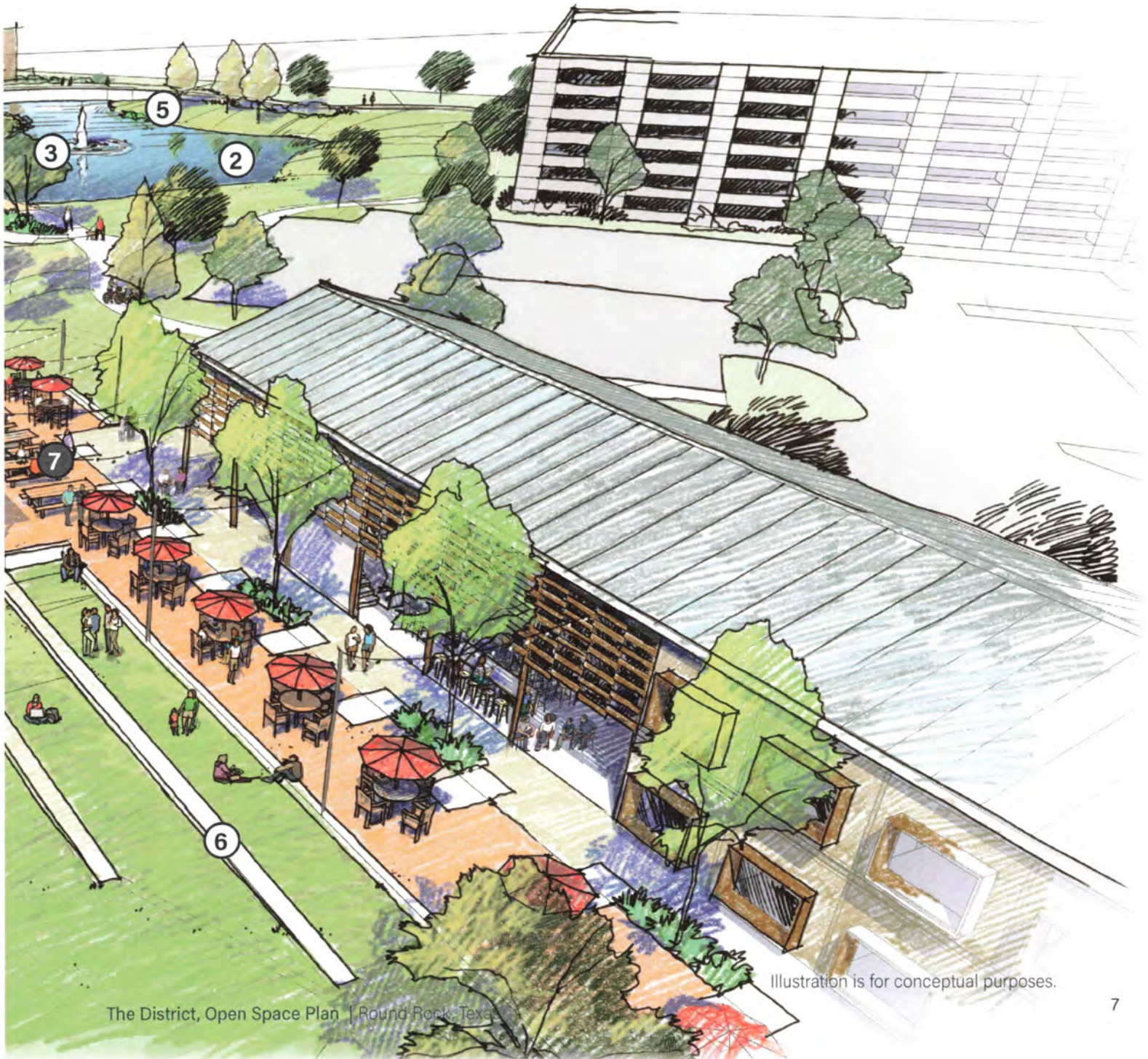


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### 1.2.3 Greens and Parklets

#### A. Description

Greens and Parklets provide compact leisure and recreation opportunities within the open space systems. Greens and Parklets are located adjacent to streets, paseos, walkways, or are shared spaces adjacent to building frontages. Greens are areas that are held in common and serve as a gathering space for adjacent businesses or building complexes. Parklets can be stand alone spaces or part of a greater open space asset. Both of these spaces are privately owned and maintained as a semi-public business or extensions of multi-family amenity areas.

#### B. Design Intent

Greens and Parklets are intended to complement the urban development or to provide gathering areas, meet amenity demands, and provide opportunity for informal play. Their placement may occur interior to a developed block, on a street frontage, or programmed as part of a larger open space offering, such as an Enhanced Detention Area. Pedestrian accessibility should be a priority with sidewalks and multi-use trails being adequate methods of access. Nearby on-street parking and structure parking can account for vehicle parking demands, however provision of parking is not a requirement for these spaces. Greens are comprised of lawn, landscaping, and trees and are absent of programmed recreation. Parklets include landscaping and tree plantings that help complement a feature amenity for recreation or gatherings. Seating should accompany lawns and amenities found in greens and parklets.

Greens should have no less than two sides of directly accessible sidewalk or multi-use path. Parklets may only have one sidewalk or multi-use access point. Greens and parklets should be highly visible from adjacent public realms, with pedestrians having the ability to see across the space. Shade and lighting elements are important components to both greens and parklets, as they promote safety and comfort of the space.

#### C. Programing

There are no specific program elements required for greens or parklets. However, depending on the scale and context of the amenity, consider planting and fencing to screen adjacent residential and business uses (specifically highly used amenities like sport courts, playgrounds, pools, etc.).



Greens provide dedicated space for unprogrammed play.



Parklets can be simple spaces programed with shade trees, landscaping, and seating.



Benefits of greens include the flexibility of the space for local residents and visitors to maintain a healthy living.



Parklets can fill voids of unprogrammed space near businesses.



## 1.2.4 Plazas and Courtyards

### A. Description

Plazas and courtyards provide gathering spaces for social and community events, within a formal and relatively condensed space. These spaces are most typically found amongst commercial or office development as flexible space for gatherings, entertainment, and special event displays. These spaces can be either publicly or privately maintained, however private ownership allows for surrounding business to have more influence and control over the space's use and programming.

### B. Design Intent

Plazas and courtyards should compliment the surrounding environment with prominent connections and engagement. Plazas are predominately hardscape with a mix of plantings, shade trees, and furnishings that result in ample seating opportunities. They should have at least one frontage on a street or key pedestrian thoroughway, which provide clear visibility into the space. Courtyards are composed of lawns, landscaping, hardscapes, shade trees, walking paths, and furnishings. The courtyards are typically by two or more buildings frontages.

The spaces should be designed to handle high amounts of pedestrian traffic. Lighting is important in creating a safe environment and enabling evening activities. These spaces should include infrastructure to accommodate vendors for weekend markets, art shows, craft fairs, etc.

### C. Programming

These spaces are relatively unprogrammed to allow for flexibility and creativity for hosting events and gatherings. Each space should consider identifying the placement or inclusion of a permanent structure for the hosting of bands or other performance guests. Fountains and other water features are a welcomed addition, so long as they don't make the space unfeasible for other uses.



Plazas may be integrated into adjacent businesses seating area.



Plazas function well as performance spaces being able to handle groups routinely.



Smaller Courtyards can provide valuable spaces for individual respite.



Courtyards may include a mix of surfaces and plantings.

- ① Green
- ② Public Art
- ③ Rain Garden
- ④ Courtyard
- ⑤ Multi-purpose performance area
- ⑥ Secondary Seating
- ⑦ Outdoor Dining
- ⑧ Paseo

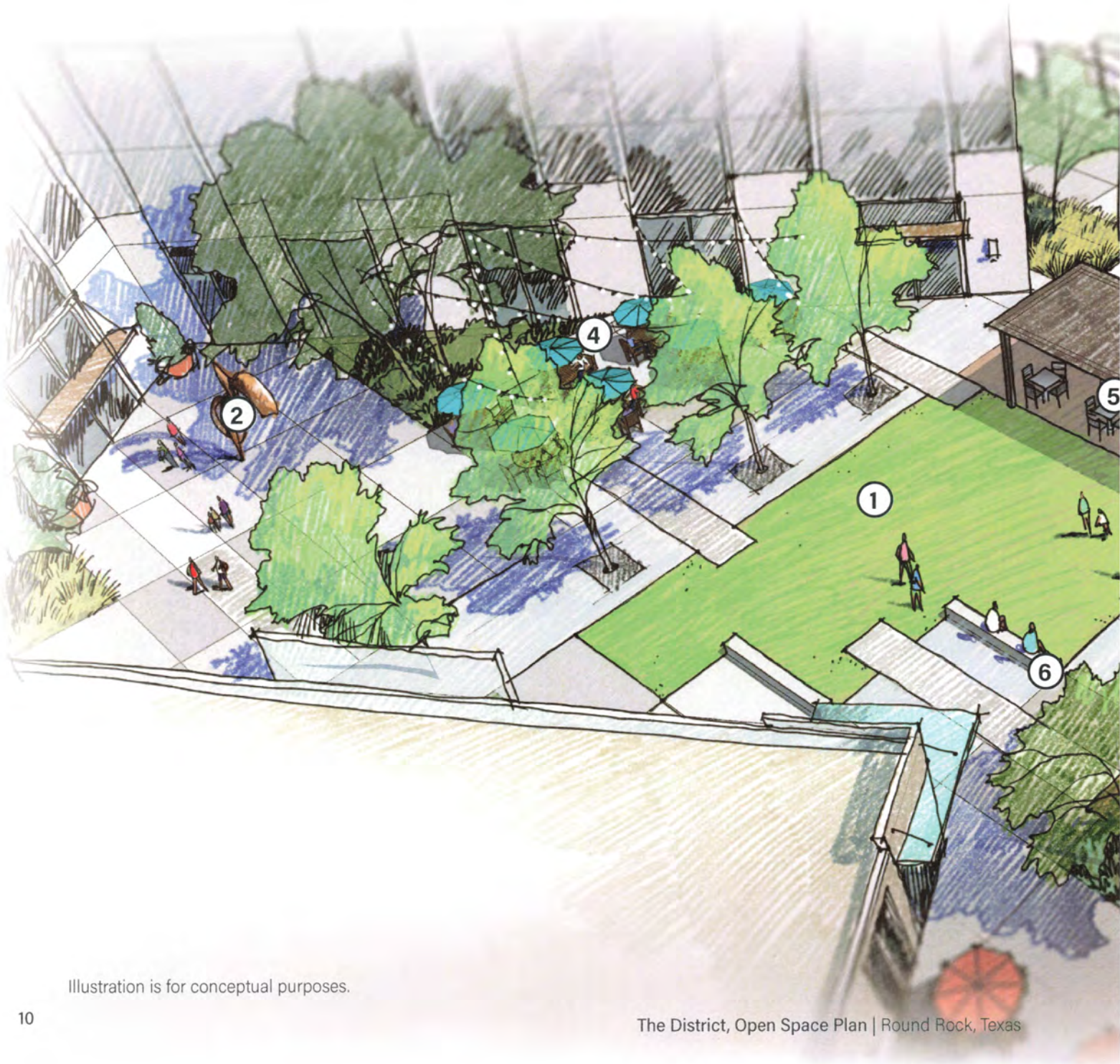
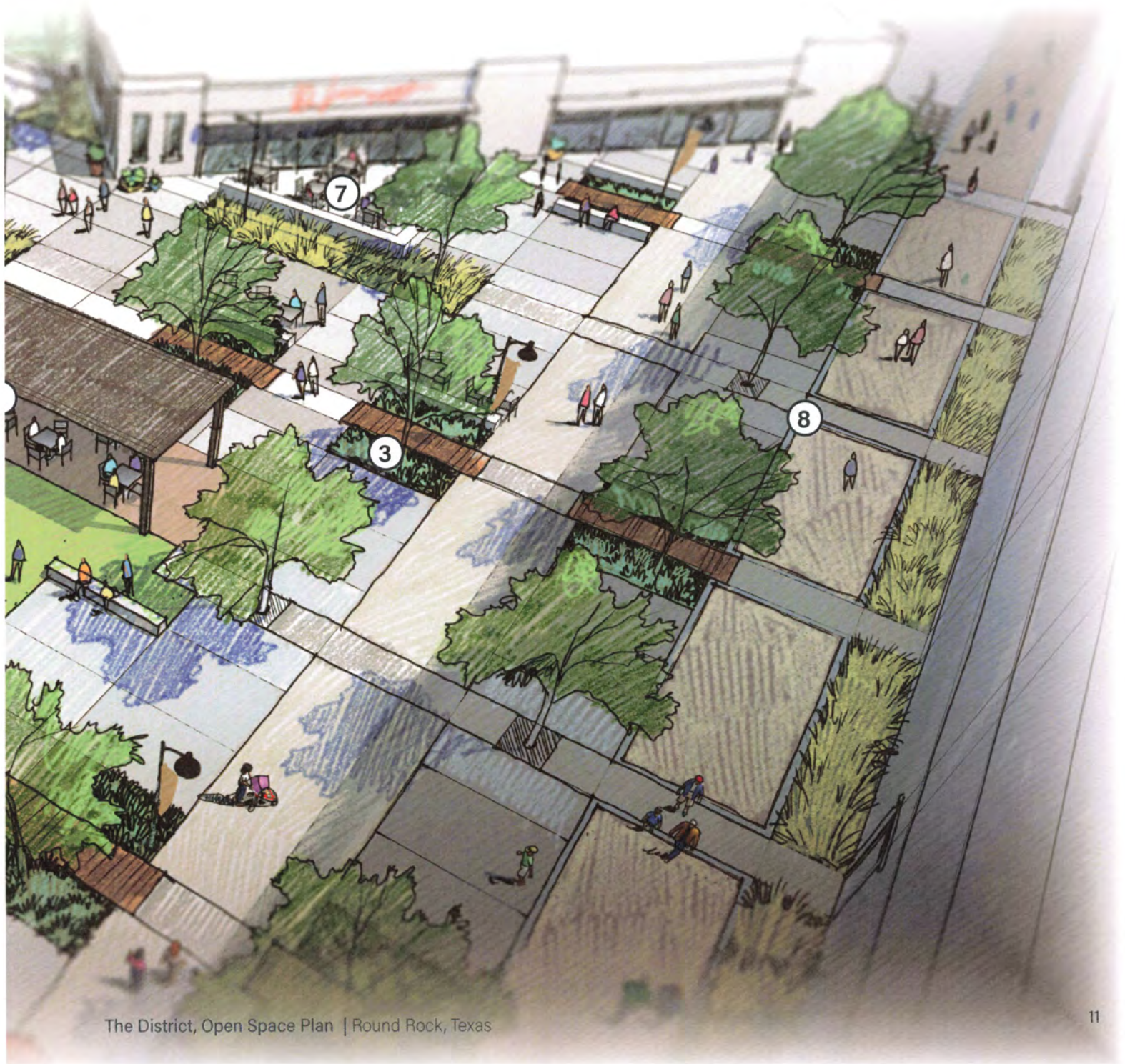


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### Greens, Parklets, Plazas, and Courtyards.

The District intends to promote an active environment within its core. While some of these spaces are more urban in look and feel they provided the same benefits typically associated with open space. Residents and visitors are able to take advantage of these opportunities for events and gatherings as well as active and passive recreation.



## 1.2.5 Rain Gardens

### A. Description

Rain gardens are landscape areas that are designed and constructed to provide increased stormwater detention, water quality, and soil hydrology benefits. The nature of the planting provides aesthetic appeal that provides additional interest to the built environment.

### B. Design Intent

Rain gardens should be located near buildings and paved areas to increase stormwater infiltration where impervious surfaces are more abundant. The planting aesthetic may vary from lush, water loving plants to a more arid plant type, with both approaches meeting the desired characteristics of the overall development.

Rain gardens can be stand alone features or linked into a greater drainage system. Stand alone rain gardens should be designed to utilize surface flow to move water during large storm. Overflow inlets may be installed to for handle large storm events, if surface flow is inhibited by the surrounding built environment.

Rain gardens are not intended to be directly accessible so adjacent walkways should provide seating areas within or abutting the planting area. Art can be added as a feature element found within a rain garden. Lighting should be used to highlight art works, feature plants, and seating to ensure a safe environment and enabling evening activities.

### C. Programing

These spaces are highly programmed spaces from a planning and supporting infrastructure standpoint. Plants should be selected based on their growing characteristics and applicability for use in a rain garden. Seating and corresponding gathering areas should compliment rain gardens that are adjacent to pedestrian connection routes.



Incorporating artwork into a rain garden can help provide character elements to the site.



Rain gardens can be utilized as a buffer between spaces.



Drain inlets can be used as a point of interest.

## 2.1 Open Space Landscaping

The landscape requirements for the plan area are important to realizing the desired character in addition to providing beautification and placemaking impacts. The standards are set for the public and private realm in both commercial and residential settings. This section of the PUD is intended to be an addition to the standards found within the City of Round Rock Code of Ordinances, Part III Zoning and Development, Chapter 8 Zoning and Development Standards, Section 8-10 Landscaping.

### 2.1.1 Plant Standards

#### A. Plant Size

The following subsections identify the planting standards for the different planting types at time of planting for meeting Section 2.2.2 Open Space Planting Requirements.

1. Shade trees shall have a minimum caliper of 3 inches measured at 6 inches above the root collar, 16' in height, and 7' canopy spread, and 100 gallon container size.
2. Ornamental trees should be a minimum of 8' in height and 50 gallon container size.
3. Formal plantings shall have a minimum 3 gallon container size and 1.5' in height at time of planting. Formal plantings including: shrubs, ornamental grasses, succulents, and perennials.

### 2.1.2 Open Space Planting Requirements

Open Space standards are intended to provide direction to both privately and publicly accessible spaces. Standards are to be considered minimums to meet or exceed.

#### A. Paseo and Liveable Street

1. A Paseo or Liveable Street shall have 1 shade trees or 2 ornamental trees per each 50 linear feet on both sides of the corridor.
2. There shall be 8 formal plantings per each 50 linear feet on both sides of the corridor.
3. Plantings can be grouped or evenly spaced to better accommodate adjacent spaces.

#### B. Enhance Detention Areas

1. There shall be 8 trees per acre of open space
2. Minimum 10% of any wet pond perimeter shall contain riparian planting. 1 tree per 30 linear feet of riparian shoreline. Riparian areas to contain 6 appropriate shrubs, grasses, etc. per 30 linear feet.

#### C. Plaza and Courtyards

1. Plazas and courtyards shall provide 1 shade tree or 2 ornamental trees and 6 formal plantings for every 1,000 sq. ft.

#### D. Greens

1. Greens shall be comprised of no less than 90% manicured and irrigated turfgrass.
2. Water conservation practices are acceptable for the months of July and August.
3. Artificial turf is an acceptable alternative.

#### E. Rain Gardens

1. Rain garden shall be comprised of no less than 4 plant species.
2. No one plant species shall account for more than 40 percent of the total plant composition.