



DRIPPING SPRINGS
Texas

TIRZ Projects – Priority Designation

October 18, 2022



TIRZ REVIEW – PRIORITY PROJECTS

- Priority designation assists with budgeting
- Subcommittee looked at new and prior projects, including current priority projects, to determine which projects to continue at priority projects



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- **Current Priority Projects:**
 - Old Fitzhugh Road
 - Triangle
 - Town Center



SECTION A CONDITION 1: TYPICAL WITH PARKING
Old Fitzhugh Road
DRAFT April 6, 2018





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All Projects:

- *Old Fitzhugh Road*
- *Town Center*
- *Triangle*
- *City Hall Site Acquisition*
- *Downtown Parking*
- *Garza Road*
- *Ramirez Lane*
- *Stephenson Building*
- *Creek Road*
- *Downtown Plan (drainage, street)*
- *Wallace Street*
- *Downtown Bathrooms*

SPLITTING UP COSTS – BENEFITS TO THE PROPERTIES



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Project	TIRZ #1	TIRZ #2
Town Center	75%	25%
Old Fitzhugh Road	75%	25%
Triangle road and drainage improvements	75%	25%
City Hall Site	75%	25%
Garza Road ROW	100%	0%
Downtown Parking	75%	25%
Ramirez Lane	20%	80%
Creek Road	50%	50%
Wallace Street	75%	25%
Stephenson Building	50%	50%
Downtown Road, Sidewalk & Drainage Plan	50%	50%
Downtown Bathrooms	50%	50%



2023 TIRZ PRIORITY PROJECTS RECOMMENDED BY SUBCOMMITTEE

- Old Fitzhugh Rd. Project – \$6.5 million
- Civic Center (formerly called Town Center), including City Hall Site Acquisition -- \$7.4 million
- Stephenson Building
- Downtown Parking
- Downtown Drainage, Roadways, and Sidewalks
- Downtown Restrooms
- **Remove the Triangle**



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Stephenson Building

- Community Space
- Remodel of building interior and exterior
- Building addition for restrooms and storage
- Parking Improvements
- Phase 1: Existing Building and Phase 1 Addition - 2.6 million
- Phase 2 Addition: 500K

Estimate: \$3,100,000

Stephenson Building

Downtown Parking

Plan Estimate: \$ 200,000

Downtown Public Parking

Convenient parking is an integral part of creating successful downtowns. A common solution to a shortage of on street parking is the construction of a public parking lot. Public parking lots must be constructed in the appropriate place and have very clear signage to direct people to the lot.

An analysis of existing parking is the best method to determine the appropriate location for the facility.



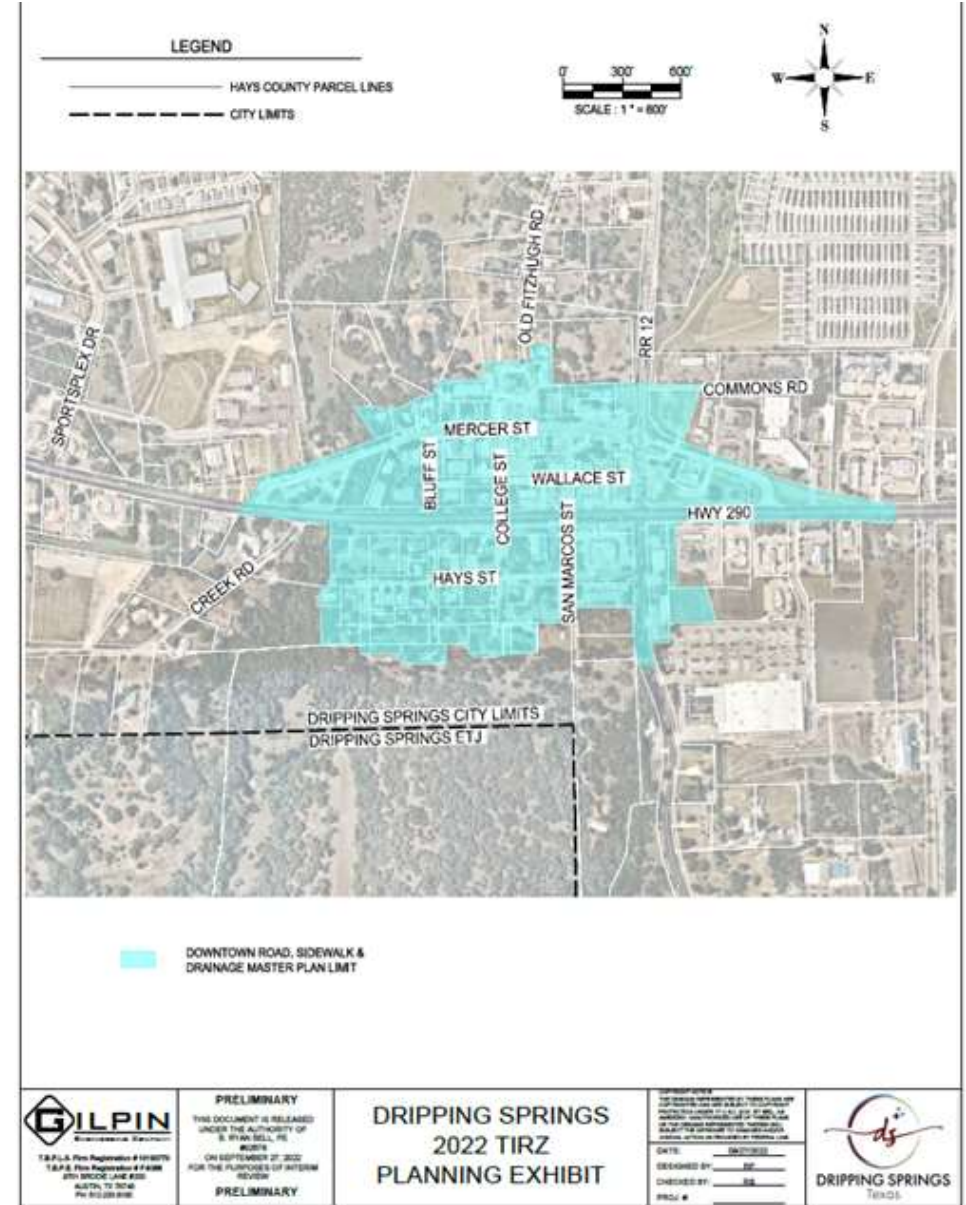
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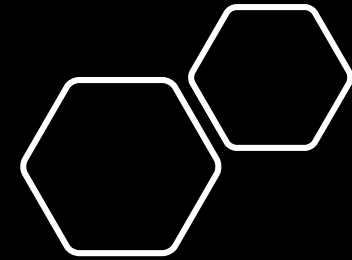


Downtown Plan and Wallace Street: Drainage and Road Improvements

- **Plan Estimate: \$200,000 (by City Engineer)**
- **Wallace Street Estimate: \$2,500,000**



Downtown Bathrooms



Estimate: \$300,000



RECOMMENDATION AND NEXT STEPS

Staff recommends approval of new Priority Projects.

If approved: Consider priority projects during budget discussions.



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- Budget Recommendation for TIRZ Board is due on May 5, 2023 unless extension is requested and granted.



QUESTIONS?



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