

# TIRZ PRIORITY PROJECTS

## OLD FITZHUGH ROAD

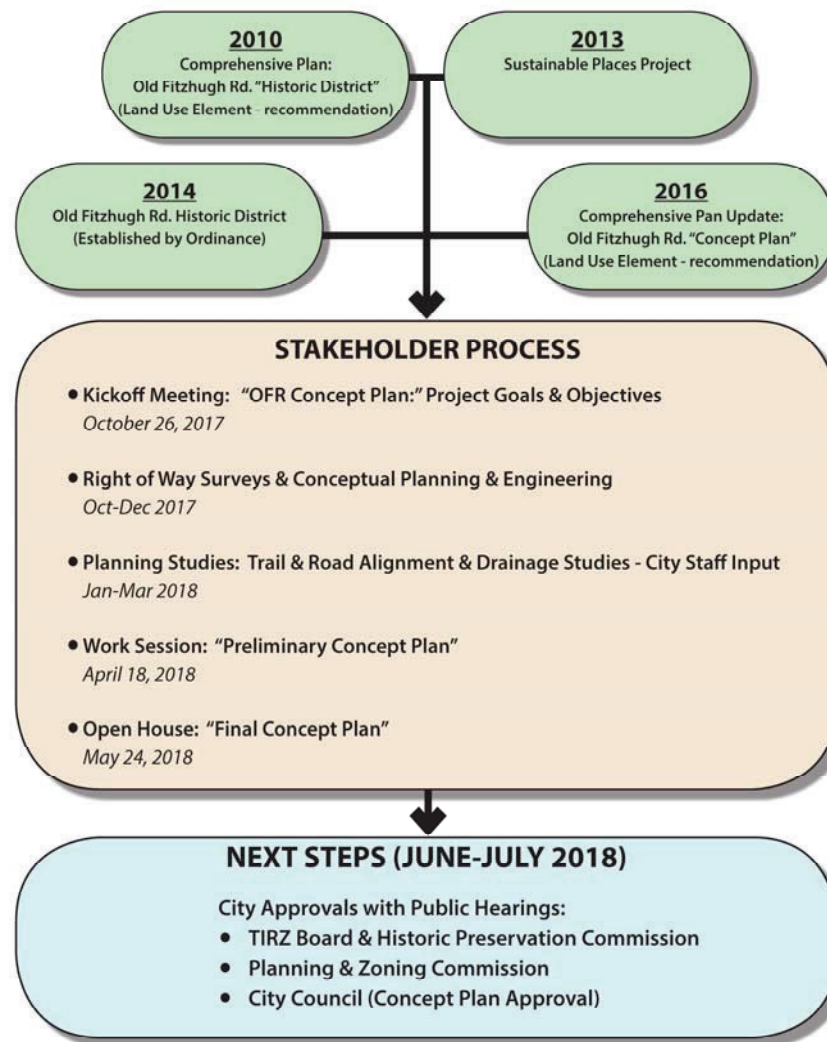
### FINAL CONCEPT PLAN



*Presentation to  
TIRZ Board  
DRAFT May 31, 2018*

# Old Fitzhugh Road

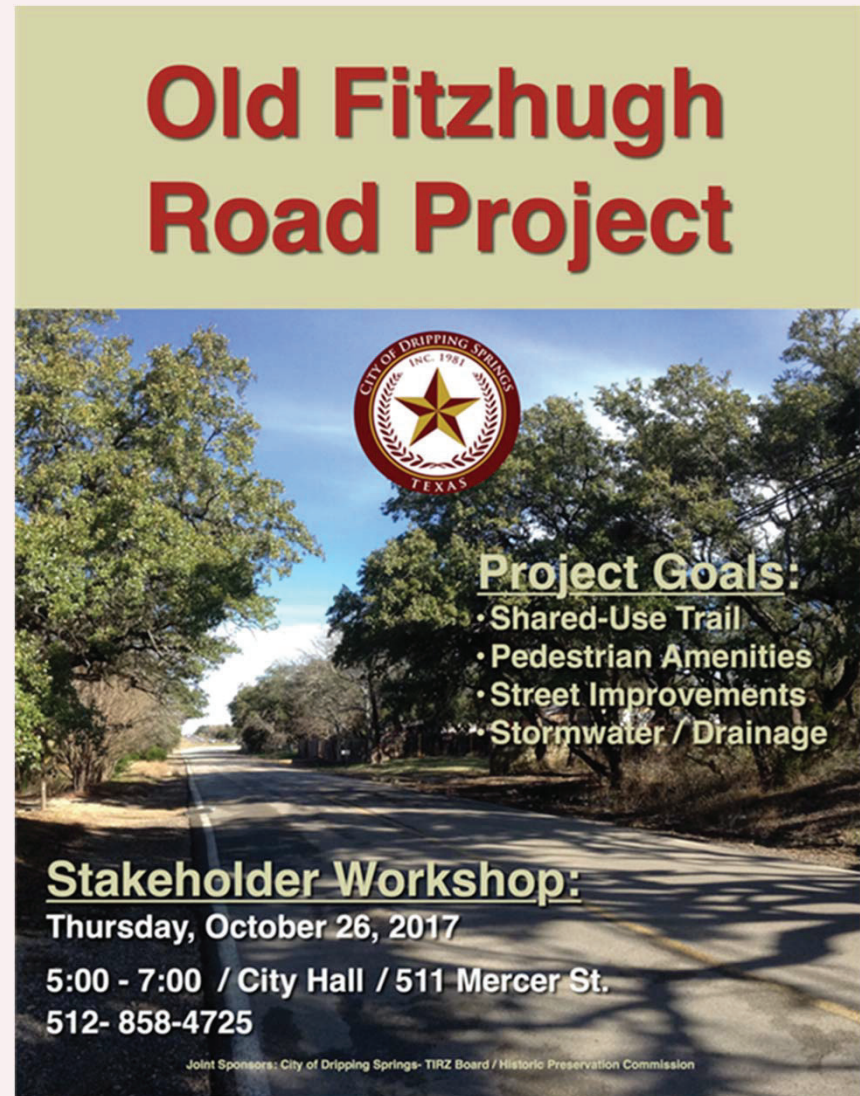
## Policy Background & Planning Process




# Old Fitzhugh Road

## Project Kick-Off Goals

- Shared-Use Trail
- Pedestrian Amenities
- Street Improvements
- Stormwater / Drainage



**Old Fitzhugh Road Project**



**Project Goals:**

- Shared-Use Trail
- Pedestrian Amenities
- Street Improvements
- Stormwater / Drainage

**Stakeholder Workshop:**  
Thursday, October 26, 2017  
5:00 - 7:00 / City Hall / 511 Mercer St.  
512- 858-4725

Joint Sponsors: City of Dripping Springs- TIRZ Board / Historic Preservation Commission

# Old Fitzhugh Road

## Stakeholder Input (October 2017)

### QUALITIES TO PRESERVE

TREES  
ECLECTIC LOCAL SHOPS  
SMALL TOWN/COUNTRY FEEL  
OLD HOMES/HISTORIC BUILDINGS

### CHALLENGES

NARROW IRREGULAR ROW  
DRAINAGE  
UTILITIES  
ROUGH ROAD SURFACE  
LACK OF COMMERCIAL IDENTITY  
SPEEDING TRAFFIC  
POOR LIGHTING  
ON-STREET PARKING  
OVER-COMMERCIALIZATION

### TOP 3 IMPROVEMENTS DESIRED

	Number of Responses			
	1st Choice	2nd Choice	3rd Choice	TOTAL
SIDEWALKS	4	3	2	9
TRAFFIC CALMING	3	1	2	6
CURBSIDE PARKING	2	0	2	4
LIGHTING	0	1	1	2
MIX OF RESIDENTIAL & COMMERCIAL	0	1	1	2
TRAIL	1	0	1	2
TREES	0	1	0	1
RAIN GARDENS	1	0	0	1



# Old Fitzhugh Road

## Stakeholder Input (April 2018)

The image displays five stakeholder input boards for the Old Fitzhugh Road project, each featuring images of different infrastructure options with green and red dots indicating stakeholder preferences.

- Curbs:** Includes options like CURB & GUTTER, STANDING CURB, GRANITE CURB, RIBBON CURB, and STONE CURB.
- Drainage & Water Quality:** Includes options like STRUCTURED RAIN GARDEN, SHALLOW BIOSWALE, and CURB INLET.
- Traffic Calming & Crossings:** Includes options like PRESERVE EXISTING TREES, SPEED TABLE CROSSWALKS, LIVE OAK TRAFFIC ISLAND, SPEED CUSHIONS, and CENTER ISLAND.
- Shared Use Path:** Includes options like EXPOSED AGGREGATE, PERVIOUS PAVERS, DECOMPOSED GRANITE, and ASPHALT.
- Lighting:** Includes options like POOLS OF TRAIL LIGHTING, TREE UPLIGHTING, MERCER STREET LIGHTING, DECORATIVE LIGHTING, and PATHWAY LIGHTING.

Each board is titled and includes a small logo at the bottom right corner. The boards are arranged in a collage, with the 'Curbs', 'Drainage & Water Quality', and 'Traffic Calming & Crossings' boards at the top, and the 'Shared Use Path' and 'Lighting' boards in the center.

# Old Fitzhugh Road

## Constraints

- Right-of-way ranges between 45 and 55 feet in width.
- Some property lines come to the center of the street.
- Existing trees within ROW will limit some options.
- Run-off sheet flows from east to west across roadway and adjacent properties.
- Some overhead electric poles will need to be moved.



# Old Fitzhugh Road



05/31/2018

**Dripping Spring TIRZ Priority  
Projects**

7



# Old Fitzhugh Road



05/31/2018

**Dripping Spring TIRZ Priority  
Projects**

8



# Old Fitzhugh Road





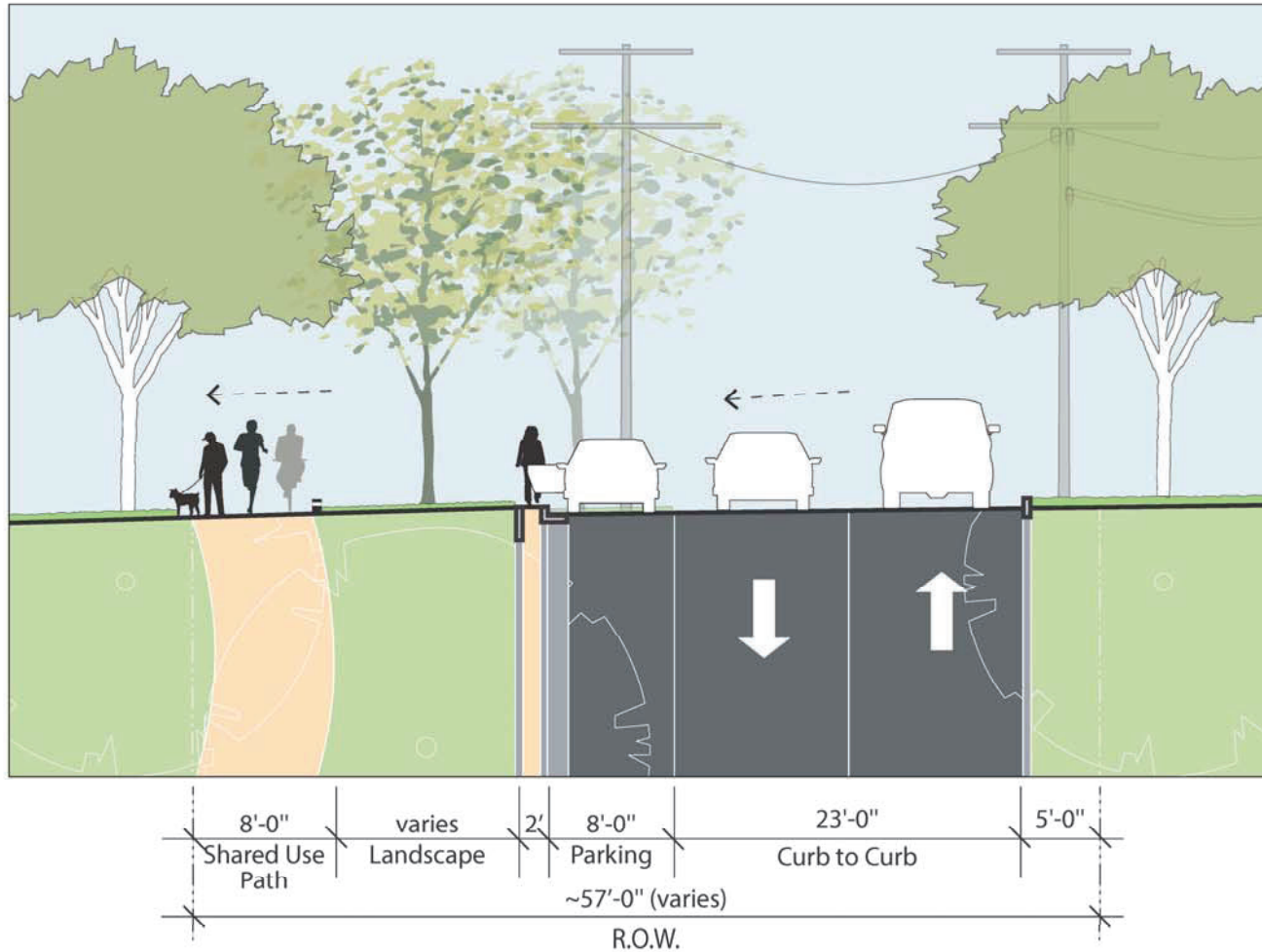
# Old Fitzhugh Road

## Conceptual Solutions & Strategies

- Enhance rustic 2 lane road with needed improvements.
- Shift Roadway alignment to accommodate Shared Use Path on the West side of the roadway.
- Create community connections along OFR and to the east and west with future trail extensions.
- Improve drainage, water quality, and roadway elements.
- Develop pedestrian, lighting, parking, and landscape solutions.

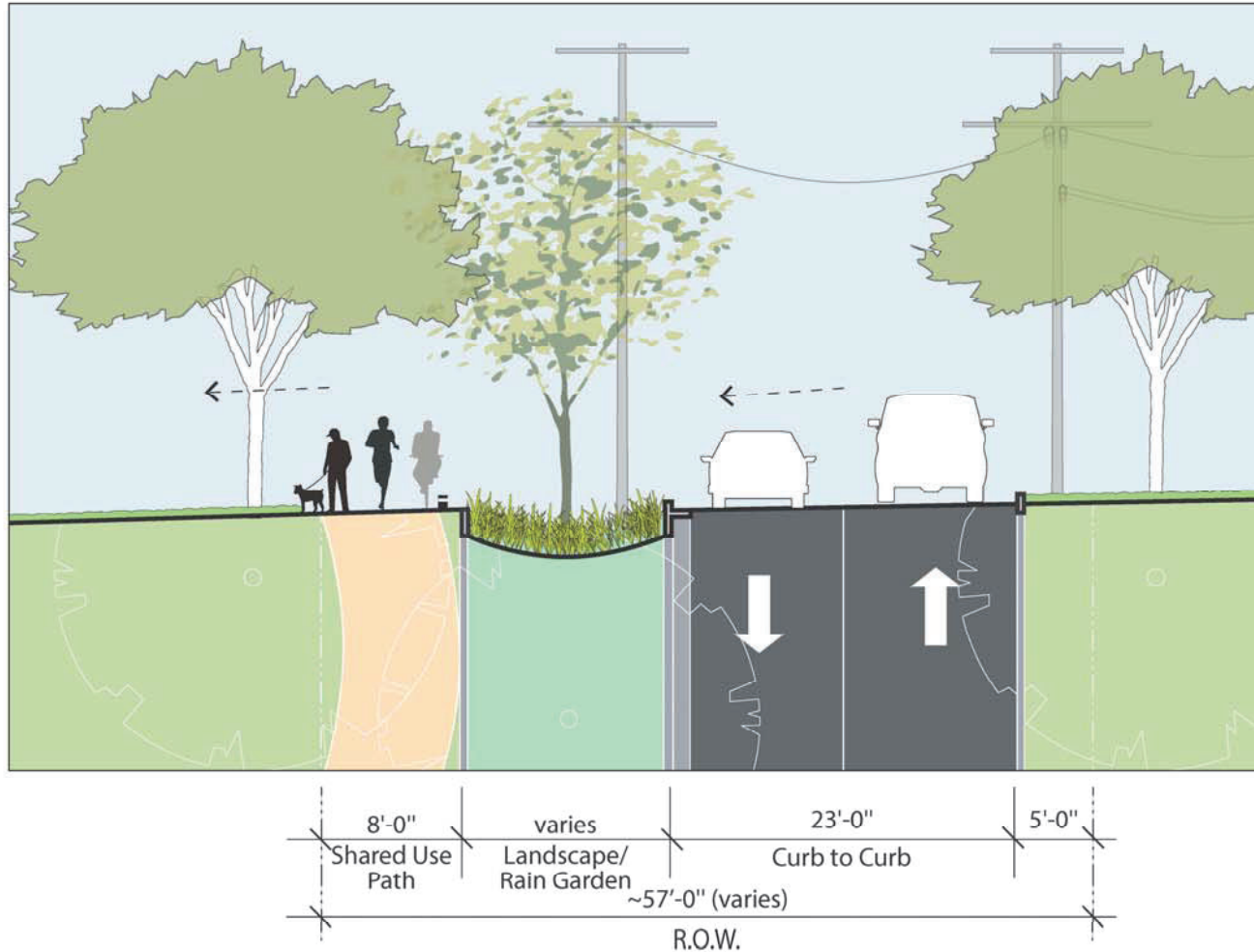
# Old Fitzhugh Road

## Section A Condition 1: Typical with Parking (Looking North)



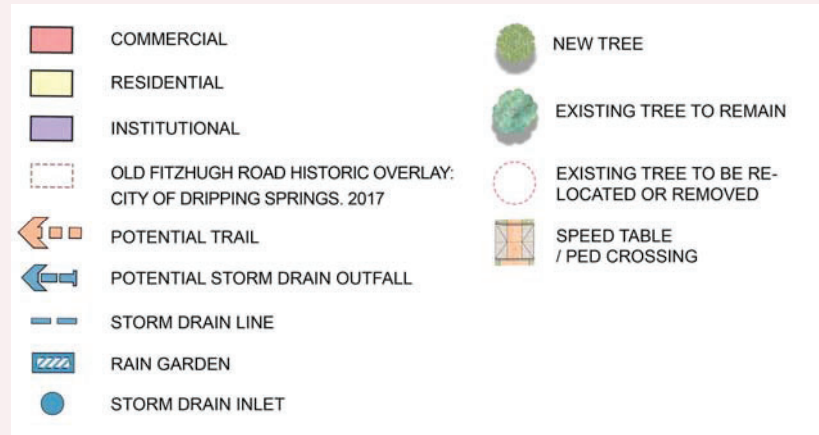
# Old Fitzhugh Road

## Section A Condition 2: Typical without Parking (Looking North)



# Old Fitzhugh Road

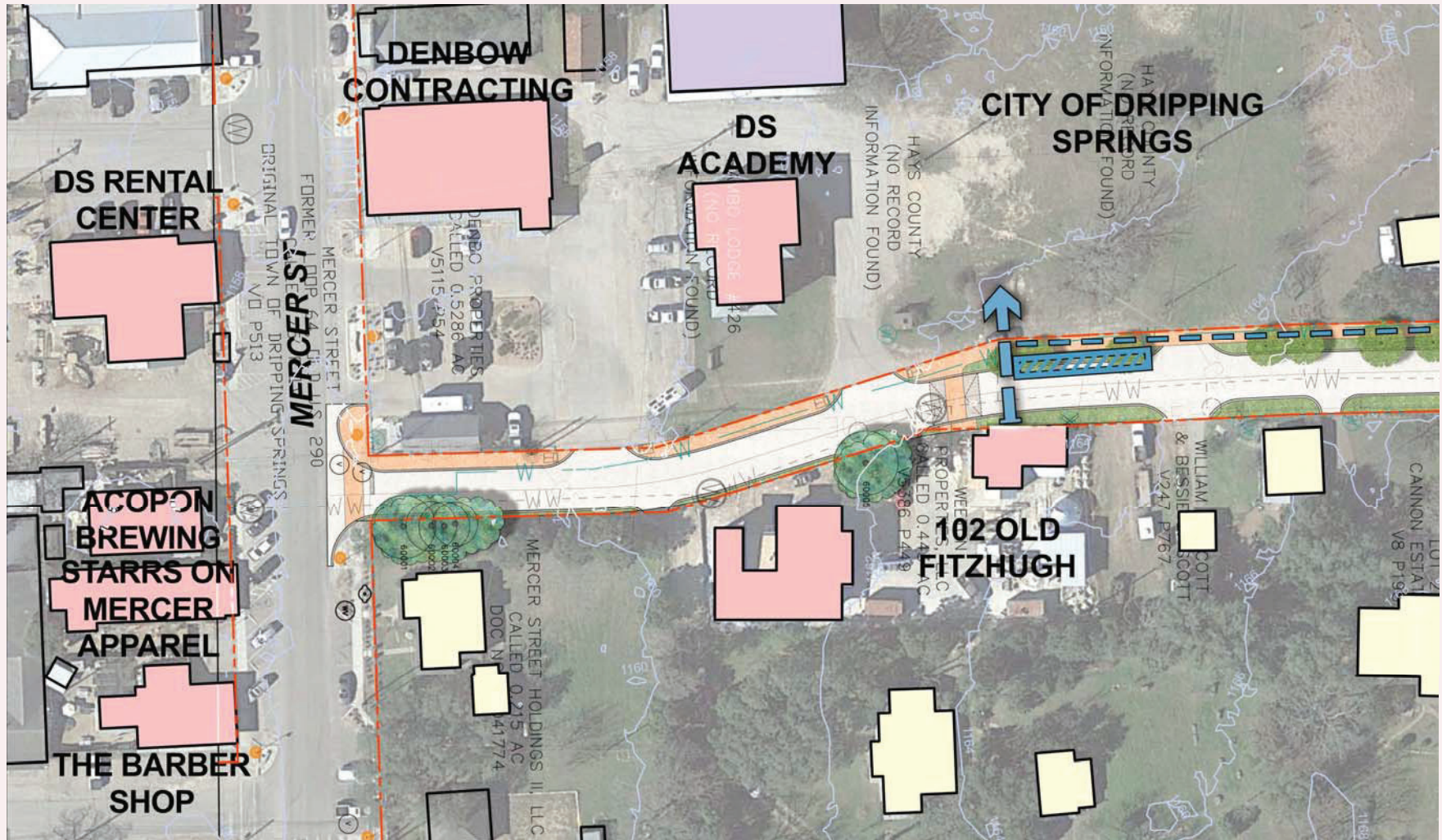
## Overall Concept Plan





# Old Fitzhugh Road

## Plan Detail at Mercer Street





# Old Fitzhugh Road

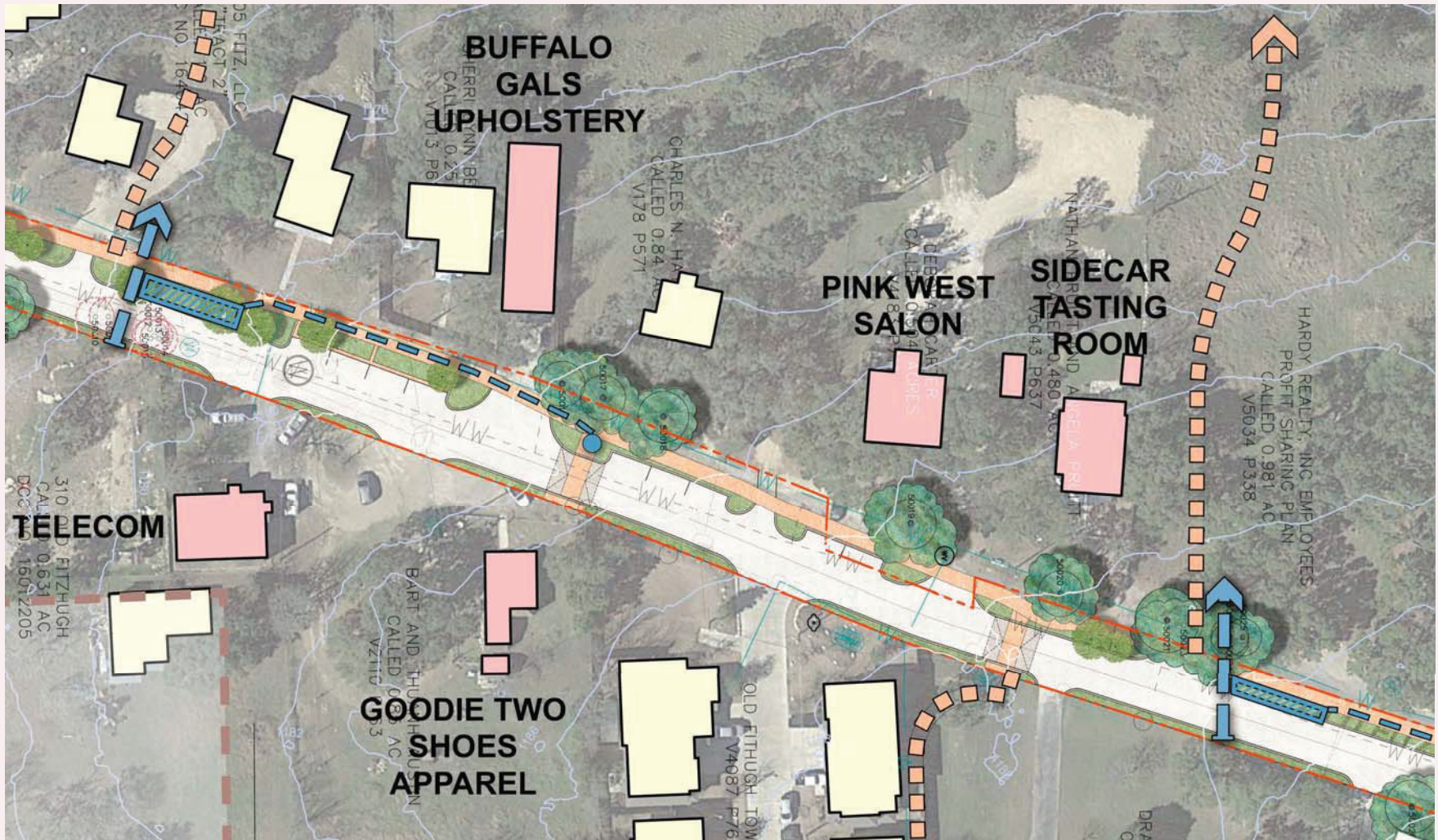
## Plan Detail





# Old Fitzhugh Road

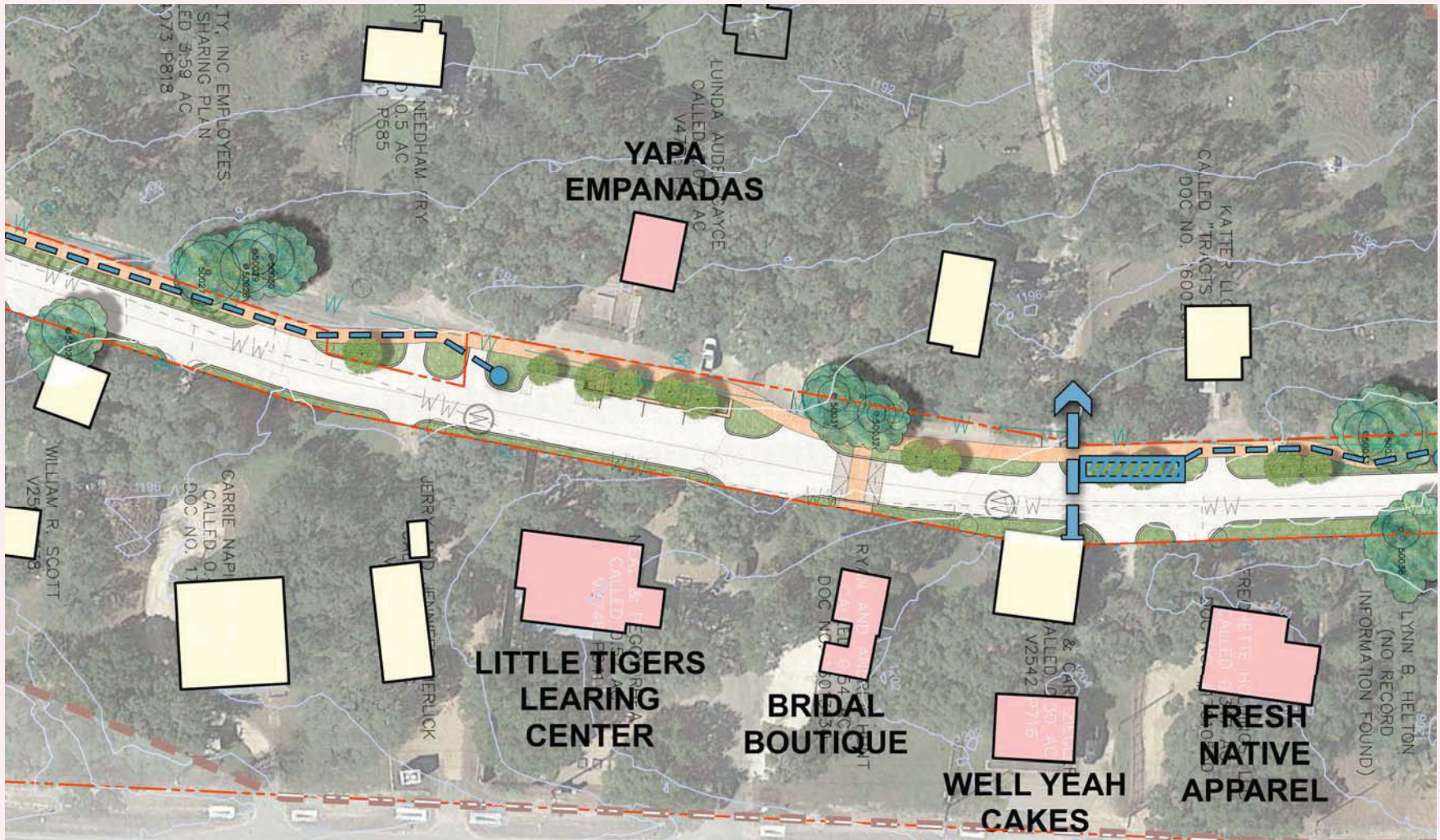
## Plan Detail





# Old Fitzhugh Road

## Plan Detail





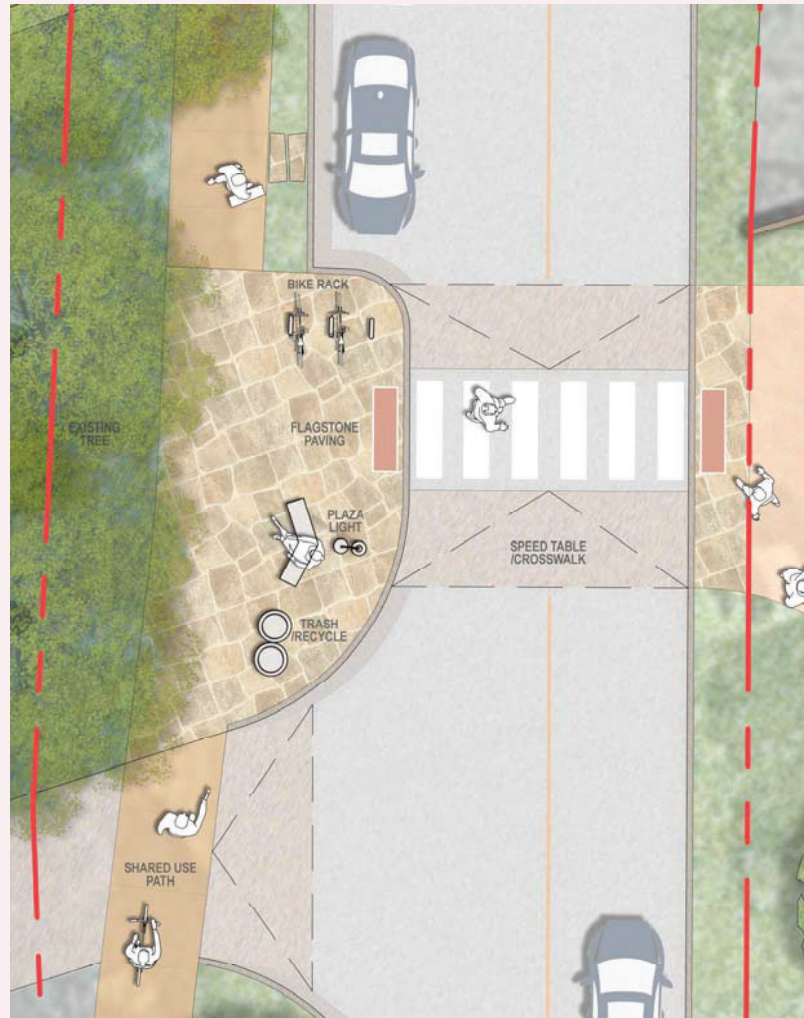
# Old Fitzhugh Road

## Plan Detail at RM 12



# Old Fitzhugh Road

## Activity Plaza & Traffic Calming





# Old Fitzhugh Road

## Recommended Materials, Treatments, & Elements

### Shared Use Path

EXPOSED AGGREGATE



EXPOSED AGGREGATE WITH FLAGSTONE



### Lighting & Pedestrian Amenities

MERCER STREET LIGHTING

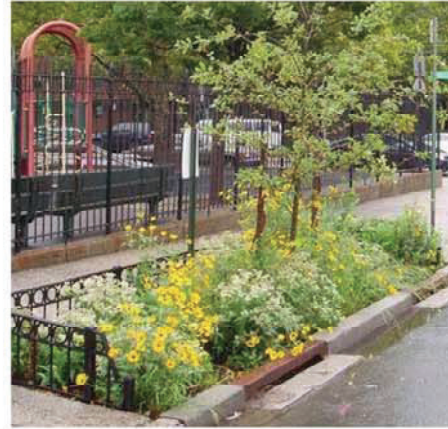


PATHWAY LIGHTING



### Drainage & Water Quality

ARMORED CURB INLET



STRUCTURED RAIN GARDEN



### Curbs

STANDING STONE CURB



STONE CURB WITH GUTTER



### Traffic Calming & Crossings

SPEED TABLE CROSSWALKS





# Shared Use Path



EXPOSED AGGREGATE CONCRETE



EXPOSED AGGREGATE WITH FLAGSTONE

# Lighting & Pedestrian Amenities



MERCER STREET LIGHTING



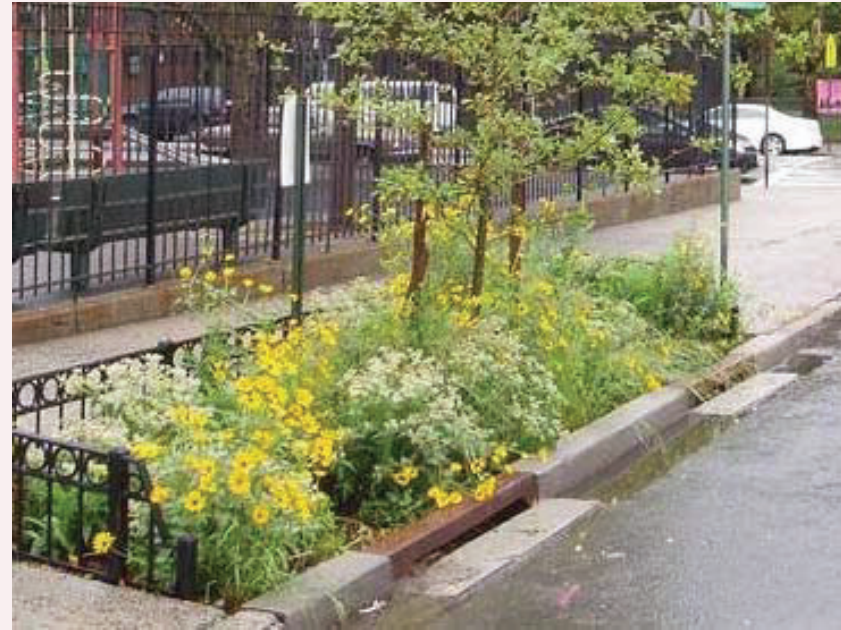
PATHWAY LIGHTING



# Drainage and Water Quality



STRUCTURED RAIN GARDEN



ARMORED CURB INLET

# Curbs



STANDING STONE CURB



STONE CURB WITH GUTTER



# Traffic Calming & Crossings



SPEED TABLE CROSSWALKS

# Old Fitzhugh Road

## Stakeholder Input *(May 2018)*

- Parking: Maximize on-street parking opportunities.
- Signage: Provide stronger business district identity along RM 12.
- Rain Gardens: Ensure that rain gardens can be maintained.
- Drainage: Address drainage issues at the RM12 intersection.
- Materials: Support for the proposed range of materials.
- Website: Post the plan online.
- Implementation: Identify funding and project schedule.

# Old Fitzhugh Road

## NEXT STEPS

1. Finalize Plans & Conceptual Budget
2. TIRZ Board, Historic Preservation, Parks, Transportation, & Planning & Zoning Commissions
3. City Council (Concept Plan Approval)

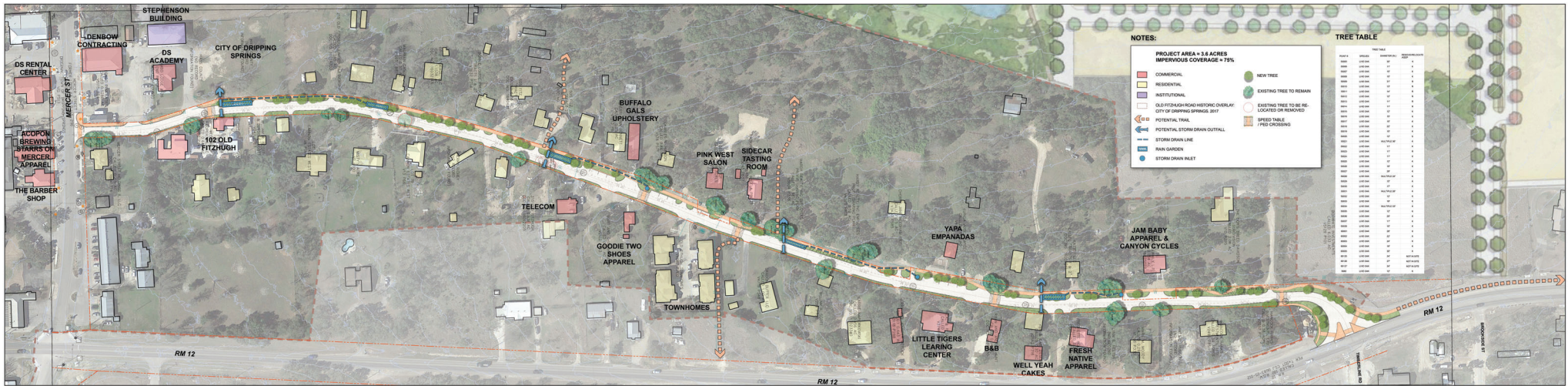


### **NEXT STEPS (JUNE-JULY 2018)**

#### City Approvals with Public Hearings:

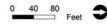
- TIRZ Board & Historic Preservation Commission
- Planning & Zoning Commission
- City Council (Concept Plan Approval)



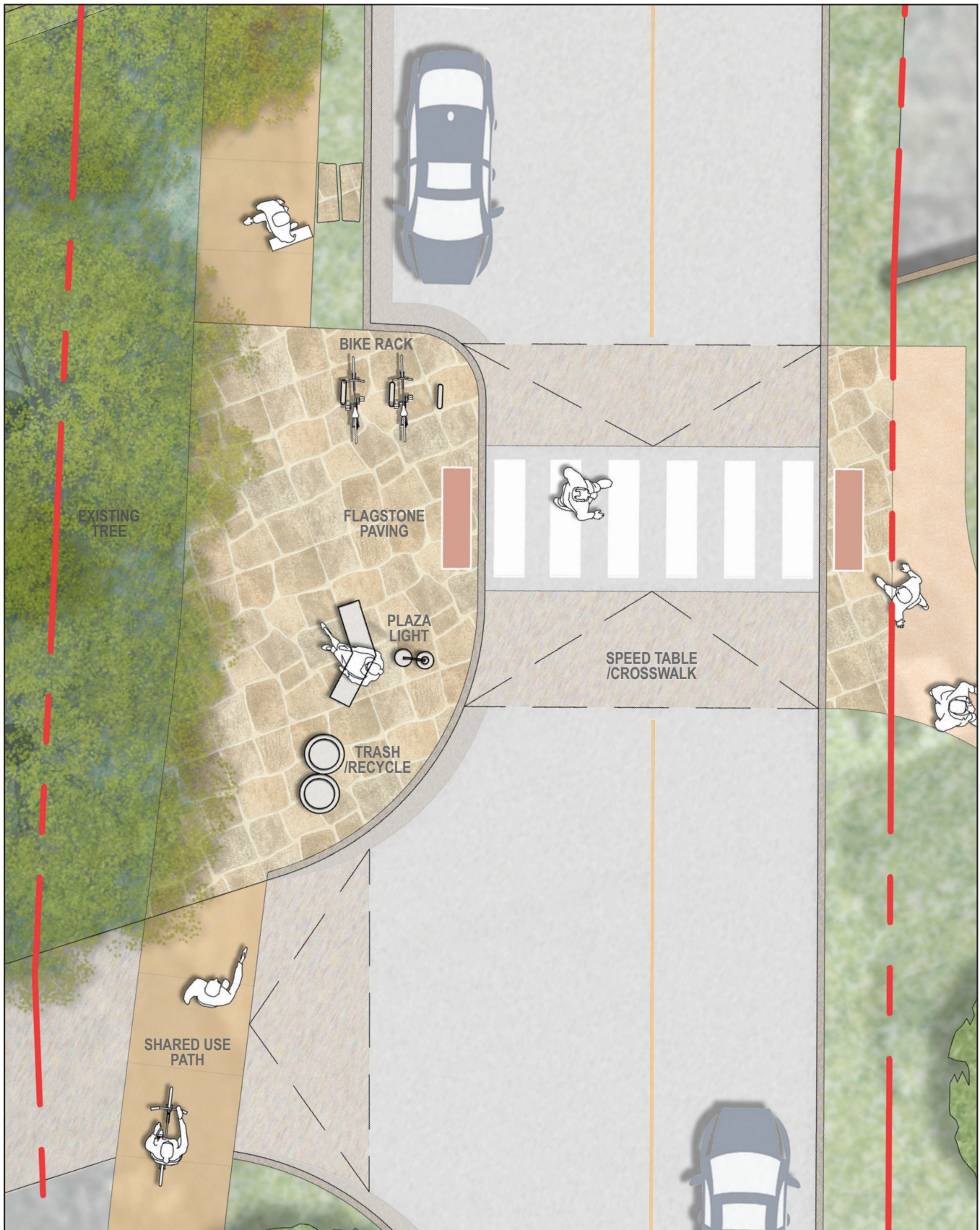


DRAFT  
 Old Fitzhugh Road Concept Plan  
 Dripping Springs

McCann Adams Studio May 29, 2018







ILLUSTRATIVE VIEW  
 COMMERCIAL NODE CROSSING  
**Dripping Springs - Old Fitzhugh Road**

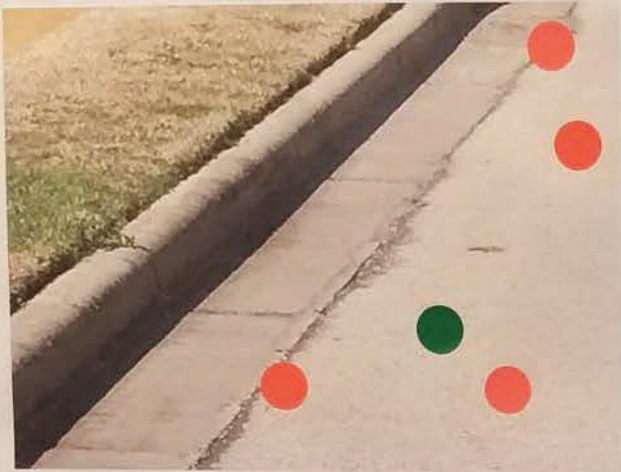
Draft: McCann Adams Studio May 24, 2018





# Curbs

CURB & GUTTER



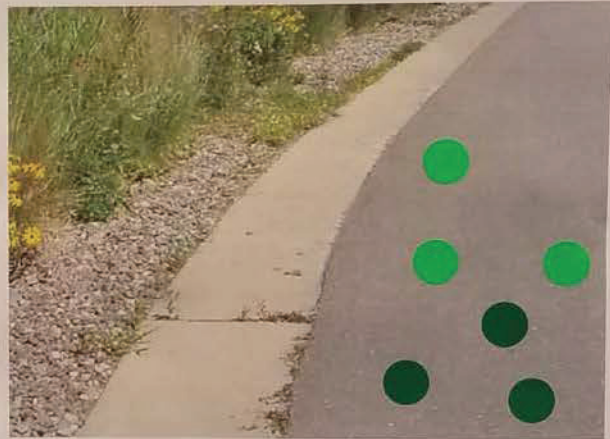
STANDING CURB



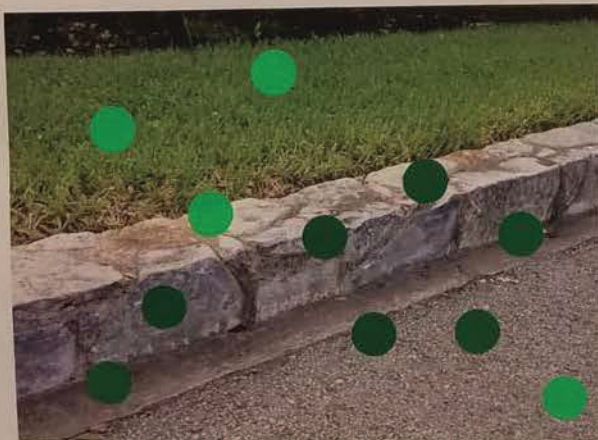
GRANITE CURB



RIBBON CURB



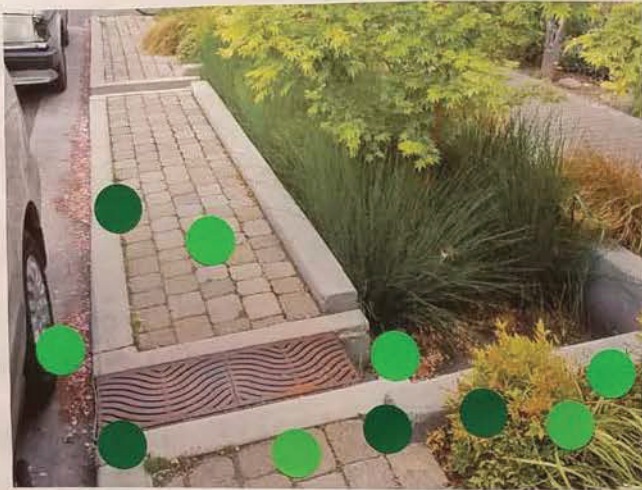
STONE CURB





# Drainage & Water Quality

## STRUCTURED RAIN GARDEN



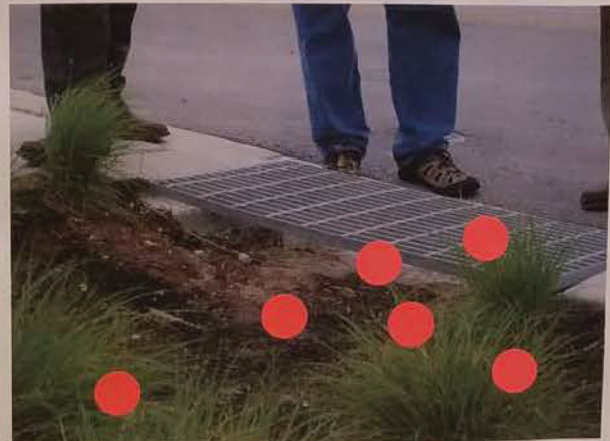
## SHALLOW BIOSWALE



## ARMORED CURB INLET



## CURB INLET WITH GRATE



**OLD FITZHUGH ROAD PROJECT**  
**Dripping Springs TIRZ Priority Projects**

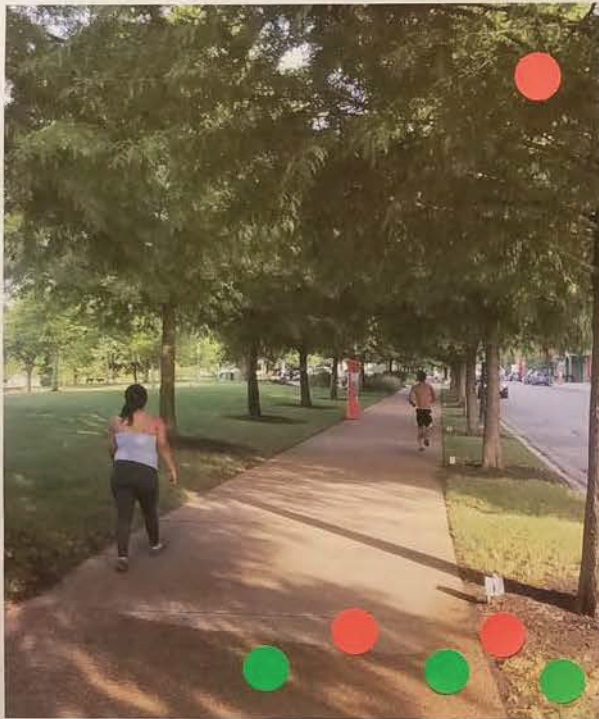
April 18, 2018





# Shared Use Path

EXPOSED AGGREGATE



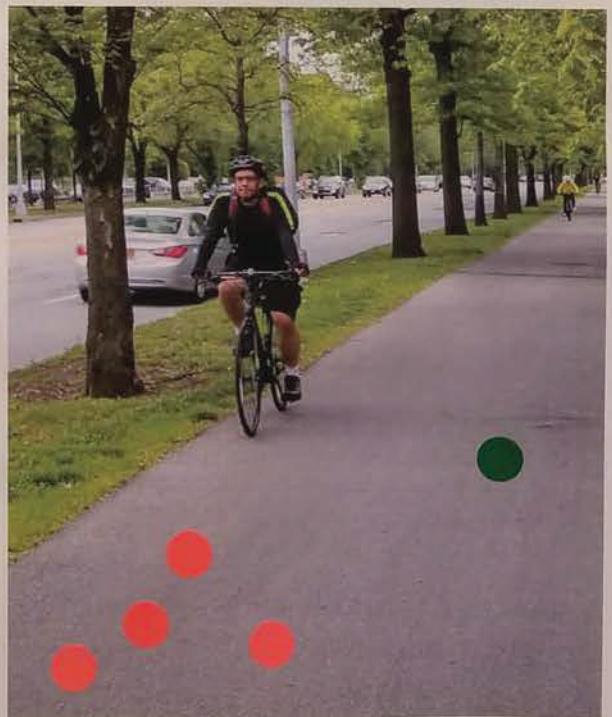
PERVIOUS PAVERS



DECOMPOSED GRANITE



ASPHALT



**OLD FITZHUGH ROAD PROJECT**  
**Dripping Springs TIRZ Priority Projects**

April 11, 2018





# Traffic Calming & Crossings

PRESERVE EXISTING TREES



SPEED TABLE CROSSWALKS



LIVE OAK TRAFFIC ISLAND



SPEED CUSHIONS



CENTER ISLAND





# Lighting

## POOLS OF TRAIL LIGHTING



## TREE UPLIGHTING



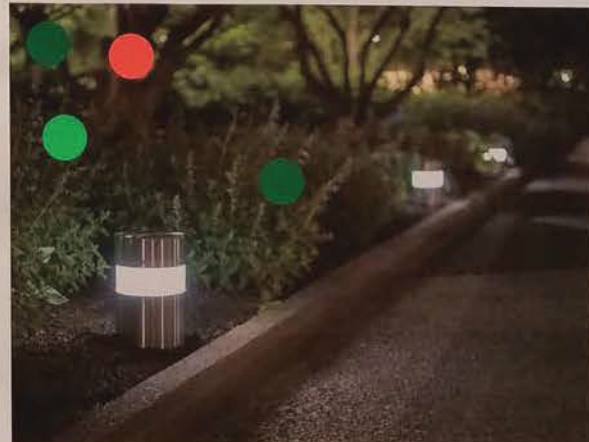
## MERCER STREET LIGHTING



## DECORATIVE LIGHTING



## PATHWAY LIGHTING



**OLD FITZHUGH ROAD PROJECT**  
**Dripping Springs TIRZ Priority Projects**

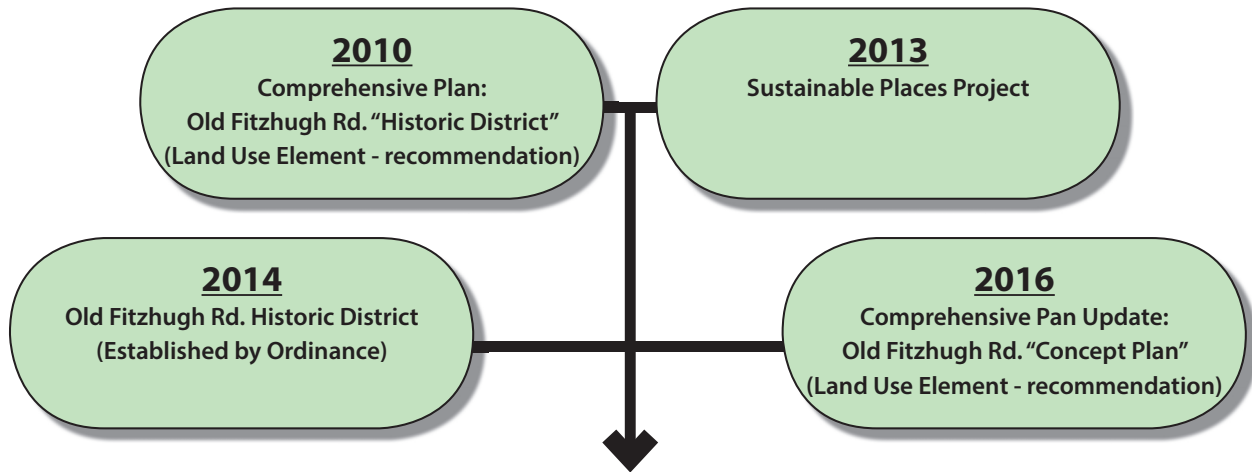
April 18, 2018





# Old Fitzhugh Road Planning Process

## POLICY FRAMEWORK



## STAKEHOLDER PROCESS

- **Kickoff Meeting: "OFR Concept Plan:" Project Goals & Objectives**  
*October 26, 2017*
- **Right of Way Surveys & Conceptual Planning & Engineering**  
*Oct-Dec 2017*
- **Planning Studies: Trail & Road Alignment & Drainage Studies - City Staff Input**  
*Jan-Mar 2018*
- **Work Session: "Preliminary Concept Plan"**  
*April 18, 2018*
- **Open House: "Final Concept Plan"**  
*May 24, 2018*

## NEXT STEPS (JUNE-JULY 2018)

- City Approvals with Public Hearings:
- TIRZ Board & Historic Preservation Commission
  - Planning & Zoning Commission
  - City Council (Concept Plan Approval)

# Recommended Materials, Treatments, & Elements

## Shared Use Path

EXPOSED AGGREGATE



EXPOSED AGGREGATE WITH FLAGSTONE



## Lighting & Pedestrian Amenities

MERCER STREET LIGHTING

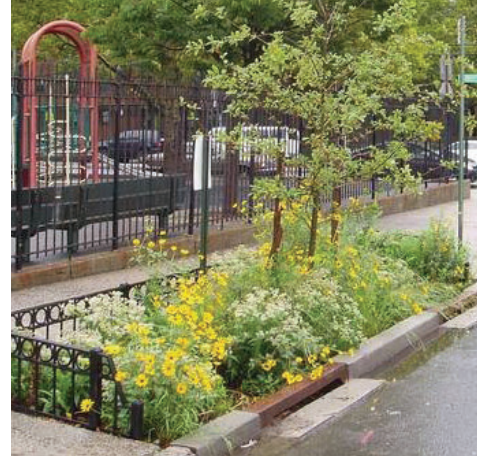


PATHWAY LIGHTING



## Drainage & Water Quality

ARMORED CURB INLET



STRUCTURED RAIN GARDEN



## Curbs

STANDING STONE CURB



STONE CURB WITH GUTTER



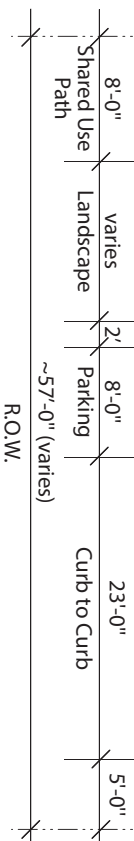
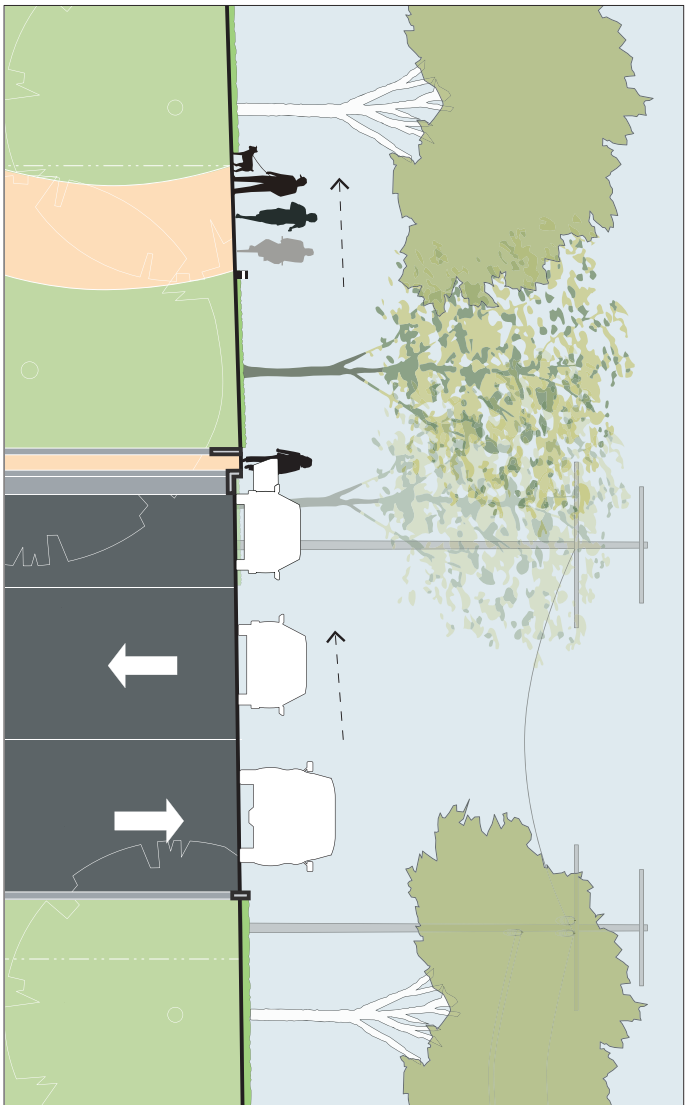
## Traffic Calming & Crossings

SPEED TABLE CROSSWALKS

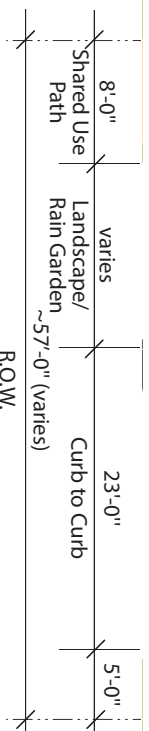
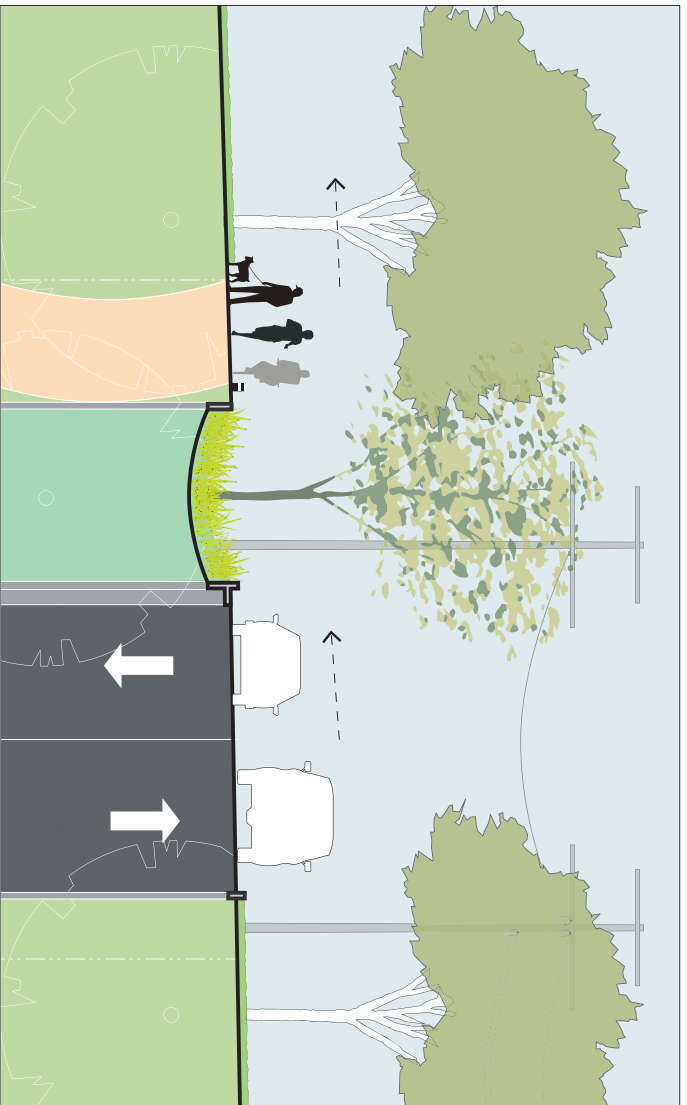


**OLD FITZHUGH ROAD PROJECT**  
**Dripping Springs TIRZ Priority Projects**





SECTION A CONDITION 1: TYPICAL WITH PARKING (LOOKING NORTH)



SECTION A CONDITION 2: TYPICAL WITHOUT PARKING (LOOKING NORTH)



**OLD FITZHUGH ROAD PROJECT**  
**Dripping Springs TIRZ Priority Projects**



# Old Fitzhugh Road Stakeholder Input

## TOP 3 IMPROVEMENTS DESIRED

	Number of Responses			TOTAL
	1st Choice	2nd Choice	3rd Choice	
SIDEWALKS	4	3	2	9
TRAFFIC CALMING	3	1	2	6
CURBSIDE PARKING	2	0	2	4
LIGHTING	0	1	1	2
MIX OF RESIDENTIAL & COMMERCIAL	0	1	1	2
TRAIL	1	0	1	2
TREES	0	1	0	1
RAIN GARDENS	1	0	0	1

### QUALITIES TO PRESERVE

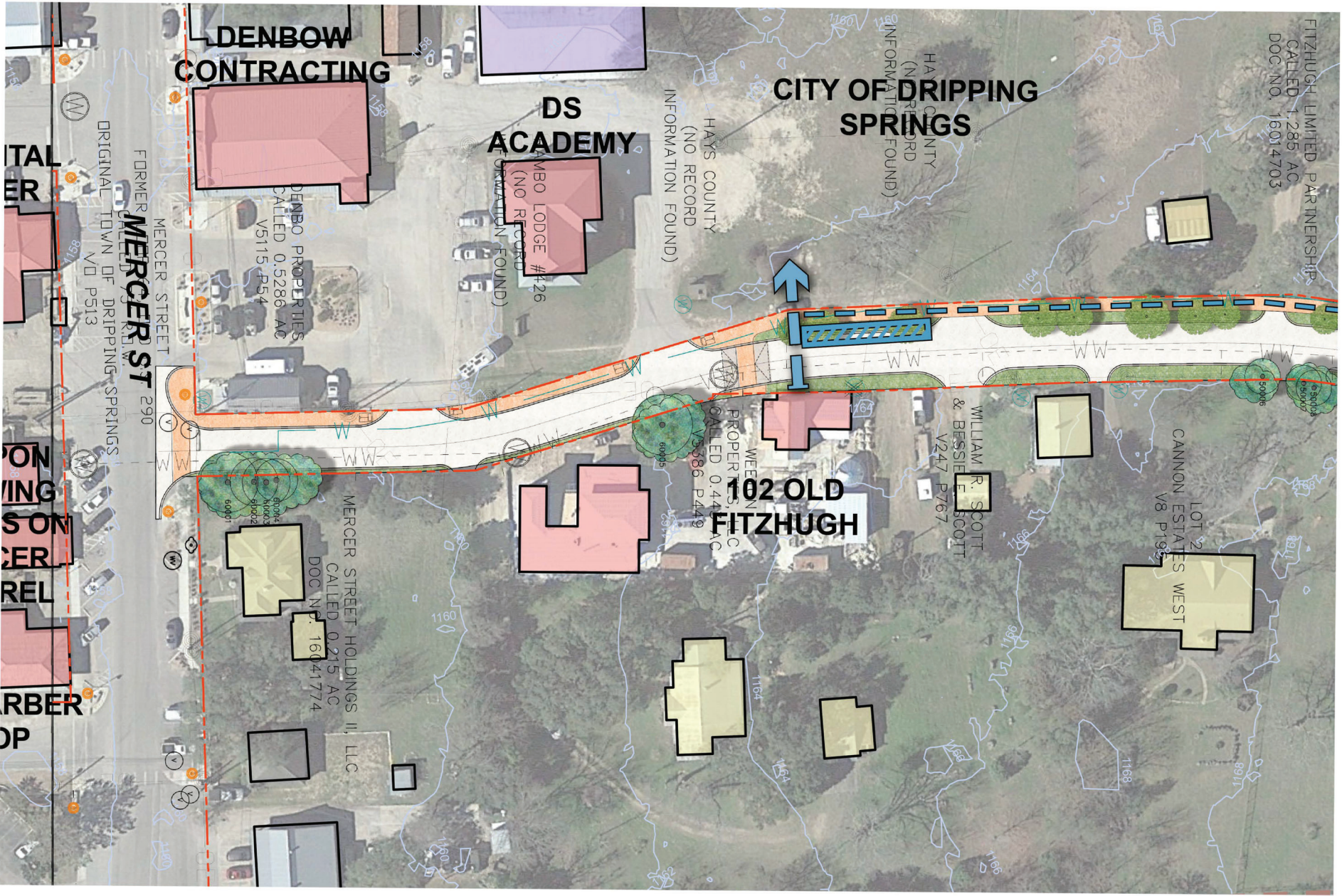
TREES  
 ECLECTIC LOCAL SHOPS  
 SMALL TOWN/COUNTRY FEEL  
 OLD HOMES/HISTORIC BUILDINGS

### CHALLENGES

NARROW IRREGULAR ROW  
 DRAINAGE  
 UTILITIES  
 ROUGH ROAD SURFACE  
 LACK OF COMMERCIAL IDENTITY  
 SPEEDING TRAFFIC  
 POOR LIGHTING  
 ON-STREET PARKING  
 OVER-COMMERCIALIZATION







FITZHUGH LIMITED PARTNERSHIP  
CALLED: 1.285 AC  
DOC. NO. 16014703

CITY OF DRIPPING  
SPRINGS

HAYS COUNTY  
(NO RECORD  
INFORMATION FOUND)

DS  
ACADEMY

DENBOW LODGE #426  
(NO RECORD  
INFORMATION FOUND)

DENBOW PROPERTIES  
CALLED: 0.5286 AC  
V5115 P54

DENBOW  
CONTRACTING

MERCER ST 290

FORMER  
MERCER ST  
CALLED: 0.215 AC  
DOC. NO. 16041774

ORIGINAL TOWN OF DRIPPING SPRINGS  
VD P513

LOT 2  
CANNON ESTATES WEST  
V8 P195

WILLIAM R. SCOTT  
& BESSIE E. SCOTT  
V247 P767

102 OLD  
FITZHUGH

WEEN  
PROPERTIES, LLC  
CALLED: 0.44 AC  
V5386 P449

MERCER STREET HOLDINGS II, LLC  
CALLED: 0.215 AC  
DOC. NO. 16041774

Old Fitzhugh Road Concept Plan - Sheet 1

Dripping Springs

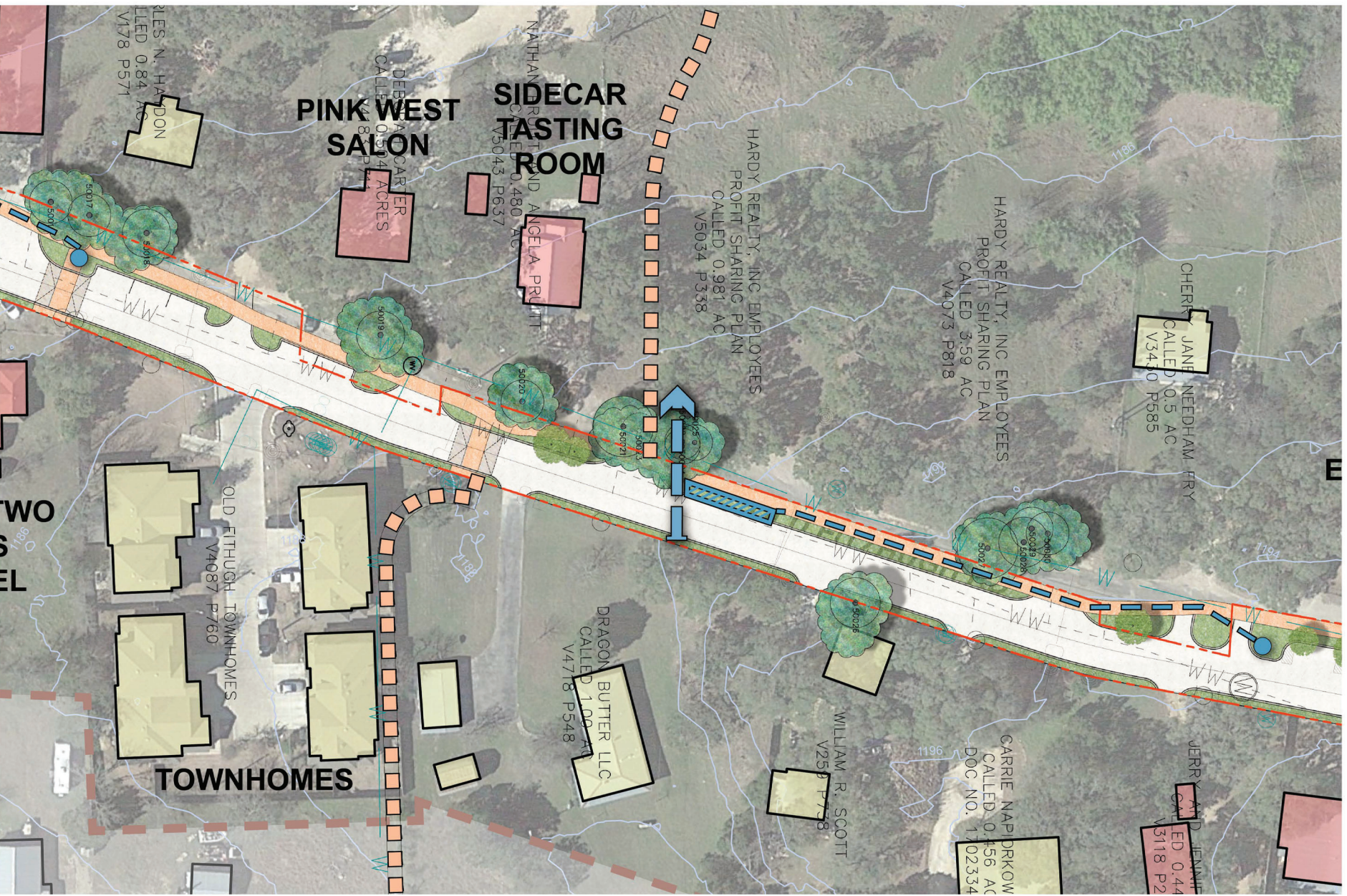
DRAFT May 29, 2018





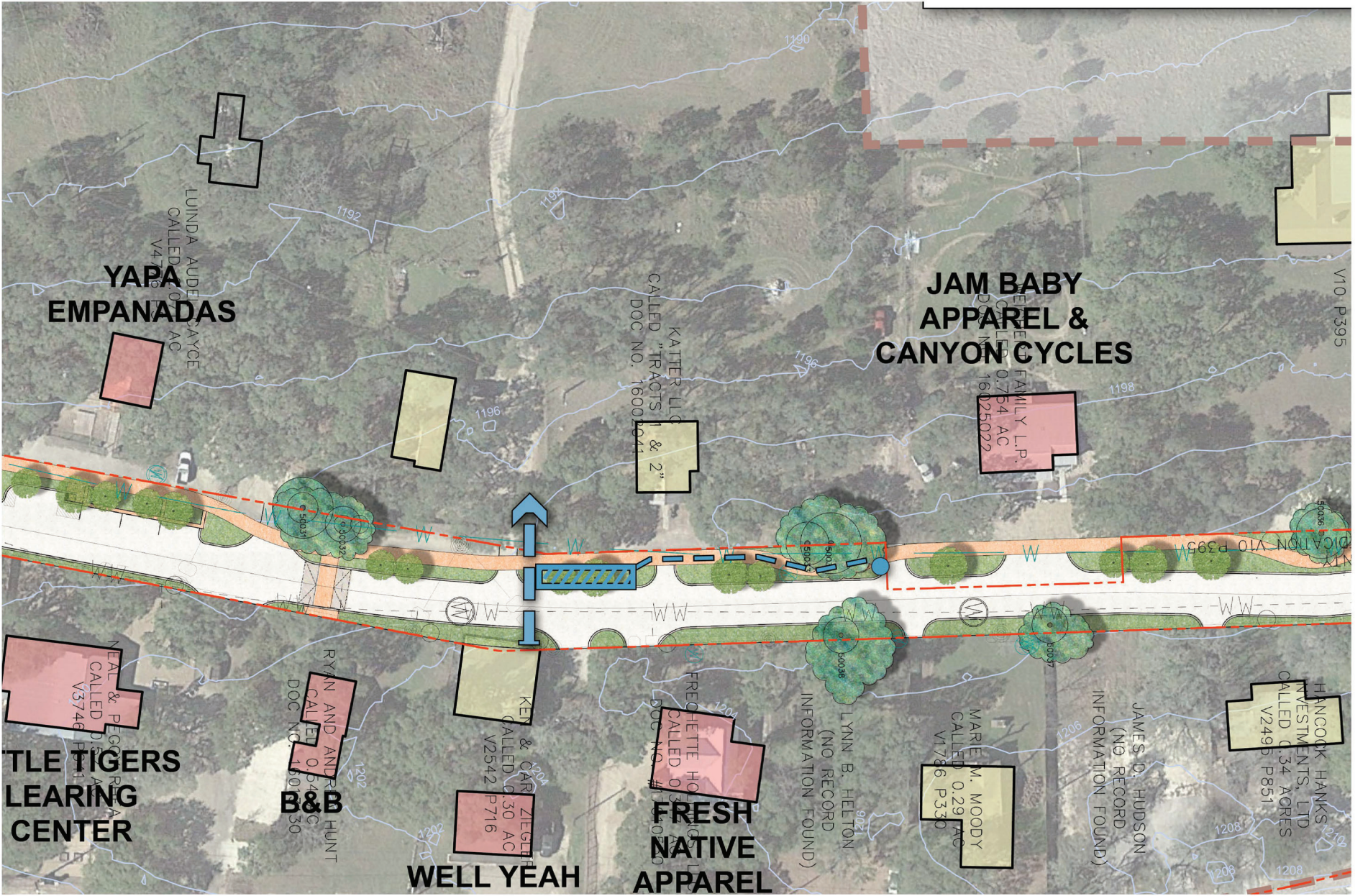






Old Fitzhugh Road Concept Plan - Sheet 3  
**Dripping Springs**  
 DRAFT May 29, 2018







50029	LIVE OAK	13"	K
50030	LIVE OAK	17"	K
50031	LIVE OAK	MULTIPLE 28"	K
50032	LIVE OAK	12"	K
50033	LIVE OAK	19"	K
50034	LIVE OAK	MULTIPLE 33"	K
50035	LIVE OAK	12"	K
50036	LIVE OAK	25"	K
50037	LIVE OAK	11"	K
50038	LIVE OAK	10"	K
60001	LIVE OAK	28"	K
60002	LIVE OAK	22"	K
60003	LIVE OAK	24"	K
60004	LIVE OAK	19"	K
60005	LIVE OAK	30"	K
60125	LIVE OAK	24"	NOT IN SITE
60126	LIVE OAK	27"	NOT IN SITE
60127	LIVE OAK	24"	NOT IN SITE
5680	LIVE OAK	12"	K



Old Fitzhugh Road Concept Plan - Sheet 5  
**Dripping Springs**  
 DRAFT May 29, 2018

0 50 100  
 Feet

↑





DRAFT  
 Old Fitzhugh Road Concept Plan  
 Dripping Springs  
 HDR Engineering May 24, 2018



**LEGEND**

(Black dashed line)	PROPOSED ROADWAY CENTERLINE
(Red dashed line)	EXISTING PROPERTY LINE
(Thick red dashed line)	EXISTING EASEMENT LINE
(Thin red dashed line)	EXISTING RIGHT OF WAY LINE
(Blue dashed line)	EXISTING UTILITY LINE
(Green dashed line)	EXISTING UTILITY LINE
(Orange dashed line)	EXISTING UTILITY LINE
(Yellow dashed line)	EXISTING UTILITY LINE
(Blue circle)	EXISTING UTILITY MARKER
(Green circle)	EXISTING UTILITY MARKER
(Orange circle)	EXISTING UTILITY MARKER
(Yellow circle)	EXISTING UTILITY MARKER
(Black circle)	EXISTING TREE TO BE MAINTAINED
(Red circle)	EXISTING TREE TO BE REMOVED