



**DRIPPING SPRINGS**  
Texas

## “TIRZ Board Update”

December 13, 2021

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Dripping Springs TIRZ  
Priority Projects

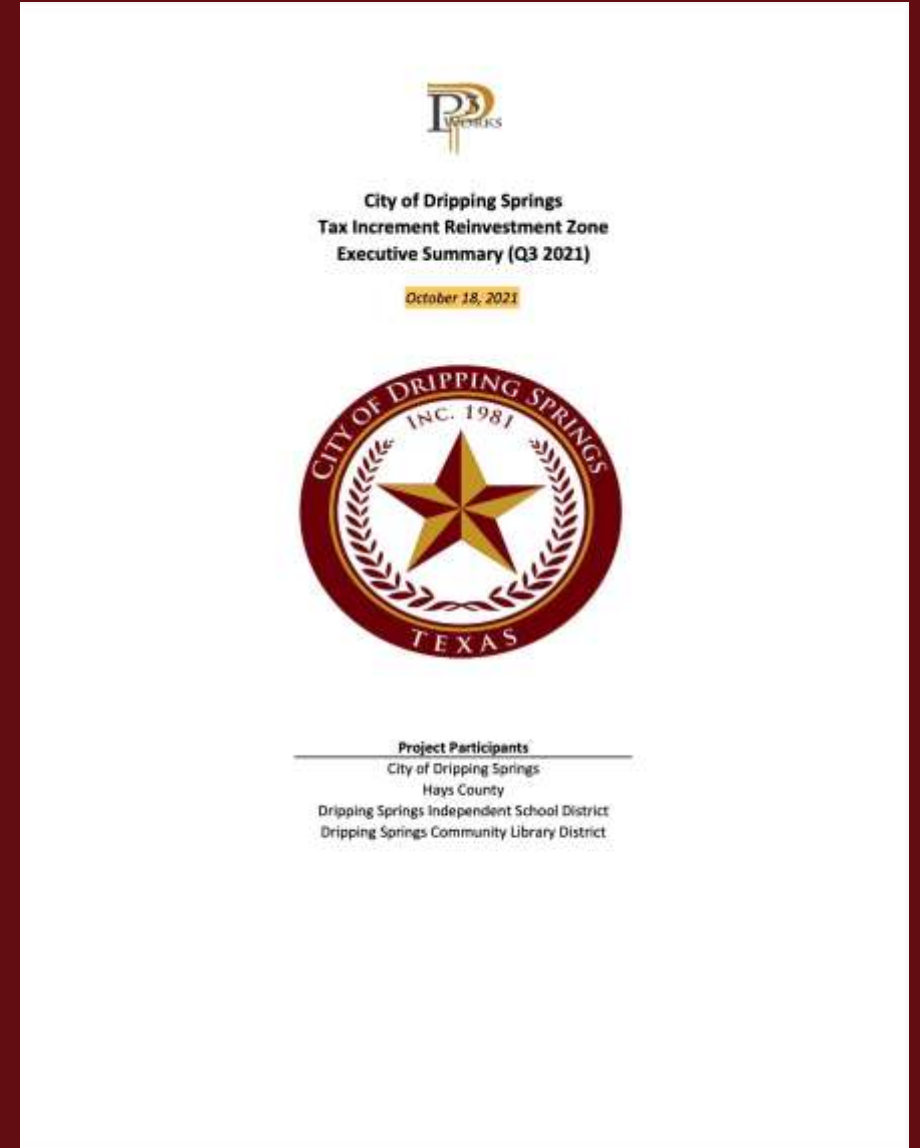
# DS TIRZ – TIRZ Board Update:

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- Financial Health
- TIRZ Priority Projects- Update
- TIRZ Board Roles: Support / Advocacy

# DS TIRZ – Financial Status:

- Financial Health = Good
- TIRZ / TIF Revenue: Growing
- Self- Supporting Budget: Operations + Projects
- Stakeholder Reimbursements Initiated



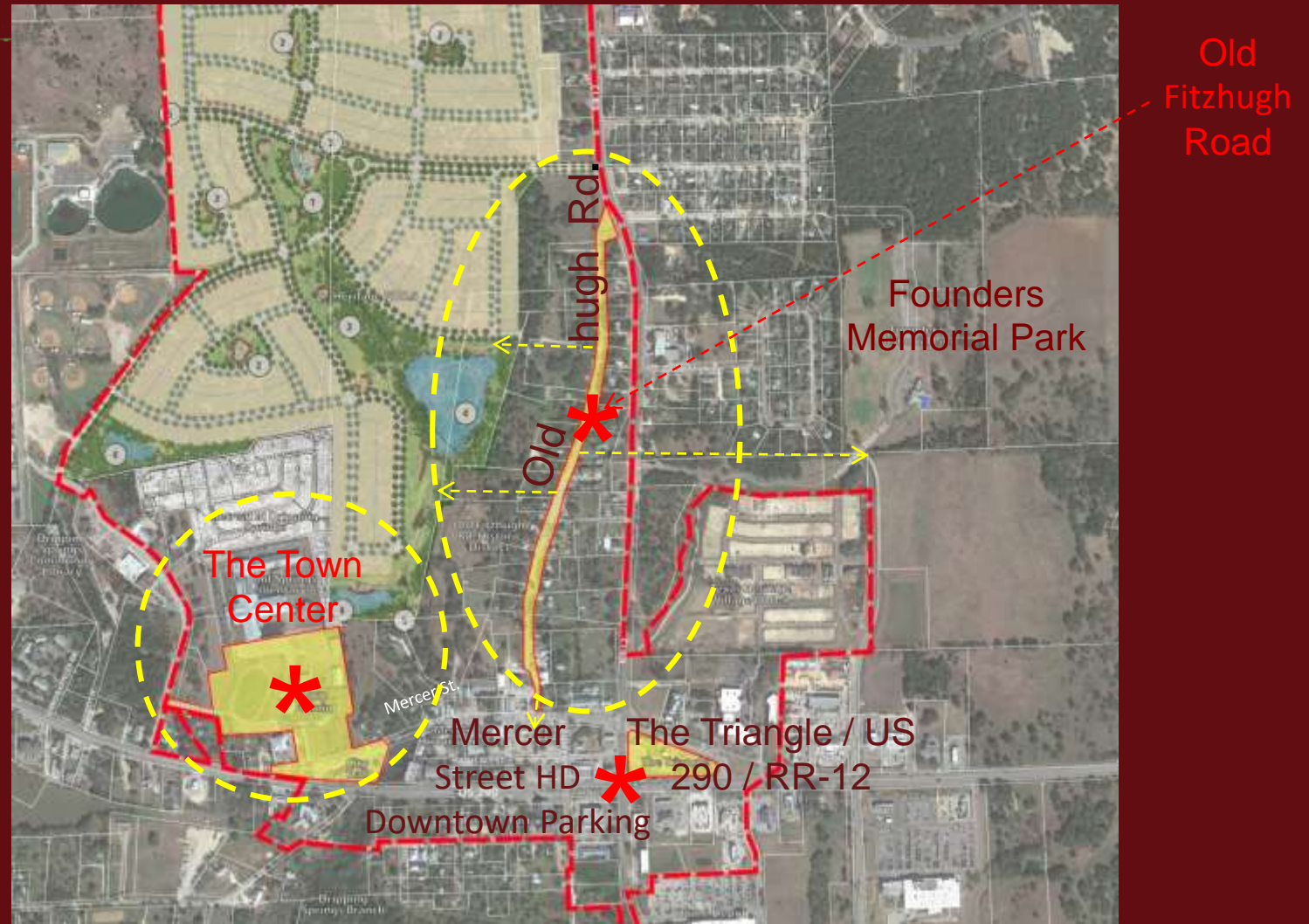
# TIRZ “Priority Projects” Overview

- The “Original Four” Projects
- TIRZ #1 Location / Location
- City-Wide Benefits: TIRZ #2 Contributions
- TIRZ Subcommittee: Expansion / Priority Project Evaluation



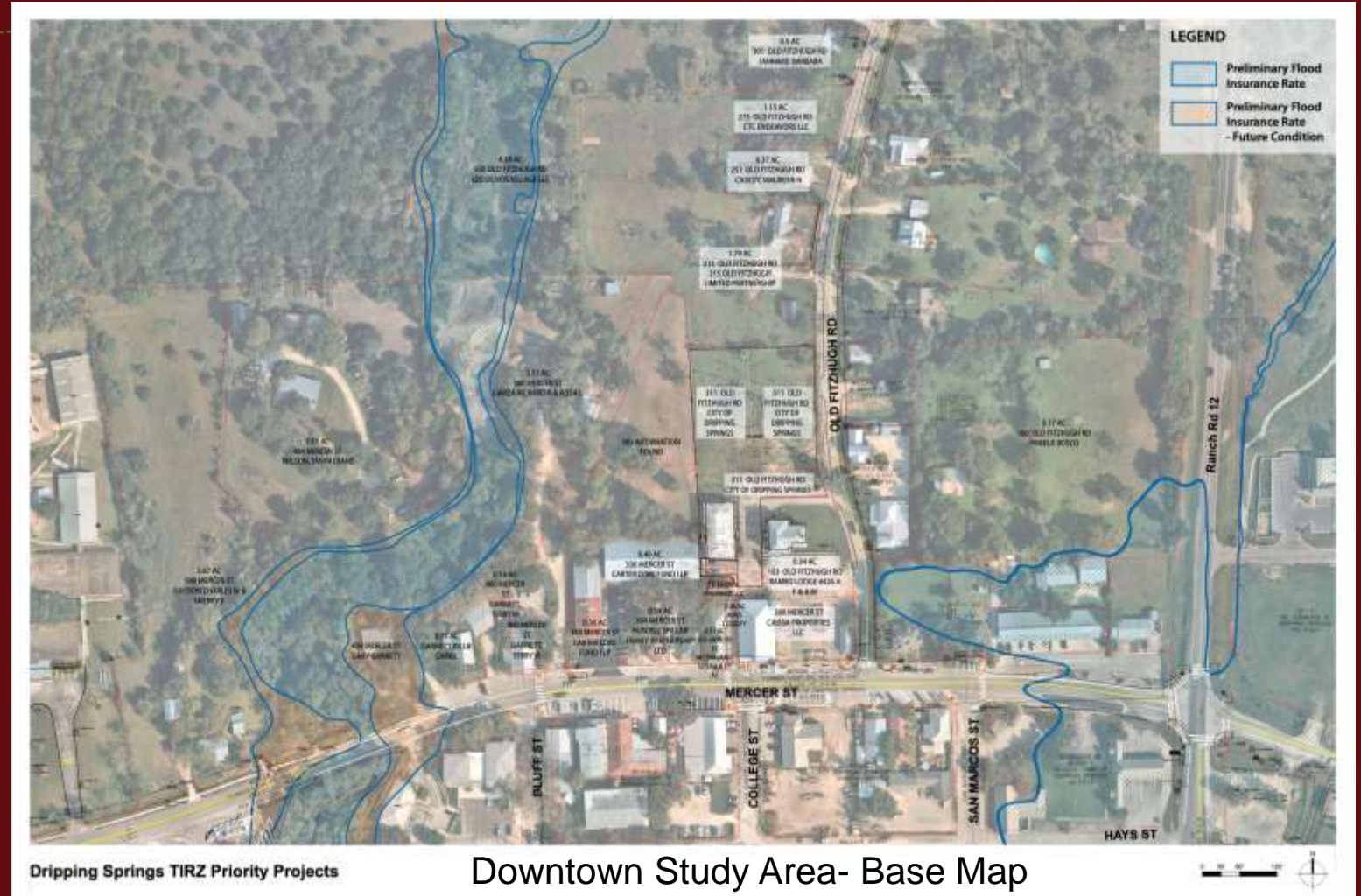
# TIRZ “Priority Projects” – The “Original Four”

- Town Center
- Old Fitzhugh Rd
- Downtown Parking
- The Triangle



# Town Center: Project Status

- DSISD Property: Unavailable (4/21)
- City Pursuing Alternative Sites
- Parks & Open Spaces ... will be integral to any Alternative Town Center Plan



# Town Center: Activities

- Alternative Sites
- TIRZ Budget: Support Planning & Design
- Parks, Greenways & Open Spaces



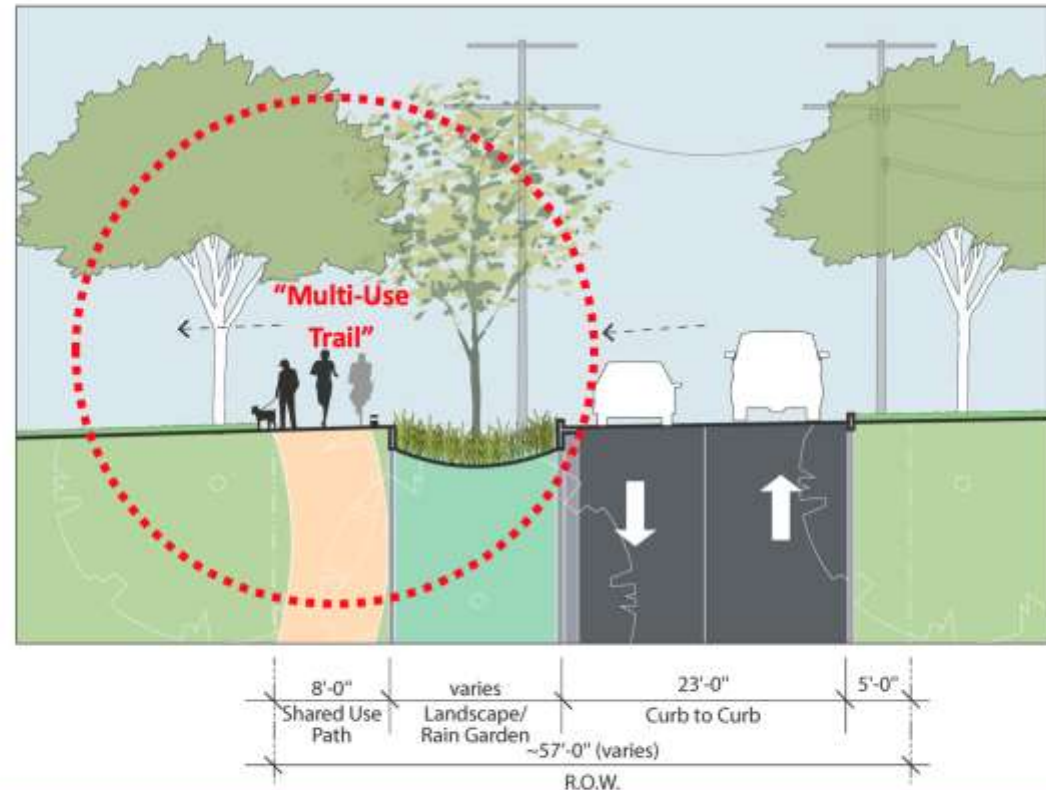
Town Center Square – Ground Level View

# Old Fitzhugh Road:

- Engineering Plans, Specifications & Estimates: (PSA Negotiations)
- Hays County POSAC Funding: Multi-Use Trail (pending)
- Grant Applications: (Spring '22- non-trail portions)

## Old Fitzhugh Road: Multi-Use Trail

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



6/19/2020

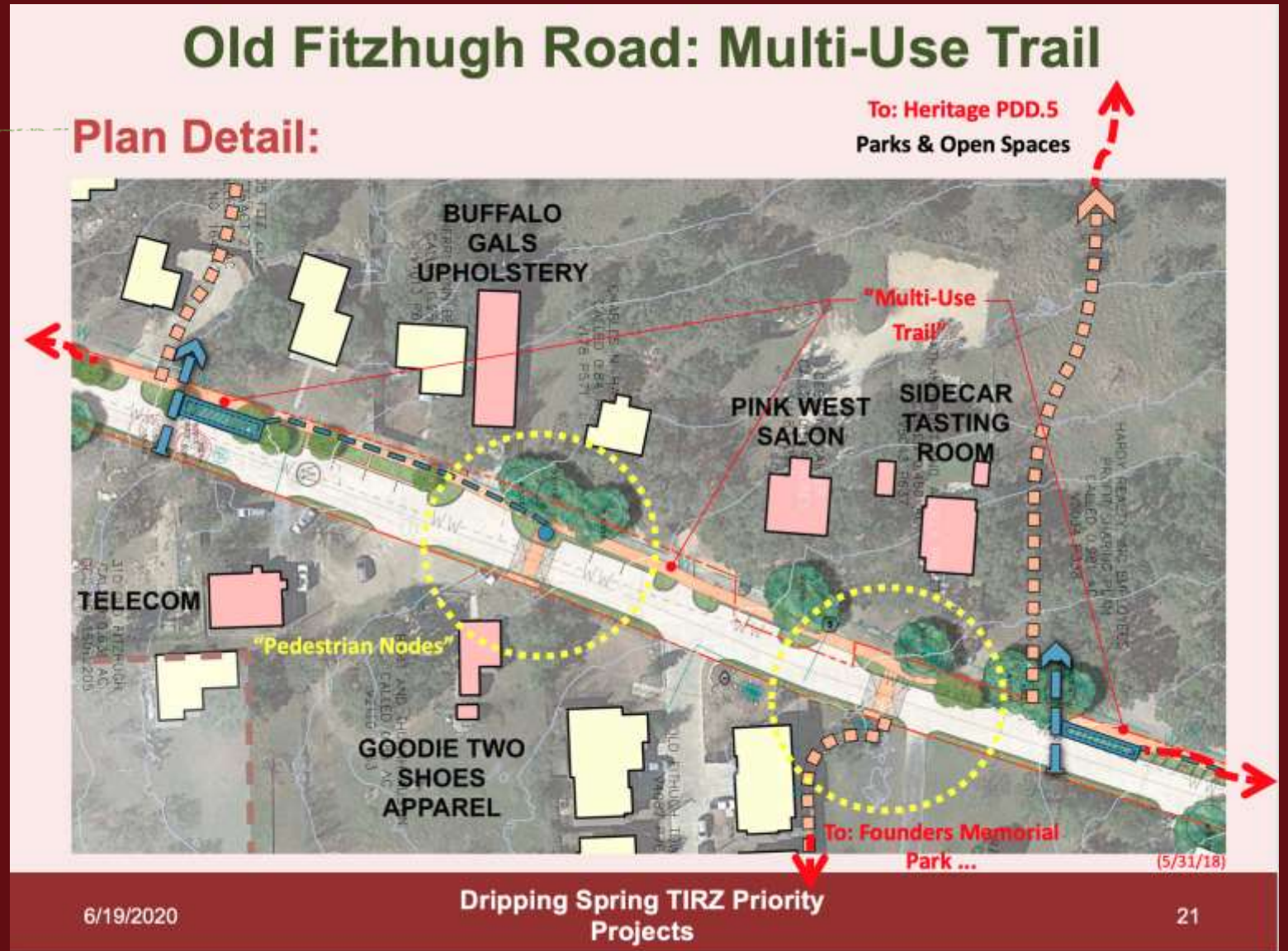
Dripping Spring TIRZ Priority  
Projects

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# OFR Activities:

- Plans, Specifications & Estimates Phase: (PSA Negotiations)
- Current TIRZ Budget FY'22: \$175K
- Potential Funding: Grants, City, County (non-trail portions)



# OFR Cost Estimates:

## “Updated” Preliminary Estimates: 2018 > 2021

- Significant Increases- Total Probable Project Costs: **\$4.8M > \$6.2M**
- Causes: Annual Escalation (3 yrs) + Inflation Post-COVID
- Trail Portion Costs: **\$1.305M > \$2.115M**

### Old Fitzhugh Rd.- Multi-Use Trail (Trail)- “Hays POSAC- Project Budget & Phasing:” 6/25/21- Hays County POSAC Update

- Land Acquisition- (ROW “Cleanup” @ 3 Parcels: 7,507 total sf- per Doucet Surveys & Exhibits)
- Project Planning & Design (Soft Costs- PSE / A&E fees)- advance the design & get “shovel ready”
- Trail, Lighting & Pedestrian Improvements (Trail Portions only)

#### Hays POSAC Summary:

Phase	Cost Element	Conceptual Budget	Notes
1	Land Acquisition (3 ROW Parcels)	\$75,000	\$10/sf. X 7,507 total- ***budget allowance
2	Project Planning & Design (PSE's- A&E)	\$630,000	Full Service Fees- HDR Estimate: 2018*
3	Trail, Lighting & Pedestrian Improvements	<b>\$1,410,000</b>	<b>HDR Estimate-2021*</b> (Trail Portions only) See: HDR Cost Estimate Markup for “Trail Cost Apportionment” Notes...
		<b>Total: \$2,115,000</b>	<b>Adjusted per 2021 Cost Estimate Update</b>

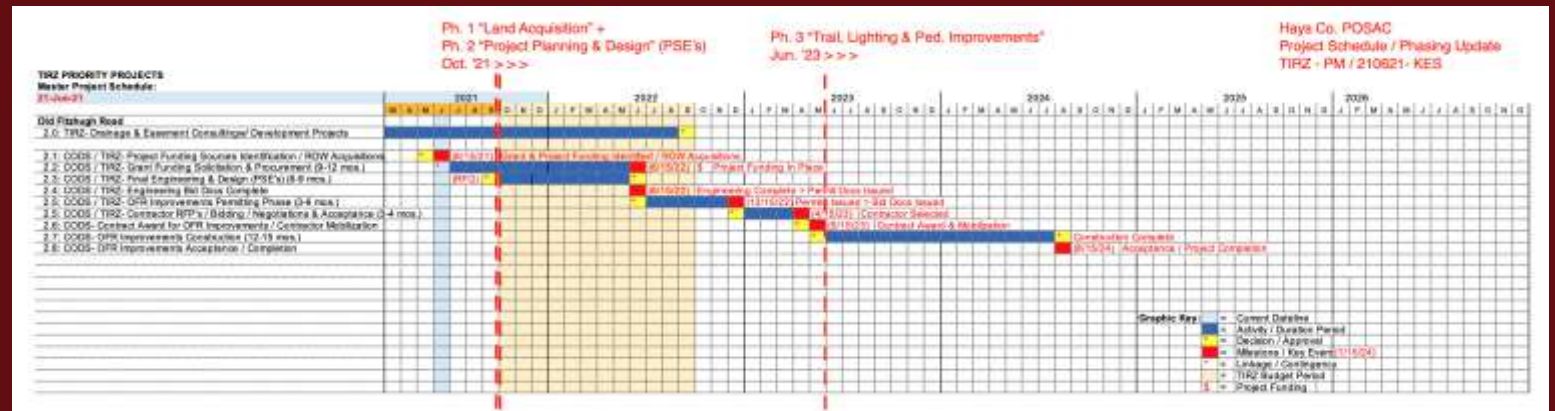
# OFR Project Schedule Update:

“Updated” Anticipated Project Timeline:  
2021 > 2024

- Funding Procurements & ROW Acquisitions:  
7/21 > 6/22

- Planning & Design (PSE's): 1/22 > 9/22

- Project Construction:  
5/23 > 8/24 Complete



# Downtown Parking:

- Mercer St. Historic District Parking Ordinance (6/20)
- Stephenson Parking Lot-Concept Plan



Mercer Street Historic District Boundary

# Downtown Parking:

- Mercer St. Historic District Parking Ordinance:
- District Parking- Flexible Standards
- Variances Eliminated
- Fee-In-Lieu Program



Mercer Street Historic District

# Downtown Parking:

- Stephenson Parking Lot- Concept Plan:
- Stephenson Building Re-Use
- Mercer & OFR Historic Districts



# The Triangle: Project Status

- TXDOT Issues (US 290 / RR12)
- FEMA Issues (Flood Plains)
- Project On Hold (pending)



# DS TIRZ / Year 2021 “Recap:”

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- **TIRZ Financial Health-**
  - TIRZ Revenues “Up” & TIF “Growing”
  - Project Expenditures: “Down” due to pending status
  - “Self-Funding” Budget & Operations
- **Town Center-**
  - Alternative Site Identification (Ongoing)
  - Hays Co. POSAC Funding “Town Center Square” (pending)
  - Planning & Design Support (FY ‘22 Budget- pending)
- **Old Fitzhugh Road-**
  - Engineering Plans, Specifications & Estimates (PSA negotiations)
  - Hays Co. POSAC Funding “Multi-Use Trail” (pending)
  - Grant Applications (Spring ‘22)
- **Downtown Parking-**
  - Stephenson Parking Lot Planning (pending)
- **Triangle-**
  - TXDOT & FEMA Issues (pending)



# DS TIRZ – TIRZ Board Roles: “Appreciation”

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- **TIRZ Board:** Leadership , Project Advocacy & Guidance
- **Partners & Stakeholders:** City of Dripping Springs, Hays County, DS Community Library
- **TIRZ Priority Projects:** Civic Infrastructure, Community & Economic Development- “The Future” of Drippings Springs



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**Thank You  
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Dripping Springs TIRZ  
Priority Projects