

TO: CITY OF DRIPPING SPRINGS
FROM: Kim Fernea
RE: ECONOMIC DEVELOPMENT COMMITTEE MONTHLY REPORT
DATE: December 10, 2020

Please accept this memo as the City of Dripping Springs Economic Development Committee's (the "Committee") monthly update to Council regarding projects and progress during the month of November, 2020.

The Committee convened via Zoom November 18th.

Agenda:

- Call to Order
- City Council Monthly Report – Mayor Pro Tem Taline Manassian
- GSMP Vision 2025 – Patrick Rose
- Planning & Development Monthly Report
 - Britt Benton, Oryx
- TIRZ Projects Monthly Report – Dave Edwards and/or Keenan Smith
- Community Activities Monthly Report

Committee members present: Susan Kimball, Dave Edwards, John Kroll, Mayor Pro Tem Taline Manassian, Whit Hanks, Andrea Nicholas, Patrick Rose, Robert Avera, Rex Baker, Melanie Fenelon, Kim Fernea

Chamber members present: Lucy Hansen, Denise Schroeder, Gigi McClaskey

City representatives present: Mayor Bill Foulds, Michelle Fischer, Andrea Cunningham

Citizen visitor: Becky Atkins, Jorge Marriott,

Presenter/Guest: Britt Benton, Jeff Smith

City County Monthly Report - Mayor Pro Tem Taline Manassian

The City has formed a MUD policy to go with PID policy.

In the future will present an ongoing list of activities before P&Z and beyond.

GSMP Vision 2025 - Patrick Rose

- The Strategy is the outcome of 10 months of work. Currently in the fundraising phase.
- Some focuses of the Strategy that will impact Dripping Springs:
 - Enhancing community appeal & Quality of place
 - Steering and technical advisory surfaced-how important downtown vibrancy of creating quality place and attracting talent then jobs follow
 - Goal 4-Downtown Vibrancy key to wholistic eco development to attract residents, business, visitors
 - TIRZ-Town Center
 - Major portion in 4th Goal-11th Strategic point-support emerging destination tourism
 - Much discussion to intentionally preserve history and create sense of place
 - Create jobs, stimulate eco vibrancy
 - Inviting areas serves purposes
 - Job centers-opportunities to work closer to home
 - Provide options-residents throughout region-including density-work/live/play
- GSMP has an 8 person team-full time team

- Partner with organizations-Chambers, Public government, local businesses, recruited business, local education and job training providers
- Support Quality Employment Growth
- Optimize Local talent
- Accommodate quality growth
- Enhance community appeal

Planning & Development Monthly Report - Britt Benton

Cannon-58 acres-frontage of 290- Initial phase to get feedback-want to serve community and sees as an asset that fills a need

- Front door to DS-want to be careful and pay attention to detail of aesthetics, set right tone and create something that is viewed as community asset.
 - Positioning of directly above is 100 acres w/ Ashton Woods-363 homes
- Cannon East ~ 100 acres- w/ homes as well
- Britt would like to fill void of affordable housing-proposing to do so here
 - Mix of traditional MF
 - 2 true MF-Parcel 6 & 8 (232 units & 244)
 - Parcel 5-townhouse-single family for rent-7-8.5 units per acre
 - Parcel 1, 2, 3, 4-CRE
 - Cannon Ranch Rd- will connect with northern boundary between them and Ashton Woods site and going north an additional East/West coming out of HW and connecting with RR 12

Headwaters Commercial Frontage

- Phase II is starting to take shape-Music Friendly designation
 - Natural features for outdoor amphitheater-bowl - Have music venue looking
 - Boutique hotel operator-
 - 120-140 doors would do well
 - Ready to go as soon —at least year to deliver
 - Drivable market-destination tourism-see business really growing
 - Unique-region is insulated because it has been underserved for the amount of travel
 - Also looking at secondary hotel-Limited Service hotel-rooms w/out restaurant/bar
 - Several restaurant users that flank amphitheater

TIRZ Projects Monthly Report – David Edwards

- Plan was presented to ISD-they are proponents of the project, as is Library.
- Hays County Parks Bond project passed in November
 - 2 of the priority projects are part of the funding priorities
 - Town Center- Park
 - Fitzhugh-redevelopment of Old Fitzhugh Rd-trails along this road
- Still need funding for everything regarding road and drainage, water quality
- Old Fitzhugh Road project-for part not funded by Parks Bond-working with grant writers through Economic Development groups and TxDOT
- Downtown Parking is still a priority
- Triangle is on hold-waiting on flood plain maps