TIRZ PRIORITY PROJECTS OLD FITZHUGH ROAD FINAL CONCEPT PLAN

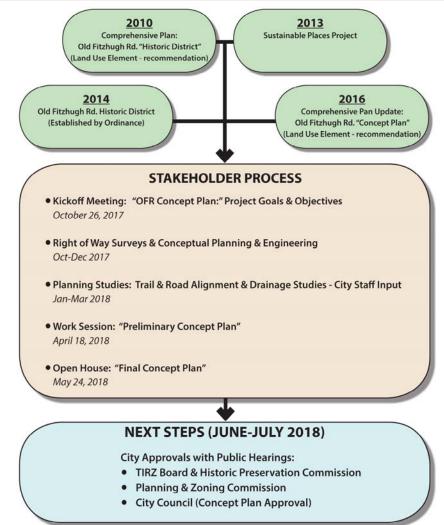


Presentation to TIRZ Board DRAFT May 31, 2018

Dripping Spring TIRZ Priority Projects

05/31/2018

Policy Background & Planning Process



Project Kick-Off Goals

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

Old Fitzhugh Road Project

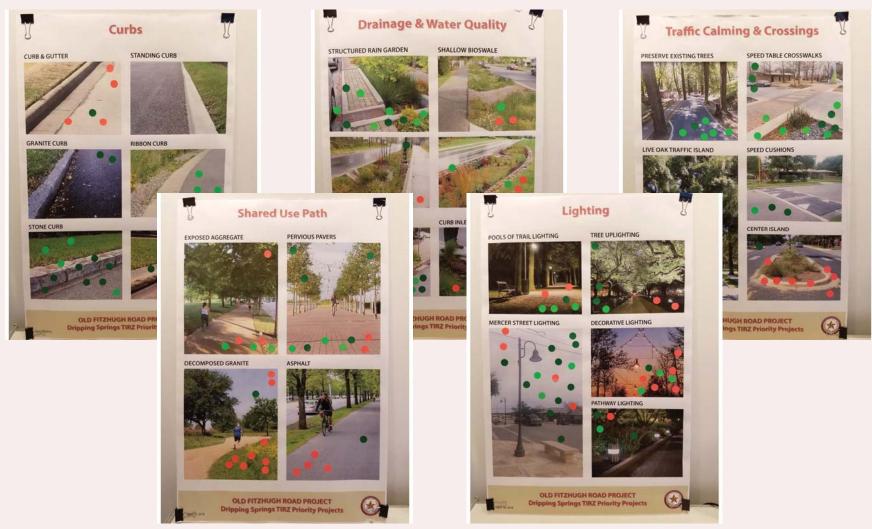


Stakeholder Input (October 2017)



05/30/2018

Stakeholder Input (April 2018)



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.



05/31/2018

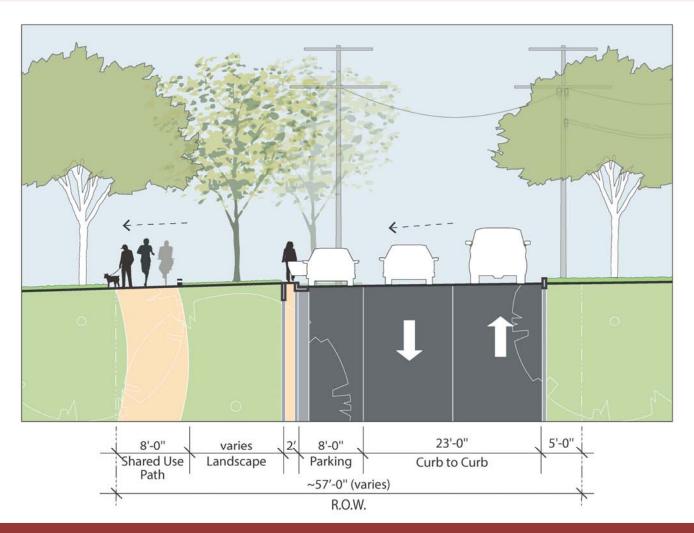




Conceptual Solutions & Strategies

- 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.

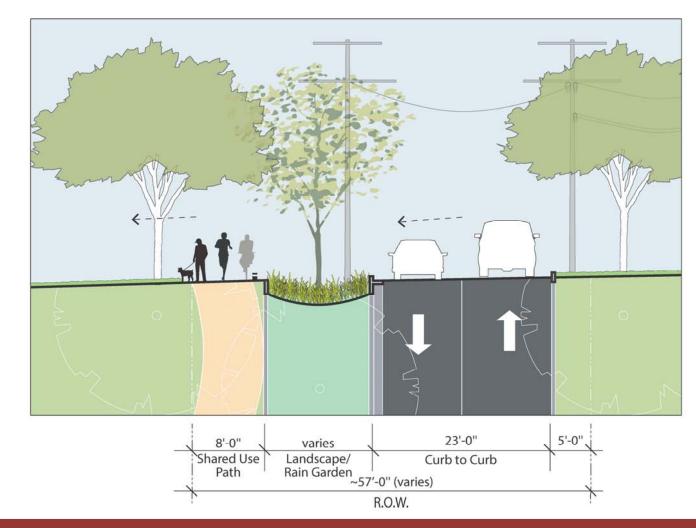
Section A Condition 1: Typical with Parking (Looking North)



Dripping Spring TIRZ Priority Projects

05/31/2018

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



Dripping Spring TIRZ Priority Projects

05/31/2018

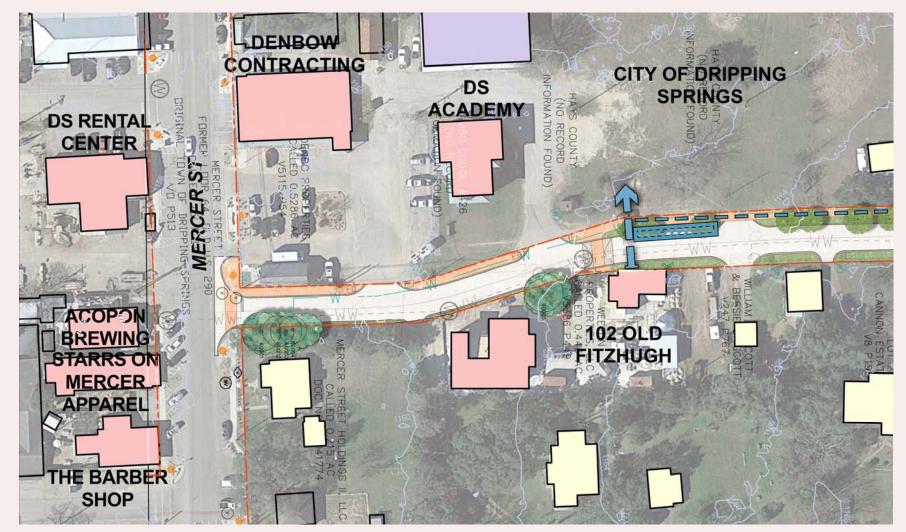
Overall Concept Plan





Dripping S	oring TIRZ	Priority
F	Projects	

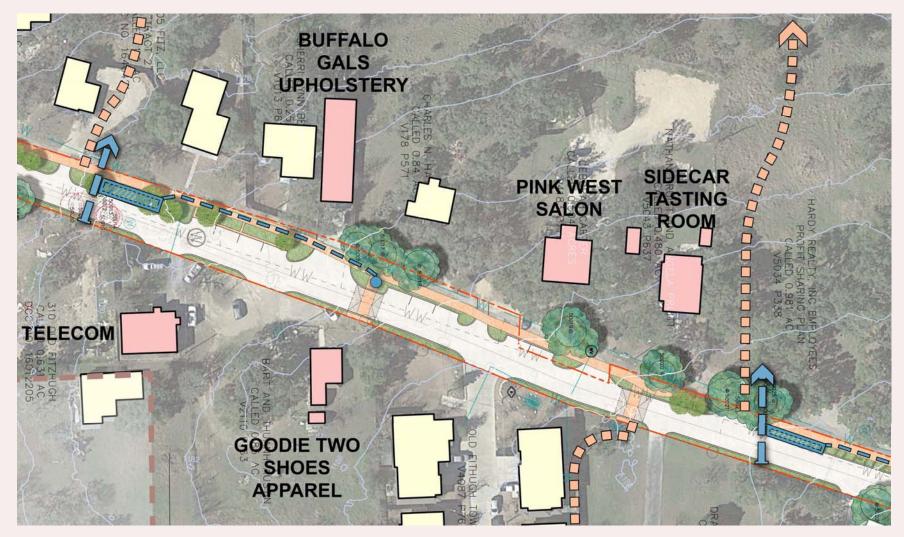
Plan Detail at Mercer Street



Plan Detail



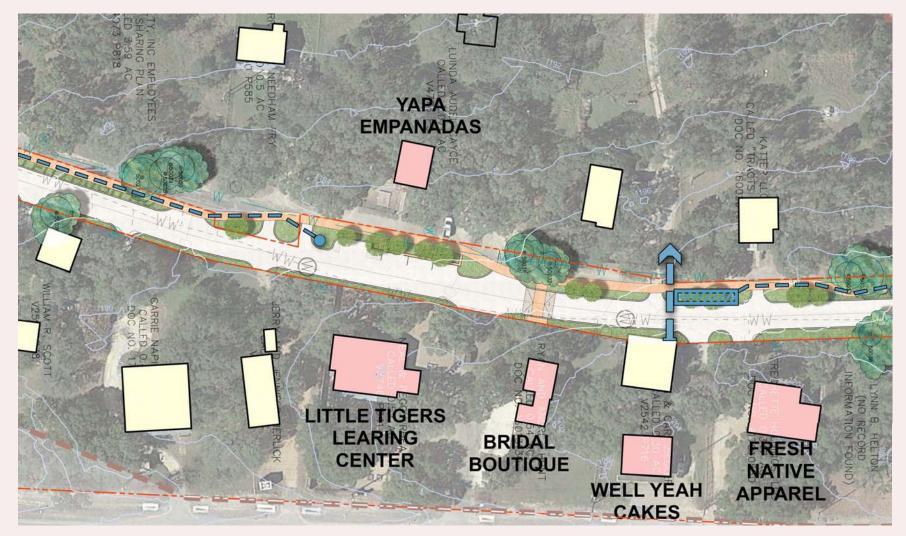
Plan Detail



Dripping Spring TIRZ Priority Projects

05/31/2018

Plan Detail



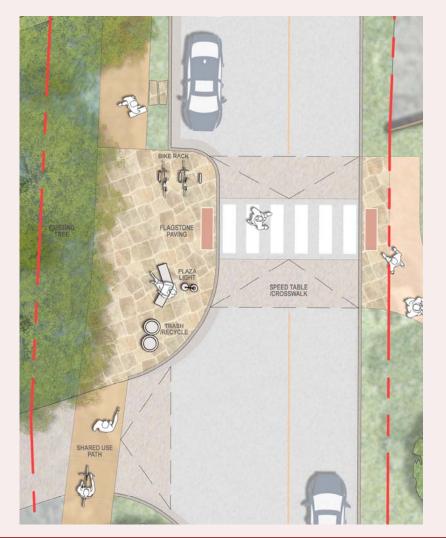
Dripping Spring TIRZ Priority Projects

05/31/2018

Plan Detail at RM 12



Activity Plaza & Traffic Calming



Recommended Materials, Treatments, & Elements

Shared Use Path

EXPOSED AGGREGATE



EXPOSED AGGREGATE WITH FLAGSTONE



Lighting & Pedestrian Amenities Drainage & Water Quality MERCER STREET LIGHTING



PATHWAY LIGHTING



ARMORED CURB INLET



STRUCTURED RAIN GARDEN



Curbs

STANDING STONE CURB



STONE CURB WITH GUTTER



Traffic Calming & Crossings SPEED TABLE CROSSWALKS

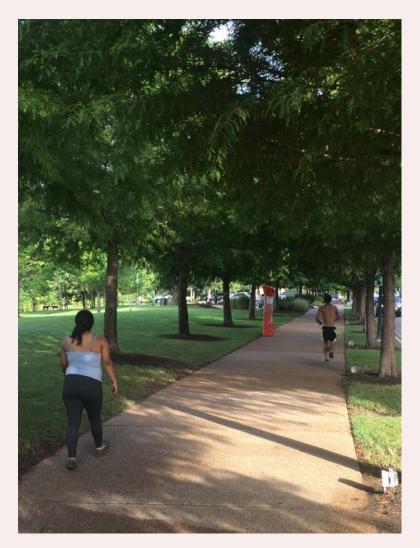


05/31/2018

Dripping Spring TIRZ Priority Projects

20

Shared Use Path



EXPOSED AGGREGATE CONCRETE



EXPOSED AGGREGATE WITH FLAGSTONE

05/31/2018

Dripping Spring TIRZ Priority Projects

21

Lighting & Pedestrian Amenities



MERCER STREET LIGHTING



PATHWAY LIGHTING

05/31/2018

Drainage and Water Quality



STRUCTURED RAIN GARDEN



ARMORED CURB INLET

05/31/2018

Dripping Spring TIRZ Priority Projects

23

Curbs



STANDING STONE CURB



STONE CURB WITH GUTTER

05/31/2018

Traffic Calming & Crossings



SPEED TABLE CROSSWALKS

05/31/2018

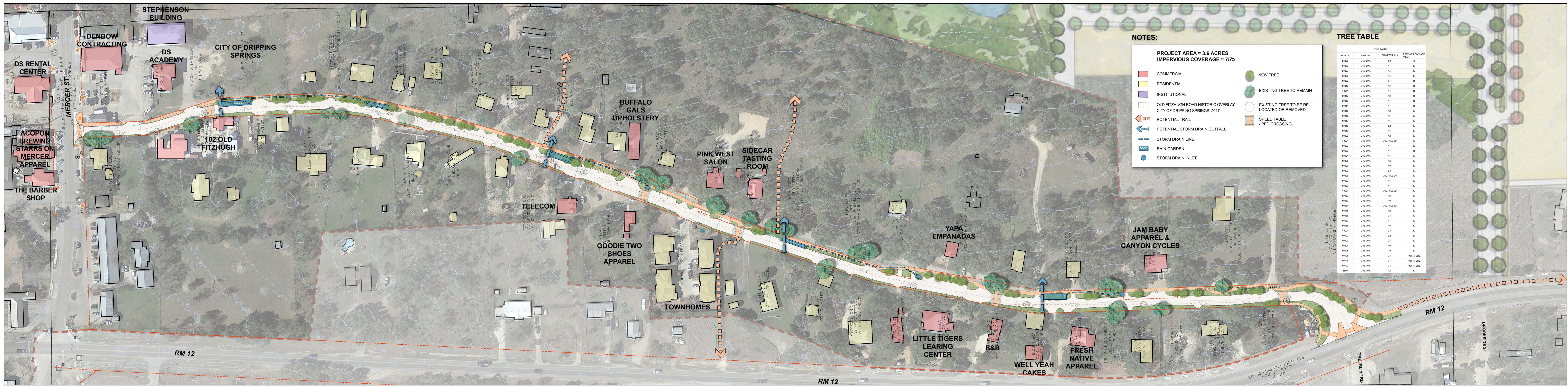
Stakeholder Input (May 2018)

- <u>Parking</u>: Maximize on-street parking opportunities.
- <u>Signage:</u> 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.
- <u>Materials</u>: Support for the proposed range of materials.
- <u>Website:</u> Post the plan online.
- Implementation: Identify funding and project schedule.

NEXT STEPS

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

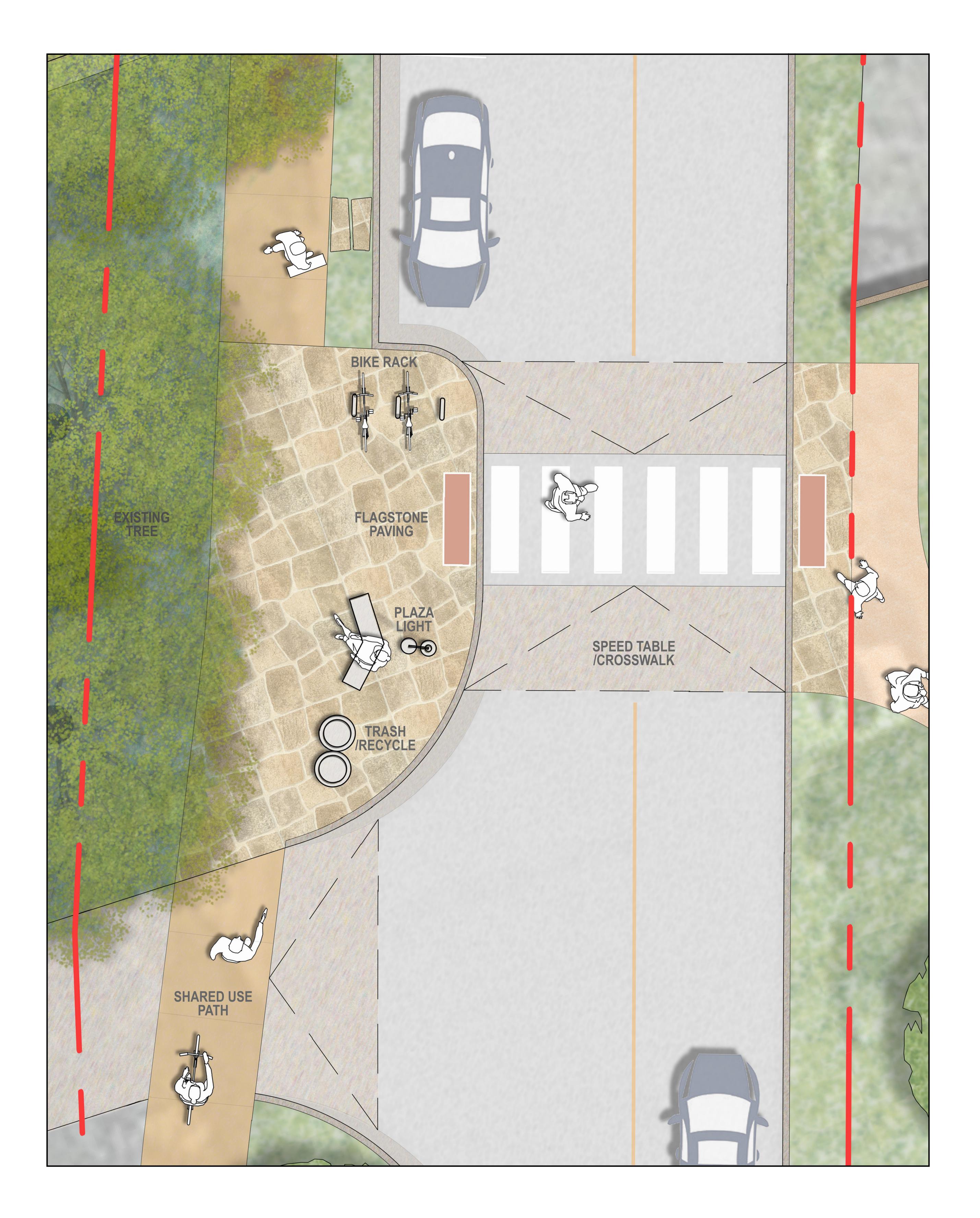




DRAFT Old Fitzhugh Road Concept Plan Dripping Springs McCann Adams Studio May 29, 2018

0	40	80	
			Feet





ILLUSTRATIVE VIEW

COMMERCIAL NODE CROSSING

Dripping Springs - Old Fitzhugh Road Draft: McCann Adams Studio May 24, 2018







CURB & GUTTER



GRANITE CURB





RIBBON CURB



STONE CURB

April 18,2018

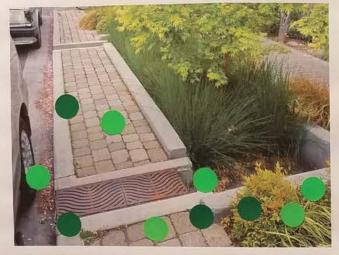


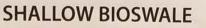






STRUCTURED RAIN GARDEN









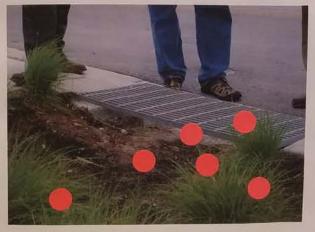


ARMORED CURB INLET

April 18, 2018



CURB INLET WITH GRATE







Shared Use Path



EXPOSED AGGREGATE

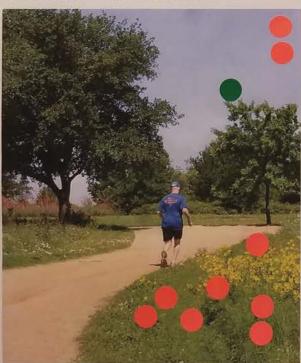


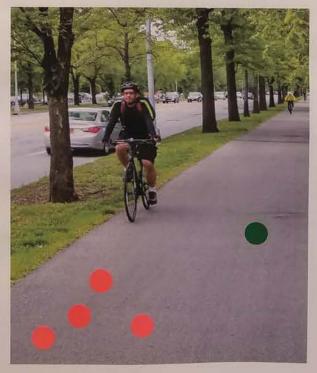
DECOMPOSED GRANITE

PERVIOUS PAVERS



ASPHALT









Traffic Calming & Crossings

PRESERVE EXISTING TREES



LIVE OAK TRAFFIC ISLAND

<image>

SPEED TABLE CROSSWALKS



SPEED CUSHIONS



CENTER ISLAND



OLD FITZHUGH ROAD PROJECT Dripping Springs TIRZ Priority Projects



Ane 18 2018



Lighting



POOLS OF TRAIL LIGHTING



MERCER STREET LIGHTING



TREE UPLIGHTING



DECORATIVE LIGHTING



PATHWAY LIGHTING

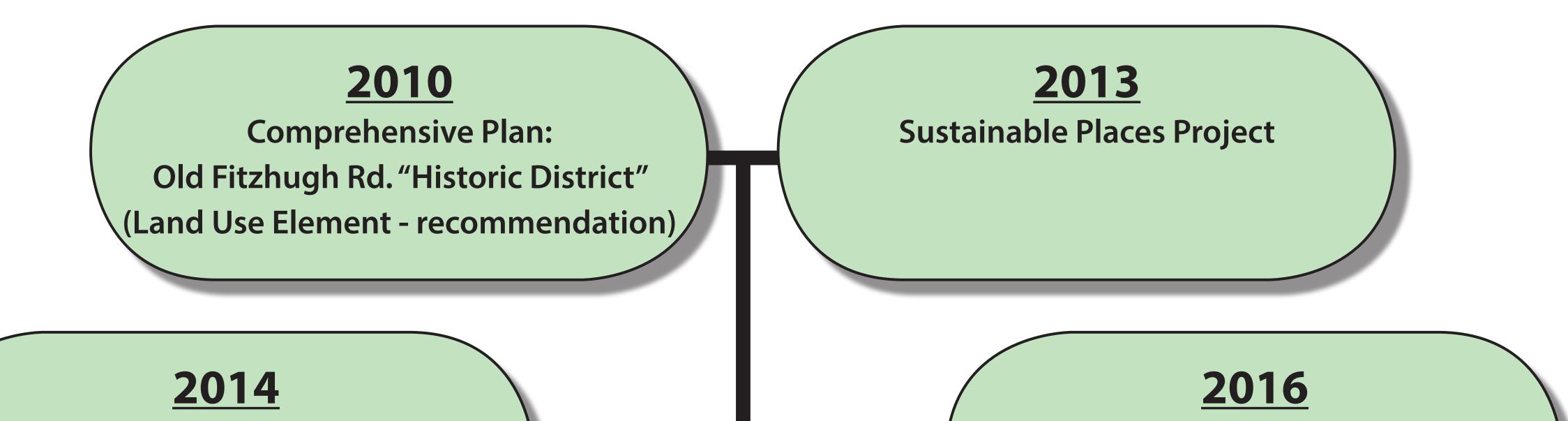






Old Fitzhugh Road Planning Process

POLICY FRAMEWORK



Old Fitzhugh Rd. Historic District (Established by Ordinance) Comprehensive Pan Update: Old Fitzhugh Rd. "Concept Plan" (Land Use Element - recommendation)/

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

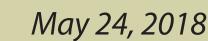
- Work Session: "Preliminary Concept Plan" April 18, 2018
- Open House: "Final Concept Plan" May 24, 2018

NEXT STEPS (JUNE-JULY 2018)

City Approvals with Public Hearings:

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







Shared Use Path

EXPOSED AGGREGATE





EXPOSED AGGREGATE WITH FLAGSTONE





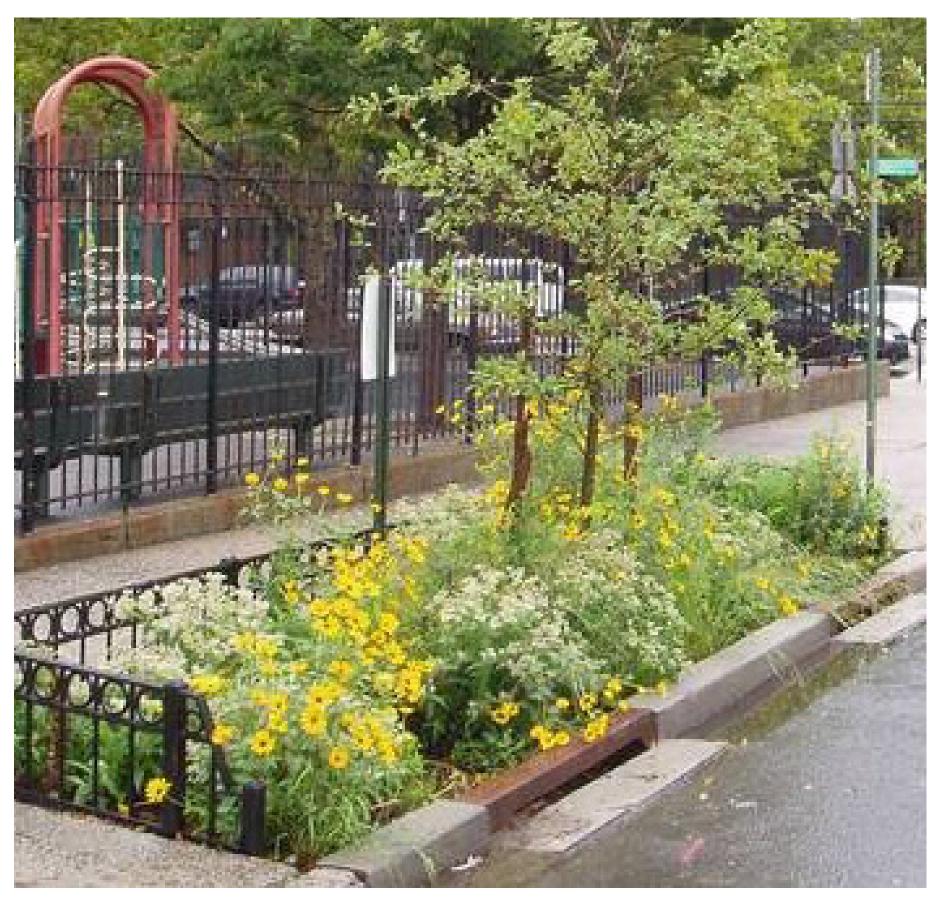
Lighting & Pedestrian Amenities

MERCER STREET LIGHTING

PATHWAY LIGHTING

Drainage & Water Quality

ARMORED CURB INLET



STRUCTURED RAIN GARDEN



OLD FITZHUGH ROAD PROJECT Dripping Springs TIRZ Priority Projects



Curbs

STANDING STONE CURB



STONE CURB WITH GUTTER

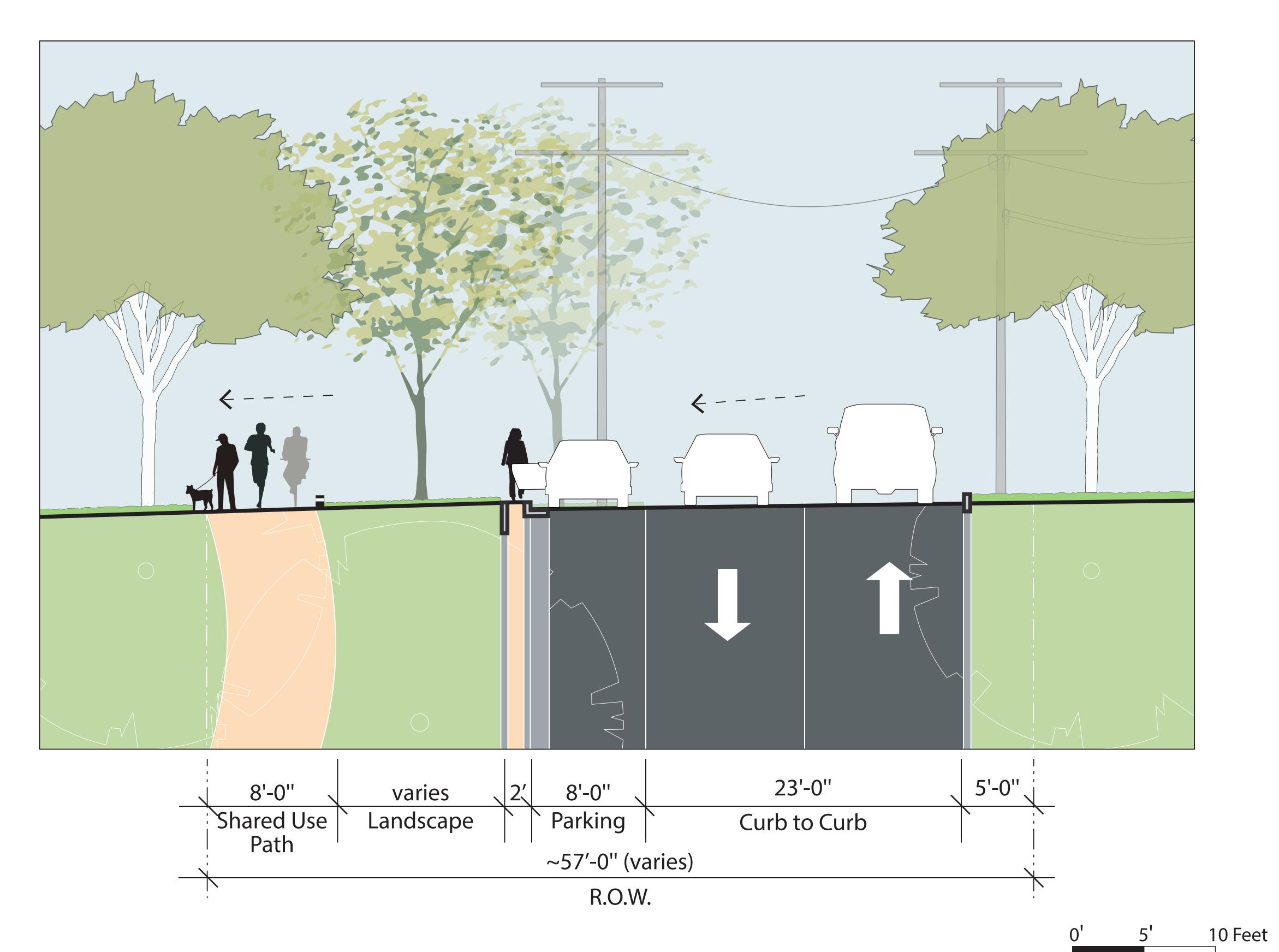


Traffic Calming & Crossings SPEED TABLE CROSSWALKS

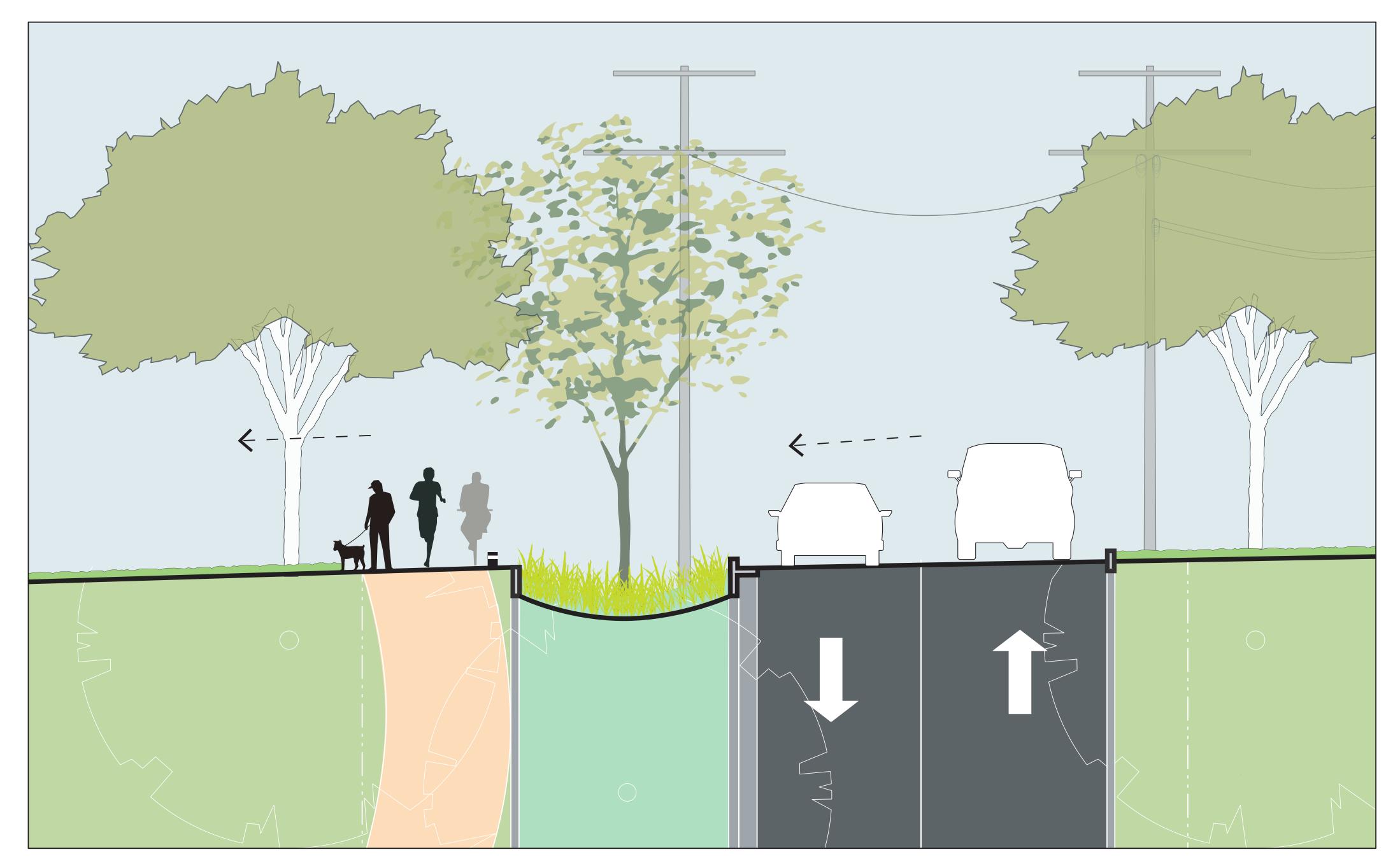


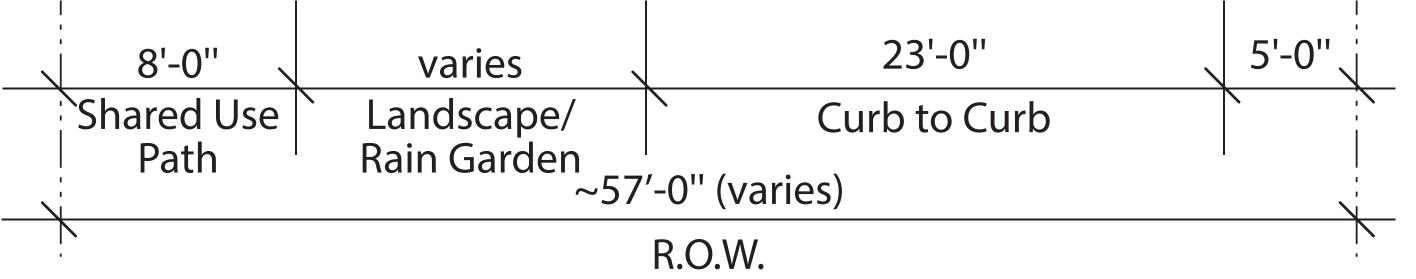






SECTION A CONDITION 1: TYPICAL WITH PARKING (LOOKING NORTH)





5'

 \mathbf{O}

10 Feet

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



Old Fitzhugh Road Stakeholder Input

TOP 3 IMPROVEMENTS DESIRED

Number of Responses

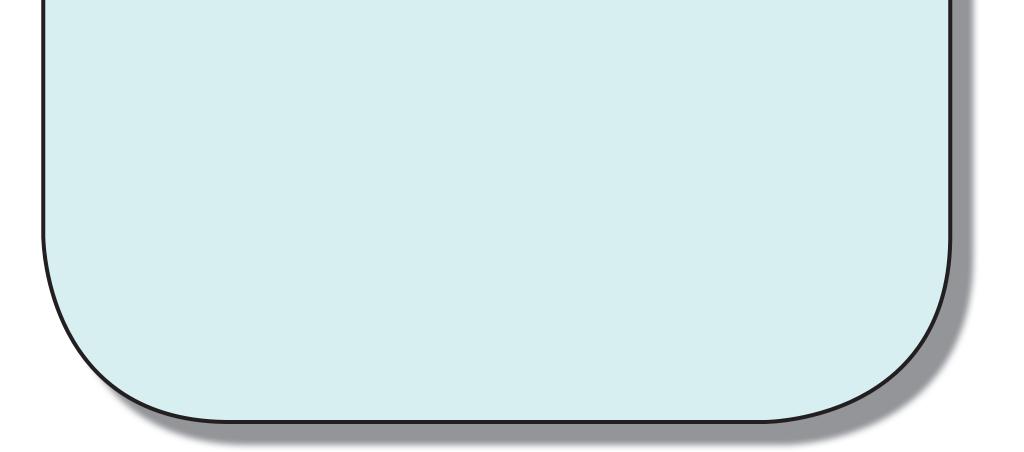
	1st Choice	2nd Choice	3rd Choice	TOTAL
SIDEWALKS	4	3	2	9
TRAFFIC CALMING	3	1	2	6
CURBSIDE PARKING	2	0	2	4
LIGHTING	0	1	1	2
MIX OF RESIDENTIAL & COMMERCIAL	0	1	1	2
TRAIL	1	0	1	2
TREES	0	1	0	1
RAIN GARDENS	1	0	0	1

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

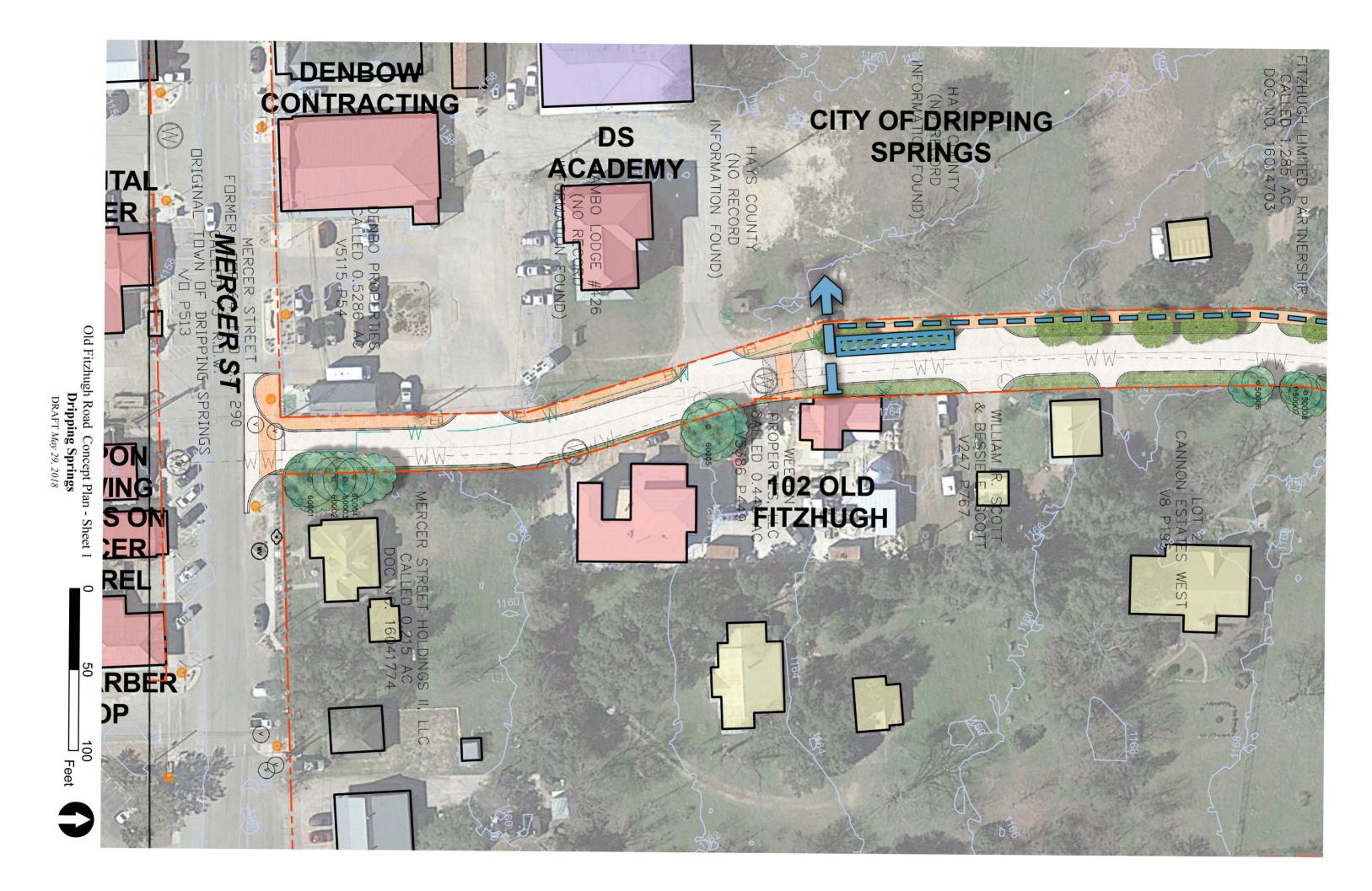


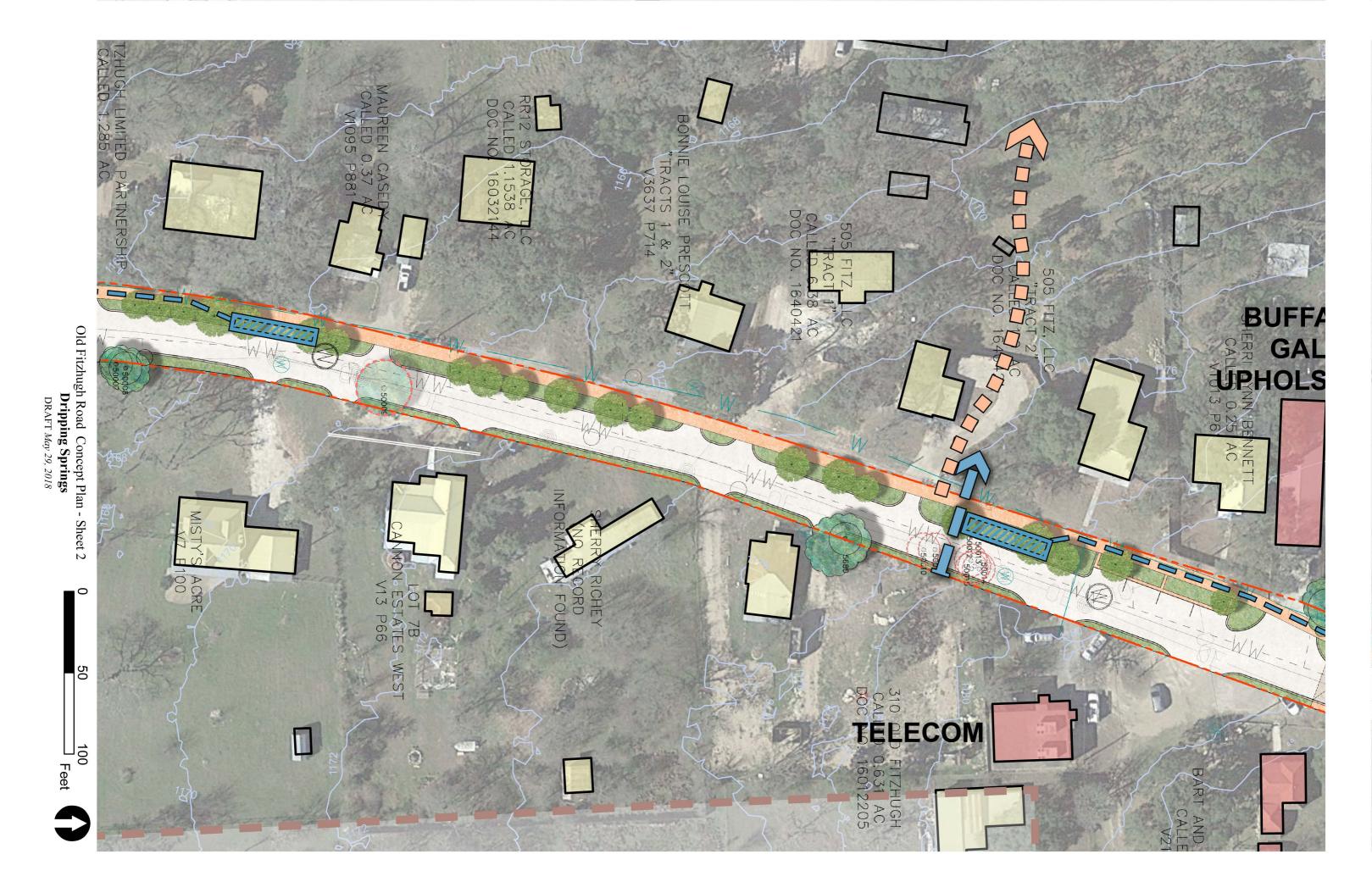
POOR LIGHTING ON-STREET PARKING OVER-COMMERCIALIZATION

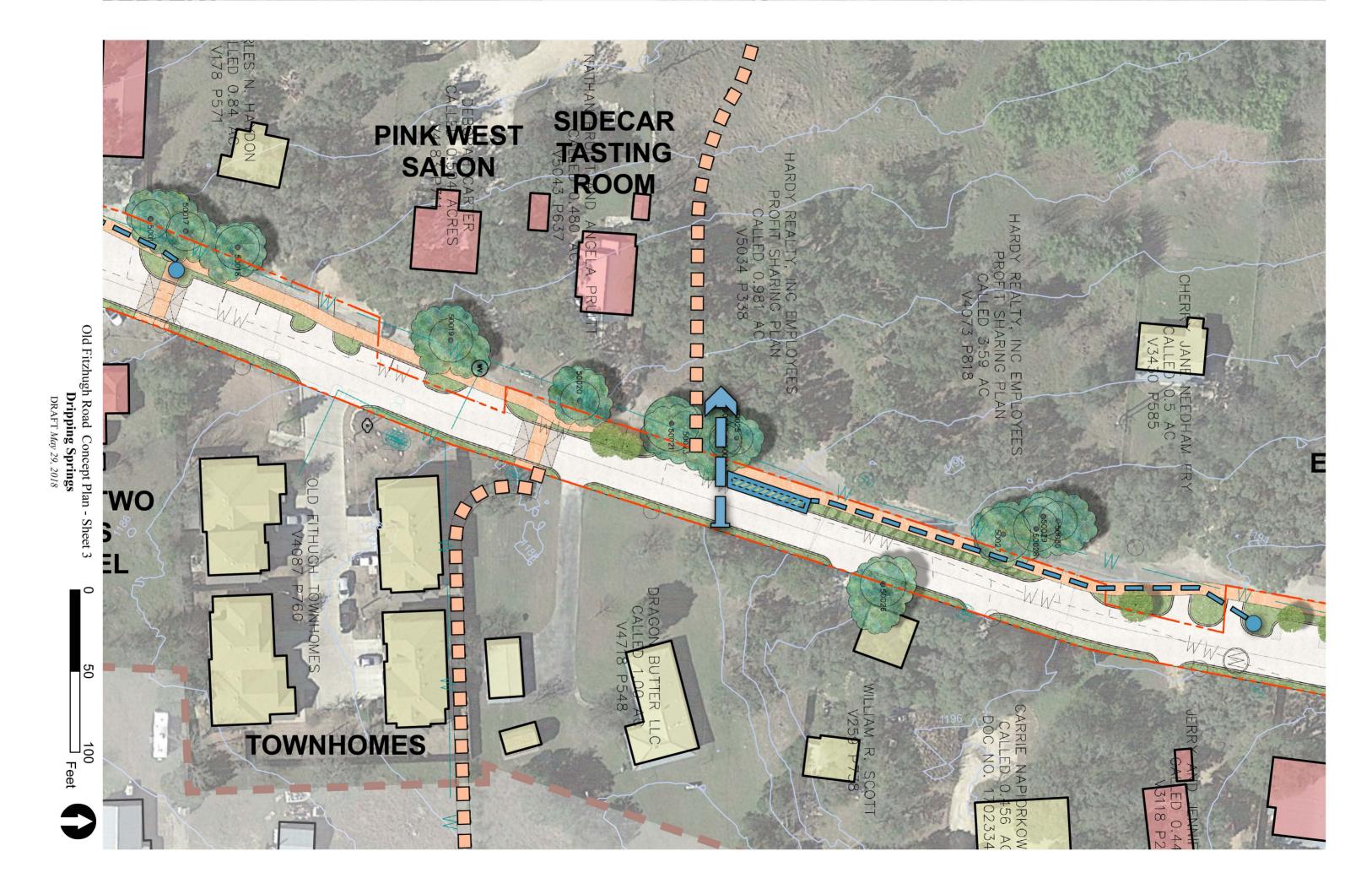
OLD FITZHUGH ROAD PROJECT Dripping Springs TIRZ Priority Projects

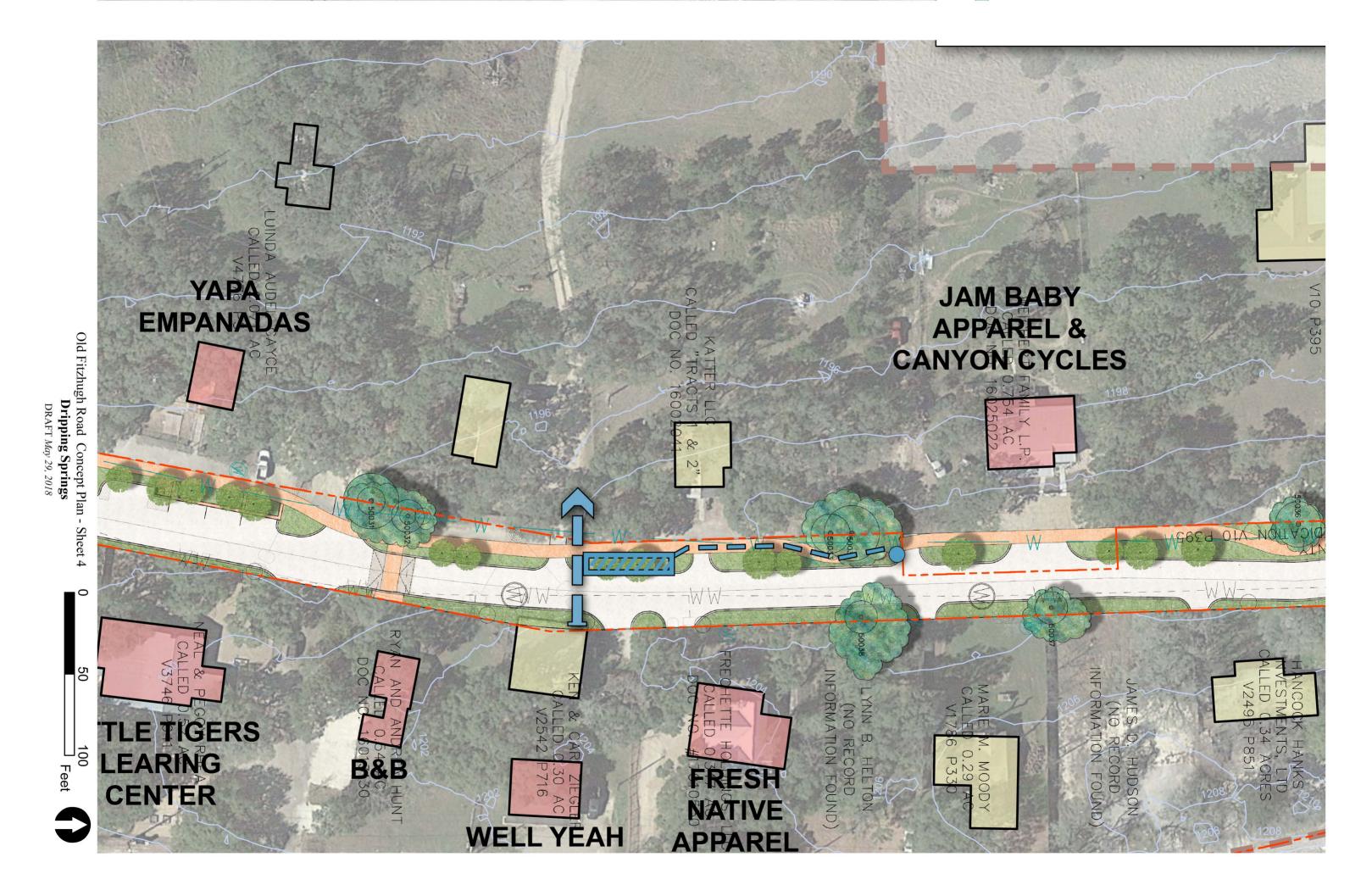


April 18, 2018













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

