

TO: CITY OF DRIPPING SPRINGS  
FROM: Kim Fernea, Chair  
RE: ECONOMIC DEVELOPMENT COMMITTEE MONTHLY REPORT  
DATE: May 4, 2021

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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 April 2021.

The Committee convened via Zoom April 28<sup>th</sup>.

**Agenda:**

- **Call to Order**
- **Presentations:**
  - **Update and discussion regarding the Tiger Lane Mixed Use Project, Richard Kunz, Avalon Park Group**
    - Shared the Site Plan and Renderings – 7 acres on Tiger Lane
    - Expressed their focused and commitment to demonstrate via design the connectivity of the building with nature.
    - Project will have two phases. Smaller building first, followed by the larger second building
    - Provides a combination of work space/co-work/small offices & shared amenities (including media room, meeting rooms of varying sizes)
    - Shared photos of their recent project opening in Orlando (opened March 2021)
    - The goal is to provide resources beyond the local market.
    - Also have projects in Switzerland, Puerto Rico, Miami

Comments by Committee:

- Is fitting with the evolving spoke and wheel concept of business having a headquarters in downtown offices and providing the option to work closer to home some week days.
- COVID has expedited and proven the validity of working closer to home.
- The project brings the office to the people, instead of the people to the office.
- Helps with traffic congestion, environmental issues, quality of life
- Liked that it provides the Community with additional meeting space.
- Liked the aesthetics of the design. Fits the hill country.
  
- **Presentation regarding the City of Dripping Springs Transportation Master Plan, Transportation Consultant Leslie Pollack, P.E., PTOE – HDR, Inc.**
  - Leslie Pollack shared the HDR City of Dripping Springs Transportation Master Plan with the Committee.
    - The effort focused on goals, policies, mobility, safety, and infrastructure.
    - We are at the Plan for the Future phase.
      - Thoroughfare Plan Map
        - Proposed Preliminary Roadway Alignments
        - Enhancements to Existing Roadways
          - Additional Lanes
          - Pedestrian/Bicycle Facilities
        - Proposed Roadway Cross Sections
      - All modes of transportation were considered, not just vehicular connectivity (bike, auto, sidewalks, trails)
        - Focus on Center City and beyond
      - Building on the partnerships of Hays County, TxDOT, City of Dripping Springs, DSISD
      - Crash pattern history-shows where there we are lacking in infrastructure
      - Traffic Volume Patterns shared

- Analysis of future growth
- Next steps – Reports are with Council and Staff and will then be published for review. Should be adopted this Summer.

Comments by Committee:

- This is a worthy task as City is in the path of tremendous growth.
- This Plan provides a framework of transportation needs based on much comprehensive and important data.
- The Plan acknowledges the present and future vision for our community.
- Having a plan with enabling infrastructure is a must.
- Commended the City on the methodology, as it will provide future policy guidance.

- **Committee Budget Discussion**

- The Committee's Budget is usually is expended on the City's involvement in the Greater San Marcos Partnership.
  - \$5,000 allotted for 2021
  - \$10,000 will be earmarked for 2022
    - GSMP (Economic Development organization for Hays and Caldwell Counties) is investing mightily in partnering and highlighting Dripping Springs as part of the Innovation Corridor.

- **Reports**

- City Council Monthly Report – *Mayor Pro Tem Taline Manassian*
  - (1) held a workshop on 103 acres of Cannon East, which surrounds Blue Blazes, which is being presented as 302 residential homes, some neighborhood commercial, a public park, and private amenities;
  - (2) held a workshop on new branding designs being worked on for the City;
  - (3) authorized staff to negotiate an annexation agreement for 78 acres adjacent to Bunker Ranch, which is expected to become a part of Bunker Ranch;
  - (4) approved a proclamation that May 2-8 is National Travel and Tourism Week.
- TIRZ Project Monthly Report - *Committee Members David Edwards and Keenan Smith*
  - The City Council is having a special meeting to further discuss the latest offer by DSISD.

**Committee members present:** Rex Baker, Dave Edwards, Melanie Fenelon, Whit Hanks, Susan Kimball, John Kroll, Andrea Nicholas, Patrick Rose, Keenan Smith, Robert Avera, Council Member Taline Manassian, Kim Fernea

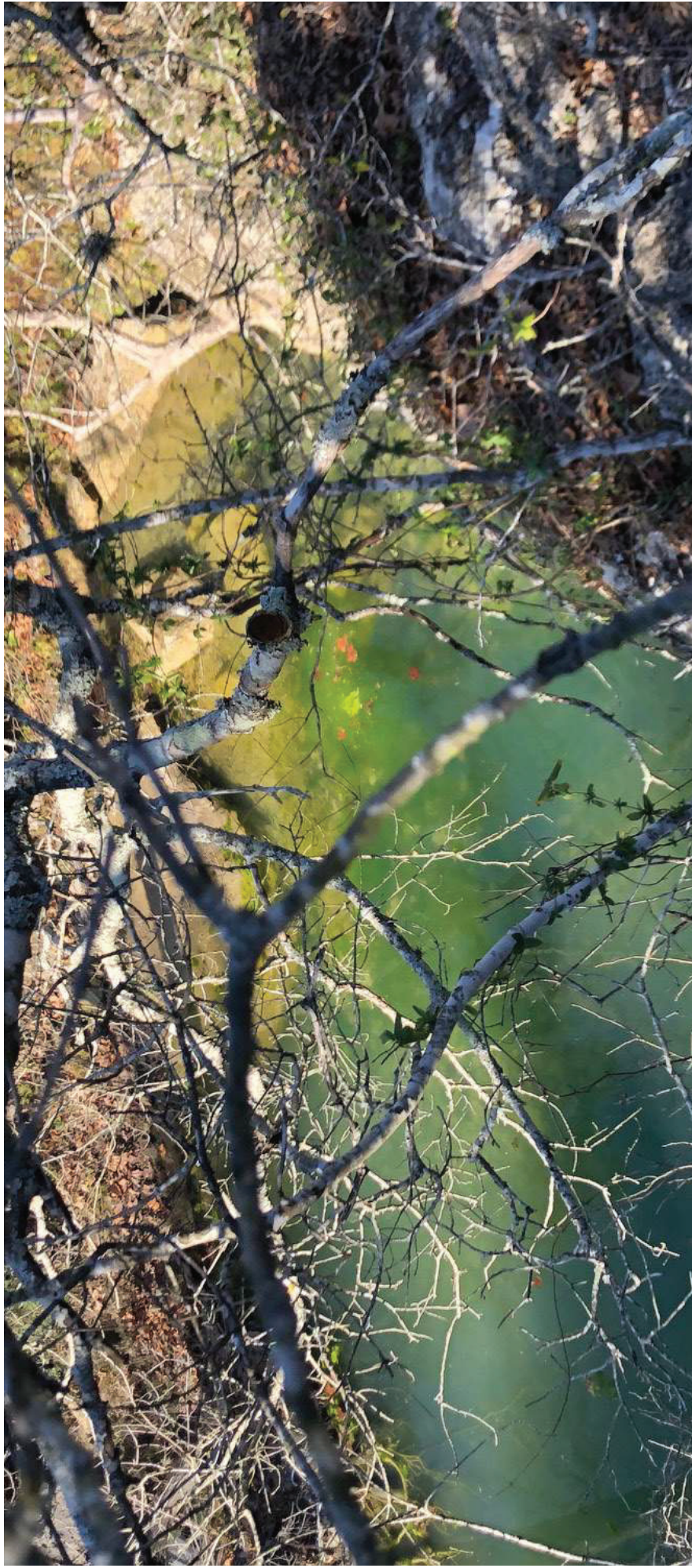
**Chamber members present:** Denise Schroeder

**City representatives present:** Mayor Bill Foulds, Michelle Fischer, Ginger Faught, Amanda Padilla, Andrea Cunningham

**Presenters:** Richard Kunz, Felix Tejada, Ben Sorrell, Ross Halle, Leslie Pollack

# TIGER LANE COMMERCIAL DEVELOPMENT

SCHEMATIC DESIGN PACKAGE  
APRIL 28, 2021



DESIGNWORKSHOP

# OVERALL CONCEPT PLAN

# LEGEND

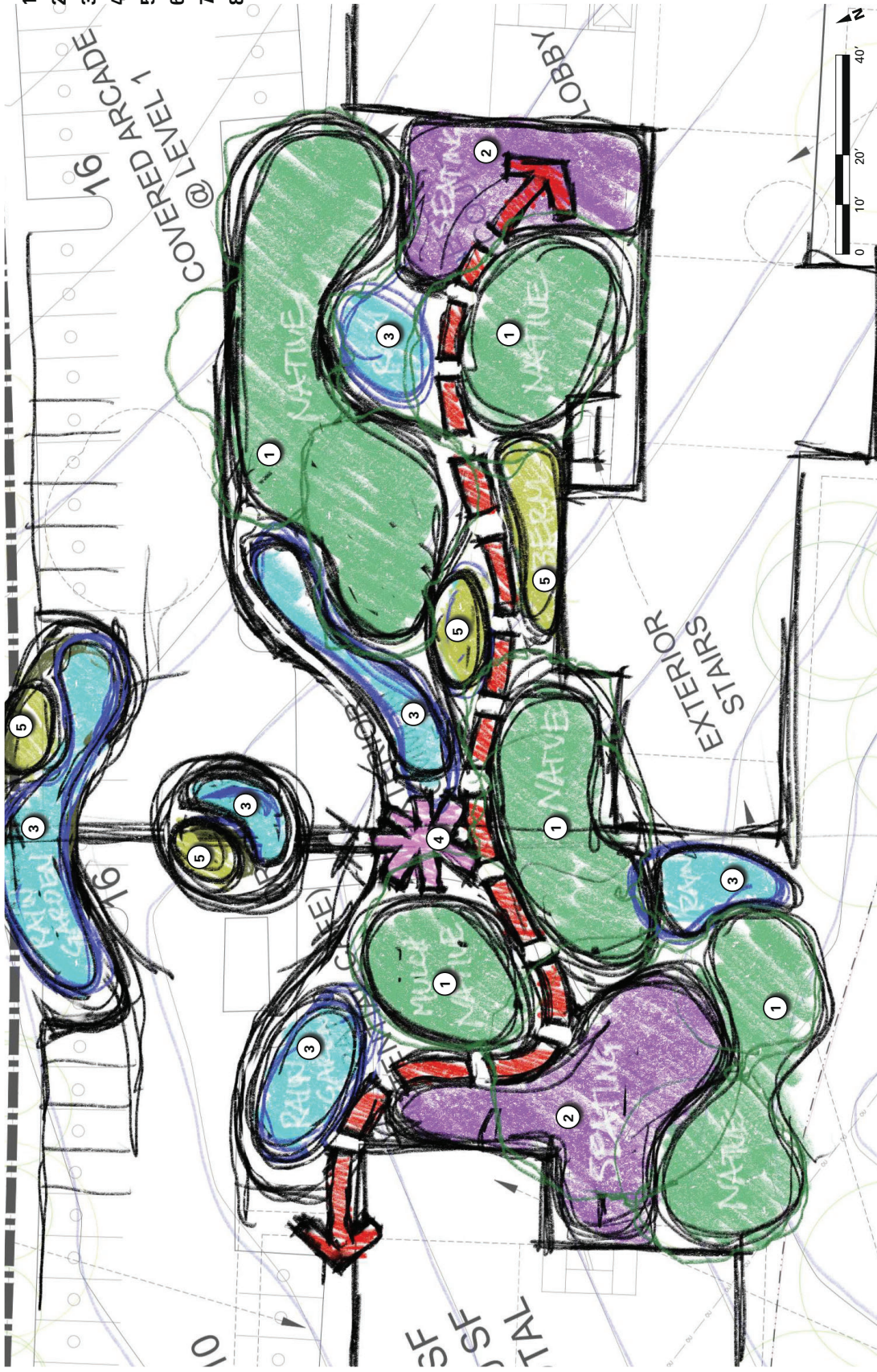
- 1 entry drop-off
- 2 seating area
- 3 steel bridge
- 4 rain garden
- 5 native seed planting
- 6 parking lot
- 7 decomposed granite trail
- 8 rain water cistern
- 9 planting



INITIAL FUNCTION / USE SKETCH

LEGEND

- 1 native planting
- 2 seating area
- 3 rain garden
- 4 entry drop off
- 5 berm
- 6 cafe table and chairs
- 7 raised planter
- 8 custom bench with raised planter



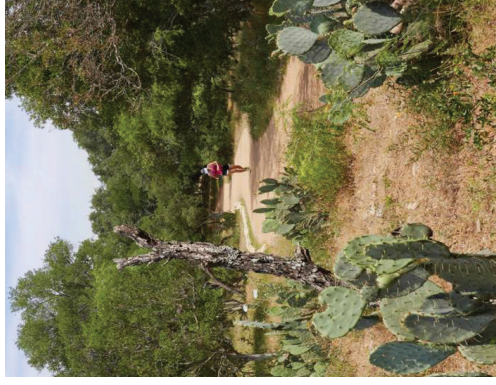
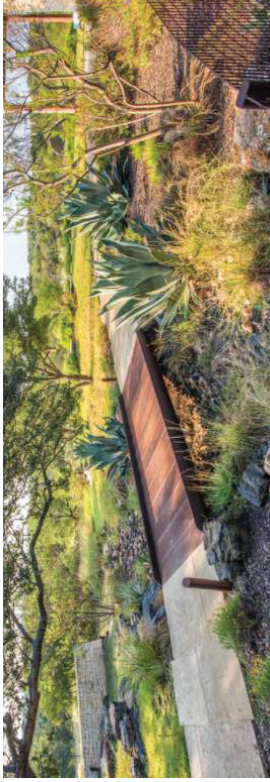
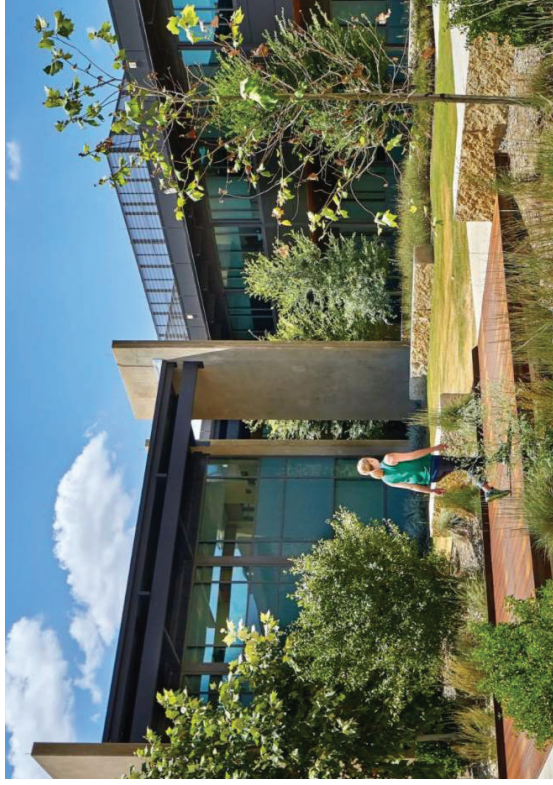
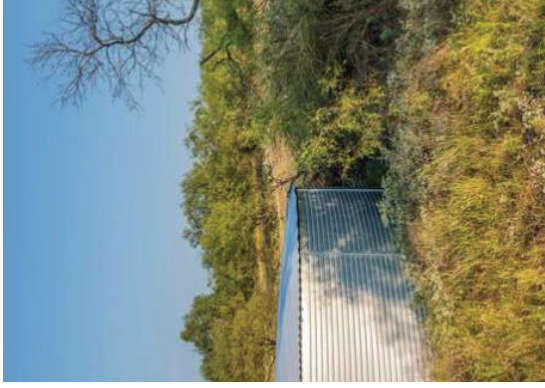
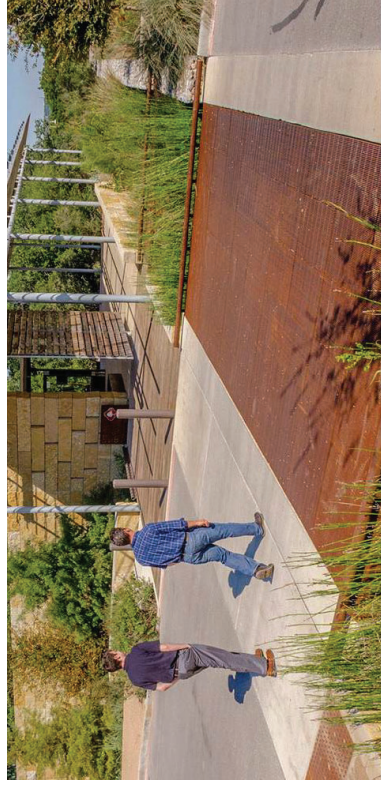
# REFINED CONCEPT PLAN



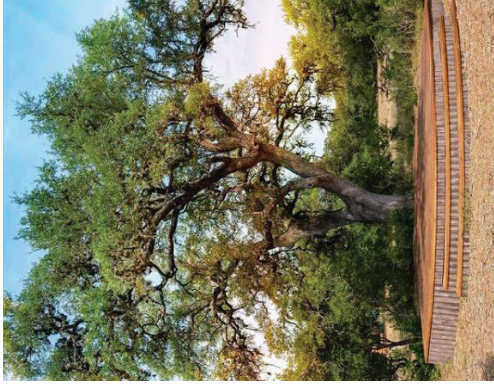
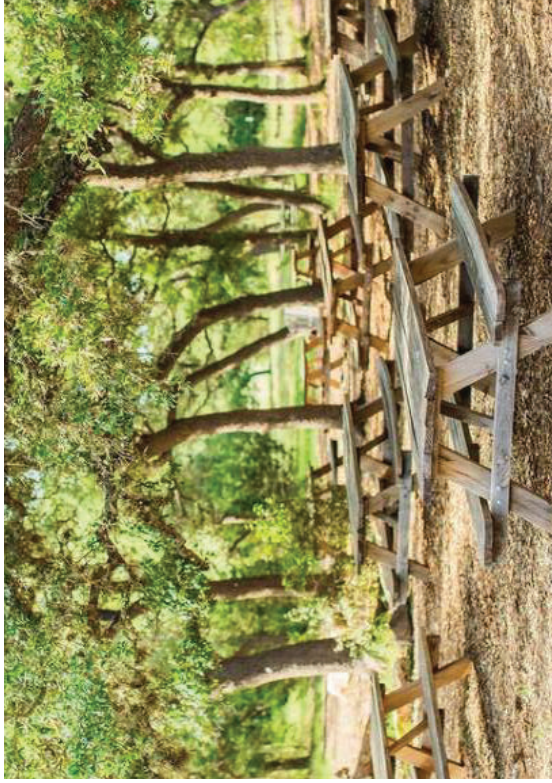
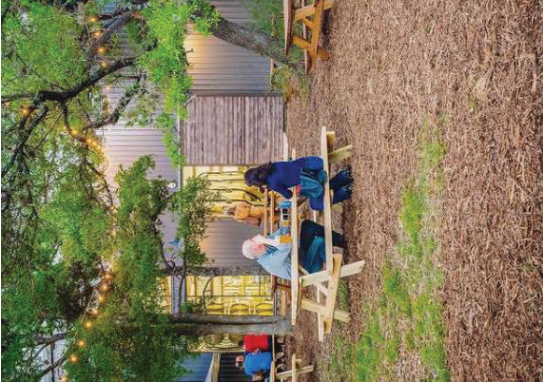
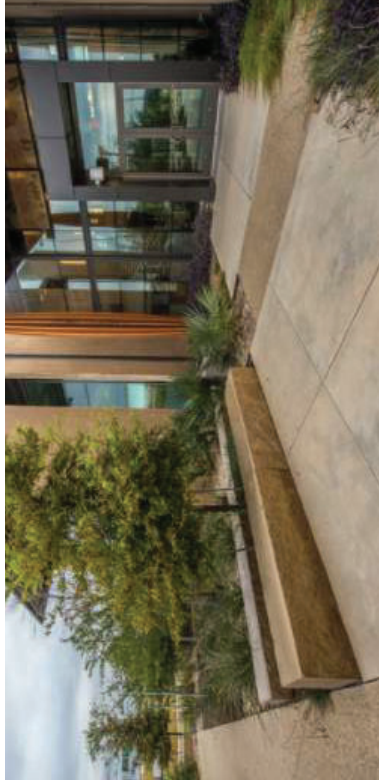
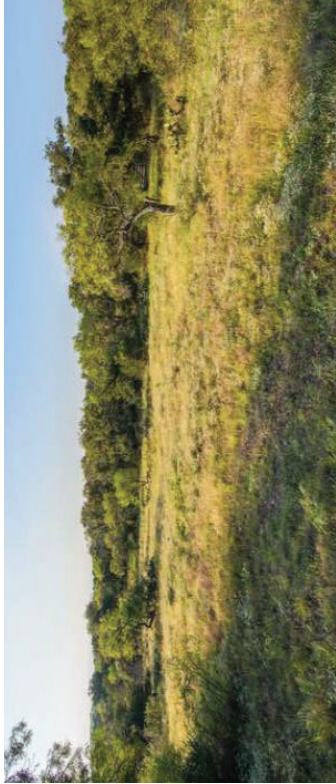
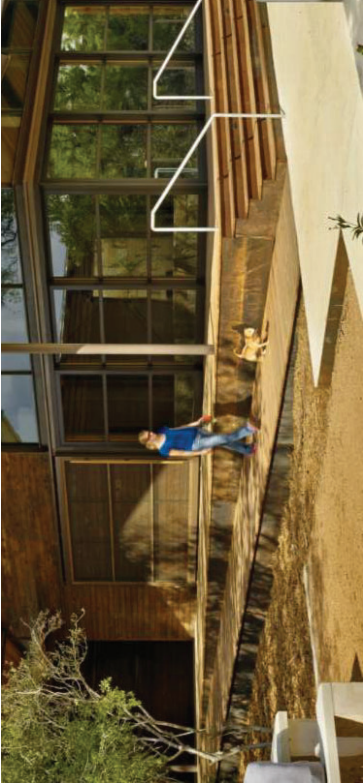
## LEGEND

- 1 decking
- 2 concrete walk
- 3 steel bridge
- 4 retaining wall
- 5 entry drop-off
- 6 rain garden
- 7 berm
- 8 cafe tables
- 9 shade planting
- 10 native seed
- 11 rain water cistern

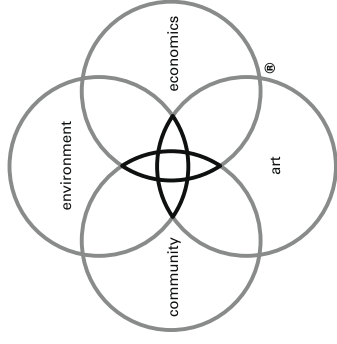
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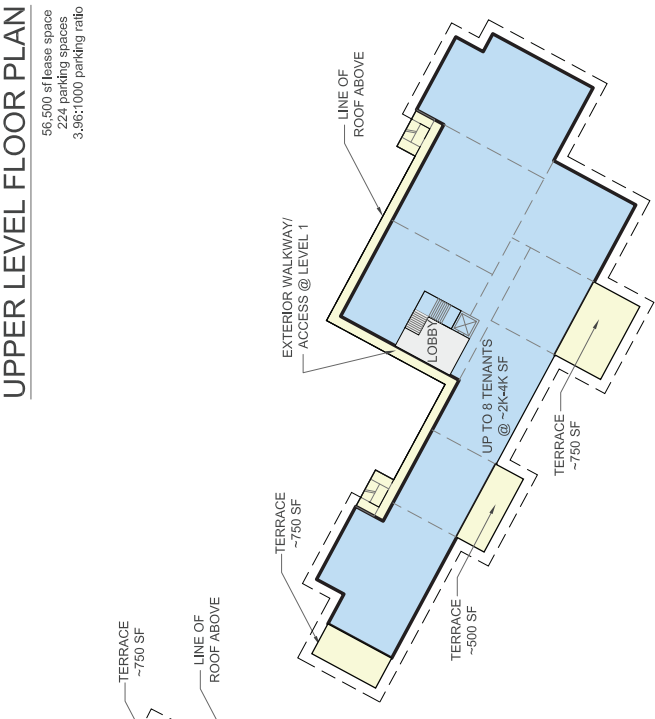
## DW LEGACY DESIGN®

We believe that when environment, economics, art and community are combined in harmony with the dictates of the land and needs of society, magical places result — sustainable places of timeless beauty, significant value and enduring quality, places that lift the spirit.

Design Workshop is dedicated to creating Legacy projects: for our clients, for society and for the well-being of our planet.

# UPPER LEVEL FLOOR PLAN

56,500 sf lease space  
224 parking spaces  
3.56:1000 parking ratio



# LOWER LEVEL / SITE PLAN



# TIGER LANE OFFICE/MIXED USE

# 56K RSF - 2 STORY BUILDINGS



SCALE: VARIES  
CONCEPT DRAWING

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