

DRIPPING SPRINGS

THE SUSTAINABLE PLACES PROJECT



FINAL

DECEMBER 6, 2013

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The historic Academy building in Downtown Dripping Springs



Marker of the namesake "Dripping Springs"



Recent rowhome development near Downtown



A view of the springs

1. Executive Summary

Dripping Springs is one of five cities in Central Texas chosen to participate in the Sustainable Places Project, an ambitious regional planning initiative aimed at helping communities create the conditions for livable places, consistent with local goals and values. The project offers professional assistance in community outreach, development planning, economic and market research, and financial planning for a “Demonstration Site” defined by each community. In Dripping Springs, the City chose a 749-acre area, including the Downtown and adjacent properties to the north of US290, including large tracts of undeveloped land within walking distance of the historic core.

The Sustainable Places Project has been a two-year planning process guided by six livability principles using an innovative, GIS-based analytic tool for scenario planning. The public process yielded various planning scenarios for Dripping Springs that were further refined into an action plan aimed at guiding future growth toward a more livable and sustainable community

Residents and stakeholders identified a variety of concerns and ideas about what desirable growth could look like in Dripping Springs. These included: introducing a greater variety of housing for people of different incomes; improving mobility in and around Downtown; and enhancing Downtown’s cultural and historic identity and its economic vitality.

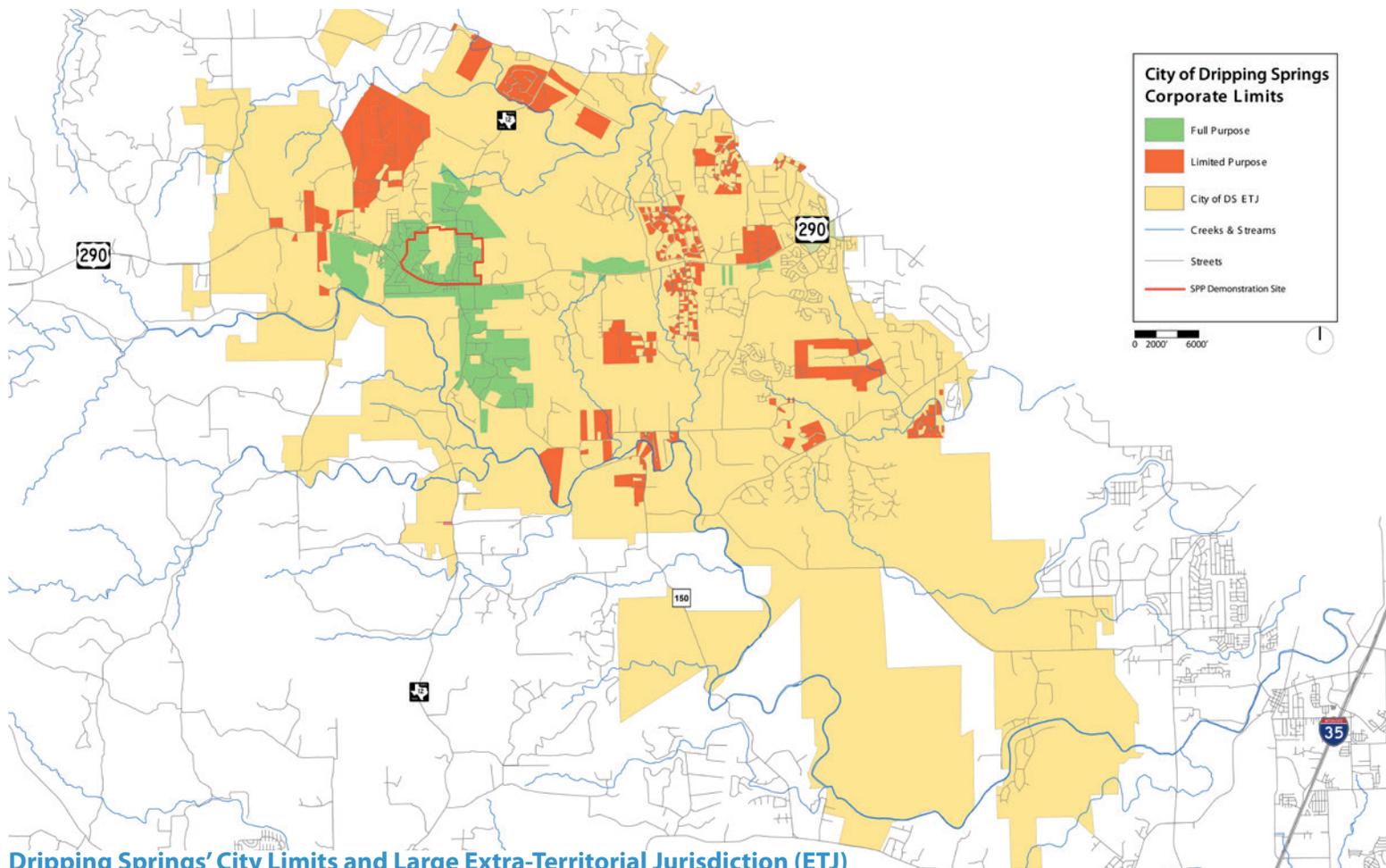
The Sustainable Places Action Plan consists of an Illustrative Plan, a Phasing and Implementation Strategy, and a series of Recommended Land Use Policy and Code Amendments necessary to implement the Plan.

The Illustrative Plan addresses both the potential for Downtown infill development and the creation of new central neighborhoods on currently undeveloped land. The plan provides for: a diversity of housing opportunities – up to 1250 new dwelling units at full build-out; approximately 550,000 square feet of new commercial uses that could generate up to 1,200 jobs; an expanded network of local streets, and an extensive system of open space and greenway trails that connect surrounding neighborhoods with Downtown and the schools. At the heart of the community along Mercer Street and adjacent to the historic Academy building, it calls for the creation of a new town center plaza to host special events,

The Phasing and Implementation Strategy identifies early “catalytic” public and private investments that could help to kick off the community’s vision for the area, including:

- Development of private and City-owned properties near Old Fitzhugh Road and Mercer Street with 11 new townhouses or live/work units, and rehabilitated civic space in the Stephenson Building, all oriented to a plaza for city celebrations and events;
- Public-private development of a 6.5-acre portion of DSISD-owned property, which could allow for the expansion of Town Center shops and restaurants, new School District offices and 16 single-family homes; and
- Future redevelopment of privately-owned properties along the Water Quality Buffer Zone Downtown, which could provide additional commercial and residential opportunities and allow for the creation of a central park around the “dripping springs” for which the town is named.

It is estimated that the street and open space improvements associated with these catalytic projects would cost approximately \$4.2 million – an amount the City of Dripping Springs currently does not have the capacity to fully fund. The Plan recommends the creation of a tax increment financing (TIF) zone within the Demonstration Site



that can create value over time to be used for developer incentives or for “pay-as-you-go” projects. Other funding sources could include State and Federal grant monies, as well as the inclusion of priority projects in the City’s Capital Improvement Plan.

In order to ensure that the Plan can be implemented, various regulatory amendments are necessary. Most notably, the Plan

recommends creating a Downtown Overlay District to replace the current Euclidian zoning with form-based development standards that more purposefully create the type and scale of places that the community has envisioned. Under this proposal, the Demonstration Site would be divided into five development districts, each with context-specific standards for land uses and building design aimed at preserving the character and promoting economic vitality.

2. Introduction

Dripping Springs is one of five cities in Central Texas chosen to participate in the Sustainable Places Project, an ambitious regional planning initiative aimed at helping communities create the conditions for livable places, consistent with local goals and values. The project offers professional assistance in community outreach, development planning, economic and market research, and financial planning of catalytic investment projects.

Using an innovative digital analytic tool in conjunction with a comprehensive public engagement plan, the Sustainable Places Project builds on existing plans and policies to develop an implementable action plan that can achieve the community's aspirations. The Capital Area Texas Sustainability (CATS) Consortium, a network of regional planning agencies, community development organizations, and local governments, led by the Capital Area Council of Governments (CAPCOG), was awarded a Sustainable Communities Regional Planning Grant by the US Department of Housing and Urban Development (HUD) in 2010 to support the Sustainable Places Project.



The Partnership for Sustainable Communities is a Federal initiative formed to actively promote and create comprehensive strategies for sustainable development through the collaboration of its partnering Federal agencies, including The Department of Housing and Urban Development, the Department of Transportation, and the Environmental Protection Agency. The Partnership developed six livability principles to guide the development of sustainable communities. For application to Central Texas, the CATS Consortium refined these principles as follows:

Housing choices:

All kinds of housing for all kinds of people

Mobility options:

*Multiple ways of getting around...
not just by car*

Economic prosperity:

Jobs and services for area residents

Healthy communities:

*Recreation, health, food and civic
connections*

Concentrated and balanced growth:

Pedestrian-friendly mixed-use districts

Environment and natural resources:

Protection of natural areas and resources

What is Sustainability?

For the Sustainable Places Project, sustainability is viewed through the lens of long-term livability and inclusivity. According to the US EPA, "Sustainability creates and maintains the conditions under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic and other requirements of present and future generations."

In order to address the livability principles in a participatory way, the planning team employed a software package based on Envision Tomorrow (envisiontomorrow.org), which was developed by the University of Texas at Austin and Fregonese Associates and through the regional planning grant. The planning tools allow residents to "paint" development types on a local map and instantly view the effect of their land use and development choices on a range of factors

such as population, housing mix, jobs-housing balance and fiscal performance. Different growth scenarios can be created quickly to compare impacts. A uniquely calibrated public fiscal impact model was designed to “plug in” to the software and is used to provide an understanding of a city’s costs and revenues associated with various scenarios. More information about the software and its analytic tools can be found in Appendix F.

The City of Dripping Springs applied to participate in the Sustainable Places Project with the goals of developing its downtown area with a vibrant mix of public and private uses, to promote a better balance of jobs and housing, and to create a more balanced transportation network (Appendix A). The City also requested assistance with updates to its various municipal codes, including those related to zoning, subdivisions, and site development, to promote a more sustainable community. The City had a number of previously-identified objectives for progress, including making the namesake Dripping Springs more visible and accessible.

Cities participating in the Sustainable Places Project identified “Activity Center” study areas that could serve as demonstrations of sustainability planning for other Central Texas cities. The Dripping Springs Demonstration Site is a 749-acre area, roughly centered on the intersection of US Highway 290 and Ranch Road 12. It includes the historic downtown along Mercer Street and several undeveloped properties, some of which are currently situated in Dripping Springs’ extra-territorial jurisdiction. The Downtown includes a concentration of historic buildings dating back to the late 19th and early 20th centuries. Loosely arranged along Mercer Street, the buildings evoke the agricultural heritage of the community and provide a unique visual identity. Within walking distance of the Downtown are several large undeveloped parcels totaling more than 230 acres and offering significant opportunities for thoughtful and holistic infill development.



Buildings along Mercer St. evoke the city's historic Hill Country character.



Demonstration Site Existing Land Use



Idea Map from the Visioning Workshop

3. Planning Process

Following its selection for the Sustainable Places Project in November 2011, the City Council appointed an independent Stakeholder Committee of 15 individuals to represent the diverse interests of the community and to work with the consultant team for the duration of the two-year planning process. The planning team conducted several initial meetings with the committee to discuss existing conditions and to explore key issues and opportunities, and continued to meet with the group throughout the process.

The Visioning Workshop: With some of the identified opportunities and constraints in mind, the citizens of Dripping Springs met for a Visioning Workshop in September, 2012 to describe the kind of place their community should become for the next generation. The Stakeholder Committee hosted the workshop, where residents were asked how they would address each of the livability principles, first by responding to a series of survey questions and then through a small group mapping exercise, where ideas for “what should happen where” were recorded with “Post-It” notes placed directly upon a large aerial map of the Demonstration Site. The evening’s questions were duplicated in an online survey that encouraged anonymous comments. About 50 additional people shared their thoughts online. (Appendix B)

The “Charrette”: The January 2013 charrette allowed people to translate their visions into more specific development scenarios for the Demonstration Site. The charrette activity was based on residents’ visions of where specific development types should be located. Each development type is based on a certain mixture of building types and uses, which also represent certain numbers of jobs and households. The participants formed groups and each one had a menu of types



Dripping Springs residents participate in a keypad survey at the September, 2012 Visioning Workshop.



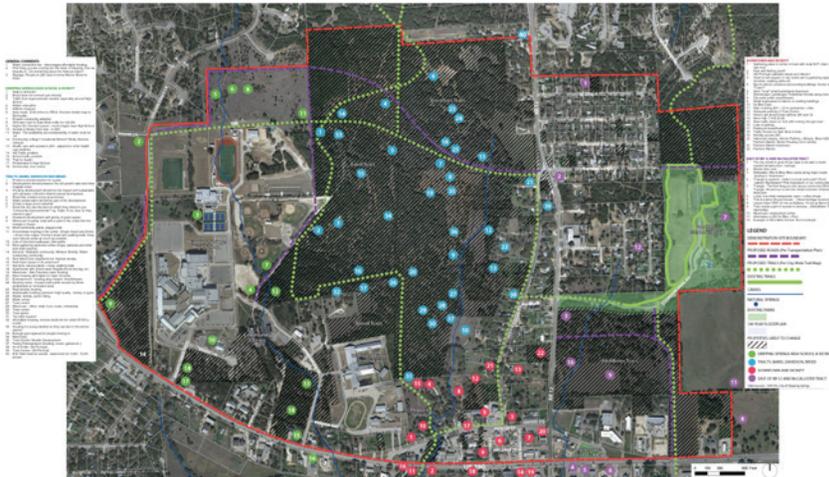
Residents “paint” land use colors on a map of Dripping Springs for input into analytic software at the January, 2013 charrette.



Residents' comments were collected on maps and recorded.

with jobs and housing details along with example images. The participants formed groups and arranged “chips” that corresponded to the development types on a map of Dripping Springs. Each group’s map was digitized in real time using the specifically-calibrated analytic software, allowing participants to understand the effect of their decisions on various indicators.

The “Open House”: In February 2013, an open house was conducted to present three scenarios based upon the charrette results. Two of the scenarios were designed to “bracket” the range of ideas expressed by the community at the charrette, while the third was developed as a “baseline” example of “business as usual”, reflecting current, dominant development trends. In addition, specific ideas for particular parts of the Demonstration Site (e.g., the Improved Town Center, US 290 corridor) were developed for consideration by the community. Through a survey conducted at the meeting and online, residents stated preferences and offered further suggestions for the refinement of the planning concepts (Appendix C).



Comment Map from the Visioning Workshop



The February 2013 Open House

The Draft Plan: On the basis of the survey results, and on subsequent meetings with the Stakeholder Committee and senior City staff, this draft plan was developed, providing specific recommendations regarding the overall land use plan and the types of public and private investments that could “jumpstart” the community’s vision for the Demonstration Site. Plans for these public improvements and catalyst projects were prepared by the team and a financing strategy was developed for their implementation.

In addition, the team recommended regulatory and ordinance amendments aimed at achieving the community’s vision and the six livability principles of the Sustainable Places Project. Initial recommendations were presented to a joint meeting of the City Council and Dripping Springs Independent District School Board in August, and a draft of the report was presented to the City Council in November 2013.

Town Center



- Compact, walkable district
- Concentration of retail, residential, office, service uses
- Place to gather, experience community culture
- 2 - 5 stories
- 32 jobs / acre
- 22 households / acre



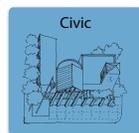
Corridor Commercial



- Along major arterials or highways
- Auto-oriented
- Mix of large format (big box) retail uses and smaller retail, service and office uses
- Building set back behind surface parking lot
- 1 story
- 12 jobs / acre
- 0 households / acre



Civic



- Schools, higher ed, government buildings
- Cultural facilities: churches, museums, libraries, theaters, auditoria
- Individual buildings (eg. museums, post offices) or larger campuses (eg. universities, community colleges)
- 20 jobs / acre
- 0 households / acre



Office



- Mix of low and mid-rise office buildings
- Flex buildings for commercial, light-industrial uses
- Mostly surface parked
- 1 - 5 stories
- 36 jobs / acre
- 0 households / acre



Industrial



- Light industrial, business park, flex buildings
- Mix of industrial yards, light manufacturing, warehousing, office
- Surface parking
- Near major transportation corridors, away from residential
- 1 story
- 14 jobs / acre
- 0 households per acre



Compact Neighborhood



- Walkable streets with mix of small-lot, SF homes, duplexes, townhouses, 2-3 story apartments
- Serves diverse community: seniors, young families, singles etc.
- 50% rental, 50% for-sale homes
- Located close to Town Center
- 0 jobs / acre
- 18 households / acre



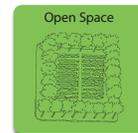
Single-Family (SF) Neighborhood



- Detached SF homes
- Lots from 5,000 to 9,000 sq ft
- Homes suitable for families
- Neighborhoods away from Town Center, within close proximity to schools
- 0 jobs / acre
- 4 households / acre



Open Space



- Small urban plazas and pocket parks
- Community and regional parks
- Large conservation areas
- 0 jobs / acre
- 0 households / acre



Development Types “Chip Menu”

4. Issues, Opportunities, and Objectives

At the outset of the project, the consultant team, in conjunction with CAPCOG, conducted a diagnostic assessment of the community, evaluating existing conditions, regulations and demographic and economic factors (See Appendix D and E). Through the public planning process and surveys, the community and stakeholders had the opportunity to tell the planning team what they value in Dripping Springs, what concerns them, and what desirable growth would look like. Some of the common themes can be summarized as follows:

- Downtown's cultural and historic identity should be preserved, while creating a better pedestrian environment along Mercer Street, and a central gathering space or Town Square for civic celebrations and events.
- There need to be more local jobs to improve the community's tax base, and to reduce the need to commute to Austin.
- More types of housing at a variety of sizes and prices are needed so that teachers, workers, young families, and senior citizens can live in the community.
- There need to be ways of moving around town without having to rely on the congested highway corridors of US 290 or RR 12.
- Creeks and drainage areas that run through the Demonstration Site need to be protected and enhanced as public open space with trails linking Downtown with surrounding neighborhoods.
- Before any significant new development can occur, the City's wastewater treatment facility needs to be expanded.

The surveys also yielded specific objectives and examples of how the six livability principles could be addressed in Dripping Springs:



Downtown's cultural and historic identity should be preserved.

Housing choices: *Introduce a greater variety of housing for people of different incomes.*

- Introduce a mix of apartments, townhouses, and clustered housing on the large undeveloped tracts (i.e., Baird, Davidson, Breed and McAllister tracts).
- Provide affordable homes for working families with rents under \$1,000/month.
- Provide housing for young families to stay in the school district.
- Provide housing that accommodates independent senior living.

Mobility options: *Make it easier and more convenient to move around Dripping Springs.*

- Provide a network of local roadways that connect neighborhoods and major destinations (e.g., DS High School) without having to travel on the highways.
- Maintain an adequate amount of convenient on-street parking along Mercer Street.
- Slow down traffic along US 290 and make it easier for pedestrians and cyclists to cross.
- Develop a system of hike and bike trails along the creeks.

Economic prosperity: *Attract new businesses and employment to Dripping Springs to increase the City's tax base.*

- Reinforce and promote small businesses in the Downtown including non-chain retail shops and office space.
- Emphasize public gatherings to improve economic vibrancy.

Healthy and inclusive communities: *Provide recreational amenities and critical services within easy reach of residents.*

- Create a gathering place (e.g., town green) in the center of town for events and celebrations.
- Create generous park and recreational facilities as part of any new development.
- Develop a connected system of off-street hike and bike trails.
- Introduce family-oriented activities (e.g., bowling, movies) that reduce the need to travel outside DS for entertainment.
- Introduce local medical and healthcare services.

Concentrated and balanced growth: *Encourage compact mixed-use development on undeveloped properties around Downtown.*

- Create walkable neighborhoods with a mix of housing types, while maintaining open natural areas and green space as much as possible.
- Preserve the scale, character and historic identity of the Downtown.

Preservation of environment and natural resources: *Protect Dripping Springs' water supply.*

- Set new development back from existing creeks and springs.
- It is clear from the survey results that the majority of participants desire a more inclusive and accessible city, with development that preserves the small town sense of place, while promoting employment and housing diversity.



Create walkable neighborhoods with a mix of housing types.



Develop a connected system of hike and bike trails.

1: "Down Home, Forward Thinking"



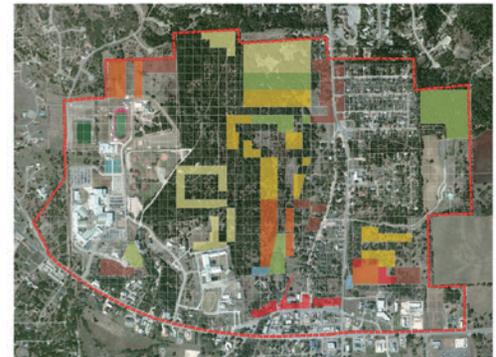
- "Villages" of development with small centers and open space
- Connectivity via creekside paths
- Town green @ Mercer Street
- Scenic roads (landscaped!)
- Smaller businesses, retail, live/work

2: "Preserving Character"



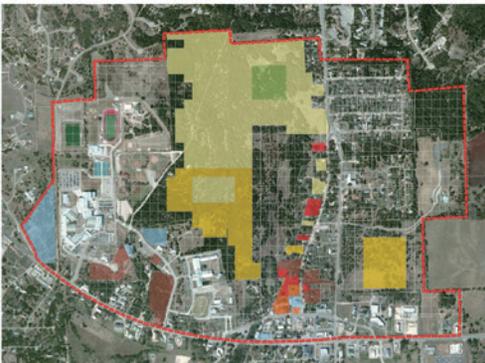
- Preserve open space & creek access (even dry creeks)
- Civic center with surrounding walkability
- A place for seniors and some compact housing - but a focus on low density single family

3: "Not a Drive-thru Town - a Drive-TO Town"



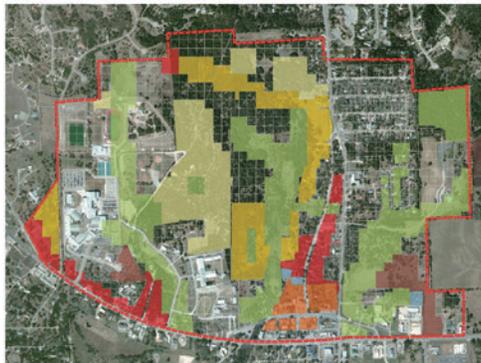
- Roads to bypass US 290/ RR 12 traffic
- Extend Mercer St. to the east with town center area
- Expand Founder's Park
- Housing is mixed with single family and compact housing with neighborhood-serving retail

4: "Walkable Hometown"



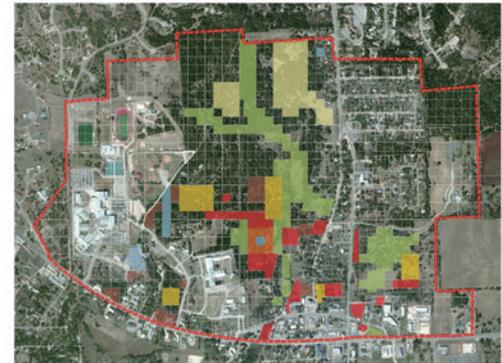
- Smaller business and residential infill along Old Fitzhugh and Mercer
- Large park accessible to newly developed residential areas
- Higher density housing downtown and near the High School

5: "Keep Drippin' Green"



- No big box stores
- No industrial
- Expansion of creekside natural areas
- Concentrate commercial development on existing corridors

6: "Livin' and Walkin' in Drippin'"



- Create mixed-use node near downtown and High School
- Create walking trails and natural areas along creeks
- Commercial and residential infill Downtown

The six scenarios created by participants in the scenario planning charrette

5. Planning Scenarios

Participants in the January charrette produced six complete growth scenarios of Dripping Springs' future. All six scenarios were digitized and analyzed with analytic software, displaying in real time how each configuration could affect the community's tax revenue, population, jobs-housing balance, and the mix of housing types.

While the six groups at the charrette produced different scenarios, there were common themes among all of them:

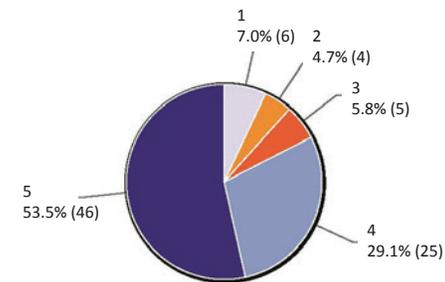
- A trail system of “green fingers” branching out from Downtown connecting with surrounding neighborhoods
- Mercer Street improvements to strengthen Downtown as the cultural and civic heart of the community
- Mixed-use neighborhoods with a choice of housing on the vacant tracts near Downtown (Baird, Davidson, Breed and McAllister)
- A convenient roadway network for local access between neighborhoods and key destinations like the High School, without having to rely on US 290 or Ranch Road 12.

With the knowledge and perspective gained from the Visioning Workshop, the Charrette, and a variety of preference surveys, the six maps were condensed into three planning scenarios. The first scenario illustrates a continuation of past development trends, which include a dominant pattern of large-lot single-family homes in standard suburban subdivision layouts and commercial development concentrated along US 290. The second scenario proposed small-scale infill development in Downtown and four compact neighborhoods on the undeveloped parcels of the Demonstration Site, connected to each other and to the Downtown by a system of greenways and trails.

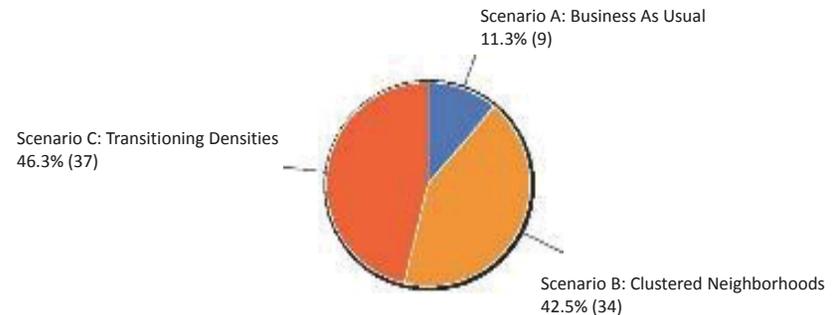
The third scenario also focused on Downtown and Mercer Street, but provided a more gradual transitioning of densities from the core to the north and east. Both of the proposed scenarios envisioned setbacks from the Critical Water Quality Zones and sensitive environmental areas, and a network of off-street trails and bike routes.

The Analytic Tool was used to measure quantitative performance, including population, jobs-housing balance, and fiscal impact. Both of the proposed scenarios assumed similar population growth and delivered indicator results that reflected a positive fiscal impact and jobs-housing ratio. Scenario B (Clustered Neighborhoods) saw a jobs-

This project will contribute to the success of Downtown Dripping Springs Rank 1-5 (Strongly Disagree to Strongly Agree)



Looking at the indicator results, which scenario performs best given your vision for Dripping Springs?



Surveys conducted at the Open House and online showed a preference for the proposed scenarios.

SCENARIO INDICATORS

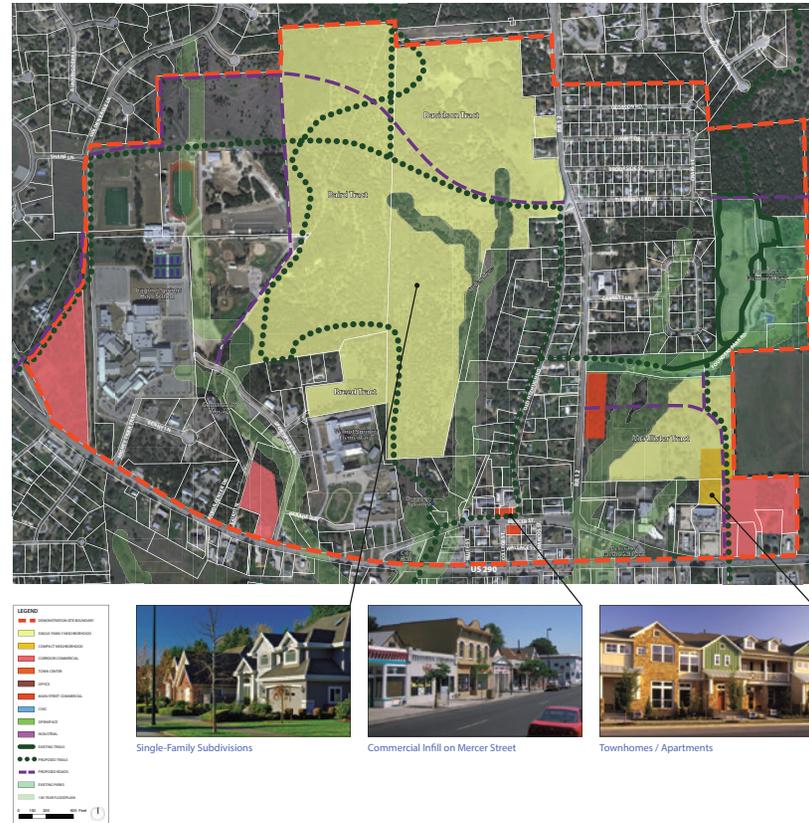
Compare each scenario's performance over the next couple of decades based on its impact on community, the economy, transportation and the environment.

INDICATOR	MEANING	A Trends Continue	B Clustered Neighborhoods	C Transitioning Densities
Population Growth	Future vitality depends a lot on Dripping Springs' ability to grow. Each scenario performs differently in how it attracts newcomers to the city.	3,276	3,224	3,460
New Housing Mix % of all new construction	Each scenario emphasizes a different mix of housing types and choices.	<p>1,049 Dwelling Units</p>	<p>1,481 Dwelling Units</p>	<p>1,494 Dwelling Units</p>
Jobs-Housing Balance	Jobs-housing balance refers to the approximate distribution of employment opportunities and workforce population across the area. It is measured in terms of the proportion of jobs per household.	0.3 Total Jobs = 356	1.2 Total Jobs = 1,864	1.4 Total Jobs = 2,153
Fiscal Impact Revenue/Cost Ratio	Each scenario would stimulate a different amount of new revenue and costs in the city based on new growth.	0.83	1.04	1.08
Fiscal Impact Net Revenue (Revenues minus Costs)	Net income is calculated by taking the total revenue then removing the total cost of new growth.	-\$1,613,000	+\$472,000	+\$877,000

Summary indicator results for the three development scenarios were presented at the February 2013 Open House.

The Trends Continue

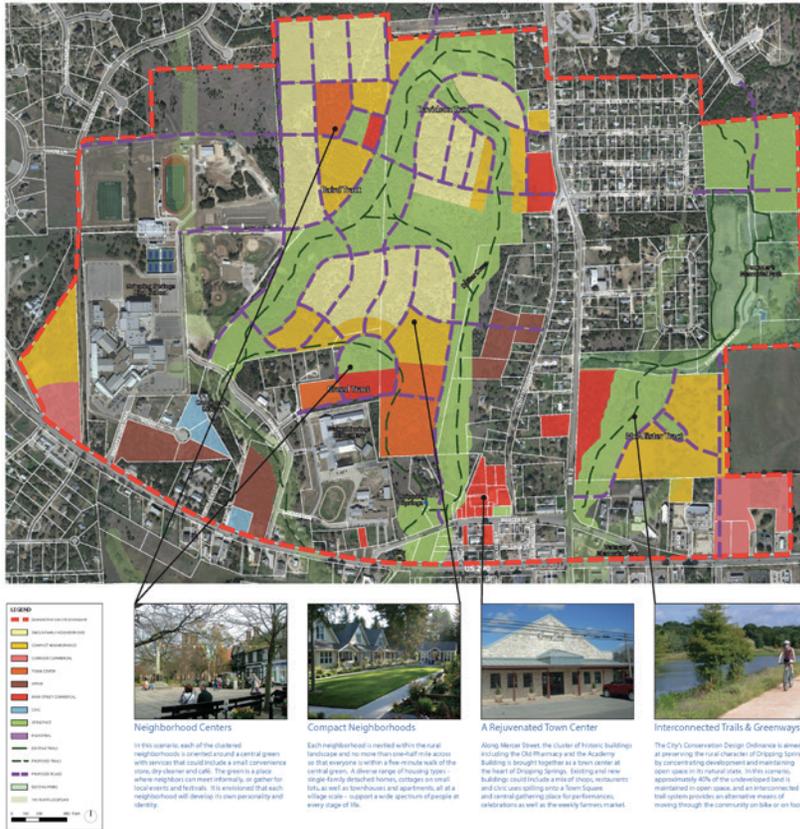
This scenario follows a "business as usual" trend of residential single-family subdivision construction on vacant land beyond the downtown. A small amount of new jobs are located in highway commercial and automotive-oriented uses along US 290. Scenario A is based on existing trends, plans, politics and practices played out to 2050.



Scenario A (The Trends Continue)

Clustered Neighborhoods

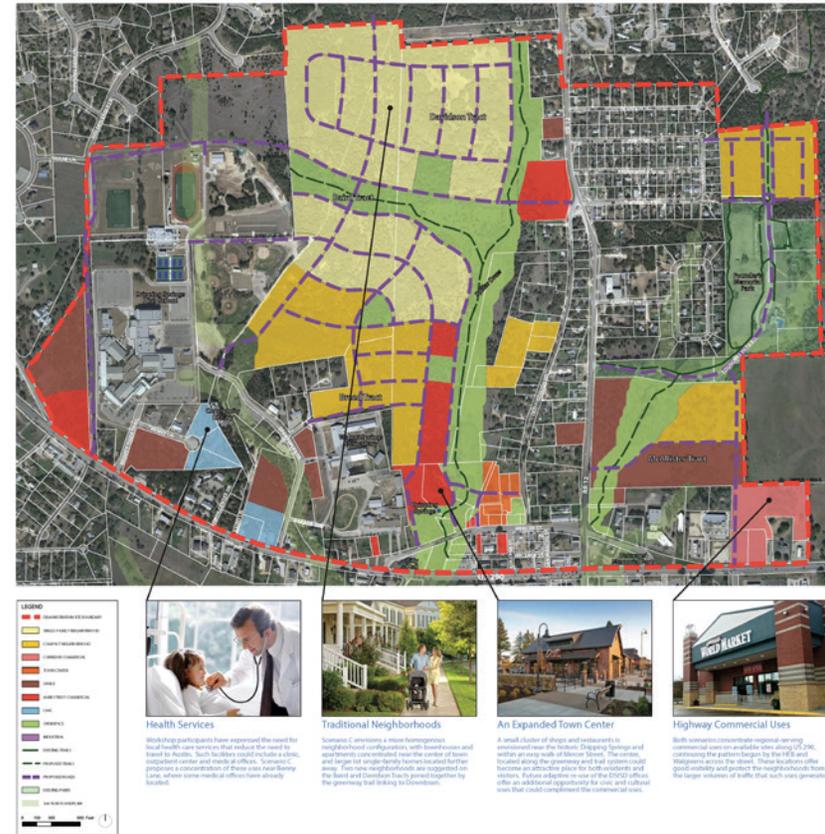
This scenario proposes four compact neighborhoods on the vacant tracts north and east of Downtown. In keeping with the City's Conservation Design Ordinance, it strives to preserve the rural character of the site by preserving substantial open space and setting back from drainage ways. Each neighborhood is surrounded by green space and is organized around a central green with neighborhood commercial uses. A range of housing choices is offered, including single-family homes, townhomes and apartments. In the Downtown, the complex of historic buildings at Old Fitzhugh Road and Mercer Street is improved and enhanced into a pedestrian-friendly Town Center with a mix of shops, restaurants and civic buildings organized around a new Town Square. Founders Park is expanded into the undeveloped lands to the north.



Scenario B (Clustered Neighborhoods)

Transitioning Densities

This scenario proposes a more gradual transitioning of densities from the historic core to the outlying areas. Compact neighborhoods with townhomes and apartments are proposed on the sites closest to Downtown, while lower density, single-family neighborhoods are located on the portions of the site furthest away. As in Scenario B, development is set back from the existing drainage ways and a trail system connects each neighborhood with the Downtown. In this scenario, retail shops and restaurants are proposed around the DSISD office property, which in the future could be incorporated as part of a mixed-use, public/private redevelopment that includes civic uses.



Scenario C (Transitioning Densities)

An Expanded Town Center at the Heart of the City



A New Town Center Concept

housing ratio of 1.2:1 and a fiscal impact ratio of 1.04:1, meaning for every dollar spent investing in growth, \$1.04 would come back to the City of Dripping Springs as revenue. Scenario C's (Transitioning Densities) indicators were even stronger, with a 1.4:1 jobs-housing ratio and a 1.08:1 fiscal impact ratio.

Additionally, proposals for addressing US Highway 290 and a new Town Center concept in the historic center were presented as potential public improvement and catalyst projects for the activity center.

Sustainability Indicators: Beyond the indicators presented at the Open House with the planning scenarios, researchers at the University of Texas at Austin conducted additional analysis of the proposals. The concepts presented were compared to the trend scenario in terms of walkability to schools, access to parks, access to retail services, and ecological services of street trees. The proposed scenarios consistently outperformed the baseline trend, further informing the compact and connected philosophy incorporated into the planning process. A full report on these indicators and each scenario's performance can be found in Appendix F.

Indicators of Opportunity: The City strives to increase access to opportunity and further fair housing choices. The Central Texas Opportunity Maps, a project funded in part by the Sustainable Places Project, provides a backdrop of the social and economic trends affecting low income populations within five miles of Dripping Springs. The demographic and economic data was used to facilitate public discussions early in the planning process.

According to the Opportunity Maps, the area is characterized by high median household values and low poverty and crime rates relative to the rest of Central Texas. It has high median incomes and low unemployment, but average commutes are long and weigh down the economic opportunity index. Racial segregation is relatively low and opportunity is trending upward from 2007 to 2012. While many of these factors are promising, the city center lacks housing choices for seniors and low income workers. The scenario indicators suggest that the preferred public vision of a connected, inclusive activity center will improve opportunity for existing and future residents by

offering a diverse mix of housing and jobs for different incomes and by providing walkable options for shopping, jobs, and public services that reduce transportation expenses. Public infrastructure investments and regulatory changes are needed for realization of the preferred scenario and the associated community benefits. Section 5.3 and subsequent appendices in this plan contain a list of code changes and public financing strategies to achieve the public vision.

Community Preferences: The community preference survey conducted during and after the Open House (Appendix C) indicated a fairly even split between the two proposed scenarios; participants clearly preferred the proposed patterns of compact and connected development described in Scenarios B and C, agreeing in large numbers that either of the scenarios would contribute to a more successful and sustainable Dripping Springs. The community enthusiastically supported the notion of a Town Center gathering space focused on Mercer Street and Old Fitzhugh Road, and streetscape and traffic calming improvements along US 290.

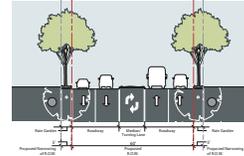
Overcoming the Barrier

We're told that LBJ had US 290 straightened out and widened at Dripping Springs so that his motorcade could get to Johnson City more quickly. Many people have expressed concern that the five-lane roadway causes people to miss the charms of the small business district, and that it creates an unsightly "river" of asphalt through the center of town. Here are two ideas for "calming" traffic and making the US 290 corridor a more attractive gateway to the Hill Country.



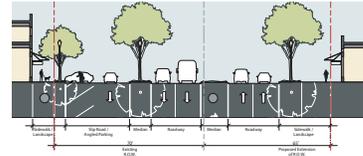
Concept A: Widen Sidewalks and Add Trees

The roadway is currently 70 feet from curb to curb. In keeping with the Federal Highway Administration's policy of "Context Sensitive Solutions" this concept reconfigures the highway to be more like a street, with narrower lanes, tree-lined sidewalks and rain garden parkways at the curb.

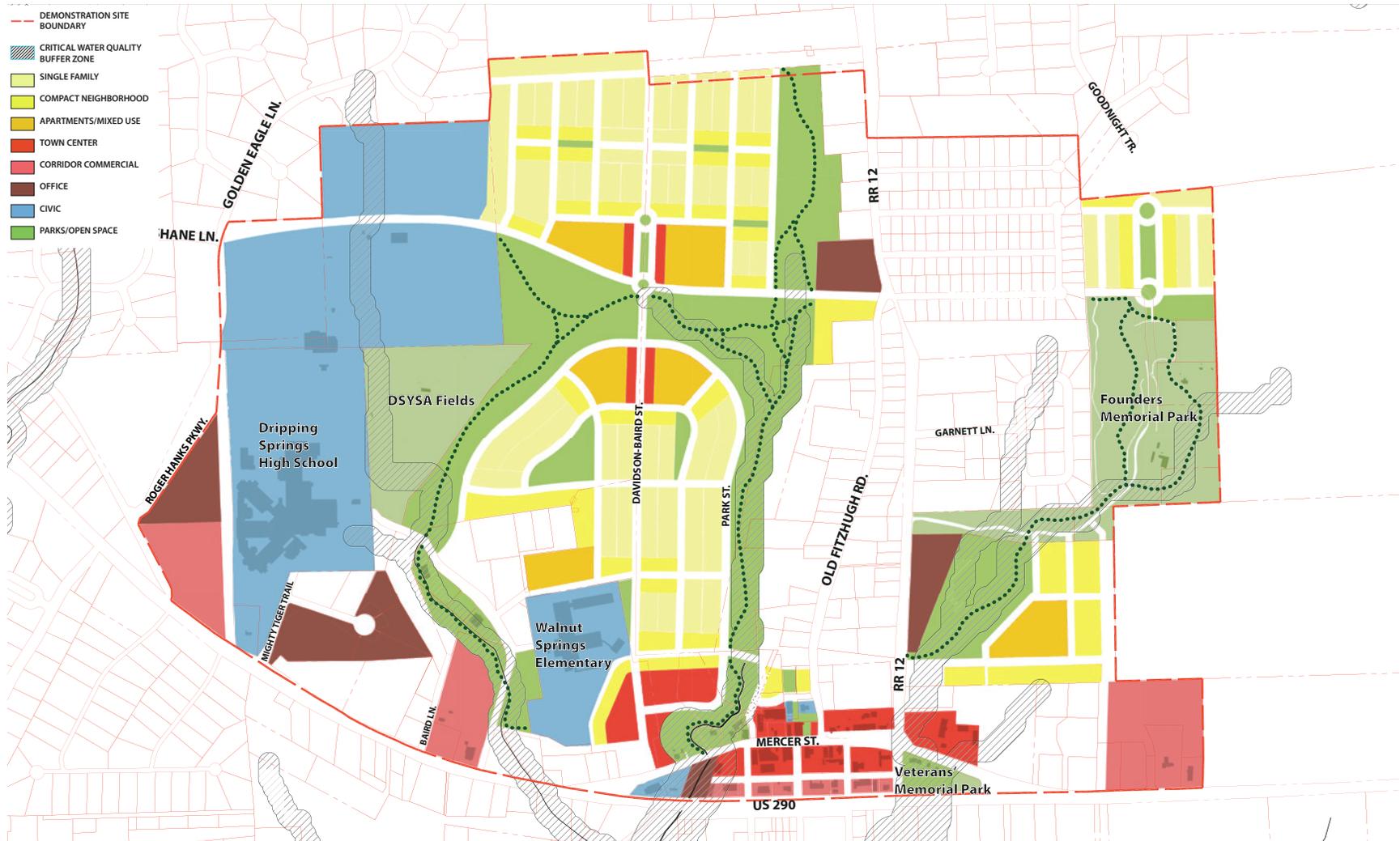


Concept B: A Slip Road with Parking

In the spirit of a European boulevard, this concept proposes the addition of a one-way "slip road" along the Downtown edge, that would allow slower-moving traffic to gain access to local businesses. Tree lined medians and wider sidewalks would result in an enhanced pedestrian environment.



US 290 Improvement Concepts



Illustrative Land Use Concept



6. Action Plan

The Action Plan for Dripping Springs is intended to achieve the community's vision for the Demonstration Site. The Plan is comprised of three elements:

The Illustrative Plan that describes the full build-out of the Demonstration Site, the recommended mix of land uses, circulation and infrastructure improvements, and public open spaces. An evaluation of the recommended plan and development program using the analytic tool software provides a projection of the anticipated performance of the plan in relation to several indicators of importance to the community (e.g., fiscal, jobs-housing mix, population, etc.).

A Phasing and Implementation Strategy that provides a recommended program of early public improvements that can provide the setting for an initial “catalyst” project by the private sector, both of which are intended to kick off the community's vision for the Demonstration Site. An implementation strategy describing methods for financing the public improvements and a pro-forma for the private development are also provided as part of this element.

Recommended Land Use Policy and Code Amendments that are necessary to implement the vision of the Demonstration Site and to achieve the six livability principles of the Sustainable Places Project. These include recommended amendments to the City's Comprehensive Plan, its zoning code, subdivision ordinance and other policy documents related to land use.

6.1 THE ILLUSTRATIVE PLAN

Resulting directly from the planning process, the project's unique issues, opportunities, and objectives, and the three planning scenarios formulated from extensive public input, the Sustainable Places Project has developed a recommended plan intended to achieve the community's vision for the Demonstration Site. The plan provides for a diversity of housing opportunities, an expanded network of local streets, an extensive system of open space and greenway trails that connect surrounding neighborhoods with Downtown and the schools; and an expanded town center with local shops and businesses oriented to a new park containing the historic Dripping Springs. At the heart of the community along Mercer Street and adjacent to the historic Academy building, the plan calls for the creation of a new town center plaza to host special events like the annual Founders Day celebration and the weekly farmers market.

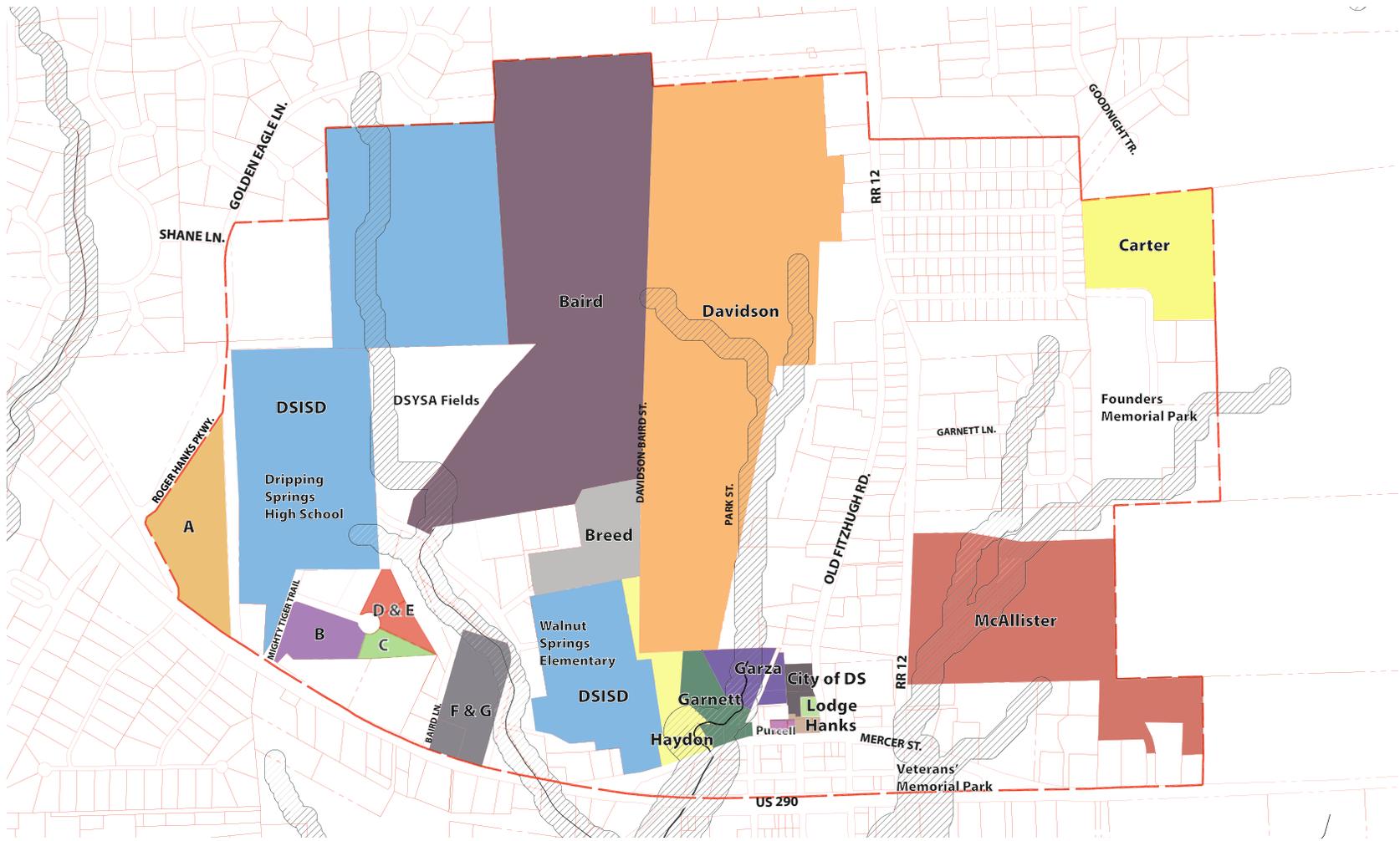
A Mixed-Use Program: At build-out, the plan envisions approximately 1250 new housing units, distributed evenly between single-family detached homes, small lot cottages or townhouses, and apartments. These dwelling units are interspersed in four neighborhoods surrounding Downtown, each linked to it through the greenway and trail system. A concentration of new shops and restaurants is proposed north and west of Mercer Street to strengthen downtown as a local destination as well as a Hill Country tourist attraction. This new center is envisioned with buildings at a modest scale, with one- to three-story buildings, that preserves the small town character of Dripping Springs and allows the historic pattern of buildings along Mercer Street to remain largely unchanged. A limited supply of regional-serving retail development and office uses are proposed along US 290. In total, the plan envisions over 500,000 square feet of new commercial space, distributed fairly evenly between office and retail development.



Proposed Open Space and Water Quality Buffer Zones



Proposed Transportation and Open Space Plan



Current Ownership of Major Parcels

	LAND AREA (acres)	OPEN SPACE AND CWQZ	%	RESIDENTIAL					COMMERCIAL				CIVIC/ GOV'T (gsf)
				5-8ksf Lots (du)	3-5ksf Lots (du)	Apts/ (du)	Total (du)	Density (du/ac)	Office (gsf)	TC/NC Retail (gsf)	Arterial Retail (gsf)	Total Comm (gsf)	
NEW NEIGHBORHOODS													
Davidson	103.53	30.72	29.67%	198	155	150	503	4.9	40,000	10,000	0	50,000	0
Baird	84.70	25.63	30.26%	171	112	150	433	5.1	0	10,000	0	10,000	0
Breed	9.50	0.00	0.00%	18	14	40	72	7.6	0	0	0	0	0
McAllister	45.54	11.08	24.33%	0	116	70	186	4.1	25,000	0	96,000	121,000	0
North of Founders Park	15.98	1.57	9.83%	50	44	0	94	5.9	0	0	0	0	0
Subtotal New Neighborhoods	259.24	69.00	26.62%	387	397	410	1194	4.6	65,000	20,000	96,000	181,000	0
TOWN CENTER													
DSISD	6.56	0.00	0.00%	0	16	0	16	2.4	20,000	28,000	0	48,000	20,000
Haydon	5.76	2.69	46.74%	0	6	0	6	1.0	8,000	13,000	0	21,000	0
Garnett	4.34	2.08	47.92%	0	4	0	4	0.9	15,000	10,000	0	25,000	0
Garza	4.27	1.73	40.53%	0	17	0	17	4.0	0	0	0	0	0
City of Dripping Springs	1.36	0.00	0.00%	0	11	0	11	8.1	0	0	0	0	2,800
Lodge	0.40	0.00	0.00%	0	0	0	0	0.0	0	0	0	0	5,900
Hanks	0.53	0.00	0.00%	0	0	0	0	0.0	0	7,400	0	7,400	0
Purcell et al	1.12	0.00	0.00%	0	0	0	0	0.0	0	14,500	0	14,500	0
Subtotal Town Center	24.34	6.50	26.70%	0	54	0	54	2.2	43,000	72,900	0	115,900	28,700
OTHER TRACTS													
A (Draper Ranch Partnership)	12.29	0.00	0.00%	0	0	0	0	0.0	60,000	0	47,000	107,000	0
B (Blanco 1 Partners, LP)	4.39	0.00	0.00%	0	0	0	0	0.0	38,000	0	0	38,000	0
C (Liberal Funding II, Inc)	1.61	0.00	0.00%	0	0	0	0	0.0	14,000	0	0	14,000	0
D & E (Liberal Funding II, Inc & Baker Rex G III)	2.90	0.00	0.00%	0	0	0	0	0.0	25,000	0	0	25,000	0
F & G (Wilson, Lurline H)	8.13	0.00	0.00%	0	0	0	0	0.0	35,000	0	35,000	70,000	0
Total Other Tracts	29.32	0.00	0.00%	0	0	0	0	0.0	172,000	0	82,000	254,000	0
TOTAL PROJECTED NEW DEVELOPMENT	312.90			387	451	410	1,248	4.0	280,000	92,900	178,000	550,900	28,700

Illustrative Land Use Concept Development Program

A Linked System of Public Open Space: A total of 75 acres of new public open space is envisioned along the existing creeks and draws within the project area, providing an important amenity to the community, a water quality buffer, and an interconnected system of trails that will allow residents to move about town by foot and bicycle. Much of this open space is located within the City's designated Critical Water Quality Buffer Zone, which restricts any new development. Small pocket parks are located at the heart of each neighborhood, providing local play and gathering spaces.

A Local Network of Streets: Building on the City's 2008 Thoroughfare Plan, an expanded street network is proposed to provide local alternatives to US290 and RR12. The network is designed to offer more convenient access to the surrounding neighborhoods and to major destinations like the High School. The Plan calls for the extension of Roger Hanks Parkway to a new east-west roadway through the north edge of the High School campus and along the extension of Timberline Road. It also proposes a new north-south street from Mercer Street through the DSISD property and between the Davidson and Baird tracts with connections to Springlake Drive. As discussed below, additional local streets are also planned within the Town Center. All streets will be designed with continuous sidewalks.

Developing The Utility Network In A Time Of Change: To support the plan for the Demonstration Site, the City will need a robust utility network. In particular, adequate waste water capacity and water availability will be necessary if the City wishes to implement the vision crafted by stakeholders and embraced by those who participated in the community involvement exercises. Of course, the City is not a water provider. The area has sufficient and dependable current supplies of water through the Dripping Springs Water Supply Corporation (DSWSC), which has a contract with the West Travis County Public Utility Agency and also produces water from the wells in the Trinity aquifer system (see Appendix D and E). A variety of possible local and regional solutions to long-term water supply are under consideration, including one that has come to light since the initial infrastructure report for this project was prepared – the possible reservation by the Hays County Commissioners Court of groundwater from a basin outside the county to the east, with the potential to ship that water to western Hays County. Whatever the ultimate long-term source of water, the plan for the Demonstration Area will rely on new and existing lines, including older lines in the Mercer Street area that are being replaced and brought up to modern fire flow standards over time. Most of the lines to the north of Mercer are newer. Service for new areas of development will require new water and waste water lines, and these are accounted for in the opinions of probable cost (Appendix G). It's worth noting that the City also has a history of rainwater harvesting that could be a supplemental option for landscape or even drinking water in parts of the Demonstration Area. Perhaps the biggest utility consideration is sewer service.

Organized waste water service is relatively new to Dripping Springs (the first phase of the City's first waste water treatment plant was completed in the fall of 2008). Additional, assured capacity is necessary if the City wishes to grow along the patterns identified by citizens through public engagement and proposed in the consultant team plan. The City is at work on long-term waste water solutions.

An updated engineering analysis of the City's Waste Water Capital Improvement Plan, originally dated March, 2012, was completed in the summer of 2013 by CMA Engineering, Inc. The planning consultants for the Sustainable Places Project shared land planning and population projections developed through the Visioning Workshop and the Charrette with CMA engineers for their analysis of phasing and future service demand in that part of the City encompassed by the Demonstration Area.



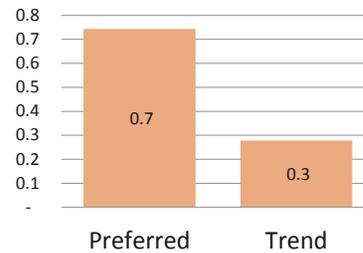
Water availability and treatment capacity are concerns for future development in Dripping Springs

Analytic Tool Indicator Results: The Sustainable Places Project used public input in a planning process to create numerous scenarios of future land use. From these, a preferred scenario was created. To facilitate this process, the Sustainable Places Project used the Envision Tomorrow software package (envisiontomorrow.org) plus local add-ons to produce “indicators” that let users and planners evaluate a particular scenario’s performance with relation to job creation, housing creation, fiscal impacts, and environmental sensitivity. The preferred scenario is a result of optimizing select indicators within the project area. Here are some of the key findings for the preferred scenario:

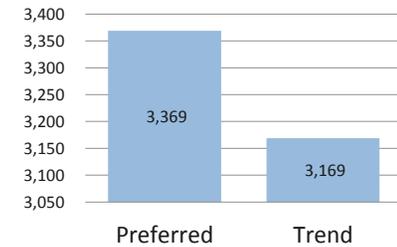
- Population in the project area would grow by approximately 3,300 people as compared to the trend scenario (current development practices) that would result in 3,169 new people.
- The mix of housing types for the preferred scenario would include multi-family (17%, 273 units), townhomes (23%, 383 units), small lot single family (38%, 621 units), conventional lot single family (19%, 312 units), and large lot single family (3%, 46 units).
- The employment mix for the project area included a total of 1,215 jobs with 780 (64%) in office, 409 (34%) in retail, and the remainder divided between Industrial, Public/Civic, and Education.
- The Jobs Housing Balance (how many jobs per household) was substantially higher under the preferred scenario as compared to current development practices.
- The preferred scenario has a net positive “Fiscal Impact” as compared to the trend scenario.

The indicators shared here were chosen because they reflected some of the participant’s largest concerns regarding housing and employment availability into the future. The results show the preferred scenario substantially outperforming the trend scenario on all key indicators. The full report and explanation of the indicators can be found in Appendix F.

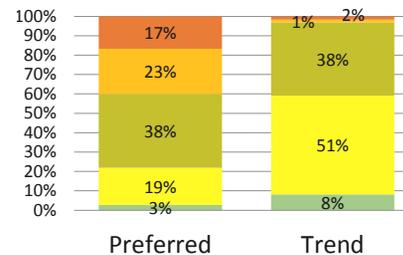
Jobs-Housing Balance



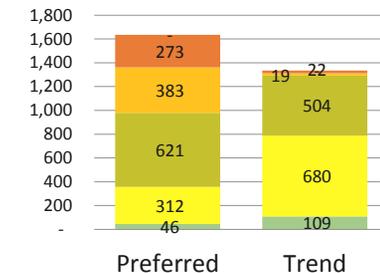
Population



Housing Mix

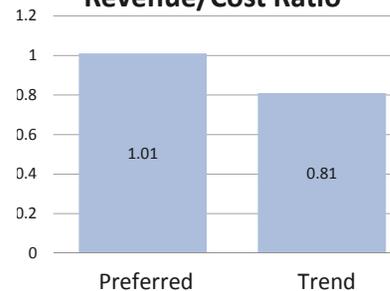


Housing Units

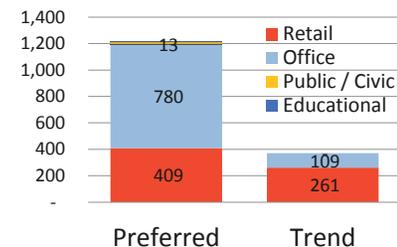


- Multifamily
- Townhome
- Small Lot Single Family
- Conventional Lot Single Family
- Large Lot Single Family

**Fiscal Impact
Revenue/Cost Ratio**



Number of Jobs





Proposed Catalyst Project Illustrative Plan



6.2 PHASING AND IMPLEMENTATION STRATEGY

It is recognized that the full build-out of this community vision will take many years to be fully realized, and will require coordinated public and private sector investment. The development program is scaled to appropriately reflect the ultimate capacity of the community to absorb new residents and economic activity. In terms of the pace of development, much depends on both external factors, such as interest rates and the local business cycle, and the capacity of the public sector to facilitate adequate utility and transportation infrastructure to accommodate the projected growth. Infrastructure development is likely to involve some combination of both the public and private sector; capital improvement plans, value-capture strategies, and developer incentives will all play a role in determining the ultimate mix and financing structure.

A Catalyst Project Involving Public and Private Investment:

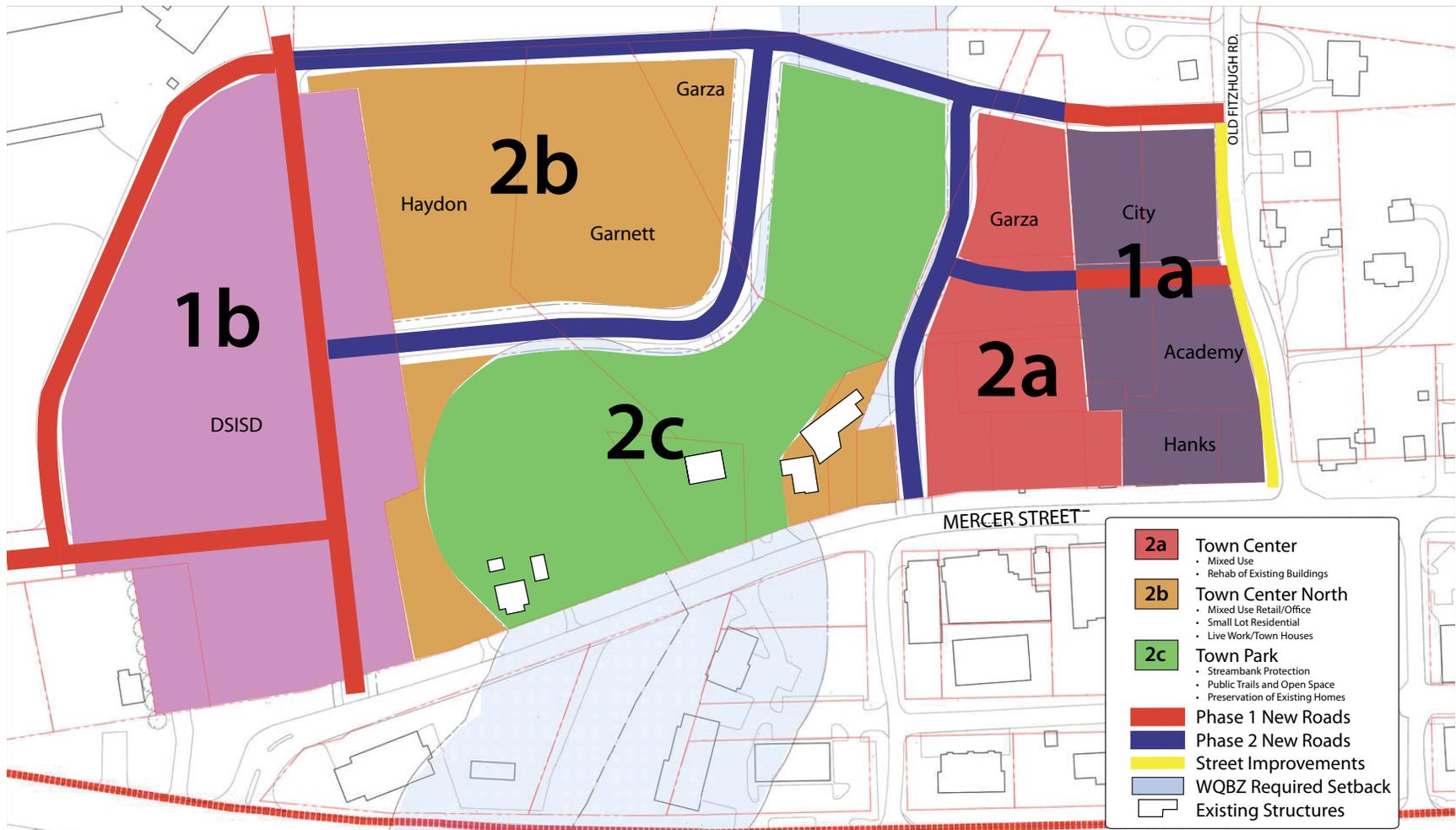
A key goal of the Sustainable Places Project is to provide each community with feasible plans for projects that can act as catalysts for the achievement of the community's vision of the Demonstration Site. Through strategic public and private investment, these projects could set the stage for future development in the area, acting as a "springboard" for subsequent phases. For Dripping Springs, the catalyst projects focus on enhancing the existing town center, and expanding it to the northwest around a new central park featuring the actual dripping springs, for which the town is named. The intent of the catalyst projects is to preserve and enhance the unique character of Mercer Street with its informal pattern of historic and agrarian buildings, while allowing for additional shops, restaurants and residences that can reinforce the destination appeal of Dripping Springs and provide additional amenities for residents. The projects are conceived in two principal phases:



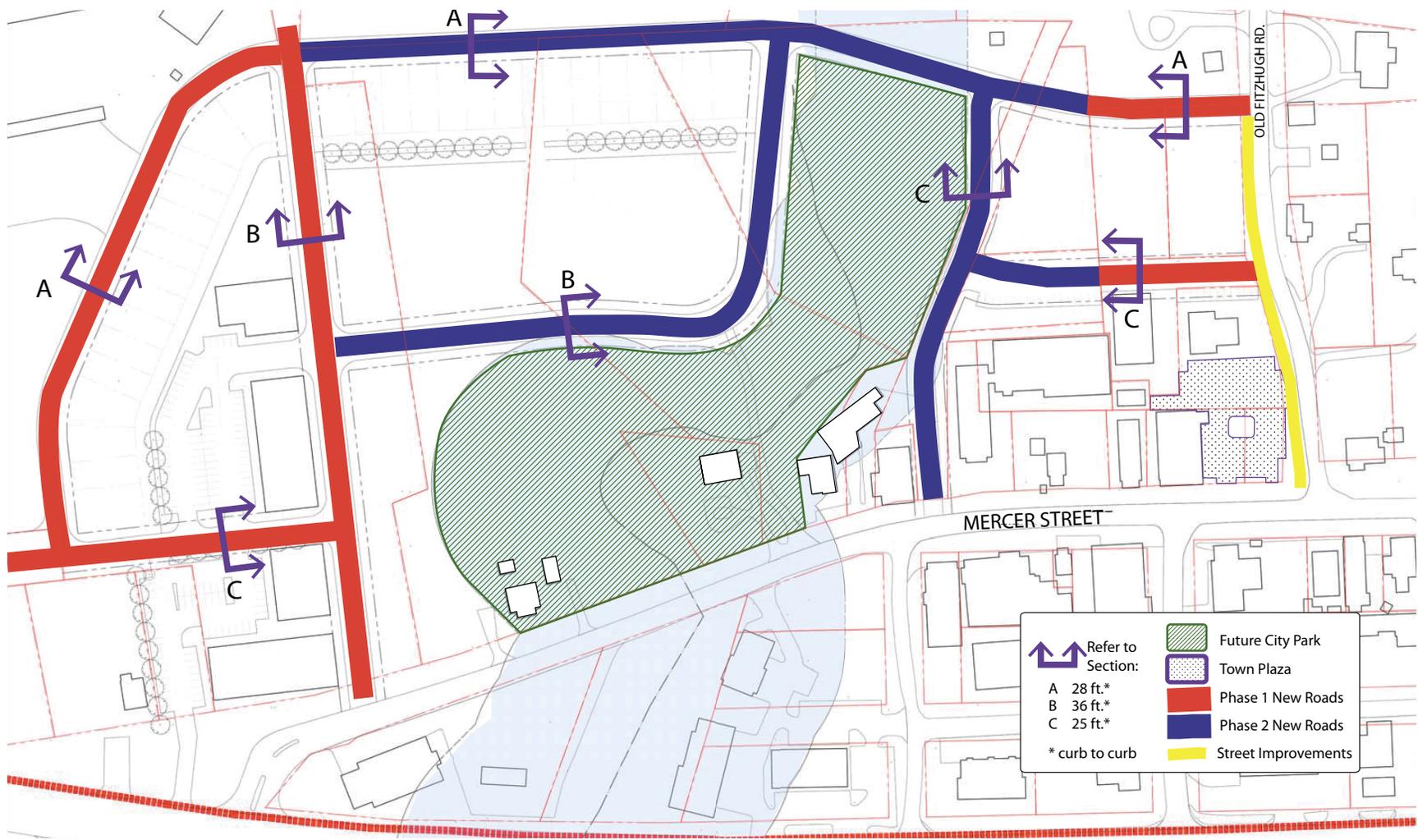
Founders Square could become a space for both special events and parking.

Phase One: Leveraging City and DSISD Properties: The City and the School District occupy approximately eight acres of land within the historic core. The City's 1.5 acre holdings include the 2,800 square foot Stephenson Building constructed in the 1930s, and a vacant site just north of the historic Academy building, which dates from the 1880s, and is now occupied by Rambo Masonic Lodge #426. The School District has 6.5 acres of land, currently occupied by the original Dripping Springs Elementary School, a structure that is in significant disrepair, and that has reached the end of its useful life. Together these two sites offer an opportunity to kick-off a Downtown revitalization effort.

It is recommended that the City leverage its property holdings and collaborate with the adjacent private property owners (i.e., Hanks and the Rambo Lodge) to enhance this most historic intersection as the principal gathering place of the Downtown, and the very heart of the community. To this end:



Proposed Catalyst Project Phasing Strategy



	Refer to Section:		Future City Park
A	28 ft.*		Town Plaza
B	36 ft.*		Phase 1 New Roads
C	25 ft.*		Phase 2 New Roads
* curb to curb			Street Improvements

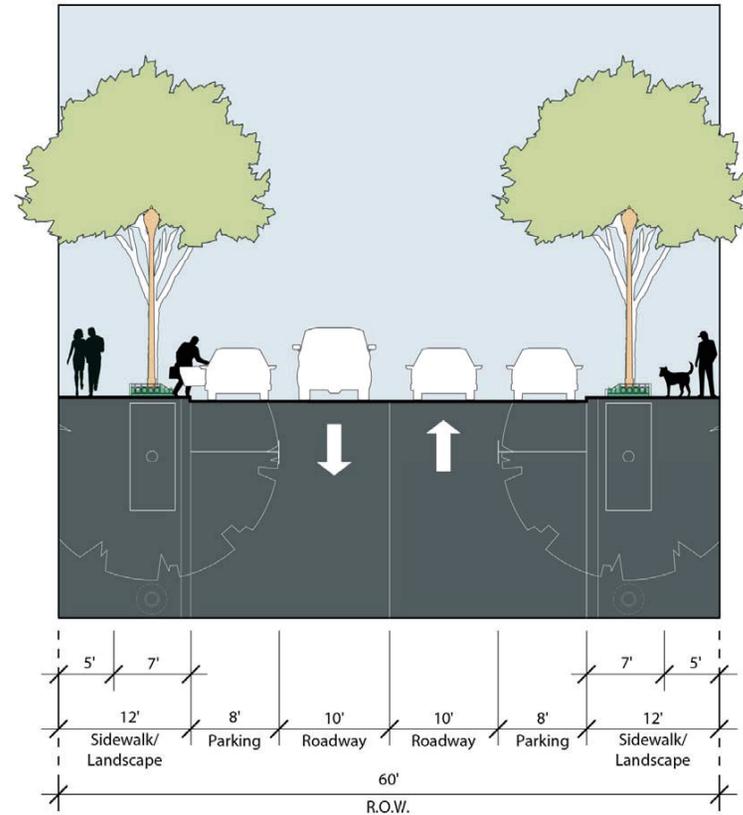


Proposed Public Improvement Program

- The City should initiate a partnership with the landowner to improve the existing parking lot on the Hanks property as a joint-use, public-private parking plaza that could function as an events venue for civic celebrations like Founders Day and for regular events like the weekly farmers market, while ensuring everyday private parking use. Brick or concrete pavers, a large specimen tree within the space, and provision for a temporary stage with sound and lighting are suggested.
- Incentives and grant monies should be sought for the renovation of both the Stephenson Building and the Academy building for a mixture of cultural and commercial uses that preserve these historic structures and enhance the destination appeal and vitality of Downtown; and
- The City should consider entering into an agreement with a private entity for the development of a cluster of townhouses and/or live-work shophouses oriented to a small Town Green that could enhance the Downtown as a mixed-use district with housing suitable for singles and young families. The illustrative plan projects that 11 such units could be constructed on this site.

It is recommended that DSISD plan for the redevelopment of its 6.5 acre site as a public-private mixed-use project. While the District will need to develop a program based on its needs, the illustrative plan indicates that the site could accommodate a new District office building of 20,000 square feet, 48,000 square feet of commercial office and/or retail space, and 16 small-lot single-family homes.

New roads would be necessary to support these catalyst projects and start the implementation of the Demonstration Site’s expanded street network described above. Adjacent to the City property, two local streets connecting to Old Fitzhugh Road are proposed, while a loop is suggested through the DSISD property to connect to Mercer Street.



36' Commercial Mixed Use Street

Phase Two: Engaging the Private Property Owners around the Dripping Springs: In between the City and DSISD properties are three private properties (Garza, Garnett and Haydon), currently occupied by a single-family “ranchette”, a low-intensity commercial/service shop, and a small bed and breakfast inn. The properties are all along Spillar Draw, which is fed by the original “Dripping Springs”; 40 to 50 percent of each parcel - a total of 6.5 acres - is consumed by the Critical Water Quality Buffer Zone which restricts any new

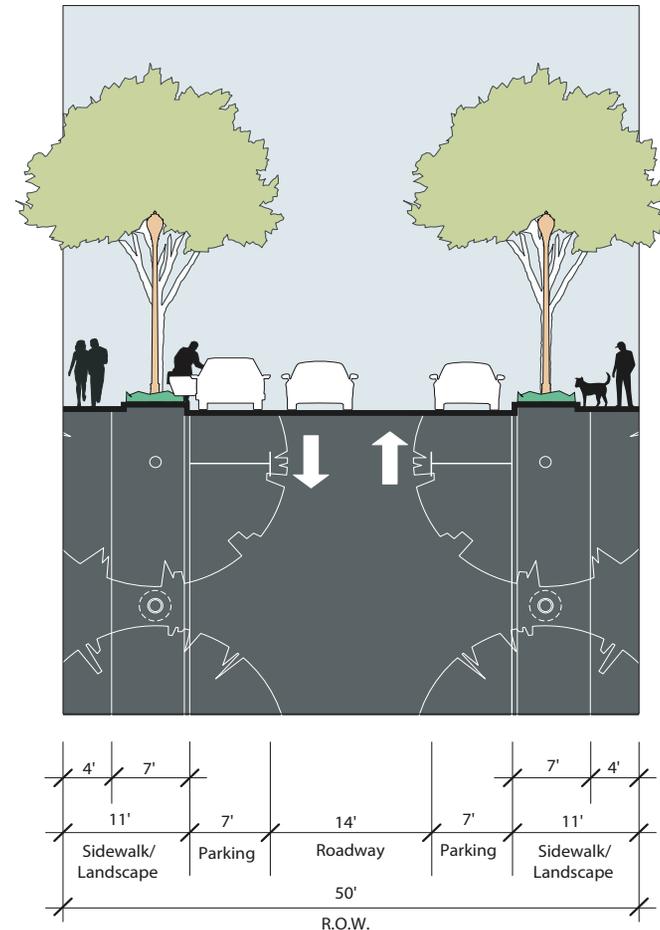
development on the property. It is recommended that the City work with these property owners to facilitate the redevelopment of their properties in a coordinated fashion as follows:

In return for dedication of portions of the property within the CWQBZ as public open space, the City should consider allowing for the development of the northern portions of each property for a mixture of uses that can help to expand the retail, office and residential offerings in the Downtown. Restaurants and shops overlooking the park and springs and a walkable pattern of streets are envisioned. The illustrative plan indicates that these three properties could accommodate 46,000 square feet of commercial development and 27 small-lot single-family homes.

The City should invest in the network of streets to support the development, and in the improvement of the open space as the community’s central park. The design of the park should be aimed at protecting the creek and the “Dripping Springs”, and at preserving the bed and breakfast business.

Financing and Implementation Strategy: The cost of public improvements including roads, open space and utilities, associated with the two-phased program described above is estimated at approximately \$4.2 million (Appendix G). These costs do not include the City’s investment in an expanded wastewater treatment facility, which will likely be necessary to support any proposed development.

At this point, the City of Dripping Springs does not appear to have the capacity to fully fund the cost of public improvements. As a result, the financing strategy likely will entail putting programs in place to capture value that is created over time (to be used for some combination of pay-as-you go projects, as the basis of debt service at some point, and/or developer incentives/reimbursement).



28' Residential Queueing Street

Appendix H provides illustrative projections of what a tax-increment financing (TIF) district that reflects parcels in the demonstration area could plausibly generate over the next twenty years. These forecasts are made based on recent historical growth rates, reflect current tax



Pocket Neighborhoods/Karen DeLucas

“The goal is to provide a range of options, instead of the current pattern of only large lot single family homes. If the City encourages in-fill development on open land within the existing city limits, much of the rural land surrounding the city would be preserved.”

--Dripping Springs Comprehensive Plan

rates, and assume full allocation of the increment to the district. Going forward, Dripping Springs should consider establishing the TIF district, as well as including elements of the identified public improvements in the City’s capital improvement plan. An issue facing the community in this effort is the relatively low municipal tax rate; while local residents obviously benefit directly, the modest rate (in comparison to other cities in the region) means that property tax base growth will generate comparatively little incremental revenue. As a result, Dripping Springs could also consider including sales tax in the TIF district, as well as altering the district boundaries to capture a larger share of community growth over time. Development (impact) fees could also be considered as part of the financing strategy, though it may be challenging to set fees at a high enough level to make a material difference. Finally, non-local sources of funding should be explored, including grants and/or loans potentially available from both other public jurisdictions and private philanthropic sources.

6.3 RECOMMENDED LAND USE POLICY AND CODE AMENDMENTS

As part of the Sustainable Places Project, the City of Dripping Springs requested assistance in reviewing current land use policies and municipal codes to identify barriers to the achievement of the community’s vision for a more sustainable and livable community. These include:

- *The City of Dripping Springs Comprehensive Plan*, 2010;
- *The Dripping Springs Transportation Plan*, 2008;
- *The Master Plan for Parks, Recreation and Open Space*, 2007
- *The City of Dripping Springs Zoning Ordinance*, 2006; amended 2007
- *The City of Dripping Springs Subdivision Ordinance*, 2005

Dripping Springs Comprehensive Plan, 2010: The Comprehensive Plan provides the guidance for future growth and public investment within the community. Adopted in 2010, the Plan acknowledges the challenges that current growth pressures have placed on Dripping Springs, including loss of open space and the agricultural identity of the community; the lack of housing choices that have placed the City out of reach for many workers and families; and the need for improved pedestrian and bicycle infrastructure that can make walking and biking a viable alternative to the automobile. The Land Use policies and the Future Land Use Map call for the preservation and enhancement of the historic core, and a mixed-use pattern of development on the undeveloped properties surrounding it. The policies of the Comprehensive Plan are very much in alignment with the vision that the community has articulated for the Demonstration Site, and they are consistent with the recommendations of this Action Plan. As such, no amendments to the Comprehensive Plan are necessary.

Dripping Springs Transportation Plan, 2008:

The City's 2008 Thoroughfare Plan reflects the desire to create a network of roads to ease local traffic pressure on US 290 and RR 12. The Plan calls for the extension of Roger Hanks Parkway from US 290, across the Baird and Davidson Tracts, to RR 12 and Founders Park. In addition to the Roger Hanks Parkway extension, the SPP Transportation Plan recommends an expanded network of roads that can provide additional connectivity and support future development of the large tracts north and east of Downtown, including:

- A north-south road linking Mercer Street with Springlake Drive through the DSISD, Baird and Davidson tracts;
- Local streets to support the development of the proposed catalyst projects on City, School District and privately-owned properties;
- Park roads along the greenways of the Baird and Davidson tracts and the extension of Founders Park Road, to assure community-wide public access to these new and existing open space resources.
- The design of these roads needs to be carefully considered to promote safe pedestrian and bicycle circulation and traffic calming. The SPP provides recommended cross sections for local streets, featuring continuous tree-lined sidewalks and on-street parking that offers convenience and a buffer from moving traffic.

Master Plan for Parks, Recreation and Open Space, 2007:

The City is currently in the process of updating its Parks, Recreation and Open Space Plan. It is recommended that the updated plan incorporate the proposed future open space system described for the Demonstration Site, including the trail and greenway system connecting the Downtown with the new neighborhoods, the proposed central park by the dripping springs, and the Founders Square concept at Mercer Street and Old Fitzhugh Road. As a condition of future development of the major tracts (i.e., Baird,

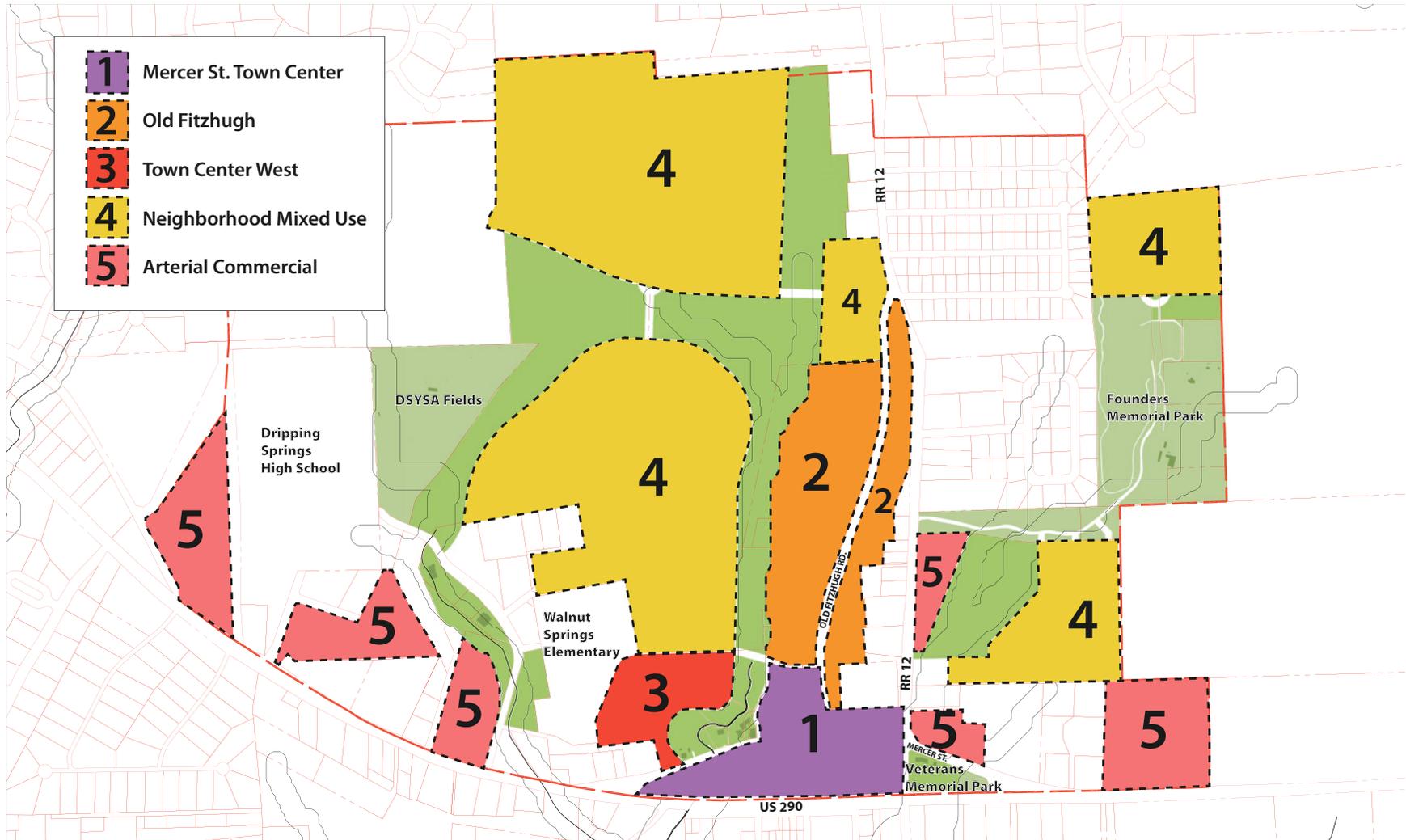
Davidson, McAllister), the Plan should consider incorporating the requirement that 30% of the gross land area be improved as publicly accessible open space in accordance with the SPP open space plan, and that all residential units be within 700 feet of a publicly accessible park. Where parkland dedication is not feasible (e.g., on smaller tracts), an equitable in-lieu contribution to a park fund is recommended.

Citywide Trails Map, 2012:

It is recommended that the City update its Trails Map to include the expanded trail system of the SPP plan, through the proposed neighborhoods north and east of Downtown, with connections to the historic core and to the proposed central park near the "Dripping Springs". Improvement of the trail system should be a condition of development of the major tracts, and incorporated as part of any in-lieu fee for parkland dedication.

The City of Dripping Springs Zoning Ordinance, 2007:

The zoning ordinance for Dripping Springs is a conventional use-based code. Within the Demonstration Site there are seven zoning districts that legislate land uses, height, lot size and density etc. (See Appendix D). These single-use districts do not reflect the Comprehensive Plan's goals for promoting mixed-use and infill development, including provision for additional housing options beyond the single-family home. Furthermore, much of the Demonstration Site, including the Davidson and Baird tracts, remain unzoned, since they are not yet within the city limits. The SPP recommends that the City adopt a Central City Overlay Zoning District for the Demonstration Site, with form-based development standards to help guide the thoughtful creation of infill development and new compact and pedestrian-friendly neighborhoods. Five development districts, each with a set of form-based development standards, are described in Appendix I. They can be summarized as follows:



Proposed Overlay Development Districts



Mercer Street Town Center: Preserve and enhance the walkable scale and rural character of the historic center. A full mix of commercial and residential uses is permitted. Drive-through and automotive uses are prohibited. Buildings are one and two stories in height and spaced apart with active uses oriented to the street.

Town Center West: Provide additional retail and commercial offerings that complement the historic center and reinforce the destination appeal of Dripping Springs. This district located on DSISD and private properties to the west of the historic town center is envisioned as an extension of the Downtown, with small-scale shops, restaurants, offices and residences oriented to a new central park.

Old Fitzhugh: Preserve and enhance the character and heritage of Old Fitzhugh Road as Dripping Springs first neighborhood. This district allows for infill development that preserves the rural “country road” character of Old Fitzhugh Road and the historic buildings along its length. New buildings are set back from the street to preserve the existing tree canopy and limited to two stories.

Neighborhood Mixed Use: Promote compact and pedestrian-oriented mixed-use neighborhoods on the large tracts of land within walking distance of the Downtown. This district provides for a full range of housing types from single-family detached homes to townhouses and apartments, as well as local-serving commercial uses. The standards provide for a pattern of neighborhood development that reduces the dominance of the automobile with alley-loaded garages and street-oriented porches and stoops, making walking and biking a more viable option.

Arterial Commercial: Allow for more intensive commercial and auto-oriented uses along major thoroughfares. This District concentrates employment and commercial uses that generate traffic along US290 and RR12. While recognizing the need to accommodate

the automobile, the standards strive to improve the quality of the pedestrian environment along these corridors.

Dripping Springs Subdivision and Site Development Regulations, and Related Technical Specifications, 2005:

The subdivision and infrastructure development standards in place for Dripping Springs are relatively current and for the most part reflect modern best planning and engineering principles. In fact, many of the regulations are more comprehensive and current than is typical for a City this size. For instance, Dripping Springs addresses street engineering standards and drainage and storm water control in a relatively sophisticated way, with both technical and environmental goals in mind. The City codes and ordinances also take advantage of opportunities for innovative standards on such as issues as parkland dedication, conservation design, and include an unusual “Ag Facility Fee” in efforts to maintain community heritage.



Many of Dripping Springs' current subdivision standards are designed for traditional suburban communities often found in the ETJ, not for town center development.

There are places where the planning team recommends tweaks and modifications. The City Subdivision Ordinance (Ordinance 1230.6, part of Chapter 28 of the City Code of Ordinances, originally enacted in April, 2005) lays out standards for blocks and lots that provide broad flexibility but can be confusing in reference between codes, especially in light of the City's interest in attracting denser nodes of development within targeted parts of the City limits, such as the proposed Catalyst Project area. The City's minimum lots sizes, the allowance for long-ish block lengths, and the City's stated preference elsewhere in the Subdivision Ordinance for "circuitous routes" for local residential streets to discourage through traffic – while appropriate management tools for much of the type of subdivision activity the City has seen in its ETJ in the past decade – could inadvertently discourage the type of traditional "small town" feel that stakeholders and residents seemed to endorse for central parts of the town during the course of the Sustainable Places Project planning. The City should be commended for providing a Conservation Design Ordinance as an alternative, and for using Water Quality Buffer Zones to help direct growth toward more desirable locations, but the Conservation Design Ordinance has been used only rarely since its adoption and may need minor adjustments itself to incentivize it as a more attractive option for local landowners and developers.

More details about recommendations for site regulations and subdivision rules are in Appendix J, including a brief review of road standards, which, like most of the City's infrastructure regulations, are in generally good shape but could stand minor review. Finally, the City should be careful as it refines its waste water plans and reviews related impact and tap fees – and should also exert what influence it has with the Dripping Springs Water Supply Corporation and other water providers – to minimize unintentional disincentives that may exist now, and that frequently exist in suburban communities, for non-traditional single family housing that the City may actually wish to attract – such as mixed use, senior living, or multi-family.

6. Acknowledgments

STAKEHOLDER COMMITTEE MEMBERS

Mayor Todd Purcell - City of Dripping Springs

Councilman Santos Alba - City of Dripping Springs

Joe Volpe - City of Dripping Springs

Larry McClung - Planning + Zoning Commission

Eric Russell - Parks + Recreation Commission

Gwen Tao - Historic Preservation Commission

Melanie Fenelon - Economic Development Committee

Dr. Bruce Gearing, Superintendent - Dripping Springs ISD

Greg Jung, Assistant Superintendent - Dripping Springs ISD

Sherrie Parks - Dripping Springs Chamber of Commerce

Bonnie Humphrey - Longhorn + Trail Drivers Museum

Mim James - Dripping Springs Wastewater Service
Planning + Zoning Commission

Greg Perrin - Dripping Springs Water Supply Corporation

Mike Davidson - Primary Land Owner

Scott Daves (Representing Tal McAllister) - Primary Land Owner

CITY STAFF

Jon Thompson - Planning Director

Michelle Fischer - City Administrator

Keenan E. Smith, AIA - Dripping Springs Architectural Advisor

CONSULTANT TEAM

McCann Adams Studio

Jim Adams

Jana McCann

Jared Genova

Michelle Slattery

Logan Saldivar

Eri Suzuki

Doucet & Associates

Jeff Barton

Jenn Dermanci

Russell Tomer

TXP

Jon Hockenyos

Jeanette C Rottas

Siglo Group

Jonathan Ogren

Matthew Fougerat

December 2013

Prepared by:



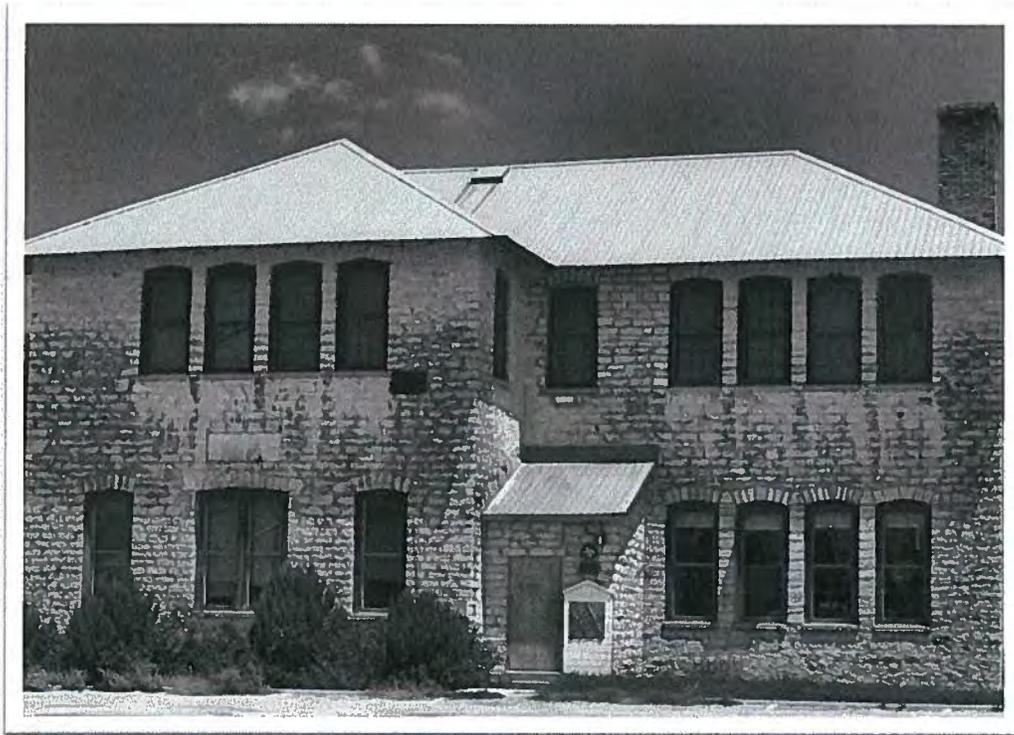
mccann adams studio

Appendices

- A.** City of Dripping Springs SPP Application
- B.** Community Visioning Survey (September 27, 2012 - DS Middle School
- C.** Community Preference Survey - February 21, 2013 - DSISD Board Room
- D.** Summary of Relevant Plans and Policies
- E.** Summary of Economic and Demographic Conditions (CAPCOG)
- F.** Analytic Tool Indicator Results
- G.** Estimate of Phase One and Two Public Improvement Costs
- H.** Public Financing Plan
- I.** Recommended Central City Overlay Zoning District
- J.** Recommended Subdivision Ordinance Amendments

Appendix A. City of Dripping Springs SPP Application

Capital Area Council of Governments Sustainable Places Project Application



Applicant: City of Dripping Springs
Contact: Jon Thompson, Planning Director
Phone: 512.858.4725
e-mail: jthompson@cityofdrippingsprings.com

Sustainable Places Project Demonstration Sites Application Form

Name of responsible local government: CITY OF DRIPPING SPRINGS, TX.

Name of primary contact person: JAN THOMPSON

Title: PLANNING DIRECTOR Department: PLANNING | G.I.S.

Address/City/State/Zip: 511 MERCER STREET, P.O. 384, DRIPPING SPRINGS, TX
78620

Telephone: () 512-858-4725 Fax: () 512-858-5644

E-mail: jthompson@cityofdrippingsprings.com

Name of co-applicant local government (if relevant): -
(Attach letter verifying joint application)

Name and location of Activity Center and proposed planning demonstration site: _____

"DRIPPING SPRINGS ACTIVITY CENTER"
5 DOWNTOWN CORE | ENVIRONS - NEAR RR. 12 | HWY 290
CENTERED

Please read the Call for Applications document and follow the instructions on the attached application checklist in order to submit a complete planning demonstration site application.

Typed Name of Authorizing Official: MICHELLE FISCHER

Title of Authorizing Official: CITY ADMINISTRATOR

Signature of Authorizing Official: Michelle Fischer Date: 08/31/11

Subscribed and affirmed before me this 31st day of Aug August, 2011

Notary Public

Jo Ann Touchstone

My Commission expires: 10/08/2011



APPLICATION CHECKLIST

The planning demonstration sites application submittal should be comprised of the sections below, clearly marked and in the following order:

✓	Requirements
✓	<ul style="list-style-type: none"> ▪ Complete Planning Demonstration Site Application Form (1 page maximum)
✓	<ul style="list-style-type: none"> ▪ Planning Demonstration Site Area maps and a narrative description of the proposed area. Ensure that all maps include a scale and north arrow. (11" x 17" maximum size – two copies). Provide one parcel map (11" x 17" maximum) of the site showing the primary land owners. Please verify that the planning demo site area is located primarily within the boundaries of the designated CAMPO Activity Center. (4 pages maximum; 3 maps, 1 narrative page)
✓	<ul style="list-style-type: none"> ▪ Issue Statement that addresses the following questions (2 pages maximum): <ul style="list-style-type: none"> ○ Why should your Activity Center be selected as a planning demonstration site? ○ What is the vision for your Activity Center? ○ How will having your Activity Center designated as a demonstration site impact your community's planning goals and vision? ○ How will the technical and professional assistance for developing detailed plans and implementation strategies make a difference in your community's efforts to establish a successful and sustainable Activity Center? ○ What aspects of the Sustainable Activity Center Goals are being considered or have been included in your community's planning efforts to date?
✓	<ul style="list-style-type: none"> ▪ Detailed explanation of Local Resources dedicated to the process (2 pages maximum). Including identification of the primary point of contact and support staff dedicated to the two (2) year process; identification of planning information and infrastructure inventory databases; and identification of the electronic media and media format on land use, zoning, parcel boundaries and infrastructure capacity/location.
✓	<ul style="list-style-type: none"> ▪ Display of Local Commitment or political will to implement recommended initiatives and strategies in support of the proposed planning demo site that reflects the Sustainable Activity Center Goals (provide requested information in the Appendices to the application). Required local commitment activities include the following: <ul style="list-style-type: none"> ○ Provide an adopted and signed Sustainable Places Project Resolution from the local government acknowledging long-term commitment to this endeavor. (refer to attached example resolution; place adopted resolution in the Appendices as described below) ○ Provide a list of specific stakeholders (bankers, developers, local business owners, realtors, large landowners, minority and faith based community representatives, etc.) that are dedicated to be involved throughout the entire process, and will serve as members of a Sustainable Places Stakeholders Committee. (place in the Appendices as described below) ○ Provide letters of support from local organizations, civic clubs and businesses. (place letters in the Appendices as described below) ○ Provide letters of support from primary landowners within the planning demo site area. (place letters in the Appendices as described below)

<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> ▪ Provide the following substantive indicators that show Local Capacity to undertake the proposed planning demo site process and the ability to support and implement the desired outcomes (2 pages maximum). <ul style="list-style-type: none"> ○ Describe a project or elements of a plan that your community has implemented including staffing, funding, development of regulations, community support, and formal actions by the governing body. ○ Describe the community's past efforts in using financing tools, capital improvement projects, bond issues, and other programs (grants, pass-through tolling, loans, etc.) to implement projects supporting transportation, housing and economic development.
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> ▪ Appendices may include relevant supporting documentation as necessary; e.g. photographs, letters of support, related study summaries, supporting comprehensive plan policies.
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> ▪ Provide one (1) signed unbound original and two (2) copies of the complete application and one (1) complete PDF version on disk or USB device to CAPCOG.

Submit one (1) signed, unbound original and two (2) copies of the complete application along with one (1) complete PDF version on disk or USB device to Chad Coburn, Sustainable Places Project Manager, CAPCOG, 6800 Burleson Road, Building 310, Suite 165, Austin, TX 78744 by 5:00 p.m., Wednesday, August 31, 2011.

The Sustainable Places Project/CATS Review Committee will receive complete applications as a PDF only. Please ensure the PDF version that you provide with your submittal is a full package, including application form and checklist, completed responses to all information requests, resolution, letters of support, photos, and any other supporting material. Any materials not submitted as a PDF will not be distributed to the CATS Review Committee. If you have problems providing a PDF copy, please contact CAPCOG staff at (512)-916-6012.

DRIPPING SPRINGS ACTIVITY CENTER

Narrative Map Description

Overview:

CAMPO's Regional Transportation Plan "Centers Concept" classifies Dripping Springs as a "Small Activity Center" with an approximately 0.5 mi. radius in (Map 2- Feb 2010). While the urban form of Dripping Springs is indeed a "Crossroads Town" - with the intersection of RR 12 and Hwy 290 being the geographic center, the "Town Quadrants" formed by the division of land by the principal intersecting highways have different existing conditions, characteristics and planning and development opportunities.

The proposed Planning Demonstration Site Area (see attached Map) recognizes an expanded focus, and "shifted center" bias toward some unique opportunities within the Northwest (NW) Town Quadrant, which contains Mercer Street, the Dripping Springs Historic District, and many remnant historic buildings of character associated with the history, culture and visual identity of the town. Major public events, such as annual "Founders Day" happen here. Further, several City-Owned land and properties (such as the Stephenson Building- built by WPA) are located here and represent development assets for possible "catalyst projects" for revitalization of the Town Core.

MAP DESCRIPTION:

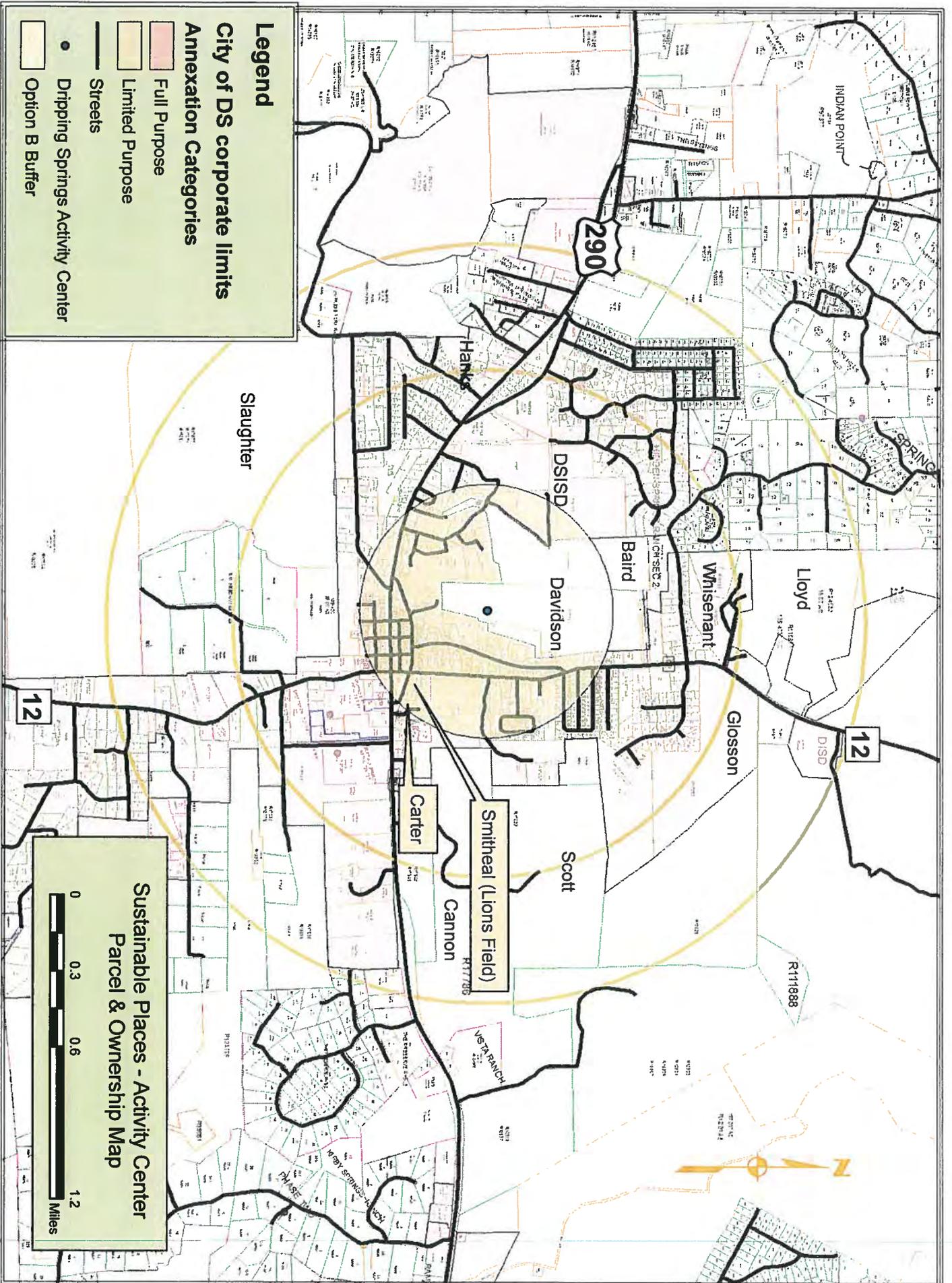
The proposed "Dripping Springs Activity Center" demonstration site encompasses three (3) roughly concentric rings or "nested scales" of investigation and study. Their associated and interrelated elements are as follows. The expanded Demonstration Site study areas enable the possible integration of many key town features, assets and elements, across several scales and "transects" of possible development intensity, and "throws a net" over both Redevelopment and New Development conditions, so as to plan and shape the Town's future expected growth in a deliberate and considered way.

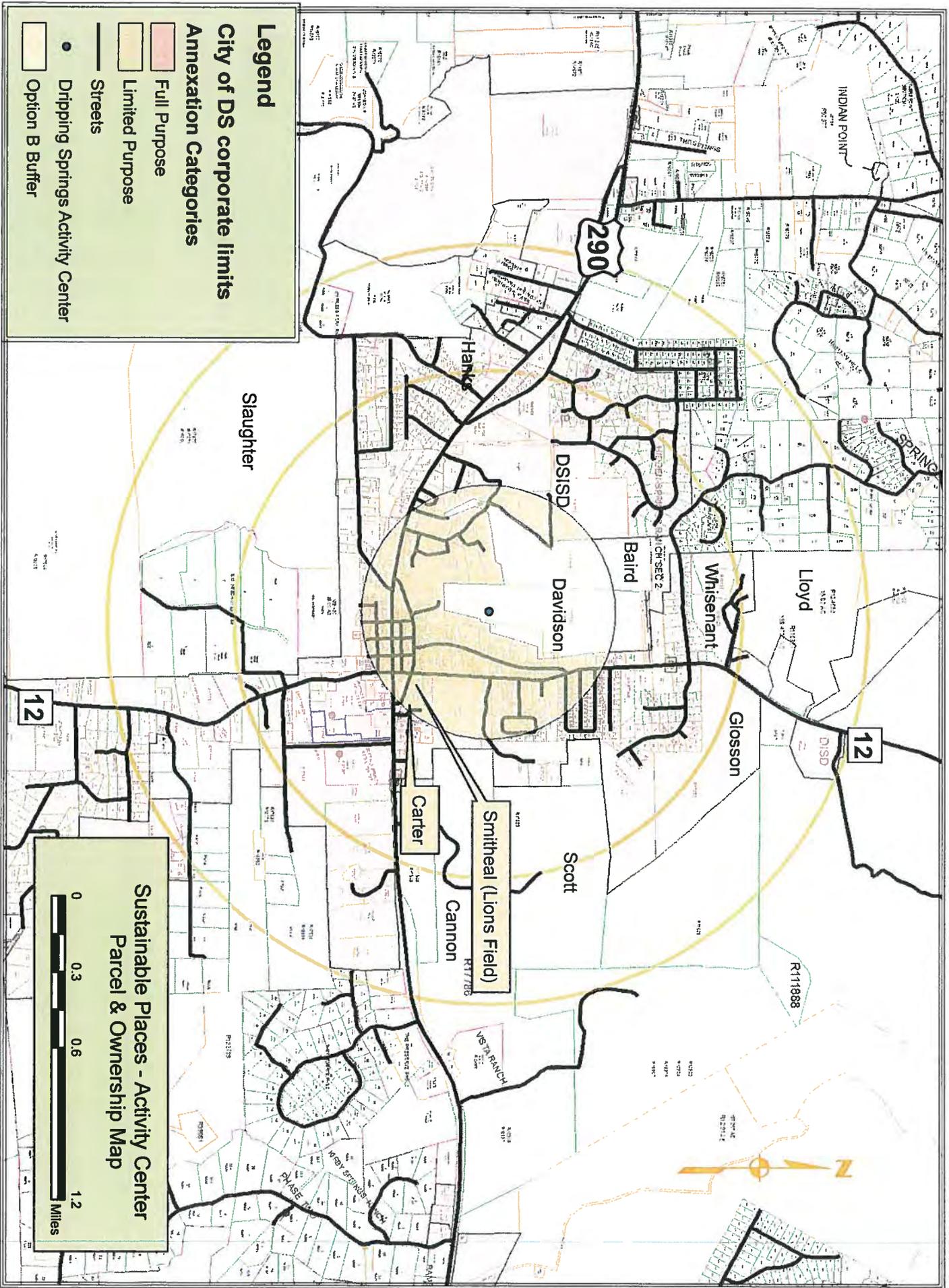
- **Dripping Springs "Core"** @ ½ mi. radius from RR 12 / Hwy 290 "Crossroads" ...
 - Mercer Street & Historic District
 - "The Dripping Springs" natural feature for which the town is named
 - City-Owned Parcels: City Hall, Veterans Park, Stephenson Bldg & lots
 - HEB and Home Depot (PDD #1) and Planned Development District #2
 - Residential Districts within the original town plat
 - Commercial businesses and institutions along RR 12 and HWY 290
 - Exactly overlays the designated CAMPO "Activity Center"

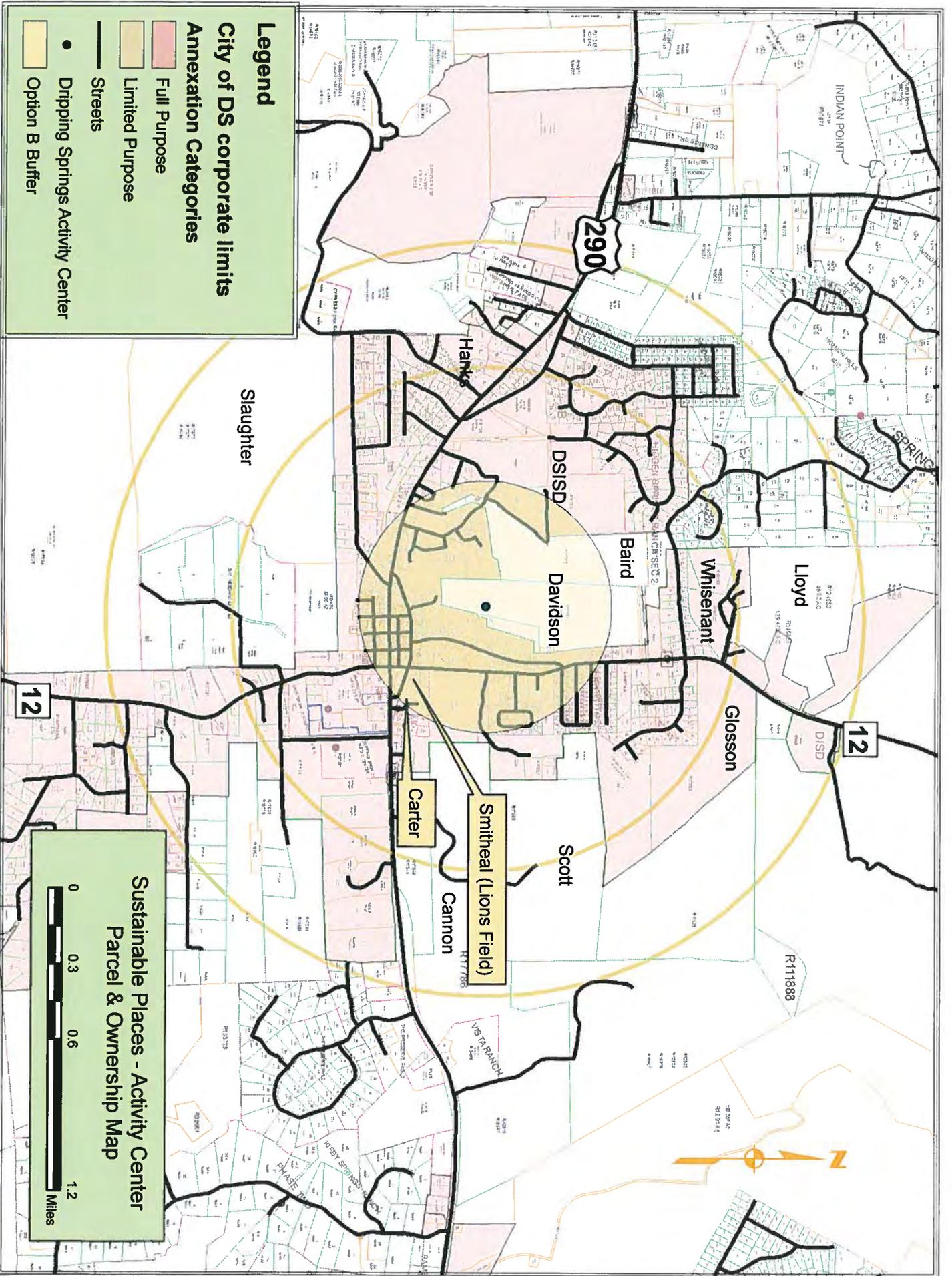
- **Dripping Springs “Activity Center” @ 1 mi. radius centered approx.. 0.4 mi. NW of the “Crossroads” ...**
 - Captures all of the “Dripping Springs Core” (described above), plus....
 - Dripping Springs ISD (school) properties, including DS High School
 - Heritage Park (NE quadrant) and Sportsplex Park (SE Quadrant)
 - Large, undeveloped parcels in (3) quadrants (NE, NW and SW)
 - Potential “Loop Road” especially around the NW & NE Quadrants
 - Residential Districts in the “first ring” suburbs
 - Commercial businesses and institutions along RR 12 and HWY 290

- **Dripping Springs “Planning Influence Zone” @ 0.5 mi. additional perimeter band beyond “Activity Center” edges ...**
 - Onion Creek Open Space Corridor (SW Quadrant)
 - Creek Road Rural Corridor Portal (Creek Rd where it meets Onion Creek)
 - Harrison Ranch Park and Event Center (under development)
 - Roger Hanks Park development (SW Quadrant)
 - Dripping Springs ISD (school) properties, including DS Middle School
 - Large, undeveloped parcels- all quadrants and along RR 12 and Hwy 290
 - Commercial business “Expansion Corridors” along RR 12 and HWY 290

* * *







DRIPPING SPRINGS ACTIVITY CENTER

Issue Statement

“WHY DRIPPING SPRINGS?”

Dripping Springs is an autonomous “emerging center” on Austin’s western exurban fringe, squarely in the path of growth. Austin’s growth influence (near and long-term) is pushing inexorably west along the 290W Corridor. Still, the surrounding hills and rural landscapes continue to provide a distinct “town vs. country” separation and a sense of “arrival” from any direction. Recent growth is stimulating a vibrant local economy and holds great potential, yet change is visibly affecting the existing character of the place and challenges existing small-town infrastructure. The community of Dripping Springs both acknowledges and embraces growth but seeks to maintain a healthy balance, striving to shape its future in a way that preserves its heritage and benefits all residents, present and future. Dripping Springs’s unique location, attractive environment, existing characteristics, local resources and growth potential make it an excellent candidate to become a Planning Demonstration Site.

Dripping Springs stands alone along the heavily travelled Highway (Hwy) 290 West Corridor - playing a key role as a western portal to the Austin region. Thus it could serve as a model for future growth, an important node in North Hays County, and a distinct transition point from the urban/suburban conditions of Austin to the east and the rural landscapes of the Texas Hill Country to the west.

Finally, Dripping Springs has managed to retain fragile pieces of its past, including a modest Historic District and “main street.” While small, short of essential amenities and with much unrealized potential, the Mercer St. “crescent” provides a centralized physical planning framework and connection to the town’s historic character, culture, heritage, and local businesses. Today, Dripping Springs sits in the path of growth and faces a critical juncture. With planning, care and implementation, a special opportunity exists to re-create a vibrant, “Liveable Town Center” in Dripping Springs.

“A VISION FOR DRIPPING SPRINGS”

Dripping Springs has the unique potential, physical characteristics, attributes and qualities to become a true “Liveable Center-” a walkable, mixed-use place that could provide live/work/shop/play options for North Hays County and the Region.

Mercer Street and the compact grid of traditional streets with the Historic District provide a ready-made framework for creating such a center in the core of Dripping

Springs. City-owned parcels along Mercer St. provide potential “catalyst projects” to spur additional liveable development. City Hall and Veterans Park “anchor” the ends of Mercer St. and the historic Stephenson Building property is at the very center.

Developing a Livable Center in Dripping Springs could boost local employment, spur investment and reinvestment opportunities, help create more convenient local services, enhance existing business retention, encourage expansion of the local tax base, and help create a true destination enhancing community identity. Further, carefully integrating land use and mobility plans would offer more real choices for living and working in close proximity. Sidewalks, trails, streets, roads and future transportation opportunities knitted with detailed land use strategies would herald more efficient, responsible, and sustainable means of local and regional mobility.

“COMMUNITY PLANNING GOALS” (current goals and/or D.S. Comprehensive Plan)

- **Develop Diverse Housing Choices**
 - **Mercer Street & Historic District: Live/Work & Adaptive Re-Use**
 - **Old Fitzhugh Rd.: Infill and Cluster Housing**
 - **Undeveloped Tracts: Work Force Housing; Market-Rate Neighborhoods; Senior Housing**
- **Develop Mobility Options**
 - **Mercer Street & Historic District: Pedestrian Improvements, Sidewalks, Trail Connections to Parks & Schools**
 - **Dripping Springs Transportation Plan: Planned Loop Road**
- **Promote Economic Prosperity**
 - **Dripping Spring Independent School District: Support a Well-Educated, Talented Work Force- Job Training, Internships**
 - **Encourage the Establishment of a Higher Education Facility**
 - **City Economic Development/Chamber of Commerce: Support Existing Business Retention and Expansion Program**
- **Healthy/Inclusive Community**
 - **Walking and Cycling are Encouraged throughout the Community**
 - **Incorporate Pedestrian & Cycling Facilities in New and Upgraded Roads**
 - **Develop an Indoor Community Center**
- **Concentrated/Balanced Growth**
 - **Establish and Annexation Plan**
 - **Encourage Infill Development**
 - **Develop Downtown as a Destination for Resident and Visitors**

- **Preservation of Environment/Natural Resources**
 - **City Parks Offer a Broad Array of Activities**
 - **Water Quality and Quantity Protection**
 - **Agricultural Heritage & Landscape Protection**

“PLANS MAKING A DIFFERENCE”

Dripping Springs Comprehensive Plan (2010), contains elements and goals for Land Use, Sustainability, Heritage, Activity, Economic, Infrastructure and Inclusivity. Yet short and long-term implementation of these goals and elements remains a challenge for the City, its small-town organizations and its limited resources. The prospective planning expertise and resources from the Sustainable Places Project would give a timely boost to these efforts, lending credence and tangibility to their implementation.

“SUSTAINABLE ACTIVITY CENTER GOALS”

The over-arching goal for the Dripping Springs Activity Center is to leverage existing potential and promote the thoughtfully planned evolution of the Study Area into a more compact, integrated, mixed-use Center. The program seeks a mix of public and private developments promoting a balance of jobs and housing opportunities, all tied into a comprehensive, multi-modal transportation and mobility network. This goal may be accomplished by including the following planning initiatives and tasks within the “Scope of Work” for the Dripping Springs Activity Center Study:

- **Future Land Use Map**
 - **Expand on Future Land Use Element of DS Comprehensive Plan**
 - **Focus on the “Three Nested Scales” of Activity Center Area (map)**
- **Future Transportation Projects**
 - **Expand/Refine Transportation Plan Element of DS Comprehensive Plan**
 - **Develop detailed transportation and mobility strategies for the Center**
- **Funding Strategies**
 - **Identify Potential Public/Private Partnerships and Resources**
 - **Leverage Existing/Future Planned Transportation Projects**
- **Local Ordinance and Policy**
 - **Weigh potential Changes in Local Policy/Ordinances to promote Center**
- **Public Outreach**
 - **Engage Stakeholder Groups and Community in a “Hands-On” process**
- **Urban Design Plans**
 - **Envision “Catalyst” Projects on City-Owned Parcels; Mercer Streetscape**

SUSTAINABLE PLACES PROJECT PLANNING DEMONSTRATION SITES

DRIPPING SPRINGS ACTIVITY CENTER

Local Resources

“PRIMARY POINT OF CONTACT”

- Jon Thompson, Planning Director
- Keenan Smith- Project Coordinator
- Rick Coneway, P.E., City Engineer
- Michelle Fischer, City Administrator
- Ginger Faught, Deputy City Administrator
- Support Staff

“PLANNING INFORMATION & INFRASTRUCTURE DATABASES”

- Aerial Photography
 - Proposed participation with the 2011-2012 GeoMap Project with CAPCOG and other regional entities (6” pixel resolution)
 - Presently have aerial photograph databases from 2008 and 2006
 - Presently have aerial photography database for City's wastewater collection system (2 foot contour interval, 1/2 foot contour interval in downtown area)
- G.I.S. Mapping and Databases
 - Street and Property Maps & Inventory
 - Hays County Streets
 - Hays County Appraisal District data
 - City Parcel data (using Hays CAD for a base) to track development and permits
 - Regional Databases (CAMPO, CAPCOG, ECT)
 - Municipal Utility Databases (D.S. Water Supply; D.S. Wastewater)
 - 2010 Census Data files
 - Boundary files (city limit, ETJ, county)
 - FEMA (floodplain information)
 - USGS (topography quad-maps)
 - Geologic data (Recharge Zone and Contributing Zone)
 - Land Use maps (existing, proposed)
 - Potential Subdivisions
 - Zoning
 - Floodplain and Water Quality Buffer Zone map

"ELECTRONIC MEDIA- PLANNING INFORMATION"

- **G.I.S. Mapping and Databases (ArcGIS) - see Planning Information & Infrastructure Databases for more details**

* * *

SUSTAINABLE PLACES PROJECT PLANNING DEMONSTRATION SITES

DRIPPING SPRINGS ACTIVITY CENTER

Local Commitment

“SUSTAINABLE PLACES PROJECT RESOLUTION”

- See attached Dripping Springs City Council Resolution (approved 8/9/11) ***

“DRIPPING SPRINGS- SUSTAINABLE PLACES STAKEHOLDER COMMITTEE”

- **City Council:**
 - Mayor Todd Purcell
 - Council Member Joe Volpe (sponsor)
 - Council Member Doug Phillip (sponsor)
- **City of Dripping Springs Planning & Zoning Commission Member**
- **City of Dripping Springs Parks & Recreation Commission Member**
- **City of Dripping Springs Historic Preservation Commission Member**
- **City of Dripping Springs Economic Development Committee Member**
- **Two Primary Land Owners**
- **Hays County Representative**
- **Dripping Springs Independent School District Representative**
- **Dripping Springs Chamber of Commerce Representative**
- **Dripping Springs Wastewater Service Representative**
- **Dripping Springs Water Supply Corporation Representative**

“LETTERS OF LOCAL ORGANIZATION, CIVIC CLUB AND BUSINESS SUPPORT”

- See attached letters of support: ***
 - Dripping Springs Independent School District
 - Dave Edwards, Senior Vice President, Broadway Bank
 - Hays County Commissioner Ray Whisenant, Precinct 4
 - Whit H. Hanks, Economic Development Committee Chair
 - Larry McClung, Planning & Zoning Commission Chair

“LETTERS OF PRIMARY LANDOWNER SUPPORT”

- See attached letters of support: ***
 - Carter Breed
 - Chris V. Cox

- **Nelson M. "Mike" Davidson, Jr.**
- **Whit H. Hanks**
- **Rick Hardy, La Vid Urban Homes**

*** * ***

SUSTAINABLE PLACES PROJECT PLANNING DEMONSTRATION SITES

DRIPPING SPRINGS ACTIVITY CENTER

Local Capacity

“PROJECTS & PLANS RECENTLY IMPLEMENTED”

- **New Code of Ordinances (including major revision to development codes - subdivision, site development, water quality, zoning) adopted - (2005)**
- **Master Plan for Parks, Recreation, and Open Space (2007)**
- **Historic Preservation Program Implementation Manual (2007)**
- **Regional Water Quality Protection Plan (2008) - sponsor**
- **Comprehensive Plan (2010)**
- **FEMA revision (2012-2013) - participation in studying Onion Creek**
- **Cooperative Planning Initiatives**
 - **Greater Dripping Springs Community Planning Partnership (assisted with the City of Dripping Springs 2002 Master Plan)**
 - **Envision Central Texas (2003) - Roger Hanks Park - Site Concept Plan**
 - **Interlocal Agreements**
 - **Interlocal Agreement with Emergency Services District # 6 for Fire Protection Services**
 - **Interlocal Agreement (nearing approval) with Hays County for implementation of our "1445" Agreement for the streamlining of development process between agencies**
 - **Planned Development Districts-PDD # 1-HEB, Home Depot, Barshop & Oles; PDD # 2-CVCDS, Ltd.**
 - **Development Agreements-Belterra, Arrowhead Ranch, Scenic Greens, Headwaters at Barton Creek, Driftwood, Hall Commercial Tract, Hall Residential Tract, Shops at Highpointe, Bella Vista, Center Lake & Inner Step Business Parks, Belterra Commercial, Anarene (Hill Tract)**
 - **Municipal Utility District Agreements-MUD #4 (Highpointe), MUD #5 (Bush Ranch), MUD #6 (Bella Vista), Headwaters MUD**
 - **Driftwood Economic Development Municipal Management District**
 - **Strategic Partnership Agreements-WCID #1 (Belterra), MUD #5 (Bush Ranch)**
 - **Wastewater Utility Agreements-Scenic Greens, Arrowhead Ranch**
 - **TXDOT - adoption and revision of Municipal Maintenance Agreement**
 - **Chapter 380 Economic Development Agreements-Barshop & Oles for Construction of Wastewater Line, Street and Drainage Improvements for \$3,456,340, and Mak Foster Ranch for Construction of Streets, Trails, Parks, Plaza, and Water Fountain Feature for \$2,261,480**
- **Grants & Grant Applications**
 - **Community Development Block Grants for Wastewater Service to North Forty Neighborhood (\$500,000)**

- Texas Water Development Board Loan for South Regional Wastewater Treatment Plant and Collection System (issued bond for \$9,400,000)
- Application to Federal Highway Administration Surface Transportation Program Metropolitan Mobility CAMPO Grant- "Mercer Street Improvements - Stand-Alone Bicycle and Pedestrian Project" (2011)
- Application to TXDOT CAMPO Proposition 12 Funding - Turn Lane Improvements on RR12 (2011)
- Potential submittal for US DOT TIGER grant for local transportation improvements for increased mobility
- Harrison Ranch Park Improvement Project-Hays County Grant for \$1,750,000, Texas Parks & Wildlife Department Outdoor Recreational Grant for \$500,000

"TOOLS & PROGRAMS USED FOR PROJECT IMPLEMENTATION"

- **Transportation & Mobility**
 - Transportation Plan (2006)
 - Participation in Hays County Transportation Plan revision (2011)
 - Revisions to the City Transportation Plan (2012)
- **Economic Development**
 - City Economic Development Committee
 - Chamber of Commerce Economic Development Committee
 - Chapter 380 Economic Development Program
- **Infrastructure**
 - Capital Improvement Project - South Regional Wastewater Treatment Plant and Collection System
 - Resolution in Support of the Proposal of the Coalition of Central Texas Utilities Development Corporation to bid on and acquire certain LCRA water and wastewater facilities
 - TXDOT - working with TXDOT to acquire ROW for improvements to local mobility issues (Old 290, Mercer, and East Mercer)
- **Parks**
 - Partnerships with Dripping Springs Independent School District, Texas Parks & Wildlife, LCRA and others in acquiring the Sports & Recreation Park (1998)
 - Partnerships with various groups in the acquisition of land for Founders Memorial Park, and in partnership with the Pound House Museum
 - Partnership with Hays County to acquire the Veterans Memorial Park
 - Partnership with Hays County, various other entities in acquiring Harrison Ranch Park
 - Partnership with Lucy Reed Hibberd in receiving Charro Ranch Park

* * *

APPENDIX

RESOLUTION No. 2011-14

APPLICATION FOR SUSTAINABLE PLACES PROJECT

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS, AUTHORIZING THE FILING OF AN APPLICATION TO THE CAPITAL AREA TEXAS SUSTAINABILITY (CATS) CONSORTIUM TO BECOME A DEMONSTRATION SITE FOR THE SUSTAINABLE PLACES PROJECT, A PROGRAM FUNDED BY THE HUD SUSTAINABLE COMMUNITIES REGIONAL PLANNING GRANT

WHEREAS, the City of Dripping Springs desires to develop the Activity Center (identified in Attachment "A") through a two-year planning process that will integrate mobility options, expanded economic opportunities, housing choices, a healthy, inclusive community, and concentrated/balanced growth that preserves the surrounding natural environment and supports future growth of the community; and,

WHEREAS, the City of Dripping Springs governing body acknowledges a commitment of reasonable resources to support the planning process including meeting space, staff time, coordination with stakeholder groups, and participation by the City of Dripping Springs leadership in sharing best practices and case studies with other demonstration site leaders; and,

WHEREAS, the City of Dripping Springs acknowledges that all consulting and analytical services are being made available through funding received by CAPCOG from the HUD Sustainable Communities Regional Planning Grant and there will be no direct cost to the city/county except for in-kind resources provided; however, there will not be any direct funding provided directly to any city/county participating as a demonstration site; and,

WHEREAS, the City of Dripping Springs agrees if designated to formally appoint its Sustainable Places Stakeholders Committee (list attached) in January 2012 ensuring the members understand the City's commitment to the two-year planning process and indicating their willingness to serve; and,

WHEREAS, the City of Dripping Springs recognizes the importance of communities in the region implementing plans that focus growth to maximize existing assets and infrastructure while sustaining economic competitiveness and the unique qualities of the participating cities and counties, including planning for mobility and housing based on where people live and work;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

1. That a Sustainable Places Project Planning Demonstration Site application is hereby authorized to be filed on behalf of the City of Dripping Springs with the CATS Consortium.

2. That the City Council commits that members of the governing body and staff as appropriate will work with planning consultants selected by the CATS Consortium to engage stakeholders, facilitate public support, and formulate inventive plans for the designated Activity Center.
3. That the City intends to adopt various improvement plans that are developed by the City during the planning process, possibly including capital improvements, incentive programs, regulations, and ordinances designed for the Activity Center.

PASSED & APPROVED this, the 9th day of August 2011, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

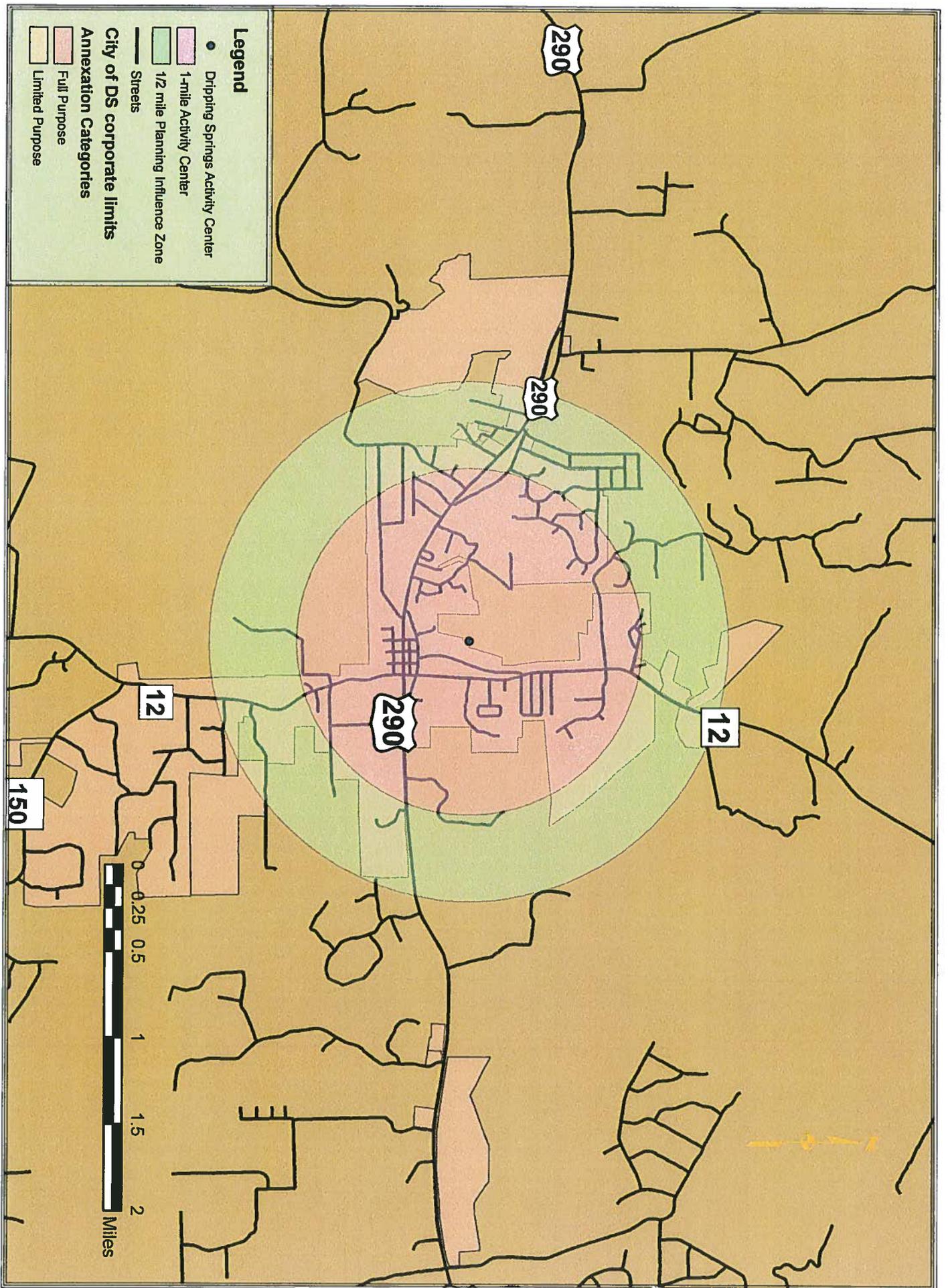
ATTEST:

by: Bill Foulds

Mayor Pro Tem Bill Foulds

Jo Ann Touchstone

Jo Ann Touchstone, City Secretary



Sustainable Places Stakeholders Committee

- **City Council:**
 - Mayor Todd Purcell
 - Council Member Joe Volpe (sponsor)
 - Council Member Doug Phillip (sponsor)
- **City of Dripping Springs Planning & Zoning Commission Member**
- **City of Dripping Springs Parks & Recreation Commission Member**
- **City of Dripping Springs Historic Preservation Commission Member**
- **City of Dripping Springs Economic Development Committee Member**
- **Two Primary Land Owners**
- **Hays County Representative**
- **Dripping Springs Independent School District Representative**
- **Dripping Springs Chamber of Commerce Representative**
- **Dripping Springs Wastewater Service Representative**
- **Dripping Springs Water Supply Corporation Representative**



DRIPPING SPRINGS

Independent School District

510 W. Mercer Street, P.O. Box 479, Dripping Springs, Texas 78620-0479
Phone 512.858.3082 Fax 512.858.3099
www.dsisd.txed.net

August 31, 2011

Capital Area of Texas Sustainability Consortium
6800 Burleson Rd.
Building 310, Suite 165
Austin, TX 78744

Re: Support of the City of Dripping Springs Application to Become a Demonstration Site for the Sustainable Places Project

Dear Consortium Members:

I share this letter in support of the City of Dripping Springs' application to the Capital Area of Texas Sustainability Consortium to become a demonstration site for the Sustainable Places Project, a program funded by the HUD Sustainable Communities Regional Planning Grant.

Participation in the Sustainable Places Project would help the City meet its goals for land use, sustainability, economic development, infrastructure, heritage, activity, and inclusivity. Implementation of these goals is a challenge for Dripping Springs due to the limited resources typical of a small town.

Participation in the Sustainable Places Project also would help the City create a livable and sustainable center. The development of diverse housing choices and mobility options, promotion of economic prosperity, and creation of a destination that enhances community identity will directly benefit the School District, its employees, and students.

Please consider our support as the City moves forward with plans to positively shape the future of Dripping Springs.

Sincerely,

Mard A. Herrick, Ph.D.
Superintendent of Schools
Dripping Springs ISD



August 30, 2011

Capital Area of Texas Sustainability Consortium
6800 Burleson Rd.
Building 310, Suite 165
Austin, TX 78744

Re: Support of the City of Dripping Springs Application to Become a
Demonstration Site for the Sustainable Places Project

Dear Consortium Members:

As a representative of Broadway Bank, I fully support the City's Application to the Capital Area of Texas Sustainability Consortium to become a demonstration site for the Sustainable Places Project, a program funded by the HUD Sustainable Communities Regional Planning Grant.

Broadway Bank is located within the City of Dripping Springs Activity Center and would benefit from the planning assistance that would be provided to the City of Dripping Springs.

Furthermore, I currently serve as Vice Chairman of the Board of Directors of the Dripping Springs Chamber of Commerce. The Chamber also recognizes the positive economic impact that participation in the Sustainable Places Project would bring to the city.

Thank you for providing the opportunity to the city to participate in the Sustainable Places Project. I hope that you will select Dripping Springs as a demonstration site.

Sincerely,

Dave Edwards
Sr. Vice President
Broadway Bank
dedwards@broadwaybank.com
(512)858-1039



COMMISSIONER RAY WHISENANT
HAYS COUNTY PRECINCT 4

August 31, 2011

City of Dripping Springs
Mayor Todd Purcell
P.O. Box 384
Dripping Springs, TX 78620

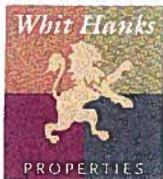
Mayor Purcell:

Hays County is a continuing partner with the Capital Area Metropolitan Planning Organization (CAMPO), the Capital Area Council of Governments (CAPCOG) and the Clean Air Coalition. This letter of support is for the City of Dripping Springs' effort to secure funding for city planning.

In my role as County Commissioner in Hays County, I am committed to helping the communities located in Precinct 4 plan for their growth in an orderly, broad-based manner that provides a reasonable range of economic, educational, and living opportunities.

Respectfully,

Ray Whisenant



1009 WEST 6TH STREET
AUSTIN, TEXAS 78703
TEL: 512.478.2264
FAX: 512.478.2203

August 26, 2011

Capital Area of Texas Sustainability Consortium
6800 Burleson Rd.
Building 310, Suite 165
Austin, TX 78744

Re: Support of the City of Dripping Springs Application to
Become a Demonstration Site for the Sustainable Places Project

Dear Consortium Members:

I fully support the City's Application to the Capital Area of Texas Sustainability Consortium to become a demonstration site for the Sustainable Places Project, a program funded by the HUD Sustainable Communities Regional Planning Grant.

I own several properties within the City of Dripping Springs Activity Center which would benefit from the planning assistance that would be provided to the City of Dripping Springs.

Furthermore, I currently serve on the City's Economic Development Committee and appreciate the positive economic impact that participation in the Sustainable Places Project would bring.

Thank you for providing the opportunity to Dripping Springs to participate in the Sustainable Places Project. I hope that you will select Dripping Springs as a demonstration site.

Sincerely,

Whit H Hanks

August 29, 2011

Capital Area of Texas Sustainability Consortium
6800 Burleson Rd.
Building 310, Suite 165
Austin, TX 78744

Re: Support of the City of Dripping Springs Application to Become a
Demonstration Site for the Sustainable Places Project

Dear Consortium Members:

I fully support the City's Application to the Capital Area of Texas Sustainability Consortium to become a demonstration site for the Sustainable Places Project, a program funded by the HUD Sustainable Communities Regional Planning Grant.

I own property and maintain an office within the City of Dripping Springs Activity Center. I also serve on the City of Dripping Springs Planning and Zoning Commission, so I recognize and appreciate the benefit from the planning assistance that would be provided to the City.

Dripping Springs enjoys an excellent quality of life but is facing many challenges due to growth in the area. Participation in the Sustainable Places Project will assist the City to be more self-sustaining, manage growth, and preserve quality of life.

I hope that you will recognize the unique opportunity the Consortium has to make a real difference in the future of the Dripping Springs area.

Sincerely,



Larry McClung

August 28, 2011

Capital Area of Texas Sustainability Consortium
6800 Burleson Rd.
Building 310, Suite 165
Austin, TX 78744

Re: ***Support of the City of Dripping Springs Application to Become a
Demonstration Site for the Sustainable Places Project***

Dear Consortium Members:

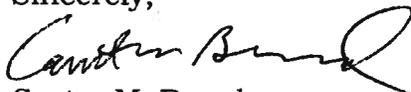
I write in support of the application of the City of Dripping Springs to the Capital Area of Texas Sustainability Consortium to become a demonstration site for the Sustainable Places Project, funded by the HUD Sustainable Communities Regional Planning Grant.

The properties in the Dripping Springs Activity Center area, including property that I own which consists of multiple parcels in the heart of town, would benefit from the planning assistance that would be provided to the City of Dripping Springs.

As a person with deep roots in Dripping Springs, I am proud of the City's excellent quality of life. However, the City is facing many challenges due to growth. Participation in the Sustainable Places Project will assist the City to be more self-sustaining, manage growth, and preserve quality of life.

I hope that you will recognize the unique opportunity the Consortium has to make a real difference in the future of the Dripping Springs area. Should you have any questions, feel free to contact me at 512/796-5830.

Sincerely,



Carter M. Breed
President
Wessex Capital, Inc.

**Chris V. Cox
3605 Hillbrook Drive
Austin, Texas 78731
512 656 2768/Fax 512 453 8220
chriscox1002@aol.com**

August 30, 2011

Capital Area of Texas Sustainability Consortium
6800 Burleson Road
Building 310, Suite 165
Austin, TX 78744

Re: Support of the City of Dripping Springs Application to Become a
Demonstration Site for the Sustainable Places Project

Dear Consortium Members:

I support the City's Application to the Capital Area of Texas Sustainability Consortium to become a demonstration site for the Sustainable Places Project, a program funded by the HUD Sustainable Communities Regional Planning Grant.

The properties in the Dripping Springs Activity Center area, including property that I own, would benefit from the planning assistance that would be provided to the City of Dripping Springs.

Dripping Springs enjoys an excellent quality of life and is facing many challenges due to growth. Participation in the Sustainable Places Project will assist the City to be more self-sustaining, manage growth and preserve quality of life.

I hope that you will recognize the unique opportunity the Consortium has to make a real difference in the future of the Dripping Springs area.

Sincerely,

Chris V. Cox

**NELSON M. DAVIDSON, JR.
ATTORNEY AT LAW**

**1220 West Highway 290, Suite 100
P.O. Box 529
Dripping Springs, Texas 78620**

**(512) 894-0775 Fax (512) 894-3838
nmdavidson@austin.rr.com**

August 30, 2011

Capital Area of Texas Sustainability Consortium
6800 Burleson Rd.
Building 310, Suite 165
Austin, TX 78744

Re: Support of the City of Dripping Springs Application to Become a
Demonstration Site for the Sustainable Places Project

Dear Consortium Members:

The City of Dripping Springs is an exciting place to live and be a part of. We are growing and developing at a significant rate and there is a great deal of healthy collaboration and dialogue between the City and its residents about how the City should grow and develop in the days ahead.

I support the City's Application to the Capital Area of Texas Sustainability Consortium to become a demonstration site for the Sustainable Places Project, a program funded by the HUD Sustainable Communities Regional Planning Grant.

The properties in the Dripping Springs Activity Center area, including property that I own, would benefit from the planning assistance that would be provided to the City of Dripping Springs. I also feel that the Capital Area of Texas Sustainability Consortium would benefit from input from the City of Dripping Springs.

Dripping Springs enjoys an excellent quality of life and is facing many challenges due to growth. Participation in the Sustainable Places Project will assist the City to be more self-sustaining, manage growth, and preserve quality of life.

I hope that you will recognize the unique opportunity the Consortium has to make a real difference in the future of the Dripping Springs area and the Austin metropolitan area.

Sincerely,

A handwritten signature in black ink, reading "Nelson M. Davidson". The signature is written in a cursive style with a large, looping initial "N" and a long, sweeping underline.

La Vid Urban Homes
P.O. Box 161775
Austin, TX 78716-1775
512-263-9446 Fax 512-263-1003

August 26, 2011

Capital Area of Texas Sustainability Consortium
6800 Burleson Rd.
Building 310, Suite 165
Austin, TX 78744

Re: Supporting the City of Dripping Springs application to become a demonstration site for the sustainable places project

Dear Consortium Members:

I strongly support the City of Dripping Spring's Application to the Capital Area of Texas Sustainability Consortium to become a demonstration site for the Sustainable Places Project, a program funded by the HUD Sustainable Communities Regional Planning Grant.

The properties in the Dripping Springs Activity Center area, including property that I own, would benefit from the planning assistance that would be provided to the City of Dripping Springs.

As a developer, I have helped bring new growth with affordable housing to the City of Dripping Springs. We also have future projects to meet this demand while focusing on improving the quality of life in downtown Dripping Springs, I believe the participation in the Sustainable Places Project will assist the City to be more self-sustaining, manage growth, and preserve quality of life.

Dripping Springs enjoys an excellent quality of life and is facing many challenges due to growth.

I hope that you will recognize the unique opportunity the Consortium has to make a real difference in the future of the Dripping Springs area.

Sincerely,



Rick Hardy

Photos of Properties located on Mercer Street in the Historic District

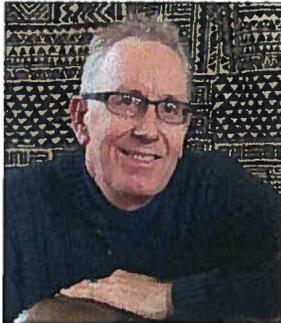


Photos of Vacant Properties located within the Planning Area of Influence



Photos of New Development within the Planning Area of Influence





Keenan E. Smith, AIA is the **founding Principal of City Lights Design Alliance**- a small, multidisciplinary, collaborative, client oriented design practice based in Dripping Springs, Texas.

With **active public and private sector clients** in both **Central Texas and Southern California**, his practice focuses on the **thoughtful making and integration of architecture, urban design, and community planning** at a variety of scales- **from the small house to the region.**

Prior to establishing City Lights Design in 1990, he was **Manger of Urban Planning and Design** for the **Irvine Company** in Orange County, California. There, he had development planning and urban design responsibilities for projects of up to 8,000 dwelling units. Returning to Texas in 2000, he designed and built the family homestead and a studio in Dripping Springs. From 2002 to 2007 he was **Director of Practice for Black & Vernooy Architects** in downtown Austin, and from 2010 to 2011 was **Senior Architect for Parsons Corporation's** Austin office.

Keenan is a **registered architect since 1983**, and an active member or the **American Institute of Architects** and the **Congress for the New Urbanism**. He holds a **Bachelor's of Architecture High Honors** from **The University of Texas at Austin**, and **Master's of Architecture in Urban Design** with Distinction from **Harvard University, Graduate School of Design**, where he also won **Highest Overall Achievement in Urban Design** and the **Urban Design Thesis Prize**.

His teaching experience in urban planning and design includes Adjunct Associate Professor appointments at the **University of Texas School of Architecture** and the **University of Southern California**, as well as many compensated lectureships and visiting critic assignments, including Arizona State University, Washington University, and The University of Arkansas.

* * *

City Lights Design Alliance
P.O. Box 1166
Dripping Springs, Texas 78620
512-264-3031



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Sustainable Community



Goal: Walking and Cycling are Encouraged throughout the Community
Recommendation: Identify Trail Connections for Neighborhoods, Parks, and Schools utilizing Creeks

Actions	Duration	Timeline	Who's Responsible?
Utilize Future Land Use Plan, school district plans, parks plan, and discussion with residents to identify potential destinations	6 Months	March – August 2011	City Staff, Parks and Recreation Commission
Determine priority connections to develop and how they will be built (on-street bike lanes, off-street trails, etc.) with a focus on creeks and waterways as connections	3 Months	August – October 2011	City Staff, Parks and Recreation Commission
Determine funding necessary to implement prioritized projects	4 Months	October 2011 – January 2012	City Staff, Parks and Recreation Commission
Apply for grants and other funding to help with identified projects	9 Months	March – November 2012	City Staff, Parks and Recreation Commission
Determine what City funding may be available	3 Months	November – January 2013	City Council
Work with property owners to obtain easements and right of way for any off-street facilities	6 Months	January – June 2013	City Staff
Develop trails as funding is available (do on-street facilities in coordination with planned maintenance)	On-going	On-going	City Staff

Possible Partners?

Property owners, Developers, School District, Texas Department of Transportation, State Representatives, Hill Country Conservancy

How will you measure success?

First projects underway by June 2013

Estimated funding needed and possible sources?

Dependant on final plans
 General Funds, Bonds, State and Federal Grants

Goal: Walking and Cycling are Encouraged throughout the Community
Recommendation: Incorporate Pedestrian and Cycling Facilities in New and Upgraded Roads

Actions	Duration	Timeline	Who's Responsible?
Review and update plan for road maintenance and upgrades	6 Months	January – June 2011	City Staff
Determine if streets are adequate for bike lanes	6 Months	March – August 2011	City Staff
Install painted bike lanes as roads are repaved and rebuilt	On-going	On-going	City Staff
Educate residents on new bike paths, safety, etc.	On-going	On-going	City Staff

Possible Partners?

Texas Department of Transportation, Road Crews

How will you measure success?

Bike lanes painted on all suitable roads

Estimated funding needed and possible sources?

Minimal for striping

Goal: Walking and Cycling are Encouraged throughout the Community
Recommendation: Encourage Developers to Incorporate Pedestrian Facilities in New Neighborhoods

Actions	Duration	Timeline	Who's Responsible?
Utilize trail plan when discussing proposed developments to show planned trail connections	On-going	On-going	City Staff
Encourage inclusion of additional pedestrian facilities	On-going	On-going	City Staff
Consider incentives for additional pedestrian facilities, such as density bonuses, etc.	6 Months	January – June 2013	City Council
Establish criteria determining which roads should have sidewalks, trails, and bike lanes.	6 Months	January – June 2013	City Council

Possible Partners?

Property owners, Developers, Texas Department of Transportation, Federal Government

How will you measure success?

All new developments include pedestrian and cycling facilities
 Connectivity throughout the City increases

Estimated funding needed and possible sources?

Minimal for City

Goal: Water Quality and Quantity are Protected

Recommendation: Encourage Rainwater Harvesting and other Conservation Measures in New Development

Actions	Duration	Timeline	Who's Responsible?
Develop educational pamphlet on benefits of rainwater harvesting	3 Months	March – May 2011	City Staff, Water Corp
Promote conservation measures to developers as part of development approval process (highlight cost effectiveness, marketing angle, etc.)	On-going	On-going	City Staff, Water Corp
Develop all public facilities to incorporate conservation best practices	On-going	On-going	City Staff, City Council
Consider incentives for conservation measures in new development and for retrofitting of existing projects (toilet replacement program, increased impervious cover with rainwater harvesting, etc.)	6 Months	January – June 2011	City Staff, City Council, Water Corp

Possible Partners?

Developers, Builders, Water Supply Corporation, Hill Country Alliance

How will you measure success?

Water Conservation measures included in new development Program to encourage replacement of older, less water efficient fixtures in place by June 2012

Estimated funding needed and possible sources?

Dependent on scope of program (toilet replacements are about \$200 each)
General Funds, Grants

Goal: Water Quality and Quantity are Protected

Recommendation: Ensure New Development Minimizes Stormwater Runoff and Does Not Degrade Waterways

Actions	Duration	Timeline	Who's Responsible?
Review development ordinances and update if needed to incorporate best practices (buffers along waterways, impervious cover, drainage, etc.)	3 Months	February 2011 – April 2011	City Staff
Ensure stormwater retention facilities are adequate and well maintained over time	On-going	On-going	City Staff
Ensure new construction has adequate controls to minimize runoff	On-going	On-going	City Staff
Develop regional stormwater retention plan	6 Months	June 2011 – November 2011	City Staff

Possible Partners?

Developers, Property Owners, Construction contractors, Hays County

How will you measure success?

Water Quality if preserved
 New Development does not increase stormwater runoff

Estimated funding needed and possible sources?

Dependent on developer participation, facilities needed
 Minimal to update ordinances
 Developers should pay for most facilities

Goal: Water Quality and Quantity are Protected

Recommendation: Incorporate Regional Stormwater Detention to Support New Development

Actions	Duration	Timeline	Who's Responsible?
Develop and adopt a stormwater detention plan as starting point to develop regional detention	On-going	As development occurs	City Staff
Ensure plans create amenities from stormwater facilities	On-going	On-going	City Staff
Coordinate with developers to minimize public costs associated with development of regional detention	On-going	On-going	City Staff

Possible Partners?

Developers, Property Owners

How will you measure success?

Regional Stormwater facilities are incorporated as assets into new development

Estimated funding needed and possible sources?

Dependent on developer participation, facilities needed
Developers should pay for most facilities

Goal: Agricultural Heritage is Protected

Recommendation: Identify High Quality Agricultural Lands and Work to Protect Them

Actions	Duration	Timeline	Who's Responsible?
Work with area farmers and ranchers to identify key agricultural properties and those families who wish to remain in agriculture	2 Years	2012 – 2014	City Staff
Work with Land Trusts and other organizations to obtain development rights for key properties (historic, aesthetic, and environmental)	On-going	On-going	City Staff
Consider local incentives for preserving agricultural lands	On-going	On-going	City Staff
Consider the development of a Transfer of Development Rights or Mitigation Bank program (possibly in coordination with Hays County)	2 Years	2014 – 2016	City Staff, County Staff

Possible Partners?

Area land trusts, Environmental organizations, Hays County

How will you measure success?

Agricultural lands are preserved around Dripping Springs

Estimated funding needed and possible sources?

Dependent on level of City involvement, should be fairly minimal if land trusts and others involved

Goal: Agricultural Heritage is Protected

Recommendation: Support Agri-Tourism, Farmers Markets, etc. to foster demand for local Ag Products

Actions	Duration	Timeline	Who's Responsible?
Promote the existing Farmers Market to attract more customers and get more local farmers to participate	On-going	On-going	City Staff, Chamber of Commerce, Farmers Market
Work with area farmers to develop events, tours, etc. to promote local products	On-going	On-going	Chamber of Commerce, Farmers Market
Help connect local Farmers to other Farmers Markets, Restaurants, etc.	On-going	On-going	Chamber of Commerce, Farmers Market

Possible Partners?

Area Farmers and Ranchers, Area Farmers Markets, local restaurants, Hays County AgriLife

How will you measure success?

More local farmers selling products locally

Estimated funding needed and possible sources?

Minimal for promotion

Some costs for events, but should be recouped

Goal: Agricultural Heritage is Protected

Recommendation: Develop Harrison Ranch Park to Support Ag and Ranch Activities

Actions	Duration	Timeline	Who's Responsible?
Support the development of a multi-purpose events center	2 Years	January 2011 – December 2012	City Staff, Parks and Recreation Commission
Establish facilities for 4-H and FFA events and activities	2 Years	January 2011 – December 2012	City Staff, Parks and Recreation Commission, 4-H, FFA, School District
Promote Harrison Ranch Park for events, competitions, etc.	On-going	On-going	Chamber of Commerce

Possible Partners?

School District, 4-H, FFA, local ranchers, area horse clubs, Hays County AgriLife, Texas State University, Texas A&M

How will you measure success?

Harrison Ranch Park becomes a regional destination for ag and horse related events

Estimated funding needed and possible sources?

Dependent on needed facilities
 Local fundraising, partnering with ISD, 4-H, FFA, and other users
 Sponsorships

Goal: Growth is Managed to Meet Community Goals

Recommendation: Establish an Annexation Plan

Actions	Duration	Timeline	Who's Responsible?
Identify desired growth areas from Future Land Use Plan, Wastewater expansion capacity, existing City Limits (incl. 'island' annexations)	6 Months	January– June 2011	City Staff
Determine ability to provide service to potentially annexed areas (cost, time to develop needed infrastructure, etc.)	3 Months	May – July 2011	City Staff
Adopt Annexation Plan identifying areas to be annexed over next 5 – 10 years	3 Months	June – August 2011	City Staff, City Council
Begin contacting property owners and developers to discuss benefits of annexation	On-going	On-going	City Staff

Possible Partners?

Developers, landowners

How will you measure success?

Annexation Plan adopted by June 2011

Estimated funding needed and possible sources?

Minimal to develop Plan

Goal: Growth is Managed to Meet Community Goals

Recommendation: Encourage In-fill Development

Actions	Duration	Timeline	Who's Responsible?
Review and Update Ordinances to ensure they favor growth within existing City Limits	6 Months	January – June 2011	City Staff
Consider incentives for in-fill development (reduction on fees, economic incentives)	3 Months	May – July 2011	City Staff, City Council
Educate residents on the benefits of growth in the City Limits (reduction of traffic, increased tax base, reduced utility costs, etc.) to reduce resistance to new development	On-going	On-going	City Staff, City Council

Possible Partners?

Chamber of Commerce, residents, property owners, Capital Area Council of Governments, Hays County

How will you measure success?

New Development is focused on vacant land within City Limits

Estimated funding needed and possible sources?

Dependent on what, if any, incentives offered

Goal: Growth is Managed to Meet Community Goals
Recommendation: Establish a Plan to Manage 'Island Annexations'

Actions	Duration	Timeline	Who's Responsible?
Utilize Annexation Plan to formulate timeline to absorb these properties into contiguous City Limits	Once Annexation Plan Adopted	Once Annexation Plan Adopted	City Staff
Work with businesses and property owners in 'islands' to determine needs for City services	On-going	On-going	City Staff
Support quality development and extension of services towards those 'islands'	On-going	On-going	City Staff, City Council

Possible Partners?

Developers, landowners

How will you measure success?

Island Annexations incorporated in to City process

Estimated funding needed and possible sources?

Minimal to develop Plan

Goal: Growth is Managed to Meet Community Goals

Recommendation: Review and Update Lighting Ordinance

Actions	Duration	Timeline	Who's Responsible?
Review lighting ordinances and other resources from other communities to establish best practices	3 Months	January – March 2011	City Staff
Update ordinance to reflect best practices	2 Months	February– March 2011	City Staff
Adopt and promote new ordinance	On-going	On-going	City Staff, City Council

Possible Partners?

Builders, Business Owners

How will you measure success?

New Ordinance in place by March 2011

Estimated funding needed and possible sources?

Minimal to Update Ordinance

Goal: Growth is Managed to Meet Community Goals

Recommendation: Review and Update Zoning and Subdivision Ordinances to Meet Goals of Plan

Actions	Duration	Timeline	Who's Responsible?
Review ordinances in relation to goals and objectives of Comp Plan	3 Months	January – March 2011	City Staff
Determine needed changes to reflect Comp Plan goals	2 Months	March – April 2011	City Staff
Update ordinance language and present to public for review	6 Months	May – October 2011	City Staff, City Council
Adopt Ordinances	2 Months	October – November 2011	City Council

Possible Partners?

Developers, Property Owners, Pedernales Electric Cooperative, Lower Colorado River Authority

How will you measure success?

New Ordinances in place by December 2011

Estimated funding needed and possible sources?

Staff Time

Cherishes its Unique Heritage



Goal: Downtown is a Destination for Residents and Visitors
Recommendation: Address Building and Area Appearance

Actions	Duration	Timeline	Who's Responsible?
Strictly enforce existing ordinances related to health and safety issues	On-going	On-going	City Staff
Conduct regular Downtown Clean Up Events	On-going	Start January, 2011	City Staff, Downtown Property Owners, Chamber of Commerce
Establish a low interest loan or grant program for building owners to encourage improvements	1 Year	March 2011 – March 2012	City Staff, City Council

Possible Partners?

Downtown Property owners, Chamber of Commerce

How will you measure success?

Regular clean up events conducted starting in Fall, 2010
 Downtown appearance improved

Estimated funding needed and possible sources?

\$10,000 - \$20,000 for façade improvement grants
 General Funds

Loan Program would cost City staff time to manage but banks would provide funding

Goal: Downtown is a Destination for Residents and Visitors
Recommendation: Consider Assistance for Businesses Locating Downtown

Actions	Duration	Timeline	Who's Responsible?
Research other communities and programs and talk to business owners to identify best practices	6 Months	January – June 2013	Historic Preservation Committee, Economic Development Committee, City Council
Determine if funding is available to implement program (some may have no upfront cost like waived fees, etc.)	3 Months	June – August 2013	City Council, City Staff
Include funding for assistance in FY 2014 Budget	1 Month	September 2013	City Council
Publicize Assistance Program to prospective downtown businesses	On-going	On-going	Chamber of Commerce

Possible Partners?

Downtown Business owners, Chamber of Commerce

How will you measure success?

Determination on whether any assistance is needed by June 2013 Program (if any) started by 2014

Estimated funding needed and possible sources?

Dependant on Assistance offered (may be no upfront cost if reduced fees, etc.)
 General Funds

Goal: Downtown is a Destination for Residents and Visitors
Recommendation: Relocate Farmers Market within Downtown

Actions	Duration	Timeline	Who's Responsible?
Work with Farmer's Market and Downtown Property owners to identify better location	6 Months	June – December 2011	Farmers Market, City Staff, Downtown Property Owners, Business Owners
Consider utilizing Mercer St as venue	6 Months	June – December 2011	Farmers Market, City Staff, Downtown Property Owners, Business Owners
Ensure adequate parking to support new location	6 Months	June – December 2011	Farmers Market, City Staff, Downtown Property Owners, Business Owners

Possible Partners?

Downtown Property owners, Chamber of Commerce, Texas Department of Transportation

How will you measure success?

Farmers Market in more suitable location by December, 2011

Estimated funding needed and possible sources?

Minimal

Goal: Downtown is a Destination for Residents and Visitors
Recommendation: Relocate City Hall to Available Space within Downtown

Actions	Duration	Timeline	Who's Responsible?
Identify suitable property for City Hall (access, size, existing bldgs., etc.)	1 Year	2014	City Council, City Staff
Thoroughly assess buildings and determine renovation needs and potential budget (before moving forward with purchase and plans)	3 Months	June – August 2014 (as part of purchase discussion)	City Staff
Determine funding options to pay for property, renovations, moving, etc.	6 Months	June– December 2014	City Staff, City Council
Purchase property and develop new City Hall	1 Year	2016	City Staff, City Council
Move City Offices and Sell existing City Hall	6 Months	January – June 2017	City Staff, City Council

Possible Partners?

Downtown Property Owners

How will you measure success?

City Hall relocated by June 2017

Estimated funding needed and possible sources?

Dependent on renovation, bldg costs, etc.
 Bonds, General Revenue, Grants

Goal: Downtown is a Destination for Residents and Visitors
Recommendation: Encourage Adaptive Reuse of Available Empty Buildings and Land

Actions	Duration	Timeline	Who's Responsible?
Update the current inventory of vacant buildings and property in downtown	3 Months	October – December 2012	City Staff, Chamber of Commerce
Utilize website to publicize available buildings and property	On-going	On-going	Chamber of Commerce
Utilize incentives to encourage redevelopment	On-going	If incentives approved in FY 2014 budget	City Staff, City Council
Ensure ordinances are supportive of redevelopment in downtown	6 Months	January– June 2012	City Staff, City Council

Possible Partners?

Downtown Property Owners

How will you measure success?

Vacant buildings and land redeveloped

Estimated funding needed and possible sources?

Dependent on renovation, bldg costs, etc.
 Bonds, General Revenue, Grants

Goal: Downtown is a Destination for Residents and Visitors
Recommendation: Review and Expand Design Guidelines to Ensure New Building Complements Existing Development

Actions	Duration	Timeline	Who's Responsible?
Research other communities to identify best practices	6 Months	January – June 2013	City Staff
Work with property owners, developers, etc. to determine appropriate standards	6 Months	June – December 2013	City Staff, Chamber of Commerce, property owners, developers
Adopt residential design guidelines for Downtown District	3 Months	January – March 2014	City Council

Possible Partners?

Downtown Property owners, Chamber of Commerce, Developers

How will you measure success?

Design Guidelines adopted by March 2014

Estimated funding needed and possible sources?

Minimal

Goal: Downtown is a Destination for Residents and Visitors

Recommendation: Identify Long Term Parking Solutions

Actions	Duration	Timeline	Who's Responsible?
Work with Downtown Property owners to identify location for additional parking	6 Months	January – June 2014	Farmers Market, City Staff, Downtown Property Owners, Business Owners
Work with businesses to encourage shared parking (use bank parking nights and weekends, etc.)	On-going	On-going	Farmers Market, City Staff, Downtown Property Owners, Business Owners
Identify funding options to pay for central lot (if needed)	6 Months	January – June 2015	City Staff, City Council
Build public lot (if needed and funding available)	6 Months	January – June 2016	City Staff, City Council

Possible Partners?

Downtown Property owners, Chamber of Commerce, Texas Department of Transportation

How will you measure success?

Adequate parking available to support growth in downtown

Estimated funding needed and possible sources?

~\$8,000 - 12,000 per parking space if lot is built
Bonds, private / public partnership with developer or businesses

Goal: Historic Buildings and Sites are Developed as Community Assets
Recommendation: Update the Inventory of Historic Buildings and Sites Throughout Downtown

Actions	Duration	Timeline	Who's Responsible?
Contact Texas Historical Commission for information and assistance	1 Month	April 2011	Historic Preservation Committee
Review existing inventory as starting point	1 Month	April 2011	Historic Preservation Committee
Research to identify other potential sites	3 Months	April – June 2011	Historic Preservation Committee
Recruit volunteers to visit and document sites	3 Months	April – June 2011	Historic Preservation Committee
Conduct/continue with ongoing survey and continue to develop and updated inventory	On-Going	On- going	Historic Preservation Committee
Develop Guidebook of Historic Structures and Sites	6 Months	July – December 2011	Historic Preservation Committee, Chamber of Commerce

Possible Partners?

Historic Property Owners, Texas Historic Commission, Hays County Historical Commission

How will you measure success?

Inventory Completed by December 2011

Estimated funding needed and possible sources?

Minimal to conduct survey
 \$5,000 - \$7,500 to produce and print guidebook
 Sell ads in the Guidebook

Goal: Historic Buildings and Sites are Developed as Community Assets

Recommendation: Consider Expanding Historic District to Include Old Fitzhugh Rd

Actions	Duration	Timeline	Who's Responsible?
Survey property owners to determine level of support for inclusion into Historic District	3 Months	January – March 2012	Historic Commission
Determine if there is sufficient historic assets to justify expansion using updated survey	3 Months	March – May 2012	Historic Commission
Expand District if feasible	3 Months	June – August 2012	Historic Commission, City Council

Possible Partners?

Old Fitzhugh property owners

How will you measure success?

Historic District expanded if feasible

Estimated funding needed and possible sources?

Minimal

Goal: Historic Buildings and Sites are Developed as Community Assets
Recommendation: Establish Historic Tours

Actions	Duration	Timeline	Who's Responsible?
Work with property owners to develop support for visitation	6 Months	January – June 2011	Historic Commission, Chamber of Commerce
Identify routes for tours, both walking and driving (preferably walking)	3 Months	February – April 2011	Historic Commission, Chamber of Commerce
Promote existing brochure and website with tour information	On-going	On-going	Historic Commission, Chamber of Commerce

Possible Partners?

Historic site owners, Dripping Springs Heritage Circle

How will you measure success?

Heritage tourism visitors increase

Estimated funding needed and possible sources?

\$2,000 for promotion and marketing

Goal: Historic Buildings and Sites are Developed as Community Assets
Recommendation: Acquire Historic Springs and make Accessible to the Public

Actions	Duration	Timeline	Who's Responsible?
Contact Property owners where springs are located and discuss opportunities	3 Months	January – March 2013	City Council, City Staff
If potential for acquisition, determine costs to acquire and develop as public spaces	6 Months	March – September 2015	City Council, City Staff
Acquire and Develop into Community Assets	1 Year	2016	City Staff

Possible Partners?
 Property Owners

How will you measure success?
 Spring made accessible to public

Estimated funding needed and possible sources?
 Dependent on acquisition costs
 Grants, Bonds, Donation from property owners?

Goal: Historic Buildings and Sites are Developed as Community Assets
Recommendation: Consider Nominating Properties for the National Register of Historic Places

Actions	Duration	Timeline	Who's Responsible?
Survey property owners to determine level of support for applying to National District with emphasis on education of benefits and restrictions	3 Months	January – March 2013	Historic Commission
Determine if there is sufficient historic assets to apply	3 Months	March – May 2013	Historic Commission
Apply for Designation	3 Months	June – August 2013	Historic Commission, City Council

Possible Partners?

Historic Property Owners, Texas Historical Commission, Hays County Historical Commission

How will you measure success?

National Register of Historic Places designation (if feasible)

Estimated funding needed and possible sources?

Minimal

Goal: New Development does not detract from Small Town Character
Recommendation: Consider Design Guidelines for New Residential Development

Actions	Duration	Timeline	Who's Responsible?
Research other communities and work with builders and developers to identify best practices	6 Months	January – June 2012	City Staff
Conduct survey and other public input to garner level of support for proposed standards	3 Months	July – September 2012	City Staff
If support exists, adopt standards and work with developers to implement	6 Months	September 2012– February 2013	City Council, City Staff

Possible Partners?

Developers, residents

How will you measure success?

Residential Design Standards in place by May 2013

Estimated funding needed and possible sources?

Minimal

Goal: New Development does not detract from Small Town Character
Recommendation: Ensure Connectivity Between New Subdivisions and Neighborhoods

Actions	Duration	Timeline	Who's Responsible?
Review and update subdivision ordinance if needed to ensure adequate connectivity	6 Months	January – June 2011	City Staff
Work with developers as they submit plans to develop additional connections	On-going	On-going	City Staff
Ensure new City roads connect existing neighborhoods	On-going	On-going	City Staff

Possible Partners?

Developers, property owners

How will you measure success?

Internal circulation improves
 Reduced local traffic on US 290 and RR 12

Estimated funding needed and possible sources?

Minimal to update ordinance
 Dependent on new road projects

Goal: New Development does not detract from Small Town Character

Recommendation: Encourage Activities and Events that Foster Community Spirit

Actions	Duration	Timeline	Who's Responsible?
Highlight events on City website	On-going	On-going	City Staff
Provide City assistance (use of parks, etc.) as feasible to support events	On-going	On-going	City Staff
Work with organizations to develop more events	On-going	On-going	City Staff

Possible Partners?

Chamber of Commerce, Civic Organizations, Sports Clubs

How will you measure success?

Events held throughout the year

Estimated funding needed and possible sources?

Dependent on amount and types of assistance given (staff time to maintain parks, etc.)
General funds

Active Community



Goal: City Parks Offer a Broad Array of Activities

Recommendation: Inventory Existing Facilities and Expand as Needed

Actions	Duration	Timeline	Who's Responsible?
Develop a complete inventory of all park assets (to include number of picnic tables, etc.)	6 Months	May – October 2011	Parks and Recreation Commission, City Staff
Determine prioritized list of needed amenities (picnic tables, tennis courts, amphitheater, skate park already identified)	3 Months	October – December 2011	Parks and Recreation Commission, City Staff
Establish budget for improvements and identify potential funding (sponsorships, fundraising, grants, etc.)	2 Months	January – February 2012	Parks and Recreation Commission, City Staff
Install new facilities and amenities as budget allows	On-going	On-going	Parks and Recreation Commission, City Staff

Possible Partners?

Civic Organizations, Sports Clubs

How will you measure success?

New Facilities added to Parks

Estimated funding needed and possible sources?

Dependent on added facilities (picnic table is under \$500)
General funds, Fundraisers, sponsorships

Goal: City Parks Offer a Broad Array of Activities
Recommendation: Develop Charro Park as Asset within Deed Restrictions

Actions	Duration	Timeline	Who's Responsible?
Work with residents to determine best use (disc golf and dog park have been discussed, both are feasible at property)	6 Months	January – June 2013	Parks and Recreation Commission, City Staff
Develop plan for improvements at the Park	3 Months	June – August 2013	Parks and Recreation Commission, City Staff
Establish budget for improvements and identify potential funding (sponsorships, fundraising, grants, etc.)	2 Months	August – September 2013	Parks and Recreation Commission, City Staff
Install new facilities and amenities as budget allows	On-going	On-going	Parks and Recreation Commission, City Staff

Possible Partners?
 Civic Organizations

How will you measure success?
 New Facilities added to Park

Estimated funding needed and possible sources?
 Dependent on added facilities
 General funds, Fundraisers, sponsorships

Goal: Develop Programming and Activities for Residents of All Ages

Recommendation: Inventory Existing Facilities and Programs and Expand as Needed

Actions	Duration	Timeline	Who's Responsible?
Survey residents to determine what types of facilities and programming are desired by residents	6 Months	January – June 2014	Parks and Recreation Commission, City Staff
Determine prioritized list of programs and facilities	3 Months	June – August 2014	Parks and Recreation Commission, City Staff
Establish budget for programming and improvements and identify potential funding (sponsorships, fundraising, grants, etc.)	2 Months	August – September 2014	Parks and Recreation Commission, City Staff
Collaborate with YMCA, School District, and local Sports Clubs to share costs and responsibilities where feasible for new programming	On-going	On-going	Parks and Recreation Commission, City Staff, other recreation organizations
Offer new programs and facilities as budget allows	On-going	On-going	Parks and Recreation Commission, City Staff

Possible Partners?

Civic Organizations, Sports Clubs, School District, YMCA

How will you measure success?

New programs and activities offered to residents

Estimated funding needed and possible sources?

Dependent on added facilities and programming
General funds, Fundraisers, sponsorships

Goal: Develop Programming and Activities for Residents of All Ages

Recommendation: Expand Senior Activities

Actions	Duration	Timeline	Who's Responsible?
Coordinate with existing Senior Center to determine desired senior activities	6 Months	June – December 2011	Senior Center, City Staff
Determine prioritized list of additional programs (if any are needed)	3 Months	January – March 2012	Senior Center, City Staff
Establish budget for programming (working with County and other funding organizations)	2 Months	April – May 2012	Senior Center, City Staff
Offer additional programming as budget allows	On-going	On-going	Senior Center, City Staff

Possible Partners?

Civic Organizations, Hays County, other Senior Center funders

How will you measure success?

More Seniors participate in Activities at Center

Estimated funding needed and possible sources?

Dependent on Programming to be Offered
General funds, Fundraisers, sponsorships, other Funding partners, Grants

Goal: Develop an Indoor Community Center
Recommendation: Inventory Existing Facilities and Expand as Needed

Actions	Duration	Timeline	Who's Responsible?
Survey residents to determine level of support for center	3 Months	January – March 2016	Parks and Recreation Commission, City Staff
Develop facility plan for center	6 Months	March – September 2016	Parks and Recreation Commission, City Staff
Develop fundraising plan for center (grants, sponsorships, local fundraising, bond, etc.)	6 Months	September 2016 – February 2017	Parks and Recreation Commission, City Staff
Implement Fundraising Plan	1 Year	2017	Parks and Recreation Commission, City Staff
Build and Operate Community Center	1 Year	2018	Parks and Recreation Commission, City Staff

Possible Partners?

Civic Organizations, Sports Clubs, YMCA, School District

How will you measure success?

New Community Center in place by end of 2018

Estimated funding needed and possible sources?

\$1 - \$3 million depending on type of facility, amenities, etc.

Goal: Renovate Facilities at Community Pool

Recommendation: Assess community pool facilities and develop renovation plan.

Actions	Duration	Timeline	Who's Responsible?
Develop a facilities plan to identify spec projects	3 Months	January – March 2013	Parks and Recreation Commission, City Staff
Develop fundraising plan for improvements (grants, sponsorships, local fundraising, bond, etc.)	6 Months	March – September 2013	Parks and Recreation Commission, City Staff
Implement Fundraising Plan	3 Months	October – December 2013	Parks and Recreation Commission, City Staff
Renovate Pool Facilities	6 Months	January – June 2014	Parks and Recreation Commission, City Staff

Possible Partners?

Local businesses, SwimTeam

How will you measure success?

Concession and Restrooms renovated by summer 2014

Estimated funding needed and possible sources?

Dependent on level of improvements
Fundraising, sponsorships, grants

Vibrant Economy



Goal: Support a Well-Educated, Talented Workforce
Recommendation: Support DSISD efforts for vocational and technical education

Actions	Duration	Timeline	Who's Responsible?
Conduct regular meetings with DSISD to discuss their program and identify new opportunities	On-going	On-going	Economic Development Committee, DSISD
Encourage local businesses to work with ISD for internships, mentoring, etc.	On-going	On-going	Economic Development Committee, DSISD, local businesses

Possible Partners?

Dripping Springs Independent School District, Austin Community College, Dripping Springs Area Chamber of Commerce

How will you measure success?

Growth in workforce

Estimated funding needed and possible sources?

Dependent on developed programs, minimal for planning and support

Goal: Support a Well-Educated, Talented Workforce
Recommendation: Encourage the Establishment of a Higher Education Facility

Actions	Duration	Timeline	Who's Responsible?
Support DSISD's efforts to provide connection to ACC and other schools	On-going	On-going	Economic Development Committee, DSISD
Contact Marble Falls and Fredericksburg to discuss their efforts to establish higher education facilities with Texas Tech	6 Months	January – June 2013	Economic Development Committee, DSISD
Contact Texas State University to discuss opportunities	6 Months	January – June 2013	Economic Development Committee, DSISD

Possible Partners?

Chamber of Commerce, other area School Districts, Hays County

How will you measure success?

Higher Education Facility opens by 2020

Estimated funding needed and possible sources?

Minimal for discussions and planning
 Dependent on facility needs and City participation in that General Funds, Bonds

Goal: Support a Well-Educated, Talented Workforce
Recommendation: Encourage Businesses to Offer Job Training, Internships, etc.

Actions	Duration	Timeline	Who's Responsible?
Serve as a connection with businesses, DSISD, and others to provide real world training to students and others in the community	On-going	On-going	Economic Development Committee, DSISD
Consider offering incentives to businesses to provide training and other opportunities	6 Months	January – June 2013	Economic Development Committee, City Council
Provide information to businesses about job training support from the State and other resources and assist with them applying for that assistance	On-going	On-going	Economic Development Committee, Chamber of Commerce

Possible Partners?

Governor's Office of Economic Development and Tourism, Capital Area Council of Governments, Texas State University, Dripping Springs Area Chamber of Commerce

How will you measure success?

More local businesses offer training programs

Estimated funding needed and possible sources?

Minimal for discussions and planning

Dependent on level of incentives provided, if any

General funds

Goal: Support a Well-Educated, Talented Workforce

Recommendation: Collaborate with area Universities for internships, projects, etc.

Actions	Duration	Timeline	Who's Responsible?
Identify potential projects and internship opportunities appropriate for students	On-going	On-going	City Staff
Contact area Universities and discuss opportunities	On-going	On-going	City Staff
When appropriate, utilize students for work and internships	On-going	On-going	City Staff

Possible Partners?

Area Universities, local businesses, DSISD

How will you measure success?

More students engaged in local projects

Estimated funding needed and possible sources?

Minimal for internships and projects
General Funds

Goal: Support Existing Businesses

Recommendation: Market Dripping Springs to the Region

Actions	Duration	Timeline	Who's Responsible?
Update website to highlight local businesses and events, direct links to local businesses	3 Months	October - December 2011	Chamber of Commerce
Establish a presence on Social Media (Facebook, Twitter, etc.) to promote Dripping Springs	3 Months	January – March 2012	Chamber of Commerce
Consider advertising in print media in Austin and other markets	6 Months	March – September 2012	Chamber of Commerce
Participate in regional events (fairs, etc. in other communities) to promote Dripping Springs	On-going	On-going	Chamber of Commerce

Possible Partners?

Regional Chambers of Commerce, local businesses

How will you measure success?

Increased traffic at local businesses

Estimated funding needed and possible sources?

\$2,500 - \$5,000 to update website (if needed)

Goal: Support Existing Businesses

Recommendation: Support Existing Business Retention and Expansion Program

Actions	Duration	Timeline	Who's Responsible?
Meet with Chamber to discuss their process and what they are learning about business needs	1 Month	October 2011	Chamber of Commerce, City Staff
Determine what, if any, assistance the City can provide	2 Months	October – November 2011	City Staff, City Council
Include funding in FY 2012 Budget for assistance if any will be provided	1 Month	November 2011	City Council

Possible Partners?

Local Businesses

How will you measure success?

City engaged in BREP process
 Existing businesses feel supported by Community
 Growth and expansion of existing businesses

Estimated funding needed and possible sources?

Minimal to engage in the process
 Dependent on what, if any, assistance will be provided
 General Funds

Goal: Support Existing Businesses

Recommendation: Provide Training Opportunities to Local Businesses

Actions	Duration	Timeline	Who's Responsible?
Contact Lower Colorado River Authority and other providers to identify available programs (Hospitality training, etc.)	3 Months	September – November 2011	Chamber of Commerce
Schedule training events and market to local businesses	On-going	On-going	Chamber of Commerce

Possible Partners?

Regional Chambers of Commerce, local businesses, Texas State University, Austin Community College

How will you measure success?

Regular training events conducted

Estimated funding needed and possible sources?

Minimal (if using Lower Colorado River Authority, others may charge)

Goal: Recruit Appropriate Primary Employers

Recommendation: Develop a Target Market Analysis

Actions	Duration	Timeline	Who's Responsible?
Survey existing businesses to determine suppliers, customers, etc. they have	3 Months	March - May 2011	Economic Development Committee
Work with Pedernales Electric Cooperative and Lower Colorado River Authority to develop area market data	3 Months	March – May 2011	Economic Development Committee
Prioritize list of desired businesses and regions to target	3 Months	May – July 2011	Economic Development Committee
Establish marketing strategy	3 Months	May – July 2011	Economic Development Committee

Possible Partners?

Capital Area Council of Governments, Lower Colorado River Authority, Pedernales Electric Cooperative

How will you measure success?

Target Market Analysis complete by July 2011

Estimated funding needed and possible sources?

Minimal if Lower Colorado River Authority and Pedernales Electric Cooperative used as resource

Goal: Recruit Appropriate Primary Employers
Recommendation: Establish Marketing Structure

Actions	Duration	Timeline	Who's Responsible?
Determine who will serve as primary point of contact for business recruitment	3 Months	March - May 2012	Economic Development Committee, City Staff, Chamber of Commerce
Set up a recruitment team who will respond to prospects	3 Months	March – May 2012	Economic Development Committee, City Staff, Chamber of Commerce
Work with Pedernales Electric Cooperative and Lower Colorado River Authority to conduct Business Recruitment Ready training for this team	3 Months	May – July 2012	Economic Development Committee, City Staff, Chamber of Commerce

Possible Partners?

Capital Area Council of Governments, Lower Colorado River Authority, Pedernales Electric Cooperative

How will you measure success?

Recruitment team in place and trained by July 2012

Estimated funding needed and possible sources?

Minimal if Lower Colorado River Authority and Pedernales Electric Cooperative used as resource

Goal: Recruit Appropriate Primary Employers

Recommendation: Develop Marketing Materials

Actions	Duration	Timeline	Who's Responsible?
Research other communities to identify best practices for marketing materials (primarily web based)	3 Months	July – September 2011	Economic Development Committee, City Staff, Chamber of Commerce
Update Chamber and City websites to incorporate relevant information for business recruitment (demographics, incentive policy, workforce, etc.)	3 Months	October – December 2011	Economic Development Committee, City Staff, Chamber of Commerce
Promote Dripping Springs and info to target markets utilizing internet	On-going	On-going	Economic Development Committee, City Staff, Chamber of Commerce

Possible Partners?

Capital Area Council of Governments, Lower Colorado River Authority, Pedernales Electric Cooperative

How will you measure success?

Marketing materials developed by end of 2011

Estimated funding needed and possible sources?

Minimal if Lower Colorado River Authority and Pedernales Electric Cooperative used as resource

High Quality Infrastructure



Goal: Develop an Efficient Transportation Network

Recommendation: Establish Regular Street Maintenance

Actions	Duration	Timeline	Who's Responsible?
Inventory City streets to get a baseline condition	On-going	On-going	City Staff
Maintain prioritized list of needed improvements	2 Months	June – July 2011	City Staff
Budget for improvements	On-going	On-going	City Council
Once major problems addressed, divide City into sections and perform basic maintenance in each section on a rotating annual basis	On-going	On-going	City Staff

Possible Partners?

Texas Department of Transportation, Hays County, Developers

How will you measure success?

Roads maintained at high quality

Estimated funding needed and possible sources?

\$50 - \$100,000 / mile depending on level of maintenance
General Funds, Bonds

Goal: Develop an Efficient Transportation Network

Recommendation: Minimize Curb Cuts

Actions	Duration	Timeline	Who's Responsible?
Review and update city ordinances (if needed) to minimize curb cuts	3 Months	March – May 2012	City Staff
Encourage and require, where possible, for developers to combine driveways to reduce cuts	On-going	On-going	City Staff

Possible Partners?

Texas Department of Transportation, Hays County, Developers

How will you measure success?

Curb cuts minimized

Estimated funding needed and possible sources?

Minimal

Goal: Develop an Efficient Transportation Network

Recommendation: Develop Connections to Reduce Local Traffic on US 290 and RR 12

Actions	Duration	Timeline	Who's Responsible?
Implement existing Transportation Plan and build identified roads	On-going	On-going	City Staff, City Council
Work with developers to share road costs as new development occurs (impact fees)	On-going	On-going	City Staff
Ensure new development has connections to existing neighborhoods and potential development	On-going	On-going	City Staff

Possible Partners?

Texas Department of Transportation, Hays County, Developers, Capital Area Metropolitan Planning Organization, Capital Area Council of Governments, Austin-San Antonio Corridor Council

How will you measure success?

Local traffic kept off 290 and 12

Estimated funding needed and possible sources?

Dependent on type and number of roads built
General Funds, Bonds

Goal: Develop an Efficient Transportation Network

Recommendation: Work with Texas Department of Transportation to Improve US 290

Actions	Duration	Timeline	Who's Responsible?
Stay engaged with Capital Area Metropolitan Planning Organization planning process and decision making	On-going	On-going	City Council, City Staff
Meet with Texas Department of Transportation to discuss alternatives	2 Months	June – July 2015	City Staff
Begin planning for alternative route	On-going	When (and if) decision is made to do this	City Staff

Possible Partners?

Texas Department of Transportation, Hays County, Developers, Austin-San Antonio Corridor Council

How will you measure success?

City stays in the loop on planning for 290 alternatives

Estimated funding needed and possible sources?

Minimal to be involved

Goal: Ensure Adequate Water and Wastewater Utilities

Recommendation: Consider Consolidation of Utilities

Actions	Duration	Timeline	Who's Responsible?
Conduct regular planning workshops with the Water Corp. to ensure City and Corp. work together	On-going	On-going	City Staff, Water Corp.
Determine feasibility of City purchase of water system	1 Year	2015	City Staff, City Council, Water Corp.
Develop funding for purchase (if feasible)	2 Years	2015 – 2016	City Council
Purchase System	1 Year	2017	City Council, Water Corp.

Possible Partners?

Citizens

How will you measure success?

Determination on feasibility of City taking ownership of system by 2015
If feasible, City owns by end of 2017

Estimated funding needed and possible sources?

Dependent on sale price offered
General Funds, Bonds

Goal: Ensure Adequate Water and Wastewater Utilities

Recommendation: Pursue all Funding Options for Wastewater Expansion

Actions	Duration	Timeline	Who's Responsible?
Utilize a grant writer to research and pursue potential grants	On-going	On-going	City Staff
Utilize development agreements to have developers should additional burden to expand service	On-going	On-going	City Staff
Consider program to have developers pay for over-sized infrastructure then reimburse as additional development taps into system	1 Year	2013	City Staff
Work with property owners to help fund extensions to their property so they can benefit from higher sale price of having wastewater accessible	On-going	On-going	City Staff

Possible Partners?

Developers, Property Owners

How will you measure success?

Alternative funding found to expand infrastructure
Wastewater available throughout City Limits

Estimated funding needed and possible sources?

Minimal for grant searches, etc.

Goal: Ensure Adequate Water and Wastewater Utilities

Recommendation: Evaluate all Options for Effluent Disposal

Actions	Duration	Timeline	Who's Responsible?
Support County Water and Wastewater Planning Efforts	2 Years	2011 – 2012	City Staff, City Council
Establish benchmarks for planning when expansion will be needed (beyond existing Texas Commission on Environmental Quality standards)	6 Months	January – June 2013	City Staff, City Council
Work with Texas Commission on Environmental Quality as needed to ensure all disposal options available	On-going	On-going	City Staff

Possible Partners?

Hays County, Texas Commission on Environmental Quality

How will you measure success?

City wastewater system able to expand as needed to support growing population

Estimated funding needed and possible sources?

Minimal for planning

Community that Welcomes All Residents



Goal: Encourage a Diversity of Housing
Recommendation: Support Higher Density Housing Where Appropriate

Actions	Duration	Timeline	Who's Responsible?
Utilize Future Land Use Plan and Infrastructure plans to identify appropriate locations for higher density housing	3 Months	January – March 2011	City Staff
Identify areas appropriate for higher density development and rezone accordingly	4 Months	January – April 2011	City Staff
Educate residents on need for a diversity of housing	On-going	On-going	City Staff
Work with developers to encourage a mix of housing at different price points	On-going	On-going	City Staff

Possible Partners?

Property owners, developers, residents

How will you measure success?

Diversity of Housing options increases

Estimated funding needed and possible sources?

Minimal

Goal: Encourage a Diversity of Housing
Recommendation: Encourage Development of Senior Housing

Actions	Duration	Timeline	Who's Responsible?
Market community assets to potential senior housing developers	On-going	On-going	City Staff, Economic Development Committee, Chamber of Commerce
Work with developers to incorporate senior housing into proposed development	On-going	On-going	City Staff
Recruit senior oriented businesses, such as health care, etc. to Dripping Springs (as part of overall Economic Development strategy)	On-going	On-going	Economic Development Committee, Chamber of Commerce
Consider incentives to provide senior housing (fee waivers, infrastructure assistance, etc.)	1 Year	2012	City Staff, City Council

Possible Partners?

Property owners, developers, residents

How will you measure success?

Senior Housing options increase

Estimated funding needed and possible sources?

Minimal to market

Dependent on what, if any, incentives offered

General Funds, Grants

Goal: Maintain and Enhance Community Appearance
Recommendation: Conduct Regular Clean ups and Hazardous Waste Collections

Actions	Duration	Timeline	Who's Responsible?
Work with Pedernales Electric Cooperative and Lower Colorado River Authority to develop a Household Hazardous Waste Plan	6 Months	January – June 2012	City Staff
Organize semi-annual Clean up days and provide for bulky trash disposal	On-going	Starting June 2011	City Staff

Possible Partners?

Pedernales Electric Cooperative, Lower Colorado River Authority, Capital Area Council of Governments, Texas Commission on Environmental Quality, Solid waste providers, residents

How will you measure success?

Clean, attractive community is maintained

Estimated funding needed and possible sources?

~\$15 - \$20,000 estimate (for City residents only) for HHW collection event
 General funds, donations, sponsorships

Goal: Maintain and Enhance Community Appearance
Recommendation: Encourage Property Owners to Improve Property Appearance

Actions	Duration	Timeline	Who's Responsible?
Establish a 'Yard of the Month' Club to recognize home and business owners who maintain their property	On-going	Start in 2011	Chamber of Commerce
Consider utilizing micro-grants and / or loans for property owners	6 Months	January – June 2012	City Staff, City Council
Revitalize the Keep Dripping Springs Beautiful campaign	6 Months	January – June 2012	City Staff, City Council

Possible Partners?

Property owners, residents

How will you measure success?

Clean, attractive community is maintained

Estimated funding needed and possible sources?

Minimal

Goal: Maintain and Enhance Community Appearance

Recommendation: Public Property is Maintained

Actions	Duration	Timeline	Who's Responsible?
Establish maintenance and clean up schedule for all City Properties	3 Months	January – March 2011	City Staff
Ensure adequate budget to maintain City property	On-going	On-going	City Council

Possible Partners?

Civic Groups, Sports clubs, Park users

How will you measure success?

Clean, attractive community is maintained

Estimated funding needed and possible sources?

Minimal

Goal: Maintain and Enhance Community Appearance
Recommendation: Consider Landscape Ordinance for Residential Development

Actions	Duration	Timeline	Who's Responsible?
Research Best Practices from other communities	3 Months	June – August 2011	City Staff
Work with developers and citizens to establish reasonable standards	6 Months	August 2011 – January 2012	City Staff, City Council
Adopt a residential landscape ordinance	2 Months	February – March 2012	City Council

Possible Partners?

Property owners, residents

How will you measure success?

Clean, attractive community is maintained

Estimated funding needed and possible sources?

Minimal

Goal: Maintain and Enhance Community Appearance
Recommendation: Identify and Enhance key 'Gateways' and Corridors into Dripping Springs

Actions	Duration	Timeline	Who's Responsible?
Utilize development agreements to ensure development along key corridors is attractive and well designed	On-going	On-going	City Staff
Consider developing design for gateways and encouraging developers to implement	6 Months	January – June 2012	City Staff, City Council
Install signage at key points to highlight Dripping Springs	6 Months	January – June 2013	City Staff, City Council

Possible Partners?

Developers, Texas Department of Transportation

How will you measure success?

Clean, attractive community is maintained

Estimated funding needed and possible sources?

\$20 - \$30,000 for signage and landscaping at key points
 General funds, sponsorships, donations

**IMPLEMENTATION COMMITTEE RECOMMENDED ACTIONS
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Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Page	Connected to	Implementation Committee Recommended Action	Priority (H, M, L)	Due Date	Responsible Party
1	Walking and Cycling are Encouraged throughout the Community	Identify Trail Connections for Neighborhoods, Parks, and Schools utilizing Creeks	5	3	<p><u>Action:</u> P&R to address the first three items by 1/1/12.</p> <p><u>Product:</u> A map with interconnections between parks by 1/1/12.</p>	H	Jan-12	Parks & Rec
2	Walking and Cycling are Encouraged throughout the Community	Incorporate Pedestrian and Cycling Facilities in New and Upgraded Roads	6	--	<p><u>Action:</u> City Council to reconvene the Transportation Committee by 10/1/11. Transportation Committee to determine which existing and new roads should have bike lanes.</p> <p><u>Product:</u> A map showing where bike lanes are recommended by 4/1/12.</p> <p><u>Notes:</u> New roads have High priority and 4/1/12 due date. Existing roads have Medium priority and longer and unassigned due date.</p>	H	Apr-12	Transportation Comm
3	Walking and Cycling are Encouraged throughout the Community	Encourage Developers to Incorporate Pedestrian Facilities in New Neighborhoods	7	1 & 2	<p><u>Action:</u> Defer until #1 planning work is complete.</p> <p><u>Product:</u> Nothing at this time.</p>	H	**	NA
4	Water Quality and Quantity are Protected	Encourage Rainwater Harvesting and other Conservation Measures in New Development	8	--	<p><u>Action 1:</u> Hays County Water Conservation Working Group (HCWCWG) review WQ Ordinance and other conservation opportunities.</p> <p><u>Product 1:</u> Written report covering the analysis of the WQ Ordinance submitted by 4/1/12.</p> <p><u>Action 2:</u> City staff review the adequacy of the building code as related to water conservation.</p> <p><u>Product 2:</u> Written report of the analysis of the building code submitted by 7/1/12.</p>	H	Apr-12	Hays Cnty Water Cons Working Group

**IMPLEMENTATION COMMITTEE RECOMMENDED ACTIONS
REPORT 1 - SORTED BY COMPREHENSIVE PLAN ORDER**

COMPREHENSIVE PLAN		IMPLEMENTATION COMMITTEE						
Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Page	Connected to	Implementation Committee Recommended Action	Priority (H, M, L)	Due Date	Responsible Party
5	Water Quality and Quantity are Protected	Ensure New Development Minimizes Stormwater Runoff and Does Not Degrade Waterways	9	6	<p><u>Action 1:</u> No action at this time.</p> <p><u>Product 1:</u> Written report identifying best practices and an analysis of the Development Ordinances showing conformance/nonconformance to best practices.</p> <p><u>Note:</u> Recently completed: City staff to review and update the Development Ordinances to assure that best practices are included.</p> <p><u>Action 2:</u> City staff will monitor conformance of new development to the Development Ordinance.</p> <p><u>Product 2:</u> Periodic report re. conformance, due dates not assigned.</p>	H	**	NA
6	Water Quality and Quantity are Protected	Incorporate Regional Stormwater Detention to Support New Development	10	5	<p><u>Action:</u> None at this time.</p> <p><u>Product:</u> Nothing.</p>	L	**	NA
7	Agricultural Heritage is Protected	Identify High Quality Agricultural Lands and Work to Protect Them	11	--	<p><u>Action:</u> City staff to identify high quality agricultural land within ETJ.</p> <p><u>Product:</u> Report submitted by 5/1/14.</p>	L	May-14	City Staff
8	Agricultural Heritage is Protected	Support Agri-Tourism, Farmers Markets, etc. to foster demand for local Ag Products	12	--	<p><u>Action:</u> Currently ongoing, no action at this time.</p> <p><u>Product:</u> Nothing.</p>	M	**	NA
9	Agricultural Heritage is Protected	Develop Harrison Ranch Park to Support Ag and Ranch Activities	13	--	<p><u>Action:</u> Efforts supporting this item are underway.</p> <p><u>Product:</u> Nothing further identified from the Comprehensive Plan.</p>	M	**	Harrison Park Comm

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COMPREHENSIVE PLAN		IMPLEMENTATION COMMITTEE						
Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Page	Connected to	Implementation Committee Recommended Action	Priority (H, M, L)	Due Date	Responsible Party
10	Growth is Managed to Meet Community Goals	Establish an Annexation Plan	14	14,10, 11, 12 (14 must precede 10,11 &12)	<p>Implementation Committee Recommended Action <u>Action:</u> Combine 10, 11, 12 & 14. Form a committee, Managed Growth Comm, including a consulting company to assess the current situation. The MGC will define the scope of project by 10/1/11. The project will be completed by 10/1/12. Suggest plan include one mile "perimeter" radius and islands and include all development agreements. <u>Product:</u> Report on scope of project by 10/1/11 and project with report complete by 10/1/12.</p>	H	Oct-12	Managed Grth Comm
11	Growth is Managed to Meet Community Goals	Encourage In-fill Development	15	14,10, 11, 12 (14 must precede 10,11 &12)	<p><u>Action:</u> See item 10. <u>Product:</u> See item 10.</p>	H	Oct-12	Managed Grth Comm
12	Growth is Managed to Meet Community Goals	Establish a Plan to Manage 'Island Annexations'	16	14,10, 11, 12 (14 must precede 10,11 &12)	<p><u>Action:</u> See #10. <u>Product:</u> See #10. <u>Notes:</u> #10 is needed before this item can be undertaken.</p>	H	Oct-12	Managed Grth Comm
13	Growth is Managed to Meet Community Goals	Review and Update Lighting Ordinance	17	--	<p><u>Action:</u> Form a Lighting Ord Comm by April 30. Committee will seek feedback on the draft ordinance from builders, business owners and appropriate parties and citizens Feedback on draft ordinance by 6/1/11. <u>Product:</u> Report on feedback by 6/1/11. <u>Notes:</u> This item doesn't seem to fit in this section, move to the "Cherishes its Unique Heritage" section.</p>	H	Jun-11	Lighting Ord Comm

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Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Page	Connected to	Implementation Committee Recommended Action	Priority (H, M, L)	Due Date	Responsible Party
14	Growth is Managed to Meet Community Goals	Review and Update Zoning and Subdivision Ordinances to Meet Goals of Plan	18	14,10, 11, 12 (14 must precede 10,11 &12)	<p>Implementation Committee Recommended Action</p> <p><u>Action:</u> See #10.</p> <p><u>Product:</u> See #10.</p>	H	Oct-12	Managed Grth Comm
15	Downtown is a Destination for Residents and Visitors	Address Building and Area Appearance	21	--	<p><u>Action:</u> None at this time, review when doing Unique Heritage.</p> <p><u>Product:</u></p> <p><u>Notes:</u> This item doesn't seem to fit in this section, move to the "Cherishes its Unique Heritage" section.</p>	M	**	NA
16	Downtown is a Destination for Residents and Visitors	Consider Assistance for Businesses Locating Downtown	22	16-21	<p><u>Action:</u> Assign to Economic Dev & Historic Comm to integrate #16-21 and develop a recommendation re. all items by Oct 1, 2011.</p> <p><u>Product:</u> Report with recommendations by Oct 1, 2011.</p>	L	Sep-11	Eco Dev Comm & Hist Pres Comm
17	Downtown is a Destination for Residents and Visitors	Relocate Farmers Market within Downtown	23	16-21	<p><u>Action:</u> See #16.</p> <p><u>Product:</u></p>	L	Sep-11	Eco Dev Comm & Hist Pres Comm
18	Downtown is a Destination for Residents and Visitors	Relocate City Hall to Available Space within Downtown	24	16-21	<p><u>Action:</u> See #16.</p> <p><u>Product:</u> See #16.</p>	L	Sep-11	Eco Dev Comm & Hist Pres Comm
19	Downtown is a Destination for Residents and Visitors	Encourage Adaptive Reuse of Available Empty Buildings and Land	25	16-21	<p><u>Action:</u> See #16.</p> <p><u>Product:</u> See #16.</p>	L	Sep-11	Eco Dev Comm & Hist Pres Comm
20	Downtown is a Destination for Residents and Visitors	Review and Expand Design Guidelines to Ensure New Building Complements Existing	26	16-21	<p><u>Action:</u> See #16.</p> <p><u>Product:</u> See #16.</p>	M	Sep-11	Eco Dev Comm & Hist Pres Comm

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Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Page	Connected to	Implementation Committee Recommended Action	Priority (H, M, L)	Due Date	Responsible Party
21	Downtown is a Destination for Residents and Visitors	Identify Long Term Parking Solutions	27	16-21	<p>Implementation Committee Recommended Action</p> <p><u>Action:</u> See #16.</p> <p><u>Product:</u> See #16.</p>	L	Sep-11	Eco Dev Comm & Hist Pres Comm
22	Historic Buildings and Sites are Developed as Community Assets	Update the Inventory of Historic Buildings and Sites Throughout Downtown	28	22, 23 & 26	<p><u>Action:</u> Hist Comm to update inventory by Jan 1, 2012.</p> <p><u>Product:</u> Inventory by Jan1, 2012.</p>	H	Jan-12	His Pres Comm
23	Historic Buildings and Sites are Developed as Community Assets	Consider Expanding Historic District to Include Old Fitzhugh Rd	29	22, 23 & 26	<p><u>Action:</u> Hist Comm to develop a recommendation by Jan 1, 2012.</p> <p><u>Product:</u> Report with recommendation by Jan 1, 2012.</p>	H	Jan-12	His Pres Comm
24	Historic Buildings and Sites are Developed as Community Assets	Establish Historic Tours	30	--	<p><u>Action:</u> Currently underway, no new action needed.</p> <p><u>Product:</u> NA</p>	L	**	NA
25	Historic Buildings and Sites are Developed as Community Assets	Acquire Historic Springs and make Accessible to the Public	31	--	<p><u>Action:</u> City Council to make a decision by May 1, 2011 that acquiring the springs is a city priority. Thereafter, Parks & Hist Comm assess feasibility and make recommendation by Apr 1, 2012.</p> <p><u>Product:</u> City Council decision about priority by May 1, 2011. Report with recommendation and feasibility by Mar 1, 2012.</p> <p><u>Notes:</u> This item contains multiple different Due Dates and only the earliest one is shown in the Due Date column.</p>	H	May-11	City Council, Parks & Rec & Hist Pres Comm
26	Historic Buildings and Sites are Developed as Community Assets	Consider Nominating Properties for the National Register of Historic Places	32	22, 23 & 26	<p><u>Action:</u> Underway with Hays County Historical Comm, no action by DS.</p> <p><u>Product:</u> NA</p>	L	**	NA

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Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Page	Connected to	Implementation Committee Recommended Action	Priority (H, M, L)	Due Date	Responsible Party
27	New Development does not Detract from Small Town Character	Consider Design Guidelines for New Residential Development	33	--	<u>Action:</u> No action. <u>Product:</u> NA <u>Notes:</u> No action at this time. (Jon, why is no action at his time? Are the guidelines the city has adequate or is it that the city just doesn't need them.	L	**	NA
28	New Development does not Detract from Small Town Character	Ensure Connectivity Between New Subdivisions and Neighborhoods	34	--	<u>Action:</u> City staff and P&Z review current status of ordinances and report by Sept. 30, 2011. City Council determine if connectivity is adequate by Oct. 30, 2011. <u>Product:</u> Report on current status by 9/30/11. City Council determination by 10/30/11.	H	Sep-11	City Council, City Staff & P&Z Comm
29	New Development does not Detract from Small Town Character	Encourage Activities and Events that Foster Community Spirit	35	--	<u>Action:</u> None at this time, review when doing Active Community. <u>Product:</u> NA <u>Notes:</u> Seems to fit better with the "Active Community" section.	M	**	NA
30	City Parks Offer a Broad Array of Activities	Inventory Existing Facilities and Expand as Needed	39 30, 32 & 33	--	<u>Action:</u> Parks & Rec to review existing plan and incorporate current input on new park plans and develop an accompanying budget. <u>Product:</u> Updated plan and budget request by Aug 1, 2012. <u>Notes:</u> City has a plan that includes an inventory that was done in 2007.	M	Aug-12	Parks & Rec
31	City Parks Offer a Broad Array of Activities	Develop Charro Park as Asset within Deed Restrictions	40	--	<u>Action 1:</u> Charro Park Comm develop a plan for the park by Jun 1, 2011. <u>Product 1:</u> A plan for the park by Jun 1, 2011. <u>Action 2:</u> Charro Park Comm develop a budget for the park by Aug 1, 2011. <u>Product 2:</u> A budget for the park by Aug 1, 2011. <u>Notes:</u> Currently underway.	H	Jun-11	Charro Park Comm

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Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Pg	Connected to	Implementation Committee Recommended Action	Priority (H, M, L)	Due Date	Responsible Party
32	Develop Programming and Activities for Residents of All Ages	Inventory Existing Facilities and Programs and Expand as Needed	41	30, 32 & 33	<u>Action:</u> Parks & Rec with City Staff and other partners, e.g. Sr. citizens, C of C, YMCA to produce an inventory by Aug 1, 2012. <u>Product:</u> An inventory of existing facilities and programs by Aug 1, 2012.	M	Aug-12	Parks & Rec
33	Develop Programming and Activities for Residents of All Ages	Expand Senior Activities	42	30, 32 & 33	<u>Action:</u> Incorporate into #32. <u>Product:</u> Senior activities will be included in #32.	M	Jul-12	Parks & Rec
34	Develop an Indoor Community Center	Inventory Existing Facilities and Expand as Needed	43	--	<u>Action:</u> Parks & Rec to develop a plan for a community center by Sep 1, 2016. <u>Product:</u> A facility plan by Sep 1, 2016.	L	Sep-16	Parks & Rec
35	Renovate Facilities at Community Pool	Assess community pool facilities and develop renovation plan	44	--	<u>Action:</u> No action at this time. <u>Product:</u> <u>Notes:</u> DSISD has a 5 yr lease to operate and maintain the facilities.	L	**	NA
36	Support a Well-Educated, Talented Workforce	Support DSISD efforts for vocational and technical education	47	36-45	<u>Action:</u> City Staff to organize an annual meeting of CS, EonDev, CofC, to assess the status of items 36-39 and provide a report to City Council by Nov 1, 2012. First meeting should address the needs for vocational training. <u>Product:</u> Report to the City Council by 11/1/12 on the outcome of the meeting.	M	Nov-12	City Staff
37	Support a Well-Educated, Talented Workforce	Encourage the Establishment of a Higher Education Facility	48	36-45	<u>Action:</u> See #36. <u>Product:</u> See #36.	M	Nov-12	City Staff
38	Support a Well-Educated, Talented Workforce	Encourage Businesses to Offer Job Training, Internships, etc.	49	36-45	<u>Action:</u> See #36. <u>Product:</u> See #36.	M	Nov-12	City Staff
39	Support a Well-Educated, Talented Workforce	Collaborate with area Universities for internships, projects, etc.	50	36-45	<u>Action:</u> Currently ongoing by City Staff. <u>Product:</u> NA <u>Notes:</u> Currently ongoing by city staff.	M	**	NA

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Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Page	Connected to	Priority (H, M, L)	Due Date	Responsible Party
40	Support Existing Businesses	Market Dripping Springs to the Region	51	36-45	M	**	NA
<p>Implementation Committee Recommended Action <u>Action:</u> No action by city. <u>Product:</u> NA <u>Notes:</u> No action by city, responsibility of the Chamber of Commerce.</p>							
41	Support Existing Businesses	Support Existing Business Retention and Expansion Program	52	36-45	M	Jul-11	City Council, City Staff & Chamber of Commerce
<p><u>Action:</u> City Staff & Chamber of Commerce to determine assistance needed and budget for FY 2012 by 7/1/11. City Council to consider inclusion in FY2012 budget by 9/1/11. <u>Product:</u> Decision by City Council whether to include assistance in the FY2012 budget by 9/1/11.</p>							
42	Support Existing Businesses	Provide Training Opportunities to Local Businesses	53	36-45	M	**	NA
<p><u>Action:</u> No action by city. <u>Product:</u> NA <u>Notes:</u> No action by city, responsibility of the Chamber of Commerce.</p>							
43	Recruit Appropriate Primary Employers	Develop a Target Market Analysis	54	36-45	M	Jul-12	Eco Dev Comm
<p><u>Action:</u> Econ Dev Comm develop a plan with recommendations for marketing structure and materials for FY2013 by 7/1/2012. <u>Product:</u> A plan with recommendations for marketing structure and materials for FY2013 by 7/1/2012.</p>							
44	Recruit Appropriate Primary Employers	Establish Marketing Structure	55	36-45	M	Jul-12	Eco Dev Comm
<p><u>Action:</u> See #43. <u>Product:</u> See #43.</p>							
45	Recruit Appropriate Primary Employers	Develop Marketing Materials	56	36-45	M	Jul-12	Eco Dev Comm
<p><u>Action:</u> See #43. <u>Product:</u> See #43.</p>							

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Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Pg	Connected to	Implementation Committee Recommended Action	Priority (H, M, L)	Due Date	Responsible Party
46	Develop an Efficient Transportation Network	Establish Regular Street Maintenance	59	--	<p><u>Action:</u> Engage an engineering services firm to assess the needs and develop a plan.</p> <p><u>Product:</u> City staff and engineer propose a budget for engineering services for FY 2012 by Aug 1, 2011. Develop an inventory of needs by Apr 1, 2012. Propose a budget for improvements by Aug 1, 2012. Implement plan for improvements by Oct 1, 2012 and then continue on an ongoing basis.</p>	H	Aug-11	City Staff & City Eng
47	Develop an Efficient Transportation Network	Minimize Curb Cuts	60	--	<p><u>Action:</u> City Staff to develop a plan for the City to assume responsibility for curb cuts in the city and ETJ by 1/1/12.</p> <p><u>Product:</u> City Staff to develop a plan by 1/1/12. City Council to concider to City take over from TXDOT by 4/1/12.</p>	H	Jan-12	City Council & City Staff
48	Develop an Efficient Transportation Network	Develop Connections to Reduce Local Traffic on US 290 and RR 12	61	--	<p><u>Action:</u> Ongoing, no additional action needed.</p> <p><u>Product:</u> NA</p>	H	**	NA
49	Develop an Efficient Transportation Network	Work with Texas Department of Transportation to Improve US 290	62	--	<p><u>Action 1:</u> Add TXDOT options for US290 bypass to the City Trans Plan.</p> <p><u>Product 1:</u> City Staff to provide an updated Transportation Plan with the US290 TXDOT bypass options by 2/1/12.</p> <p><u>Action 2:</u> Obtain from TXDOT information and projections re. future traffic impact on City.</p> <p><u>Product 2:</u> City Staff to provide a report of TXDOT information and projections re. future traffic impact on the City by 2/1/12.</p>	H	Feb-12	City Staff
50	Ensure Adequate Water and Wastewater Utilities	Consider Consolidation of Utilities	63	--	<p><u>Action:</u> Continue effort to develop a strategy to integrate water and wastewater utilities. No additional action at this time.</p> <p><u>Product:</u> NA</p>	M	**	NA

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51	Ensure Adequate Water and Wastewater Utilities	Pursue all Funding Options for Wastewater Expansion	64	--	<u>Action:</u> Ongoing, no additional action needed. <u>Product:</u> NA	H	**	NA
52	Ensure Adequate Water and Wastewater Utilities	Evaluate all Options for Effluent Disposal	65	--	<u>Action:</u> Currently no action needed but revisit in 2013 to determine if needs change. Revisit by City Staff 7/1/13 or during CIP revision. <u>Product:</u> NA	H	Jul-13	City Staff
53	Encourage a Diversity of Housing	Support Higher Density Housing Where Appropriate	69	--	<u>Action:</u> Develop a future land use plan and finalize by 7/1/12. City Staff, City Council, Trans Comm, P & Z. <u>Product:</u> City Staff, City Council, Trans Comm, P & Z to develop a future land use plan by 7/1/12.	H	Jul-12	City Council, City Staff & Transportation Comm & P&Z Comm
54	Encourage a Diversity of Housing	Encourage Development of Senior Housing	70	--	<u>Action:</u> CoC EDC will assess senior housing needs and provide feedback to the City EDC on an ongoing basis. Report to City EDC on 2/1/2012. EDC to report to City Council. <u>Product:</u> EDC to provide a report on senior housing needs to the City Council on 2/1/2012.	M	Feb-12	Eco Dev Comm

**IMPLEMENTATION COMMITTEE RECOMMENDED ACTIONS
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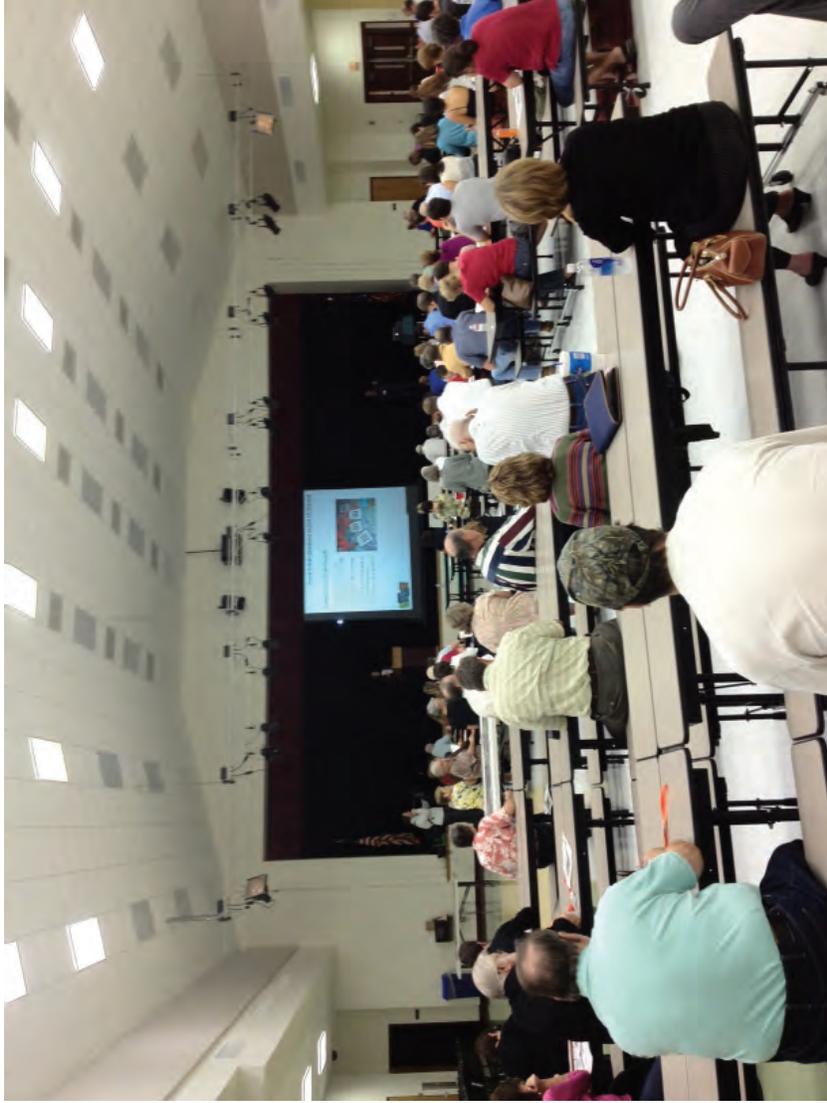
COMPREHENSIVE PLAN

IMPLEMENTATION COMMITTEE

Rec #	Comprehensive Plan Goal	Comprehensive Plan Recommendation	Print Format Pg	Connected to	Implementation Committee Recommended Action	Priority (H, M, L)	Due Date	Responsible Party
55	Maintain and Enhance Community Appearance	Conduct Regular Clean ups and Hazardous Waste Collections	71	--	<p><u>Action 1:</u> City Staff to work with Hays County to develop a plan for hazardous waste collection and disposal by 7/1/2012.</p> <p><u>Product 1:</u> City Staff to provide a plan for hazardous waste collection and disposal by 7/1/2012.</p> <p><u>Action 2:</u> City Staff to develop a budget for hazardous waste collection and disposal by 9/1/2011. Implement plan by 7/1/2012.</p> <p><u>Product 2:</u> City staff to provide a budget for bulk trash collection and disposal by 7/1/2011 and City Council to implement by 7/1/12.</p> <p>Notes: This item contains multiple different Due Dates and only the earliest one is shown in the Due Date column.</p>	H	Jul-11	City Council
56	Maintain and Enhance Community Appearance	Encourage Property Owners to Improve Property Appearance	72	--	<p><u>Action:</u> City Council consider revitalizing Keep DS Beautiful program.</p> <p><u>Product:</u> City Council decision whether to revitalize the program by 7/1/12.</p>	L	Jul-12	City Council
57	Maintain and Enhance Community Appearance	Public Property is Maintained	73	--	<p><u>Action:</u> Maintenance plan and budget will developed by City Staff.</p> <p><u>Product:</u> City Staff to provide a plan and budget for public property maintenance by 9/1/2011.</p>	H	Sep-11	City Staff
58	Maintain and Enhance Community Appearance	Consider Landscape Ordinance for Residential Development	74	--	<p><u>Action:</u> No action recommended.</p> <p><u>Product:</u> NA</p>	L	**	NA
59	Maintain and Enhance Community Appearance	Identify and Enhance key 'Gateways' and Corridors into Dripping Springs	75	--	<p><u>Action:</u> City staff to identify boundaries of gateway corridors and recommend guidelines and action by 6/1/12.</p> <p><u>Product:</u> Report identifying boundaries with recommended guidelines by 6/1/12.</p>	M	Jun-12	City Staff

Appendix B. Community Visioning Survey

SUSTAINABLE PLACES PROJECT: DRIPPING SPRINGS VISIONING WORKSHOP AND SURVEY RESULTS



McCANN ADAMS studio

PREPARED BY McCANN ADAMS STUDIO FOR CAPCOG
JANUARY 2013

Introduction: On September 27, 2012, over 75 Dripping Springs residents met to describe the kind of place that the community should become over the next generation. Hosted by the Stakeholder Committee, the evening's efforts focused primarily on the Demonstration Site, which includes the historic core along Mercer Street and undeveloped properties to the north and east. The evening began with a welcome by Mayor Pro Tem Bill Foulds, followed by brief presentations from the planning team that summarized the purpose of the Sustainable Places Project (SPP) and related the key issues and ideas communicated by the Stakeholder Committee members regarding how they would address the six livability principles of the SPP – input gathered at meetings since the project began in Spring 2012. The evening's questions were subsequently duplicated in an online survey that encouraged anonymous comments. We received input from about 50 additional people interested in the development of Dripping Springs.

The Six Livability Principles: These principles are the foundation of the SPP, and they provide the “lens” through which the planning for the Demonstration Site is focused. During the Visioning Workshop, Dripping Springs residents were asked to tell the consultants how they would prefer to address each, first by responding to a series of survey questions, and then, through a small group mapping exercise, where ideas for “what should happen where” were recorded with “Post-It” notes stuck directly upon a large aerial map of the Demonstration Site and its vicinity. The six principles speak to the following: **housing choices, mobility options, economic prosperity, healthy and inclusive communities, concentrated and balanced growth, and preservation of environment and natural resources.**

The Key-Pad Preference Survey: The consultants began the workshop portion of the evening with a presentation of initial facts and findings about Dripping Springs, organized under the principles, and interspersed survey questions to gather preferences for how each should be addressed. The survey format allowed each participant to “vote” using an electronic “key pad”, marking his or her most preferred response for each of 18 multiple choice questions. The responses from each question were tabulated immediately and displayed on the presentation screen,

so that everyone could view a bar chart tabulation of the results. In addition, paper copies of the survey were distributed to participants, allowing each to provide a “write-in” response and/or offer any feedback about the question. The survey was also available online (<http://drip-springs.sustainableplacesproject.com/>). These **Key Pad and Online Survey Responses** are tabulated on page 4.

The Comment Mapping Exercise: During the second half of the workshop, participants broke into four groups and gathered around a table with a large aerial map of the Demonstration Site. The groups were asked to write their ideas about more specific things they would like to see in the area, as well as places that they wanted to conserve or protect as is. This format, facilitated by members of the consultant team, allowed for open discussion among participants and resulted in two maps covered in “Post-Its”, which were presented at the end of the workshop to the entire group. The consultant team took these map comments from all four groups, merged them and documented the results in three different forms:

1. a single, composite **Map of Verbatim Comments**, keyed to the **List of Verbatim Comments** themselves, both organized according to the geographic areas where the comment was placed;
2. a single, composite **Idea Map**, which represents in a more immediately understandable, graphic way, the key ideas – expressed in words or short phrases – that were gleaned from the verbatim comments. The size of each word or phrase, either bigger or smaller, indicates the relative frequency of or repetition of that idea; and finally,
3. a **Summary of Map Comments**, organized under each livability principle.

What We Heard: The following summarizes the public input so far received, in the form of a proposed goal statement addressing each of the six livability principles, followed by the most prevalent ideas about how each could be applied in the Demonstration Site. The online survey responses largely agreed with the keypad survey responses. However, online respondents preferred larger lots and shorter multi-family buildings, as well as fewer apartments and rental housing. Both survey responses emphasized the development of a revitalized downtown or town center to improve economic vitality in Dripping Springs.

1. **Housing choices:** *Introduce a greater variety of housing for people of different incomes.*
 - Introduce a mix of apartments, townhouses and clustered housing on the Baird, Davidson and Breed tracts.
 - Provide affordable homes with rents under \$1,000/month.
 - Provide housing for young families so they can stay in the School District.
 - Provide housing that accommodates independent senior living.
2. **Mobility options:** *Make it easier and more convenient to move around Dripping Springs.*
 - Provide a network of local roadways that connect neighborhoods and major destinations (e.g., DS High School) without having to travel on the highways.
 - Maintain an adequate amount of convenient on-street parking along Mercer Street.
 - Slow down traffic along US-290 and make it easier for pedestrians and cyclists to cross.
 - Develop a system of hike and bike trails along the creeks.
3. **Economic prosperity:** *Attract new businesses and employment to Dripping Springs to increase the City's tax base.*
 - Reinforce and promote small businesses in the Downtown including non-chain retail shops and office space.
 - Emphasize public gatherings to improve economic vibrancy.

4. **Healthy and inclusive communities:** *Provide recreational amenities and critical services within easy reach of residents.*
 - Create a gathering place (e.g., town green) in the center of town for events and celebrations. Improve the Triangle as a gateway to the community.
 - Create generous park and recreational facilities as part of any new development.
 - Develop a connected system of off-street hike and bike trails.
 - Introduce family-oriented activities (e.g., bowling, movies) that reduce the need to travel outside DS for entertainment.
 - Introduce local medical and health care services.
5. **Concentrated and balanced growth:** *Encourage compact mixed-use development on the undeveloped properties around Downtown.*
 - Create walkable neighborhoods with a mix of housing types, while maintaining open natural areas and green space as much as possible.
 - Preserve the scale, character and historic identity of the downtown.
6. **Preservation of environment and natural resources:** *Protect Dripping Springs' water supply.*
 - Set new development back from existing creeks and springs.

Next Step: The next step in the project is a "charrette" or planning workshop, to be conducted early this year. The results of Dripping Springs' September Visioning Workshop will be shared with participants at the beginning of the charrette, so that the community may build upon this foundation and begin crafting the Demonstration Site vision into a real plan.

Dripping Springs Community Visioning Workshop Keypad and Online Survey Responses

SURVEY QUESTION	TOTAL	TOTAL %
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1.) Where do you live?

A. Inside the boundary of the Demonstration Site	5	4.1%
B. In the city, outside the Demonstration Site	23	18.7%
C. In the county, outside the city limits	90	73.2%
D. In another county	5	4.1%
Totals	123	100.0%

2.) How far do you live from your job or school?

A. Greater than 20 miles	22	17.5%
B. Between 10 and 20 miles	24	19.0%
C. Between 1 and 10 miles	38	30.2%
D. Less than 1 mile	20	15.9%
E. Not applicable	22	17.5%
Totals	126	100.0%

3.) Which of the following do you think is the most important housing need in your community?

A. More rental housing for young people and/or seniors	28	22.6%
B. More affordable housing for working families	70	56.5%
C. More upscale housing for higher-income households	26	21.0%
Totals	124	100.0%

4.) Which of these single-family housing types would you like to see more of within the Demonstration Site?

A. Houses on lots ½ acre or more	34	29.3%
B. Houses on lots less than ½ acre	15	12.9%
C. Townhouses Clustered or Garden Homes	67	57.8%
Totals	116	100.0%

5.) Which of these multi-family housing types would you like to see more of within the Demonstration Site?

A. Two-story apartments/townhouses	69	59.0%
B. Three-story apartments	3	2.6%
C. 3- or 4- story apartments in mixed use buildings	45	38.5%
Totals	117	100.0%

6.) Which of these senior housing types would you like to see more of within the Demonstration Site?

A. Independent living units (e.g. cottages apartments)	76	62.8%
B. Assisted living facilities	32	26.4%
C. Nursing homes or continuous care facilities	13	10.7%
Totals	121	100.0%

7.) Which transportation investment would have the greatest impact in your community?

A. More and better roads	62	51.2%
B. Improved public transit	23	19.0%
C. Better bicycle and pedestrian facilities	36	29.8%
Totals	121	100.0%

8.) Where is travel most difficult?

A. Getting to and from Austin or other cities in the region	91	77.1%
B. Getting around the community for work shopping or services	20	16.9%
C. Getting around my neighborhood to schools parks and visiting friends	7	5.9%
Totals	118	100.0%

9.) Which of these describes you best?

A. I'd drive less if transit were fast and reliable.	23	19.3%
B. I'd drive less if my job were within walking or biking distance of home.	22	18.5%
C. I already walk bike take transit carpool or telecommute whenever I can!	10	8.4%
D. It's unlikely I'll switch from driving.	64	53.8%
Totals	119	100.0%

10.) Which of these strategies would do the most to make the community more prosperous?

A. Improved access to higher education and job training	9	7.8%
B. Development of support services for start-up companies	16	13.8%
C. Programs to support and encourage local businesses	58	50.0%
D. An emphasis on entertainment.	16	13.8%
E. A stronger focus on developing tourism	17	14.7%
Totals	116	100.0%

11.) Which of these would do the most to improve economic vibrancy?

A. More retail shops and restaurants	60	51.3%
B. More offices and employers	38	32.5%
C. More people living downtown	8	6.8%
D. More public gatherings events festivals	11	9.4%
Totals	117	100.0%

12.) Which of these retail uses do you think is most needed?

A. Small shops and boutiques	62	52.1%
B. Neighborhood stores	40	33.6%
C. Big-box discount stores	15	12.6%
D. A full-service supermarket	2	1.7%
Totals	119	100.0%

13.) Which of these types of office/employment development do you think is most needed?

Corporate office parks	7	6.7%
Small downtown buildings	44	42.3%
Flexible office space	31	29.8%
Live-work shophouses	22	21.2%
Totals	104	100.0%

14.) Which of these would do the most to improve the health of people in your community?

A. Better health care facilities and services	53	44.9%
B. More access to parks and recreation	37	31.4%
C. Healthier food choices in grocery stores and restaurants	28	23.7%
Totals	118	100.0%

15.) Which of these would do the most to promote community vitality?

A. More connected system of sidewalks and trails	37	31.4%
B. More local jobs and services near where people live	39	33.1%
C. Cultural and civic facilities/programs that contribute to a sense of place and community	42	35.6%
Totals	118	100.0%

16.) Which best describes your view of growth?

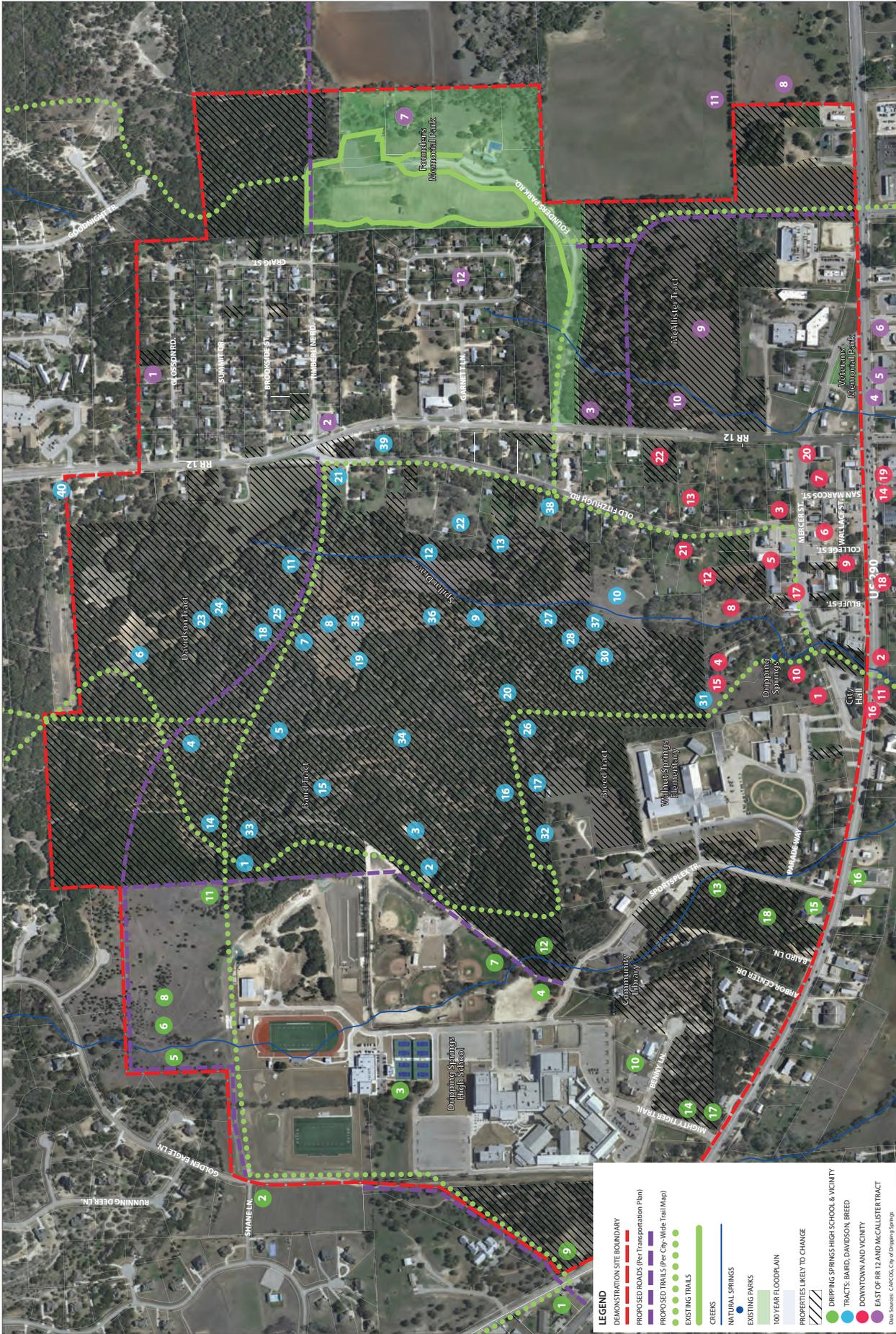
A. There is no problem. Growth should be welcomed.	17	15.3%
B. Growth is endangering our small town identity and rural character.	25	22.5%
C. Our downtown can no longer compete with suburban strip centers and big-box stores.	11	9.9%
D. Growth is bringing more people but not more jobs or tax base to support the services those people need.	58	52.3%
Totals	111	100.0%

17.) Which of these would do the most to ensure that growth here is balanced?

A. Develop more transportation options as alternatives to driving	8	6.9%
B. Encourage higher density mixed-use development in the center of town	70	60.3%
C. Preserve agricultural land at the edge of town	22	19.0%
D. Nothing – let market forces decide	16	13.8%
Totals	116	100.0%

18.) Which of these concerns is most pressing in your community?

A. The loss of rural and scenic qualities	16	14.0%
B. Deteriorating water and air quality	8	7.0%
C. Loss of productive agricultural lands	5	4.4%
D. Impact on creeks and river corridors	7	6.1%
E. Diminishing water supplies	68	59.6%
F. There are no major environmental issues.	10	8.8%
Totals	114	100.0%



LEGEND

- DEMONSTRATION SITE BOUNDARY
- PROPOSED ROADS (Per Transportation Plan)
- PROPOSED TRAILS (Per City-Wide Trail Map)
- EXISTING TRAILS
- CREEKS
- NATURAL SPRINGS
- EXISTING PARKS
- 10-YEAR FLOODPLAIN
- PROPERTIES LIKELY TO CHANGE
- DIPPING SPRINGS HIGH SCHOOL & VICINITY
- TRACTS: BARD, DAVIDSON, BREED
- DOWNTOWN AND VICINITY
- EAST OF RR 12 AND MCCLISTER TRACT

Data Source: GPRCC, City of Dripping Springs



SUSTAINABLE PLACES PROJECT: DRIPPING SPRINGS
Map of Verbatim Comments from September 27, 2012 Visioning Workshop
 Prepared by McConn, Adams Studio for GPRCC
 October 30, 2012

List of Verbatim Comments

GENERAL COMMENTS

1. Water connection fee - discourages affordable housing.
2. First thing you see coming into the heart of Dripping. Can we beautify in - Do something about the hideous tower?
3. Signage. People on 290 need to know Mercer Street is there.

DRIPPING SPRINGS HIGH SCHOOL & VICINITY

1. Walk to Schools?
2. Road does not connect (yet should).
3. Traffic flow improvements needed, especially around High School.
4. Higher education.
5. Historic museum.
6. New roads: E-W school to RR12. Connect hidden legs to Springdale.
7. Expand community athletics.
8. Alternate road for East-West traffic for US 290.
9. Higher Ed. Needed (career + tech) maybe near High School.
10. Access to library from rear - to 290.
11. Water. The availability and sustainability of water must be 1st.
12. Community college? Vocational School? Small, Remote campus.
13. Health care with access to 290 - adjacent to other health care facilities.
14. HS Traffic problem.
15. School traffic problem.
16. Train to Austin.
17. Pedestrians to High School.
18. Community/ civic center.

TRACTS: BAIRD, DAVIDSON AND BREED

1. Protect a wooded section for a park.
2. Development should preserve the old growth oaks and other majestic trees.
3. Housing development should be low impact and sustainable with rainwater collection shared natural land spaces.
4. Road that creates a loop around town.
5. Water preservation should be part of the development.
6. Create a large pond/ waterfall.
7. Does the city own the land on which they intend to put "community improvements?" eg. Trails. If not, how do they intend to pay?
8. Clustered development with plenty of green space.
9. Mixed-use housing/ retail with a park in the center like the triangle in Austin.
10. More kid-friendly parks, playgrounds.

11. Concentrate housing in the center. Create mixed use (home + shop) near edges. Connect areas with walking trails. Keep open natural areas as much as possible.
12. Lots of tree-lined walkways, bike-paths.
13. More gathering spots like coffee shops, bakeries and other side-walk eateries.
14. General: Walkable community. Medium Density. Water conserving community.
15. New Mixed Use neighborhood. Highest density.
16. Park/Open space to be preserved.
17. Gardens, natural plants + trees, walking trails.
18. Apartments with mixed-uses! Neighborhood serving, etc.
19. Mixed-use - San Francisco style housing.
20. More housing affordable for lower incomes.
21. Entertainment - bowling alley-theater. Amphitheater.
22. Develop creek - focused with public access by bikes/ pedestrians w/ recreation area.
23. High-density housing.
24. Sustainable building practices/ High quality. Variety of types.
25. Higher density, senior living.
26. Music venue.
27. Town center.
28. Mixed use: office, retail, food, music, residential.
29. Town center.
30. Town green.
31. Tax base support.
32. Affordable housing, one/two bedroom for under \$1000 a month.
33. Housing for young families so they can live in the school district!
34. Enough open spaces for people moving in.
35. Mixed Use.
36. Town Center/ Mueller Development.
37. Family Entertainment (bowling, movie, games etc.)
38. Art & Crafts. Old Fitzhugh.
39. Town homes. Old Fitzhugh.
40. D.S. Park focal for events - need room for 3,000 - 5,000 people.

DOWNTOWN AND VICINITY

1. Gathering place in center of town with local NOT chain or fast food.
2. Park with fishing pond?
3. Old Fitzhugh walkable shops and offices?
4. Need a town square or city center with a gathering space, benches, walking paths etc.
5. Buy & restore/ preserve surrounding buildings. Center of "Town"?
6. More "local" small businesses downtown.

7. Streetscape/ Landscape/ Pedestrian friendly along mercer.
8. City-wide public amphitheatre.
9. Small businesses in historic or existing buildings.
10. No Bee Cave.
11. Safe crossing 290 + 12 for pedestrian + bike.
12. Adequate parking in Town Center.
13. How to get around town without 290 and 12.
14. More than 1 N-S, E+W.
15. Slow traffic down on 12 & 290 coming through town
16. Loss of parking.
17. Parking & beautification.
18. Traffic moves too fast! Slow it down.
19. Mobility access 290.
20. Historical Integrity, Mercer Parking + Beauty. Slow traffic.
21. Farmers Market, Senior Housing not in activity.
22. Farmers Market.

EAST OF RR 12 AND MCCALLISTER TRACT

1. The city needs to grow its tax base to be able to build needed infrastructure: rooftops.
2. Smoke free zone.
3. Sidewalks/ Hike & Bike/ Bike Lanes along major roads leading to "downtown."
4. Triangle is eyesore - make it a focal point park? Food trailers? Bandstand? First impression of our community!
5. Triangle: The first thing you see as you come into DS is the Triangle. Would love to see the Visitor's Center/ Chamber Welcome!
6. Local non-chain restaurants, bars + coffee shops.
7. This is a Gem (Pound House...) Need heritage museum.
8. Urgent Care? ER? 20 min at Galleria. 15 min at Seton SW.
9. Tract needs a grid of access to develop...(McCallister Tract, especially).
10. Mixed-use/ employment center.
11. Alternative to 290 for Bike + Ped.
12. Example of Affordable Homes. Good example.



SUSTAINABLE PLACES PROJECT: DRIPPING SPRINGS
 Idea Map Based on Results from September 27, 2012 Visioning Workshop
 Prepared by McCann Adams Studio for CAPCOG

Summary of Map Comments

Housing Choices		DRIPPING SPRINGS
• Apartments and townhouses		1
• High-end homes		0
• Senior and retirement homes		2
• Other		6
TOTAL		9
Mobility Options		
• Improved roads and vehicular connectivity		14
• Improved transit service		0
• Improved pedestrian and bicycle access and facilities		10
• Other		7
TOTAL		31
Economic Prosperity		
• Retail, restaurant and entertainment facilities		11
• Incubator or local businesses		0
• Training facilities		2
• Other		4
TOTAL		17
Healthy and Inclusive Communities		
• Parks, recreation facilities and gathering spaces		12
• Health care facilities		2
• Historic preservation		4
• Access to fresh food		4
• Other		6
TOTAL		28
Compact and Balanced Growth		
• Mixed Use (Live/Work/Play)		7
• High Density		4
• Protection of open space and agricultural land		8
• Other		5
TOTAL		24
Environmental Protection/Natural Resources		
• Protection of agricultural land		0
• Protection of creeks and springs		2
• Energy efficient features		1
• Other		5
TOTAL		8

**DRIPPING SPRINGS: Community Visioning Workshop (CVW)
Keypad and Online Survey Responses**

SURVEY QUESTION	TOTAL	TOTAL %
-----------------	-------	---------

1.) Where do you live?

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SURVEY QUESTION	TOTAL	TOTAL %
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Totals	118	100.0%

16.) Which best describes your view of growth?

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B. Growth is endangering our small town identity and rural character.	25	22.5%
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D. Growth is bringing more people but not more jobs or tax base to support the services those people need.	58	52.3%
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Totals	116	100.0%

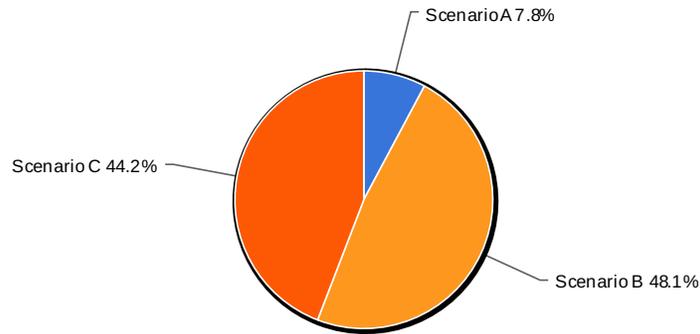
18.) Which of these concerns is most pressing in your community?

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C. Loss of productive agricultural lands	5	4.4%
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E. Diminishing water supplies	68	59.6%
F. There are no major environmental issues.	10	8.8%
Totals	114	100.0%

Appendix C. Community Preference Survey

Summary Report - Auto Run
 Survey: SPP Dripping Springs Open House Survey

1. Looking at the maps of the three scenarios, which one do you feel is more consistent with your vision for Dripping Springs?

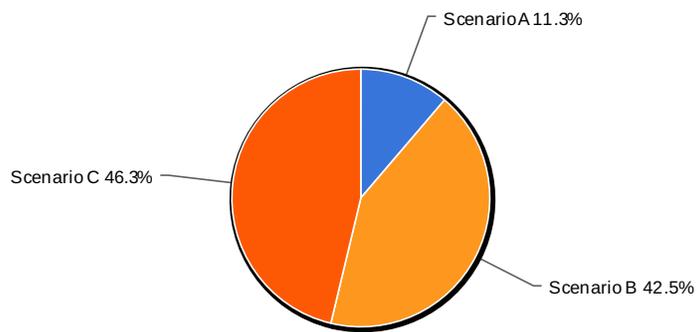


1. Looking at the maps of the three scenarios, which one do you feel is more consistent with your vision for Dripping Springs?

Value	Count	Percent %
Scenario A	6	7.8%
Scenario B	37	48.1%
Scenario C	34	44.2%

Statistics	
Total Responses	77

2. Now, looking at the indicators for each scenario, which one performs best given your vision of Dripping Springs?

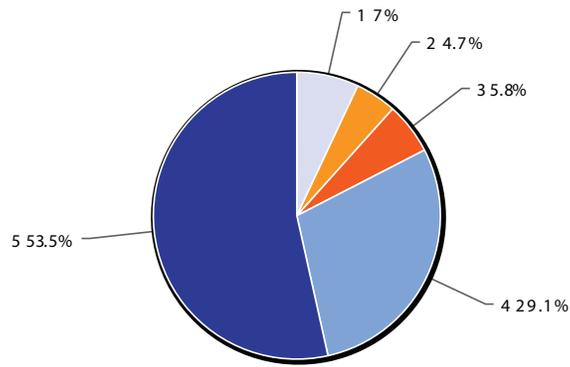


2. Now, looking at the indicators for each scenario, which one performs best given your vision of Dripping Springs?

Value	Count	Percent %
Scenario A	9	11.3%
Scenario B	34	42.5%
Scenario C	37	46.3%

Statistics	
Total Responses	80

3. This project will contribute to the success of Downtown Dripping Springs.

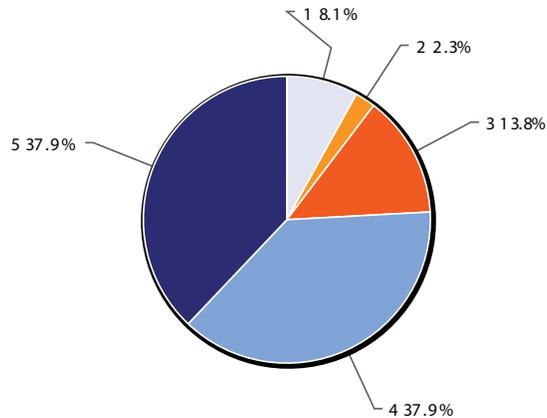


3. This project will contribute to the success of Downtown Dripping Springs.

Value	Count	Percent %
1	6	7.0%
2	4	4.7%
3	5	5.8%
4	25	29.1%
5	46	53.5%

Statistics	
Total Responses	86
Sum	359.0
Avg.	4.2
StdDev	1.2
Max	5.0

3. The design is in keeping with the small town character of Dripping Springs.

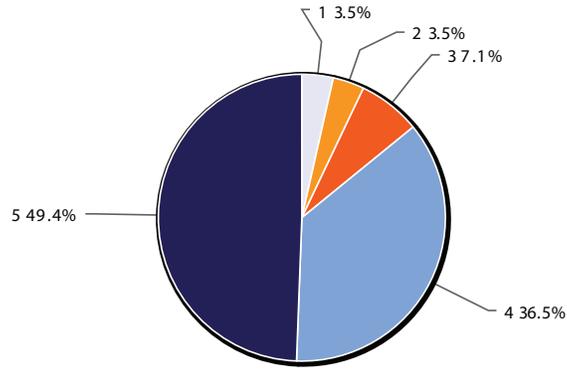


3. The design is in keeping with the small town character of Dripping Springs.

Value	Count	Percent %
1	7	8.1%
2	2	2.3%
3	12	13.8%
4	33	37.9%
5	33	37.9%

Statistics	
Total Responses	87
Sum	344.0
Avg.	4.0
StdDev	1.2
Max	5.0

3. The design is supportive of the businesses along Mercer Street

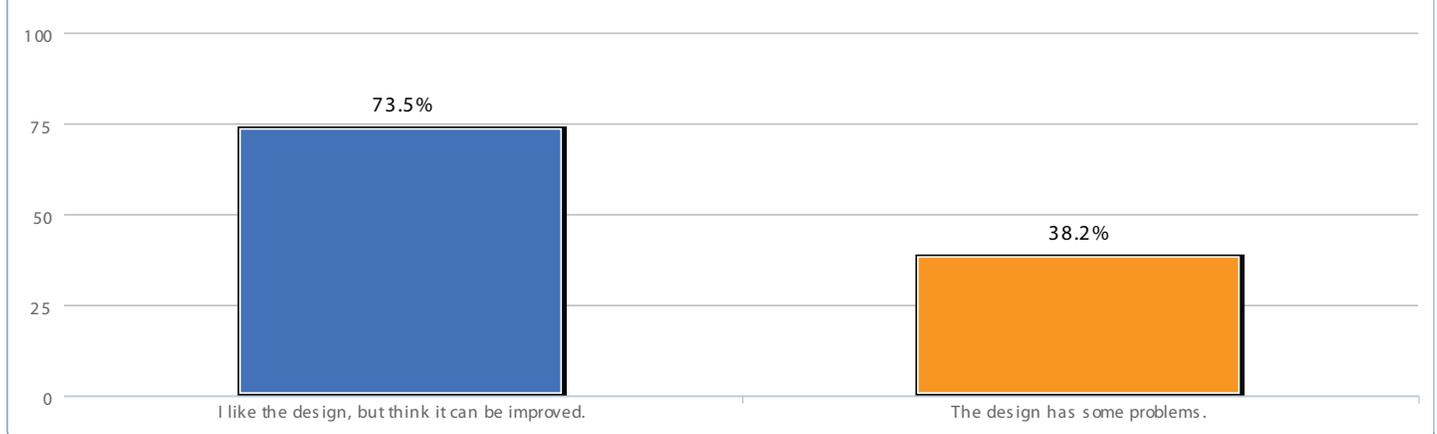


3. The design is supportive of the businesses along Mercer Street

Value	Count	Percent %
1	3	3.5%
2	3	3.5%
3	6	7.1%
4	31	36.5%
5	42	49.4%

Statistics	
Total Responses	85
Sum	361.0
Avg.	4.2
StdDev	1.0
Max	5.0

3. For each of the below, if checked, please provide details in "Comments".



3. For each of the below, if checked, please provide details in "Comments".

Value	Count	Percent %
I like the design, but think it can be improved.	25	73.5%
The design has some problems.	13	38.2%

Statistics	
Total Responses	34

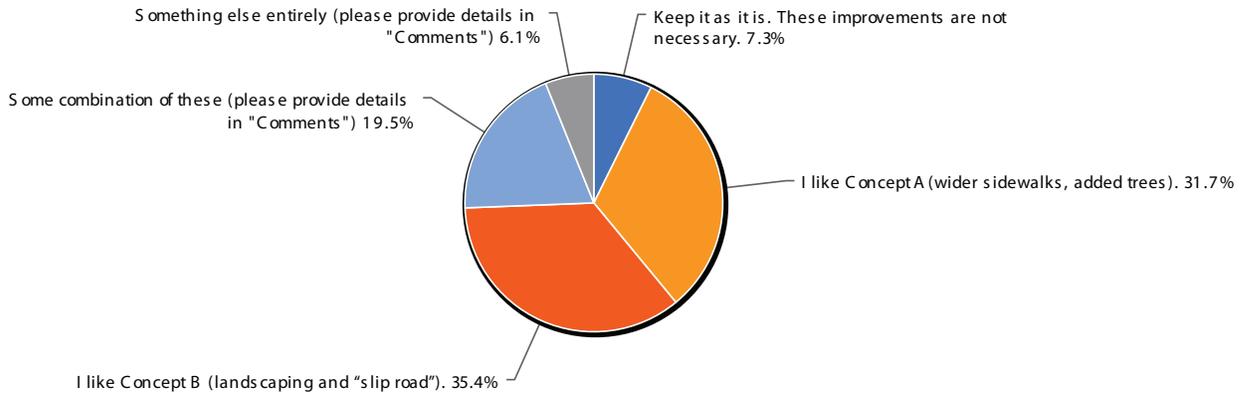
3. Comments:

Count	Response
1	Are there any plans to extend multimodal transportation linkages out beyond the city center?
1	Concept is great. Can it be expanded upon to the northwest?
1	Does not indicate parking facilities. Need parking garages.

1	Don't think it has to be in the center of town, but DO think we need it.
1	I assume paths and sidewalks will encourage school friendly paths.
1	I think it needs to be a little downsized on design.
1	I think you need an anchor, such as a court house or public building.
1	It would be great to have live-work townhouses
1	More restrautns and retail, Chik-fil-a
1	Needs more density!
1	Not inclusive of the Mercer Street plans
1	The key is to make Mercer Street an integral part of the puzzle but not the sole focus.
1	Utilize the springs area as a park and gathering area.
1	Walking to destinations is critical for creating a movement in community.
1	We don't want any apartments, condos or multi-family housing here.
1	Where's the parking?? Significantly more people and no parking??
1	Leave urban style development in Austin proper and stop facilitating its leakage out into the beautiful hills, pastures and open spaces we love.
1	The town center is a good idea. When we get to retirement, we could sell the 5-bedroom house and lawn tractor and move to the center.
1	I do not support adding low income housing to the city center. I support a redevelopment of Mercer street and city-owned land that focuses on shops and businesses only. The use of this precious land resource for apartment/townhome housing is a disservice to the community as a whole.
1	The town center should be part of the Mercer historic district because that preserves the character of the town history. That was the goal when Dripping was still rural (1950s). Keenan's design speaks to that issue.
1	I agree that DS needs a Town Center where people can congregate and is ADA complaint; however, the design needs to reflect the rural history of this community. The row house idea seems out of place. DS is not Plano and we live here because we don't want to live there or Austin. I would be supportive of more local retail and restaurant zoning north of Mercer Street incorporating the courtyard and green space concepts. The courtyard and green spaces within the future planning will also drastically improve the current festivals hosted downtown.
1	Definitely don't make this LOOK like "faux old town." No Hill Country Galleria landscape etc. Use local artists to add personality to signage, etc.
1	Again, I would hope that the architecture would be interesting, rather than predictable. It would be nice to look at the buildings in the future and not be bale to say,"that was obviously built in the 2010's."
1	An actual community building is what is missing. A place to hold anniversary parties, quilt shows, etc.The space behind the academy would be good location at the "New street".
1	Will be difficult to get property owners to participate. Will be expensive to rehab Academy and Stephenson buildings. How can city pay for these improvements?
1	Public rest rooms. Mercer closed to vehicles. Only Open to pedestrian traffic. Parking available on side streets and maybe a parking lot. Abundant water scapes (ie. fountains, ponds, etc). 19th century style lighting fixtures..
1	I appreciate your efforts, but it is just more of the same. Small-town DS, very dysfunctional and not enough businesses that are inviting to family participation in community events. First I would have Main Street with large walking paths (stone) small boarding wall and the thru-way for vehicular traffic would be narrow with a 15 mph speed limit. Along Main Street you would find a Town Center with an open grassy park and water splash fountain. ALso along Main Street you would find book stores, art stores, family restaurant/cafe, small retail stores, etc. A parking area in the center of town would be nice. Keep the multi family development in the next area, bordered by single family units. Finally the outside perimeter would house the industry which would be completely green designed facilities.
1	This is a great idea. The Town Center needs to include a community hall, civic center or pavilion for reunions, parties, flower shows, large meetings, recitals, theatres. School property is unavailable to the community. This is a huge need!
1	"Community place" to me is an actual building or pavilion — a large gathering place — can be used for meetings, shows, recitals, family reunions, concerts, dances. The space behind the Masonic Lodge is the logical place for this. This plan, while allowing people to hang out, does not provide a community place.
1	Really would like to see a community/arts center to draw community together with music, art and community events. We must be careful to keep "small rural feel" and not turn into a Bee Cave — no malls, big boxes and lights to ruin the

night sky. Lots of landscaping, green space, walk and bike paths.

4. Please review the concepts for improving the highway and let us know what you think:

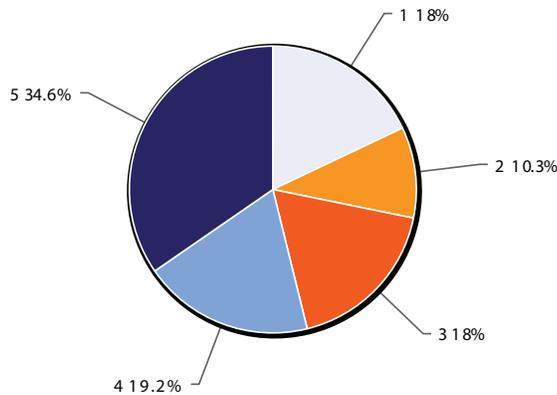


4. Please review the concepts for improving the highway and let us know what you think:

Value	Count	Percent %
Keep it as it is. These improvements are not necessary.	6	7.3%
I like Concept A (wider sidewalks, added trees).	26	31.7%
I like Concept B (landscaping and slip road).	29	35.4%
Some combination of these (please provide details in "Comments")	16	19.5%
Something else entirely (please provide details in "Comments")	5	6.1%

Statistics	
Total Responses	82

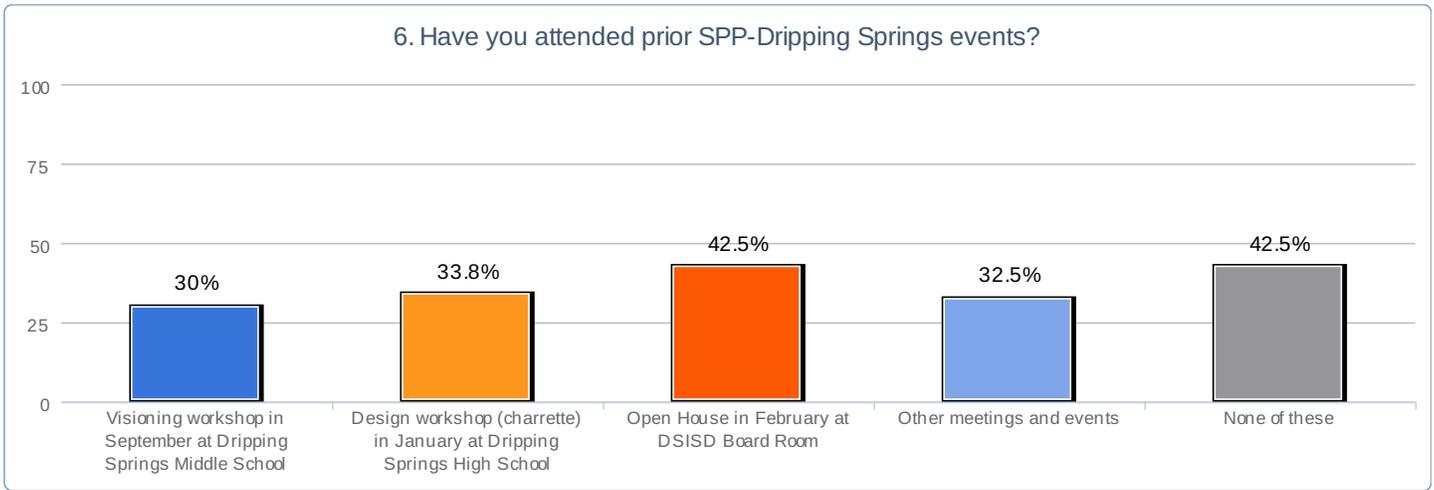
5. How familiar are you with SPP-Dripping Springs?



5. How familiar are you with SPP-Dripping Springs?

Value	Count	Percent %
1	14	18.0%
2	8	10.3%
3	14	18.0%
4	15	19.2%
5	27	34.6%

Statistics	
Total Responses	78
Sum	267.0
Avg.	3.4
StdDev	1.5
Max	5.0



6. Have you attended prior SPP-Dripping Springs events?

Value	Count	Percent %
Visioning workshop in September at Dripping Springs Middle School	24	30.0%
Design workshop (charrette) in January at Dripping Springs High School	27	33.8%
Open House in February at DSISD Board Room	34	42.5%
Other meetings and events	26	32.5%
None of these	34	42.5%

Statistics	
Total Responses	80

Looking at the maps of the three scenarios, which one do you feel is more consistent with your vision for Dripping Springs?: Comments

A combination of A & B

B has better open space. Triangle is an eyesore and the first thing visitors see.

Connectivity to other parts of Drippin', by protecting walking trails and protected crossings (over and under) of 290 and RR12.

Dripping Springs is already an open single family community. Why are you trying to force it to be like Austin. We all moved out here because it is unique.

How scenario B handles green space is its appeal. All popular cities that are well managed and have massive amounts of green space to retain some soul and character. Do not let DS become yet another soulless city of strip mall retail and developer crammed housing.

I feel housing belongs elsewhere. The available land being discussed here is too small to use for housing. It should be utilized in a way that benefits more of our residents, to get them to come into Drip. There is only one downtown area here and it is small. The surrounding hills will fill up with housing of various types. Let's use this area to enhance our town and benefit us all.

I like C. Green yet populated. A better mix of housing types for different types of families. Some concentrated business/commercial to provide work for local folks. A town square/center that could produce strong tourist attraction with restaurants, local shops and establishments for local as well as regional talent/performers.

I like Mercer Street more or less the way that it is. I would hope that new buildings in that area would continue to have character and be low-slung, rather than large, homogenous buildings that can be found anywhere. Buildings such as the Gables apartment buildings on 5th Street in Austin look very nice, but are so ho-hum and predictable.

I like that B has more green space and seems to have a more central orientation.

I like the health services close to the school and to the west of town where the concentration of older population appears to reside. I also like the potential for expansion of the town center over time north along the trace. I still like the idea of anchoring the town center on a public private partnership between City, School District, and private entities.

I like the way green space flows through Scenario B, ties all the neighborhoods together, and I think it has the best mix of housing. I like the expansion of Founders park. I like the pedestrian-friendly Town Center/Town Square. I can imagine coming here to walk, sit, shop, eat, dance, listen to music and meet friends.

In the future, one scenario should be based on the planned capacities of all social and physical infrastructure providers. This plan would likely have the least adverse impact to the community as it would reflect already anticipated expansion. It would also have the effect of synchronizing plans.

Keeps homes and population densities spread out.

Like small community feel, not blocks and blocks of spec houses.

Makes best use of close in land for increased density.

Makes sense.

none of these give population information. i would vote for whatever means the least number of residents if i knew which scenario did.

None: you don't have enough business to support any property management. Need to move industry away from the center of town.

One big problem is that most of the folks "in" Drippin live outside the city limits and can't vote on projects that affect them.

Promote and incite density in the areas directly in the city!

Scenario C is an interesting concept but it may be a little too far-fetched

Scenario C is well thought out but to attain a bit more green open space the tract north of Founders could stay as more of a park option. Also the tract north of the high school could be developed with something like more small compact neighborhoods. I like north Davidson+Baird in scenario B with the lower part of scenario C ,Ã that could be my favorite!

Scenario C preserves the small town feel and provides an opportunity to "upgrade" the existing structures along Old Fitzhugh as homeowners decide to sell. I still feel strongly that DS needs to move toward more of a grid system of blocks and to plan for more roads parallel to 290, even closer than the proposed extension of Roger Hanks. I detest having to constantly enter and exit onto a high speed road. Please, at least consider a frontage road or connected parking lots along the existing and future 290 development. As in sclarion C, I would like to see a new town center built for government and offices and preserve Mercer street for tourism and entertainment. Don't forget to plan for adequate parking in the walkable areas, maybe even multilevel.

This options appears to preserve more green space in association w/ the natural drainage-ways.

This plan and this bogus "community involvement" process are inappropriate for this area, this water situation and do not reflect the wishes of the vast majority of people in these parts.

Town square is a good idea but the area needs really good landscaping and parking (which could be behind it ,Ã not on square.)

Very successful integration of the comments at the vision workshop. A hard task but done well. Congratulations.

Now, looking at the indicators for each scenario, which one performs best given your vision of Dripping Springs?: Comments

B and C look like places along the east of USA not the Hill country.

Good concepts, but they represent change and uncertainty. From an outreach perspective, letting people know all steps remaining (whether city council votes on the draft plan, etc.) would help with some of the fear, uncertainty and doubt.

I think this is really hard to predict. Even if we increase jobs, what kind of jobs will they be?

It would be great to have a Chick Fila and a Target store.

It's all about sustainability!

Makes best use of land. Leads to better long term population density in town.

Makes more sense.

More jobs, more balanced growth.

None. I would like to see more opportunity for residents to participate in community activity (Seaside, Florida)

now i see. why ask this twice?

One cannot actually answer question 2 with the information provided. Including a summary of the changes and investments needed to implement these scenarios would enable participants to make an informed choice.

Please see comments above. I believe that it is possible to grow and still have a beautiful, peaceful, enjoyable community.

Scenario C's implications are cut off of this page, so I can't see them to make a judgement.

Please review the concepts for improving the highway and let us know what you think:: Comments

A+B is my first choice; B is the second choice; A is the third choice.

Adding another slip road would only add more asphalt. Lower the speed limits in the busiest areas of town and enforce them. Also, a safe exit off 290 is very important.

Adding sidewalks and landscaping will increase safety and reduce road noise. That said, it will also further congest 290 unless provisions are made to reroute heavy commercial traffic. That traffic could be routed along Creek Road, or further south, and ease flow along 290 while opening an additional commercial district.

Any consideration given to the use of roundabouts vs. stop lights?

As for fast traffic on 290 the only alternative is to widen 290, install a median with short attractive vegetation and stone sidewalks with a 12" stone wall on street side.

Also reduce the speed limit through town to 35 mph and cameras for mail-in speeding tickets.

As much as I would like it, it probably isn't realistic to narrow 290.

Build a bypass around Dripping!

Build a loop around town to keep traffic moving and away from the inner city

But don't know how Concept A works with a loop around town, and loops around towns seem to kill the towns. Not sure how to win ...

Consider the slip road on the south side instead of the north.

Don't like the side street/slip road concept ,Ã feels like "more road" and I don't like the idea of more pavement. Have to figure out way to cross 290 and connect our parks and city trail system, some of which is outside demonstration site area.

Either A or B would be a major improvement, but I like the diagonal parking and slip road of B. PLEASE do something to beautify the western part of the triangle.

Get TxDot to lower the speed limit on 290 and 12 within a one mile radio us to 35 mph. They slow you down in Blanco and Johnson City, why not Drip?

Have a high speed US290 around town and slow speed narrow road through the center (current 290).

I don't think you can slow down traffic on 290. It would be nice with more aesthetic appeal. There is no significant signage or promotion of Mercer Street ,Ã people don't know about it, which is why they drive through. If it could be more pedestrian-friendly with better landscaping, parking and something resembling a town square, it could be much more quaint and charming like Wimberley.

I like option A but need to incorporate additional parking to allow easy access to new restaurants and shops.

I like the concept of B but don't know if it would be possible.

Improvements and a solution to further congestion is critical. Also, slow it down.

It's a US highway...get federal funds and build a bypass, either to south of town or a 2 mile tunnel under and pretty much make 290 as it is go away. Reclaim it into a much smaller local road.

Neither of these concepts will work unless there is a by-pass around DS and local business doesn't want that to happen! There is way too much traffic passing thru DS for these concepts. If you cause the traffic to be jammed up then people will stop coming thru at all. And we don't need to end up with an elevated highway like Bastrop! no to slip idea. Just not possible. With school traffic etc it would just bottleneck and parking would become hazardous.

Personally I want the fast travel 290 provides but I would appreciate some pedestrian areas. I think Mercer would be ideal for this.

slip road encourages easy access to shopping here and inviting people to stay and experience to our benefit !!

Slip road will only work when a look around DS is built.

The current downtown scenario is dysfunctional and very dangerous for pedestrians and bicyclists.

The extra parking is great, but the slip road concept looks complicated and busy. I like the simple but beautiful 290 concept because it preserves a smaller rural town while still accomplishing the goal to slow traffic and maintain rural charm.

The fact is Drippin will always be a drive-thru town. To fix 290 and heavy traffic you have to have a loop or bypass. We finally just got center turn lanes ,Ã don't take those away.

The slip road serves just one side. Plus property condemnations for this to occur will prove excessively costly.

The south side of 290 is not served by Concept B and I think future growth will include that side of the highway. You can plan without it but the use pattern will determine the future and it needs to be included in the plan.

Trees and bushes would soften 290 and make it less ugly. A combination would have several short slip roads with plantings between.

Will probably need some street parking downtown to support business. I don't like the need to stop traffic to park and leave. I like the idea of the parking separated from the road.

With the population growing the through traffic needs to keep moving. The local traffic needs to keep moving as well. Without an alternate route around the town from HEB to Dollar General 290 is becoming overcrowded and hard for some folks to negotiate. The alternate route can be a lesser-known but locally known route for slower pace and yet have solid traffic movement. Do something soon!

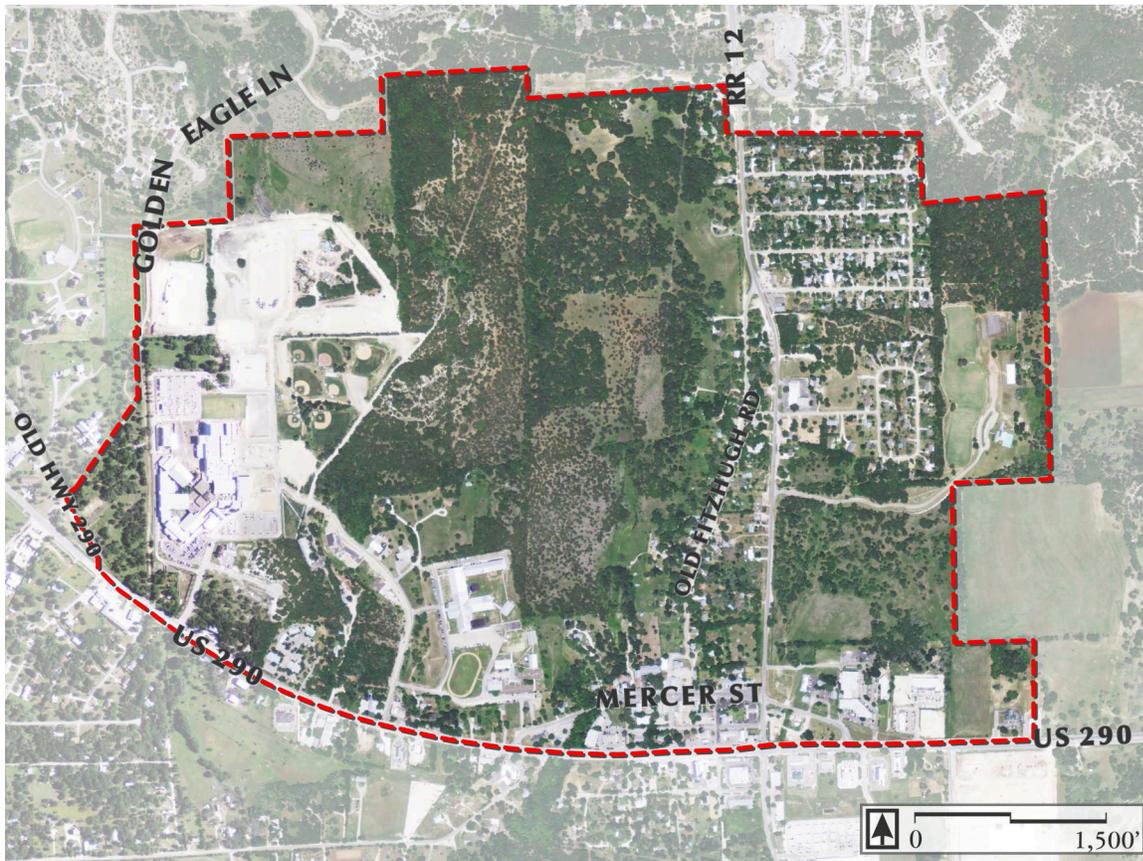
Appendix D. Summary of Relevant Plans and Policies

Dripping Springs Sustainable Places Project

Summary of Relevant Plans and Policies

DRAFT

9/27/12



Prepared for CAPCOG by McCann Adams Studio

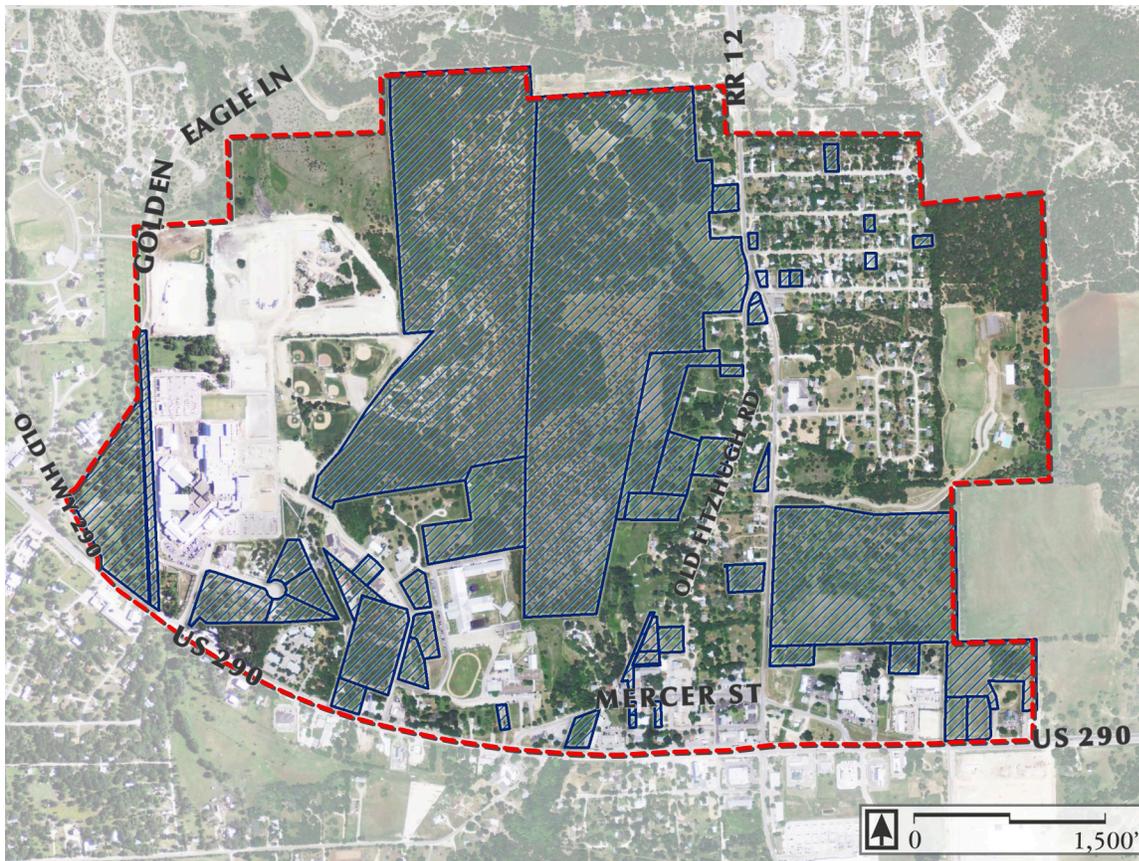
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Summary of Demonstration Site and Relevant Plans

Overview

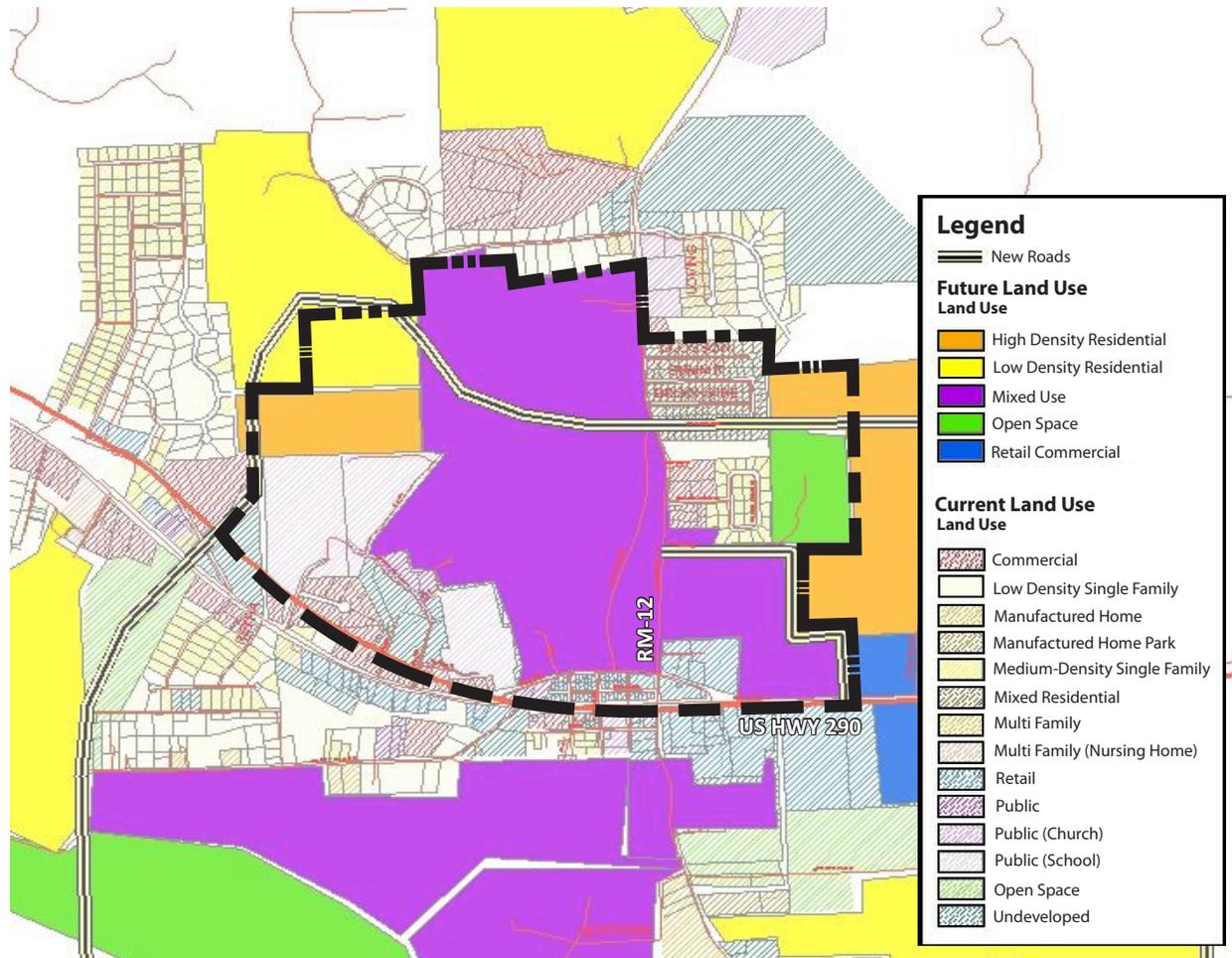
Dripping Springs is a Small Activity Center per CAMPO 2035 Plan located at RM 12 and US Hwy 290. The City's goal for the Sustainable Places Project is to leverage the community's existing and potential assets, and promote the thoughtfully planned evolution of the Study Area into a more compact, integrated, mixed-use Center (per Dripping Springs Sustainable Places Application). The Demonstration Site is bordered to the south by US Hwy 290, and expands across RM 12 to include various eastern and western properties along an irregular boundary line totaling 749 acres with 322 acres susceptible to change. The Demonstration Site includes the Historic District of Dripping Springs (along Mercer St), Old Fitzhugh Rd and existing educational and recreational facilities owned by the Dripping Springs Independent School District. Three large undeveloped tracts (Davidson, Baird and McAllister) within the Demonstration Site present redevelopment and infill opportunities.



City of Dripping Springs Demonstration Site with sites likely to change shaded. (Prepared by MAS for CAPCOG, 2012)

City of Dripping Springs Comprehensive Plan (Adopted 2010)

The City of Dripping Springs Comprehensive Plan addresses the concerns of a community facing the transition from a rural, agricultural village to a mixed suburban and rural city. The Plan identifies goals and makes recommendations for growth that embrace community values.



Future Land Use Map with Demonstration Site boundary outlined in black. (City of Dripping Springs Comprehensive Plan, 2010)

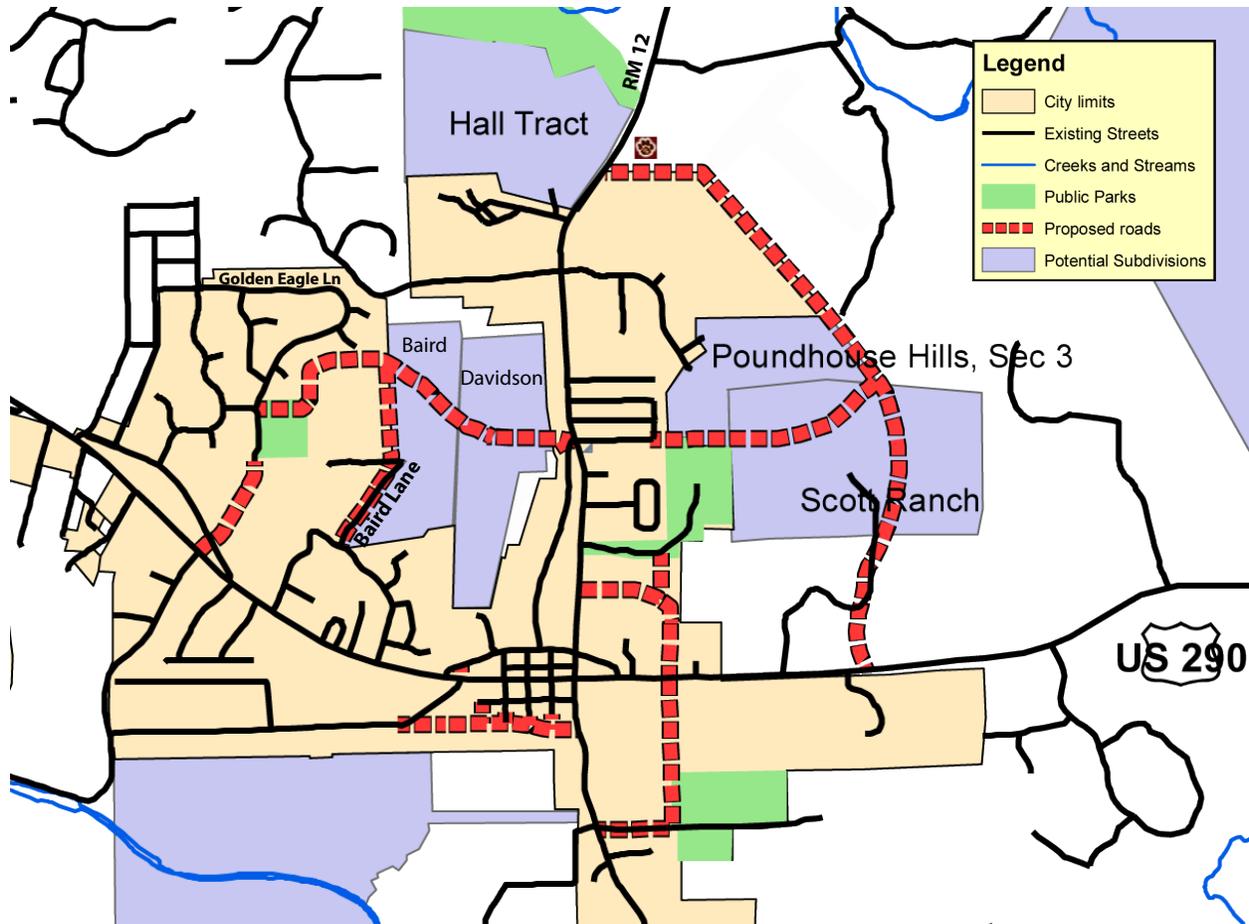
The Demonstration Site portion of the Future Land Use Map includes a mixture of Mixed-Use, High-Density Residential, and Low-Density Residential land uses. The majority of the Davidson Tract is recommended for Mixed-Use development, while the adjacent Baird Tract is designated primarily for High and Low-Density Residential development. The region bordering Old Fitzhugh Rd., a major corridor into the Historic District, is recommended for Mixed-Use development. Current land uses in the Historic District of Dripping Springs (i.e., the properties facing Mercer Street) are largely Retail, Commercial and Public.

The Key Goals affecting the Demonstration Site are:

- Infill development should be encouraged on open land within the existing city limits.
- High-intensity uses (2 or 3 story mixed-use buildings) should front major road ways, while less intense uses (single lot, single family homes) should occur when residential areas are adjacent.
- Encourage the adaptive reuse of available empty buildings and land.
- Encourage the establishment of a higher education facility.
- Develop pedestrian amenities Downtown.
- Identify trail connections for neighborhoods, parks and schools utilizing water ways and existing green space.
- Incorporate pedestrian and cycling facilities along new and upgraded roads.
- Ensure connectivity between new subdivisions and neighborhoods (many subdivisions are disconnected resulting in excess traffic on US Hwy 290 and RR 12).
- Create an efficient transportation network via the development of new roads to relieve US Hwy 290 and RR 12.
- Encourage rainwater harvesting and other conservation measures in new developments.
- Identify high-quality agricultural lands and work to protect them.

Dripping Springs Transportation Plan (Adopted 2008)

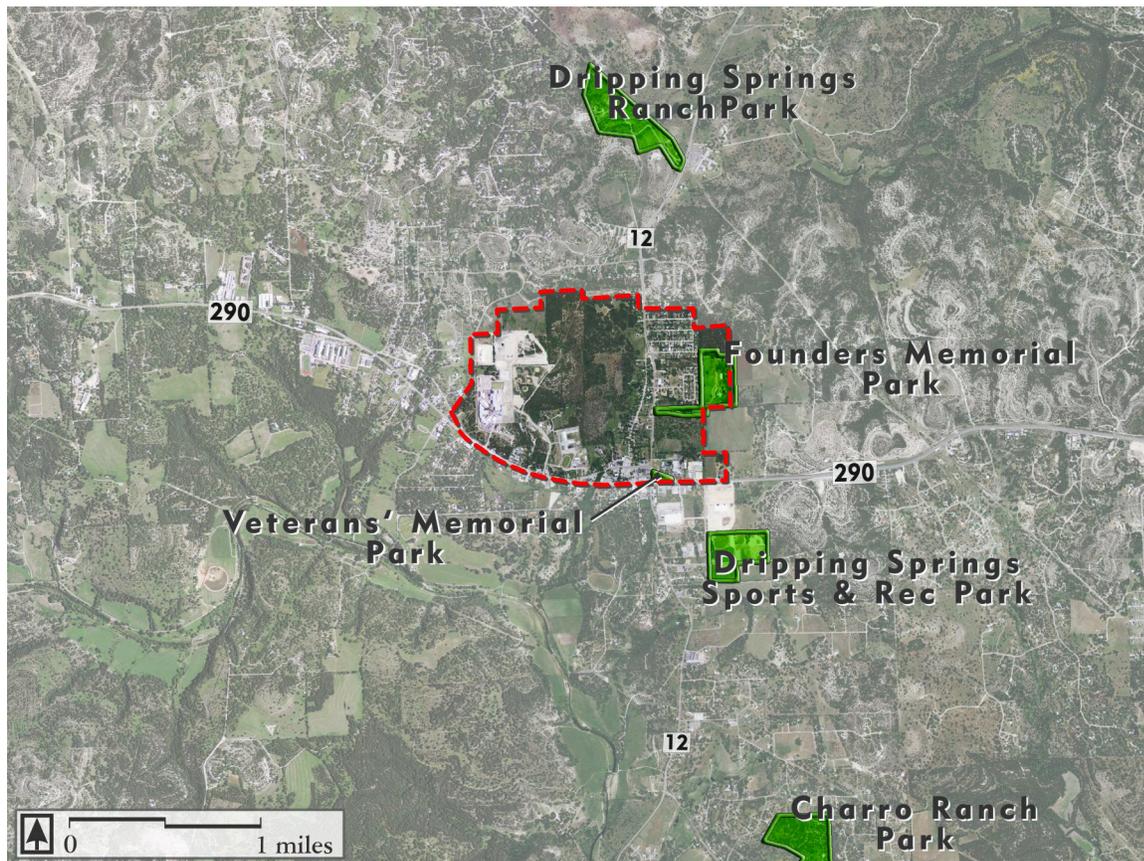
There are five new roads proposed within the Demonstration Site, connecting Shane Lane across the Baird and Davidson tracts to RM 12 and connecting RM 12 to Baird Lane. Additional proposed roads include a connection between Golden Eagle Lane and US Hwy 290 as well as extending a road east of Loop 64 to RM 12, north of its existing intersection with Mercer St.



Future Transportation Plan Map. (City of Dripping Springs Transportation Plan, 2008)

Master Plan for Parks, Recreation and Open Space (Adopted 2007)

This Plan makes recommendations for the expansion and improvement of existing parks, as well as the development of new recreation centers and community facilities. Two parks, Veterans Memorial and Founders Memorial Park, exist within the Demonstration Site. Karhan Park (bordering Shane Lane) is near the Demonstration Site boundary. The Plan recommends that the Triangle (a tract of land bounded by US Hwy 290, Highway 12, and Loop 64) be developed as a Veterans Memorial Park Center, providing a meeting hall and site for indoor events. Additionally, the Plan calls for an upgrade of Founders Memorial Park fields, and the development of a Downtown Pedestrian District.



Dripping Springs Open Space Map with Demonstration Site boundary outlined in red. (Prepared by MAS for CAPCOG, 2012)

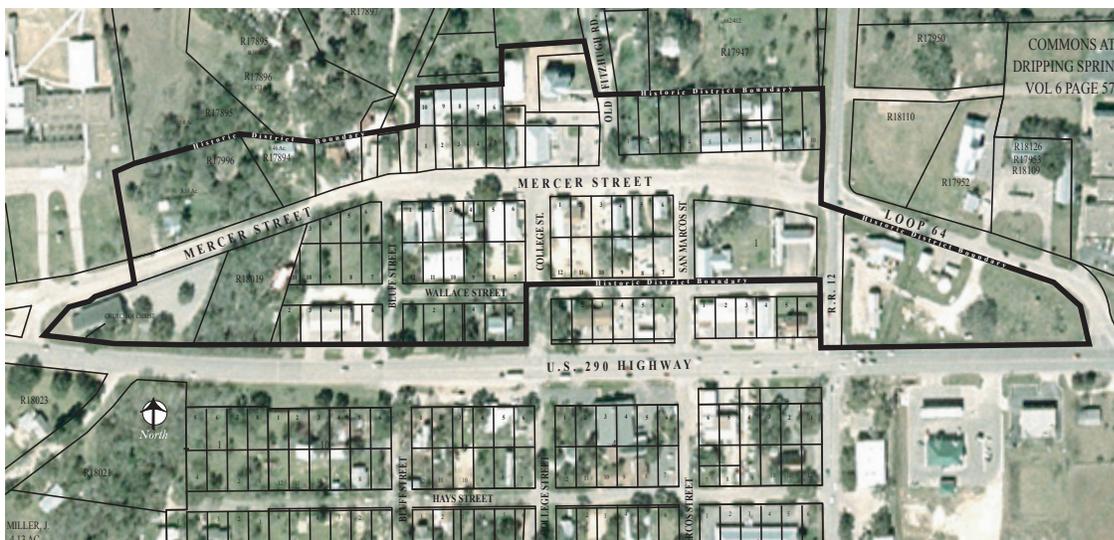
The key Goals affecting the Demonstration Site are:

- Incorporate more facilities for community functions and activities.
- Make major improvements to Karhan Park to provide new opportunities for recreation.

- Develop the “Triangle” of land surrounded by US Hwy 290, US Hwy 12 and Loop 64 (Mercer Street) into a Veterans’ Memorial Park Center.
- Develop a Downtown Pedestrian District.
- Develop open spaces and conservation areas in accord with the Dripping Springs Land Use Plan.
- Identify and designate important natural resource areas.

Historic Preservation Program Implementation Manual (Adopted 2007)

This manual emerged from a collaborative effort between the City of Dripping Springs and the Dripping Springs Historic Preservation Commission for the purpose of establishing historic preservation standards and design guidelines following the framework of the City’s Comprehensive Plan. The Manual also outlines a process for Historic Landmark Designation for property owners, and establishes a Historic Preservation Ordinance (adopted in 2002). The Ordinance includes standards for preservation, rehabilitation, restoration and reconstruction of historic buildings, and defines criteria for the designation of historic landmarks. In general these standards do not oppose new additions to, or uses for historic buildings, provided that they do not destroy the historical integrity of the building. New construction projects involving buildings with the Historic (H) Overlay designation are recommended to emphasize two goals: the preservation of historic materials, and the preservation of a building’s distinguishing character.

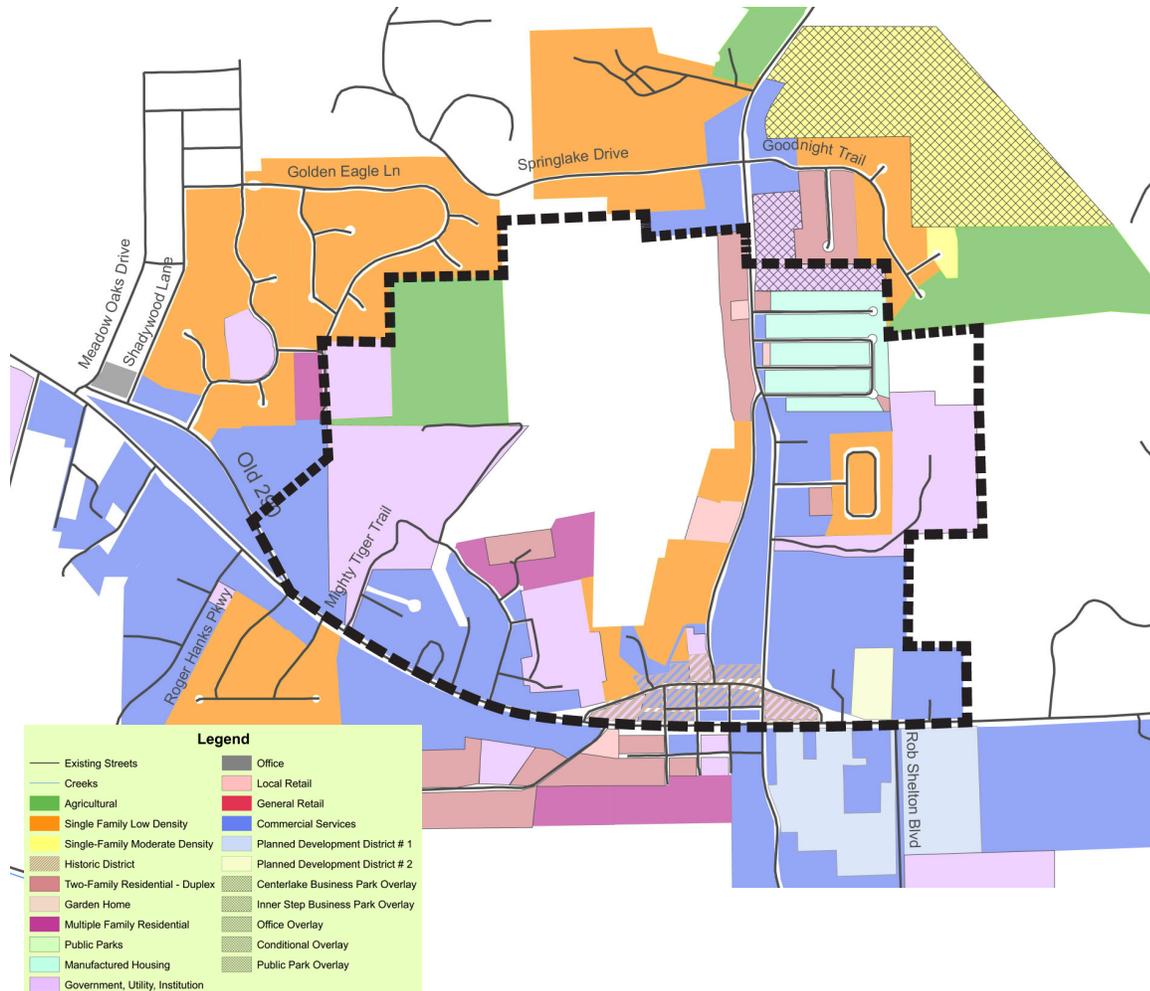


Historic District Map. (City of Dripping Springs Historic Preservation Implementation Manual, 2007)

Summary of Zoning Policies

Overview

The zoning ordinance for Dripping Springs is a conventional use-based code with zoning districts and development standards. Within the Demonstration Site there are seven zoning districts that legislate land uses, height, density and form. The undeveloped Baird and Davidson tracts are both within the City’s ETJ and as such are un-zoned.



Official Zoning Map with Demonstration Site boundary outlined in black. (City of Dripping Springs. Online. cityofdrippingsprings.com)

CS: Commercial Services District: Within the Demonstration Site, most properties in the historic core and along US 290 and RR-12 are regulated by this zoning district, which is intended “to provide for commercial and service-related establishments, such as whole-sale product sales, welding and contractors shops, plumbing shops, automotive repair or painting services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view. The uses envisioned for the district will typically utilize small sites and have operational characteristics that are generally not compatible with residential uses and most other types of nonresidential uses within the City.” Buildings are allowed up to two floors or 40 feet in height and must have front yard setbacks of at least 25 feet. Lot areas have a minimum of 8,000 square feet, an impervious cover no greater than 70%, and building areas are limited to 50,000 square feet or less. Properties within the historic core are subject to specific guidelines that are outlined in the Historic Preservation Program manual adopted in 2007, and are subject to review and approval by the Dripping Springs Historical Preservation Commission. The manual provides standards and guidelines for rehabilitation, restoration, reconstruction, protection and stabilization of historic structures and infill development.

GUI: General/Utility/Institutional: Large tracts of publicly-owned land within the Demonstration Site, including the elementary school and high school, the school district offices, City Hall, Veterans Memorial Park and Founders Park are within this zoning district, which is intended to provide for the government buildings, public utility installations, EMS stations, fire stations, health care facilities, schools and churches, without regard to public or private ownership. Buildings are allowed up to two floors or 40 feet in height with front yard setbacks of at least 20 feet. Lot areas minimum of 7,000 square feet, and an impervious cover no greater than 50%.

LR: Local Retail District: A few properties within the Demonstration Site are within this zoning district, which is intended for low intensity, specialized retail sales to serve local neighborhoods, citizens, and visitors. Bed-and-breakfasts are permitted but higher intensity commercial service uses are not. Lot areas have a minimum of 5,000 square feet, an impervious cover no greater than 60%, and building areas are limited to 40,000 square feet or less.

GR: General Retail District: Only one property within the Demonstration Site along RR 12 north of Old Fitzhugh Road is within this zoning district, which is established to provide for retail facilities larger than those generally located in the Local Retail District, such as large grocery stores, book stores, and the like. Lot areas have a minimum of 20,000 square feet, a maximum impervious cover of 60%, and building areas are limited to 60,000 square feet or less.

MF: Multi-Family Residential District: Within the Demonstration Site, only one property just south of the Baird tract is zoned for multi-family housing, allowing for two-story buildings up to 24 du/ac with impervious cover no greater than 60% and front yards of at least 30 feet in depth.

SF-4: Two-Family Residential Duplex: Properties along the west side of RR 12 north of Old Fitzhugh Road and a property just south of the Baird tract are within this zoning district, which allows two-family, two-story duplexes on lots of at least 10,000 square feet with impervious cover no greater than 50%. Lots must have a minimum width of 70 feet and depth of 100 feet, and front and rear yards of at least 20 feet.

SF-1: Single-Family Residential District-Low Density: Several properties along Old Fitzhugh Road immediately north of the historic district are within this zoning district, which provides for low-density residential on lots of at least one-acre in size and with impervious cover no greater than 30%. Buildings are permitted to heights up to 40 feet or 2 ½ floors.

Parking Standards: The code requires two parking spaces for each detached or attached single-family dwelling unit and one to 2.5 spaces for multi-family units depending on the number of bedrooms. One space is required for each 300 square feet of office space, and one space for each 200 square feet of retail floor area. Shared parking reductions for non-residential uses are considered by the City Administrator. Subject to Planning and Zoning Commission and City Council approval, off-site parking may be permitted on tracts that are immediately adjacent but no greater than 1000 feet away from the primary tract within the CS zoning district and no farther than 150 feet in other districts.

Summary of Subdivision Ordinance and Related Regulations

Overview, Process and Governing Authority

Dripping Springs has more comprehensive and tailored subdivision regulations than many similarly-sized towns. The process is fairly standard, with concept plan, preliminary, and final plat. All major subdivision plats must be reviewed by the Planning and Zoning Commission (P&Z), and approved by the City Council. Notification is required for the public hearing to those within 300 feet of the periphery of the lot(s) to be platted. Signage is also required to be placed on the property involved. Minor plats are at the discretion of the City Administrator who may approve a minor plat, or elect to present it to the P&Z and City Council. Notice, public hearing, and the approval of other lot owners are not required with a minor plat.

Street Standards

Proposed streets shall be compliant with the City's Transportation Plan. A property owner is required to provide all rights-of-way required for existing or future streets, and for all required street improvements, including perimeter streets and approach roads. All subdivisions with 50 or more lots must have at least two points of vehicular access. Alleys: Service alleys in nonresidential districts shall be a minimum ROW of 30 feet and a minimum paved width of 24 feet. Residential alleys are permitted in single-family subdivisions within the City and ETJ where alleys are parallel to the frontage of the street and are a minimum of 20 feet of right-of-way and 12 feet of pavement. Dead-end or hammerhead alleys are not allowed and the maximum length allowed is 1,600 feet.

Sidewalks

Pedestrian concrete sidewalks not less than four feet wide are required on both sides of Collector and Arterial streets without open ditch drainage. Within all nonresidential developments, sidewalks are required of not less than five feet in width.

Lots and Blocks

Residential blocks in an urban subdivision shall not exceed 1,200 feet between the centerlines of street intersections; however, if parallel to and adjacent to an arterial road as defined by the County such blocks shall not exceed 1,600 feet. Commercial and industrial blocks shall not exceed 2,000 feet. For Rural and Suburban subdivisions, blocks shall not exceed 2,000 feet in length, with a minimum block length in all cases of 400 feet.

Drainage

Drainage improvements shall be designed to accommodate maximum build-out condi-

tions, and shall be designed to prevent overloading the capacity of the downstream drainage system. Stormwater collection systems shall be designed in accordance with the City's TCSS Manual. Detention or retention facilities may be required for off-site drainage improvements in order to mitigate the impact of the proposed development.

Tree Preservation

A grading and tree survey must be submitted with the site plan. Healthy designated Class I and II trees that are removed must be replaced at a ratio of 1:1, or cash-in-lieu may be paid to the city. Trees identified as distressed shall not be included in tree preservation requirements evaluation.

Parkland and Other Exactions and Dedications

Dripping Springs has an unusual set of exactions, including aggressive parkland dedication. All property within the city limits and the ETJ are subject to parkland dedications, except for those properties that are subdivided for residential use where the lots are greater than five acres and no public improvements are made, or small projects generating five Living Unit Equivalent (LUEs) or less. For other projects, the requirement is as follows:

- One acre per twenty-five LUEs for both residential and nonresidential developments.
- Cash in lieu of dedication is an acceptable alternative at a rate of five times the average appraised value of all the territory within the proposed subdivision in accordance with the most recent appraisal by the HCAD.

It is at the City's discretion whether the property offered is acceptable for parkland dedication or whether the applicant may dedicate or designate parkland acreage combined with cash, or solely a cash payment.

In addition to the parkland fee, there is an Agricultural Facility Fee to provide funding for the acquisition, development, improvement, and/or maintenance of community agricultural facilities. Any applicant who subdivides or plats land (excluding replats that do not increase the subdivision's LUEs by 5 or more, or plat amendments) shall pay a fee in accordance with the schedule of fees adopted by City Council or dedicate real property. Improvements to an existing agricultural facility may be made in lieu of a fee if City Council determines this to be sufficient.

Conservation Design and Clustering

Conservation development and clustering applies to all property within the city limits and the ETJ. An initial site analysis must be submitted to the city and presented to the P&Z for approval of the conceptual plan before an applicant may move forward with

the process. The intent of the conservation development and clustering is to preserve rural landscape character, natural resource areas, farmland, and other large areas of open land. Thus if the developer chooses to utilize these design options they are able to either utilize the density bonus option or lot averaging. The density bonus option allows the developer additional density on the remaining portion of land not set aside for conservation. In the lot averaging method, the area of a lot may be reduced below the minimum provided that the area by which it is reduced is added to another lot.

Redevelopment and Special Development Plats

Does not address.

Cuts and Fills

No cut or fill is permitted greater than six feet, unless approved by the City Council, except for structural excavations.

Lighting Standards or Design

Street lighting shall be of a design that casts light downward and minimize over-spill onto adjacent properties to the greatest extent possible.

Landscape

A landscape plan and tree survey shall be submitted to the city with the proposed site plan. Landscaping is required in parking lots and must follow City of Austin "Grow Green" recommended plant guide.

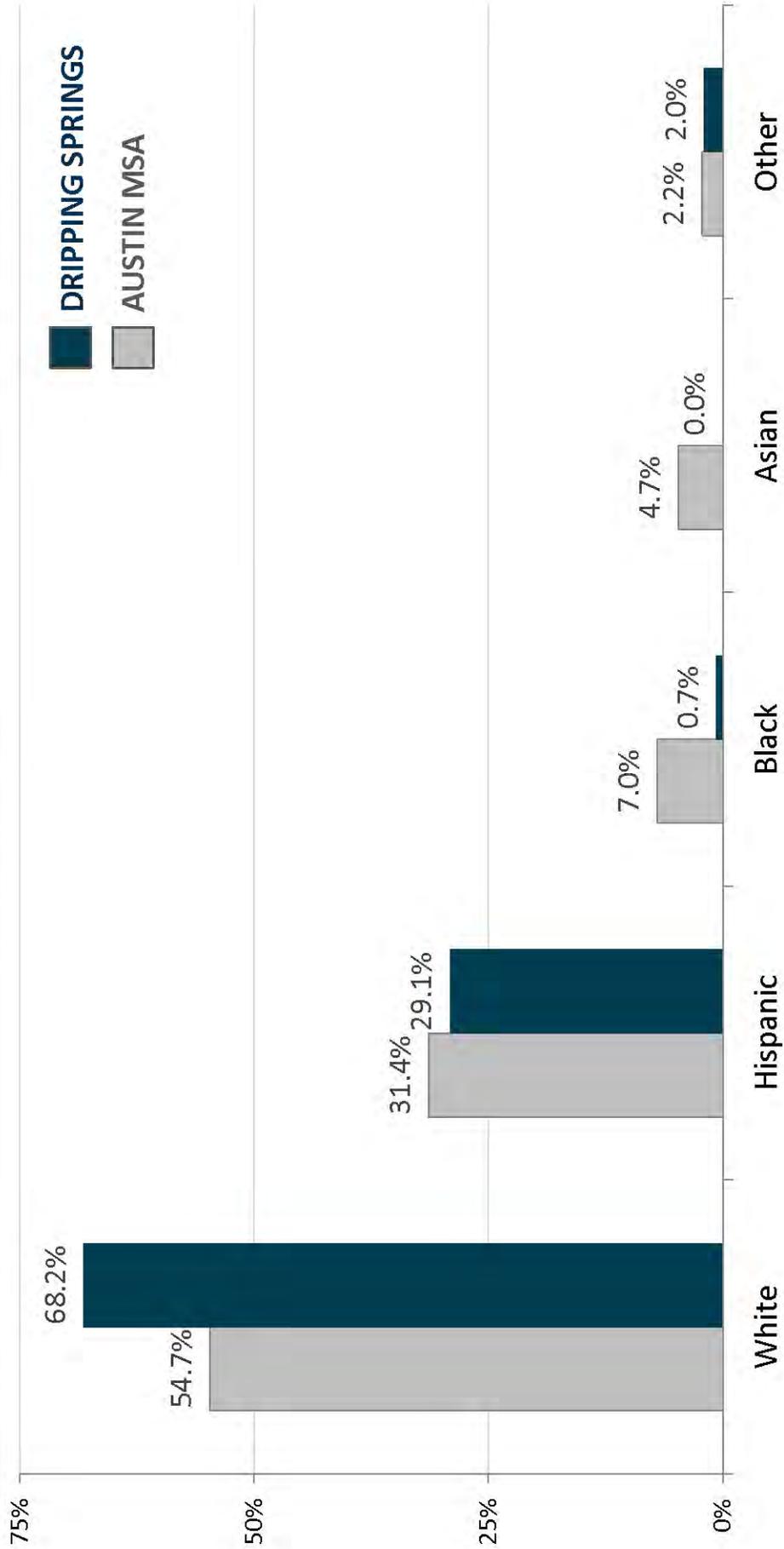
Miscellaneous and Special Features

None worth noting.

Appendix E. Summary of Economic and Demographic Conditions (CAPCOG)

PEOPLE - RACIAL & ETHNIC COMPOSITION - 2010

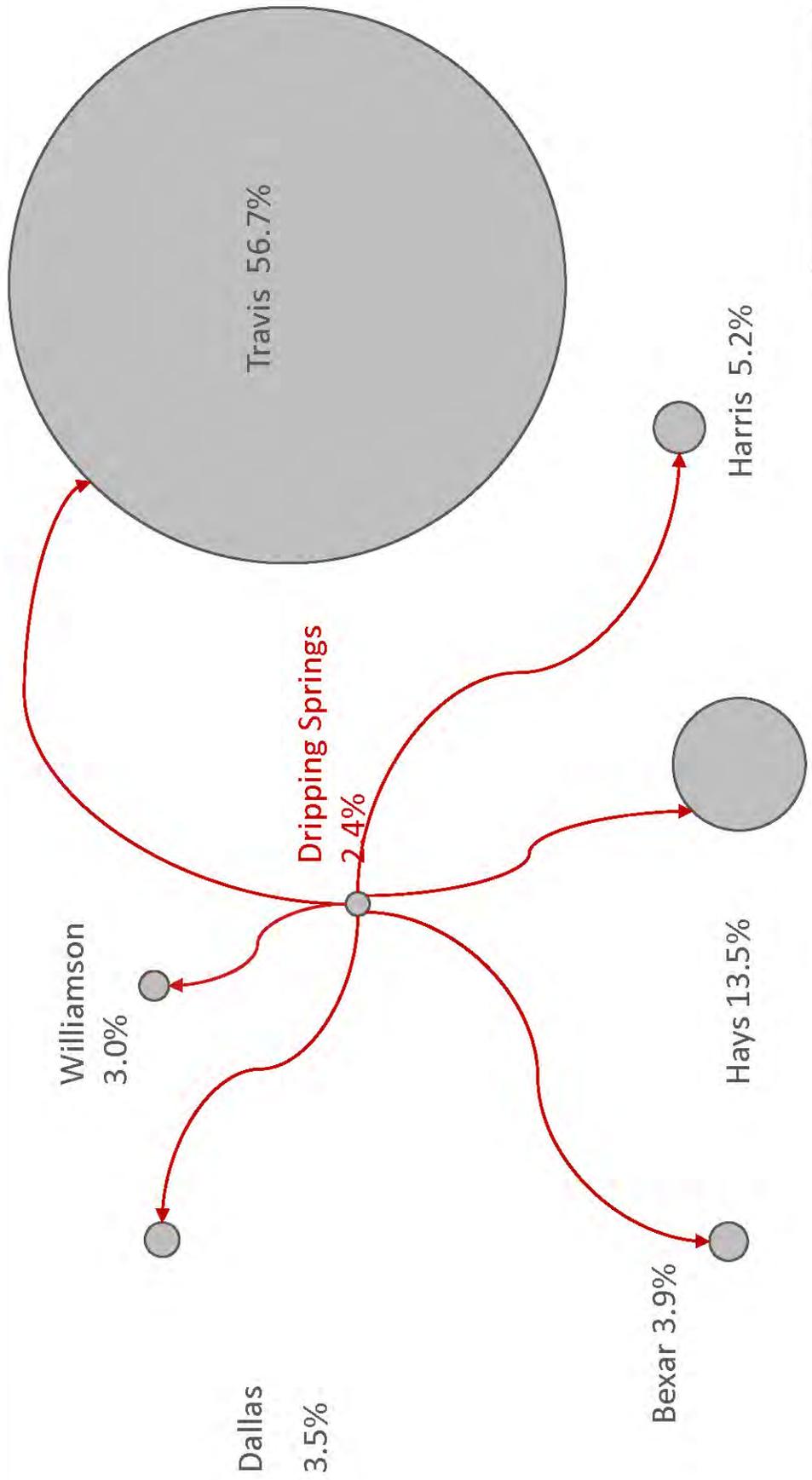
The racial and ethnic composition of the City of Dripping Springs differs slightly from the regional average. The proportion of White residents in Dripping Springs, for example, is nearly 15 percent points higher than the average of the Austin metropolitan region. While the proportion of Hispanic residents in Dripping Springs is nearly identical to the regional average, Asian and Black residents represent a significantly smaller share of Dripping Springs' population than the regional average.



SOURCE: U.S. CENSUS BUREAU

WHERE RESIDENTS WORK?

The majority of Dripping Springs' working residents are employed outside of the City. The leading work destinations for Dripping Springs' residents are listed below. Travis County is the largest destination for Dripping Springs' workers; more than 56 percent of workers living in Dripping Springs work in Travis County.



SOURCE: U.S. CENSUS BUREAU

DAILY COMMUTING PATTERN BALANCE

(A) The light red circle depicts outside workers who commute into Dripping Springs for work.

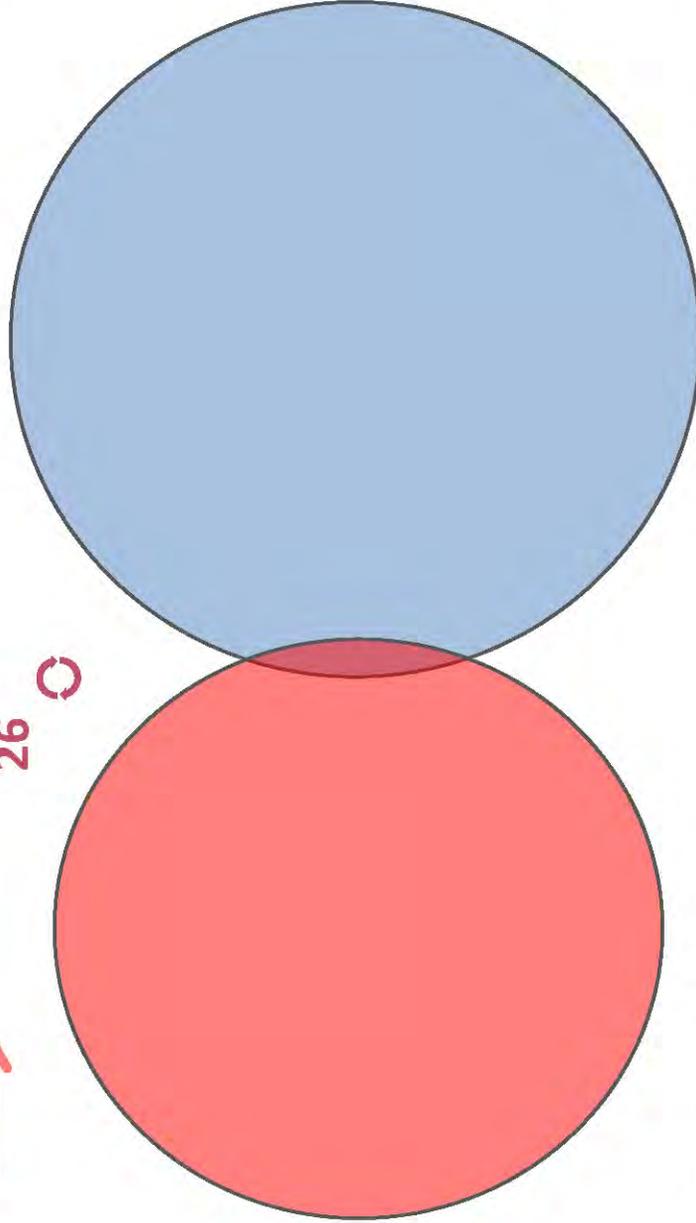
796 →

(B) Workers both living and working in Dripping Springs are represented by the overlapping circles.

26 **C**

(C) The blue circle depicts workers living in Dripping Springs who commute to another place for employment.

↑
1,018



A + B = INDIVIDUALS WORKING IN DRIPPING SPRINGS

B + C = WORKERS LIVING IN DRIPPING SPRINGS

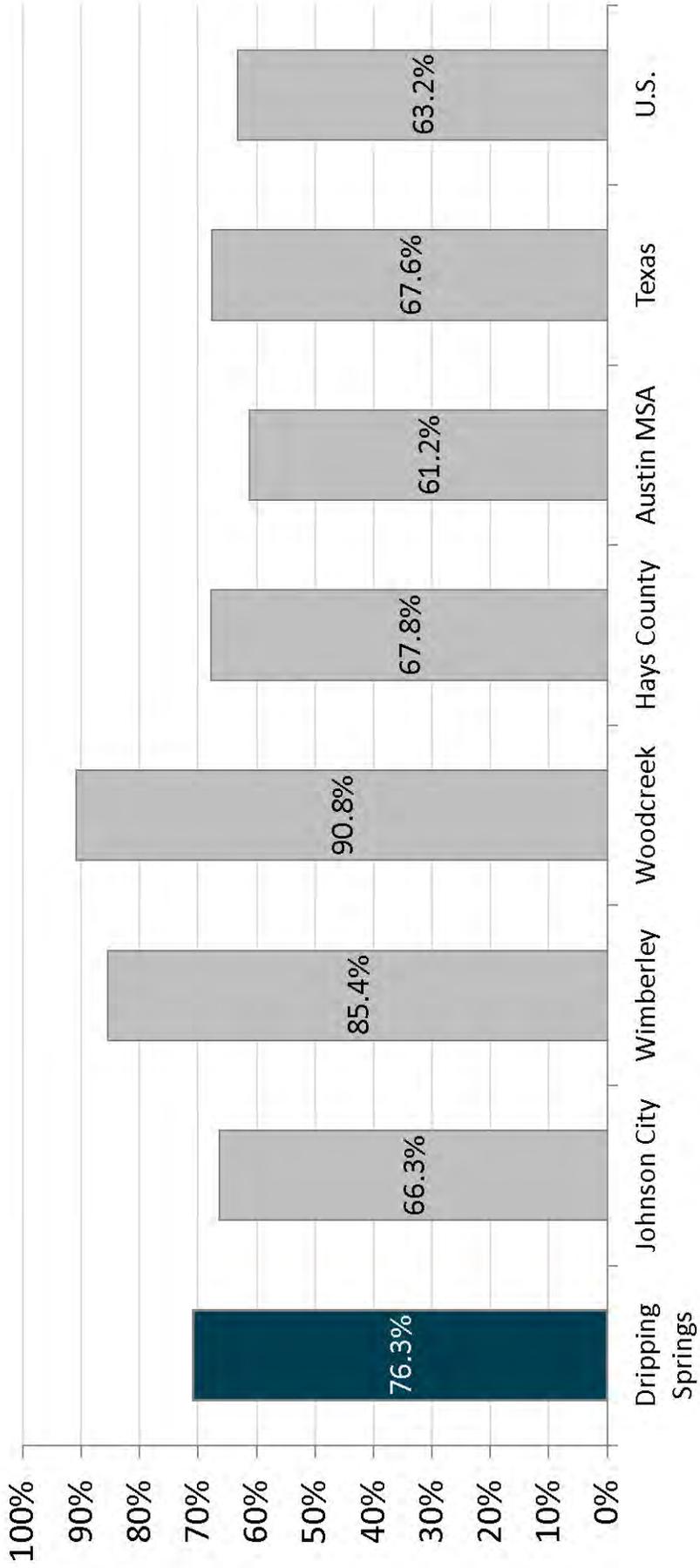


SINGLE FAMILY (2010)

More than 75 percent of housing units in Dripping Springs are single-family detached homes. The figure is higher than in Hays County, although lower than several other cities of similar size, including Lago Vista and the City of Burnet.



PERCENTAGE OF HOUSING UNITS THAT ARE SINGLE FAMILY DETACHED (2010)



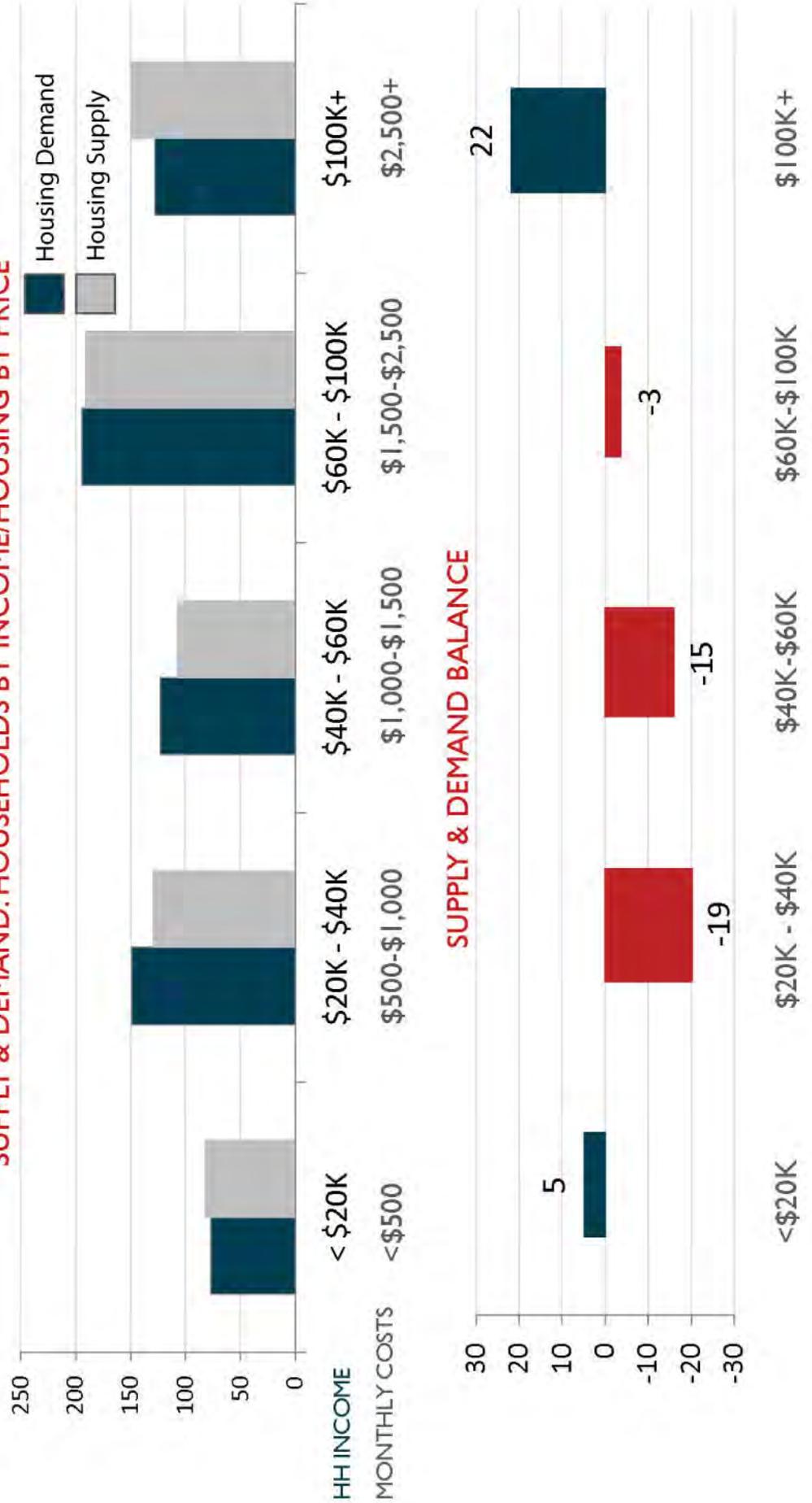
SOURCE: U.S. CENSUS BUREAU

HOUSING: SUPPLY & DEMAND

Within Dripping Springs, there is a slight mismatch between household income and housing at corresponding price points. For example, while there appear to be a sufficient number of homes for households within incomes of more than \$100,000 annually, housing figures suggest that the city could support additional homes at price points that are affordable for households with lower levels of income.



SUPPLY & DEMAND: HOUSEHOLDS BY INCOME/HOUSING BY PRICE

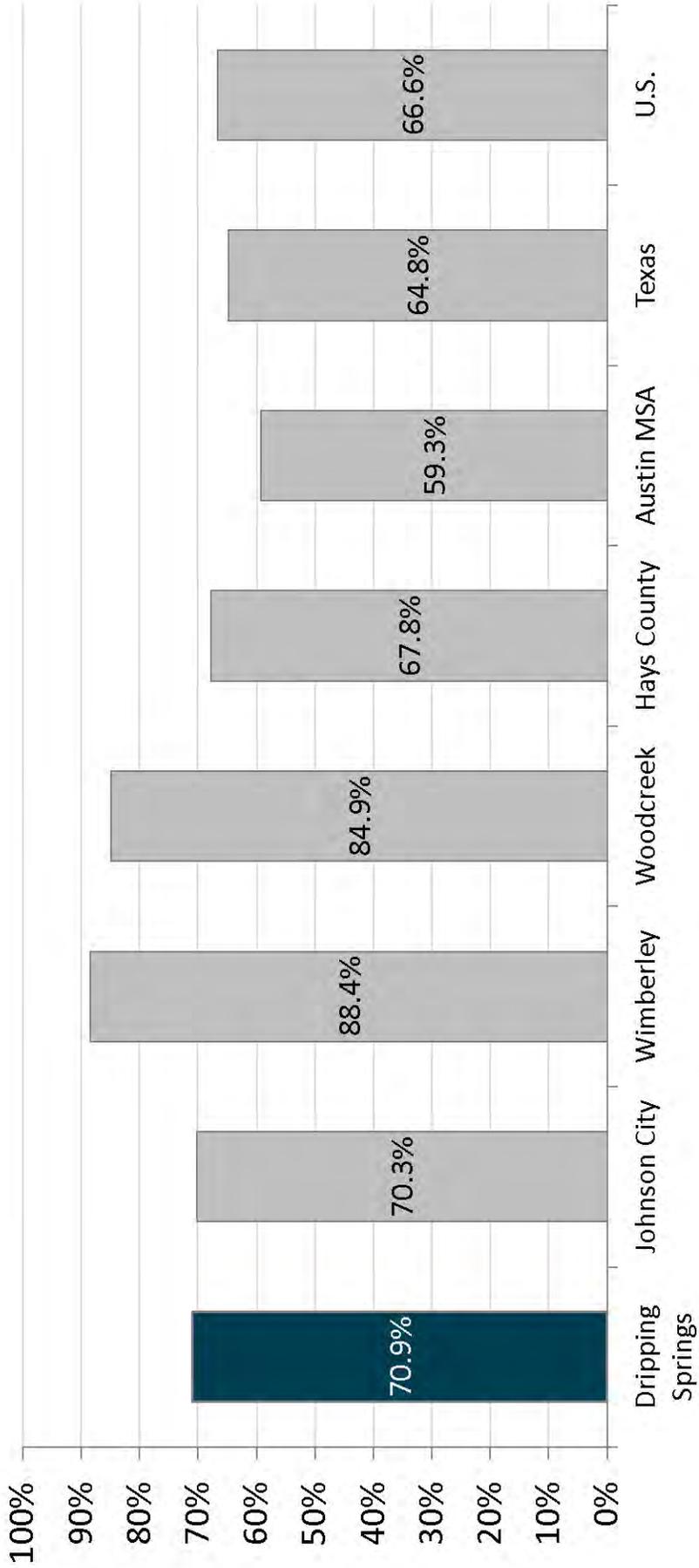


OWNER OCCUPIED HOUSING (2010)

Dripping Springs also has a higher level of owner-occupied housing units than the average for hays County. With approximately 71 percent of the units owner occupied, the homeownership rate in Dripping Springs is lower than several regional cities of similar size, including Lago Vista and the City of Burnet.



PERCENTAGE OF OCCUPIED HOUSING UNITS THAT ARE OWNER OCCUPIED (2006/2010)



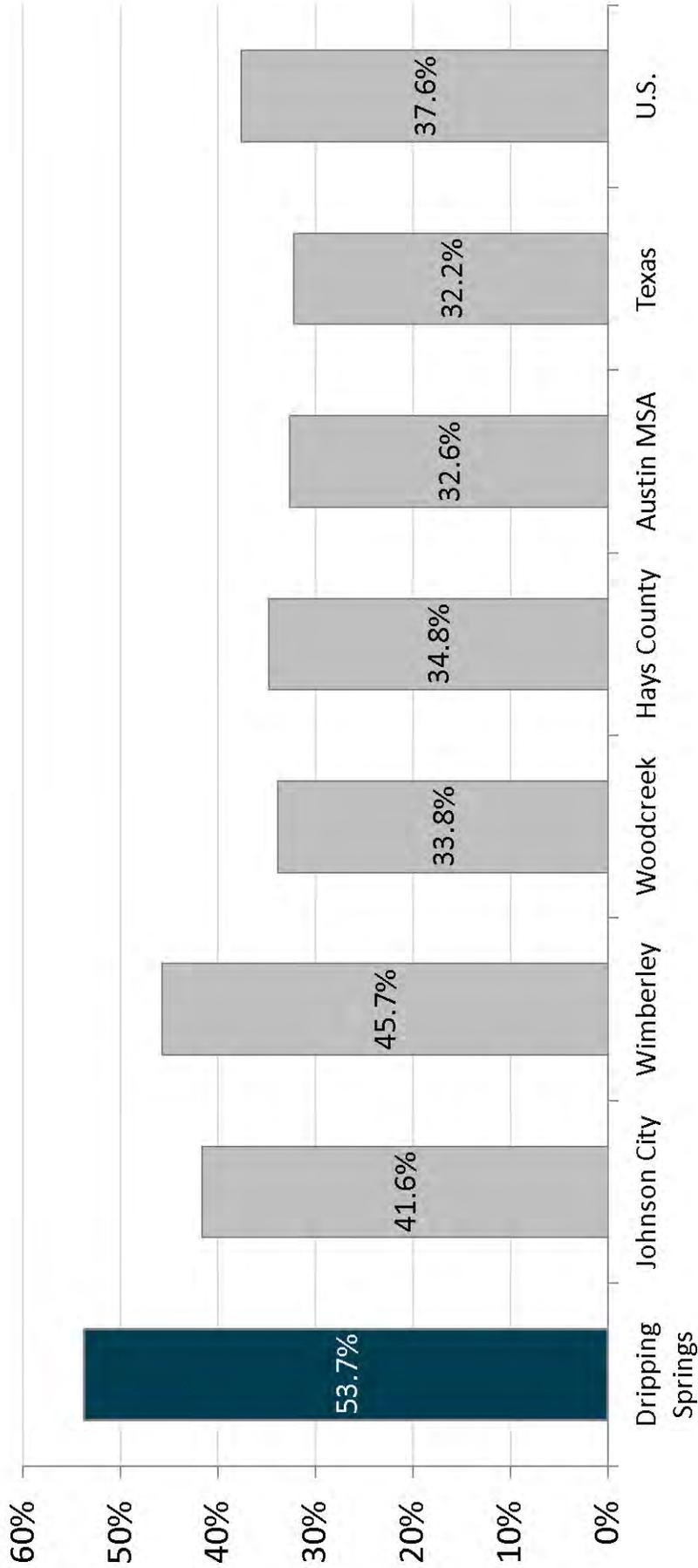
SOURCE: U.S. CENSUS BUREAU

HOUSING AFFORDABILITY (2010)

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families and individuals who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. In 2010, 53.7 percent of homeowners in Dripping Springs with a mortgage spent more than 30 percent of their income on housing—a substantially higher proportion than Hays County as a whole, the Austin metropolitan area, Texas and the U.S.



— PERCENTAGE OF HOMEOWNERS WITH A MORTGAGE THAT SPEND MORE THAN 30% OF INCOME ON HOUSING



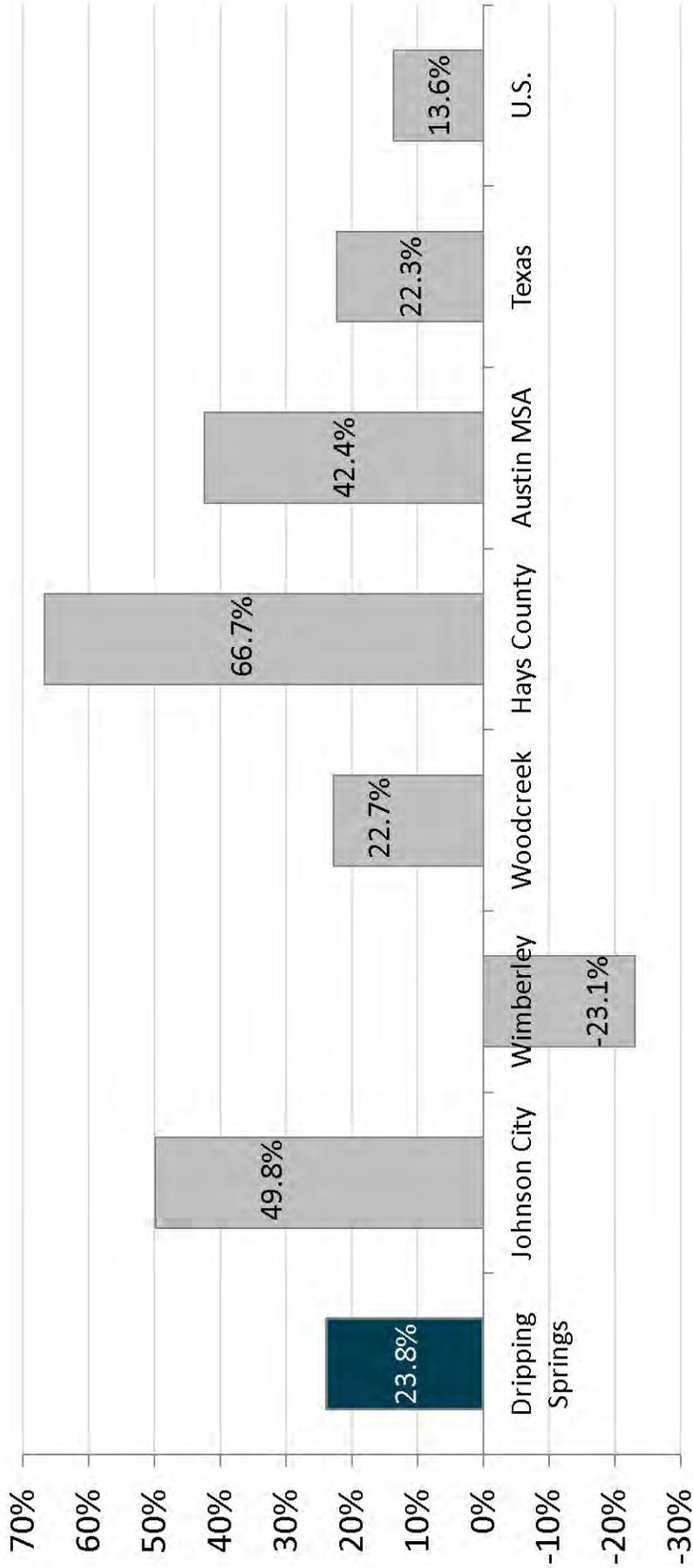
SOURCE: U.S. CENSUS BUREAU

HOUSING GROWTH (2000-2010)

Since 2000, the number of housing units in Dripping Springs grew by approximately 24 percent. This is significantly lower than Hays County as a whole, but similar to Texas. Furthermore, the increase in housing units within Dripping Springs is comparable to the rise in population, suggesting that Dripping Springs is enjoying sustainable growth in its housing stock.



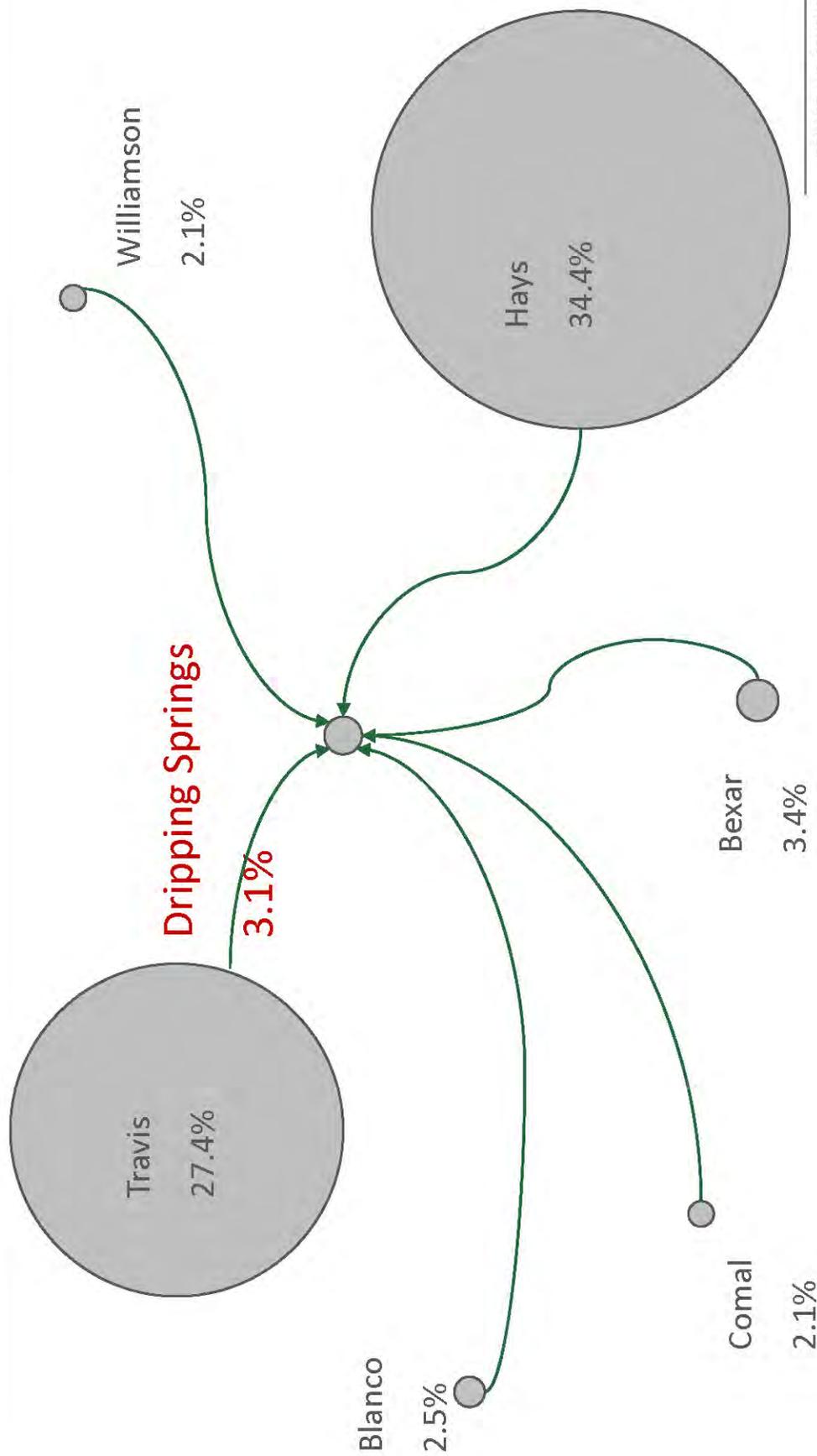
HOUSING UNIT GROWTH (2000-2010)



SOURCE: U.S. CENSUS BUREAU

WHERE DO WORKERS LIVE?

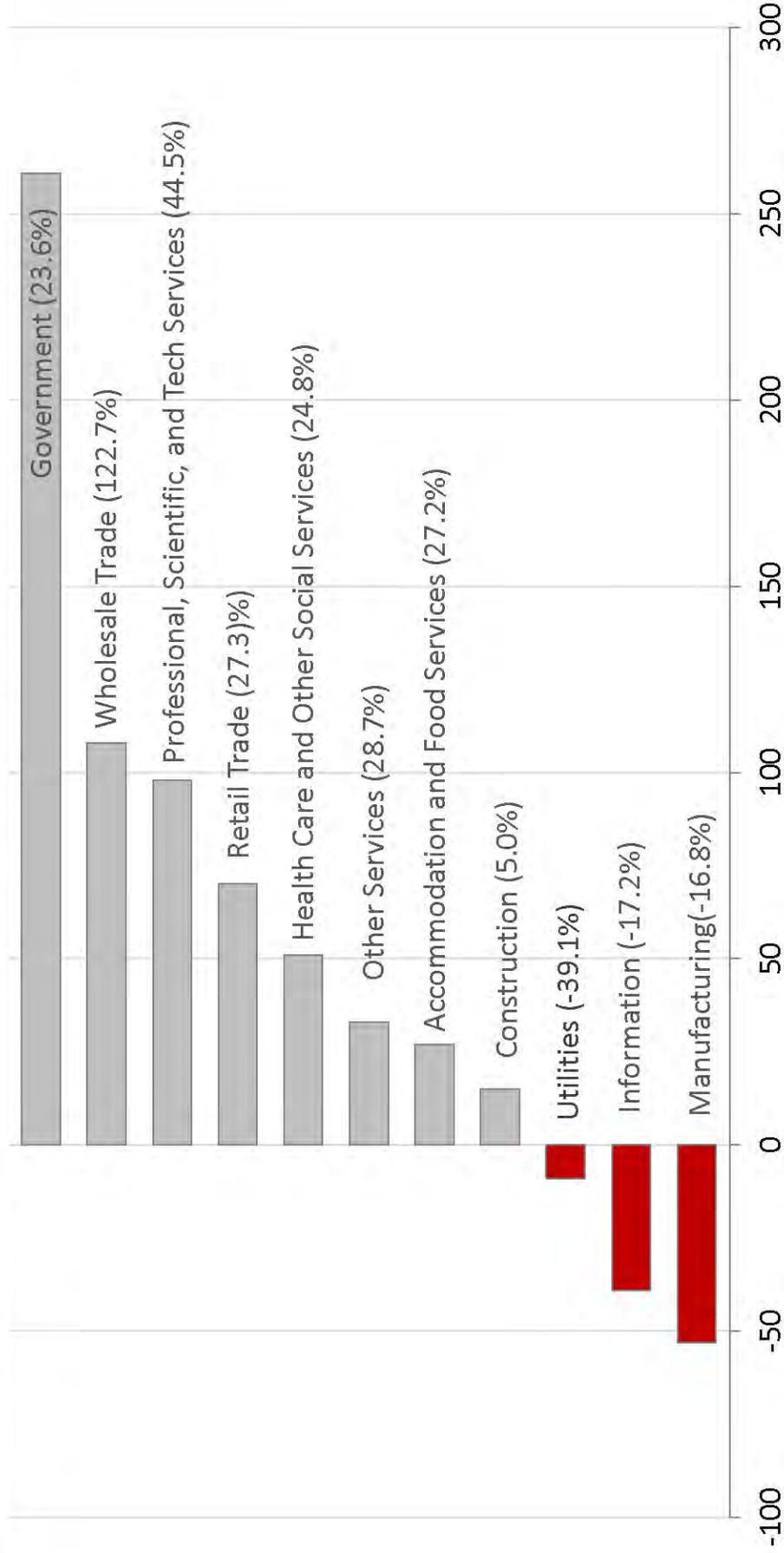
Approximately 97 percent of workers in Dripping Springs are residents of outside jurisdictions. A little more than 34 percent of Dripping Spring workers commute from other jurisdictions within Hays County, with another 7 percent commuting from Travis County. Other counties such as Bexar, Blanco, Comal, and Williamson are the source of a smaller percentage of Dripping Spring workers.



SOURCE: U.S. CENSUS BUREAU

EMPLOYMENT BY INDUSTRY (2006 – 2011)

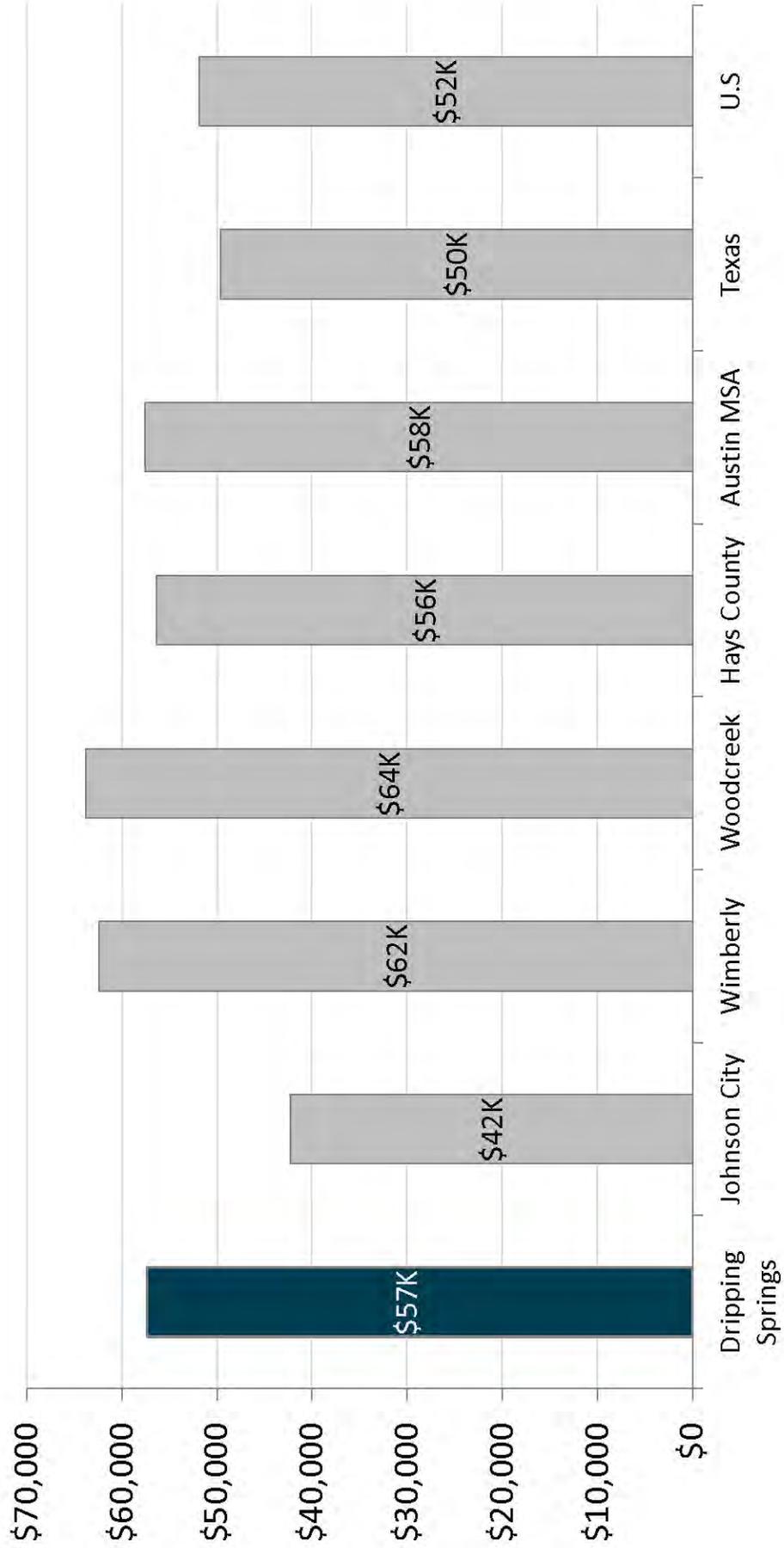
While the employment in Dripping Spring's government sector has increased by nearly 25 percent in the past five years, in percentage terms the growth of most private sector industries has been even greater. In absolute terms, wholesale trade has enjoyed the largest gains among private sector industries, followed by professional, scientific & technology services and retail trade. During this period, three sectors posted net employment declines—Utilities, Information, and Manufacturing.



SOURCE: EMSI

MEDIAN HOUSEHOLD INCOME (2010)

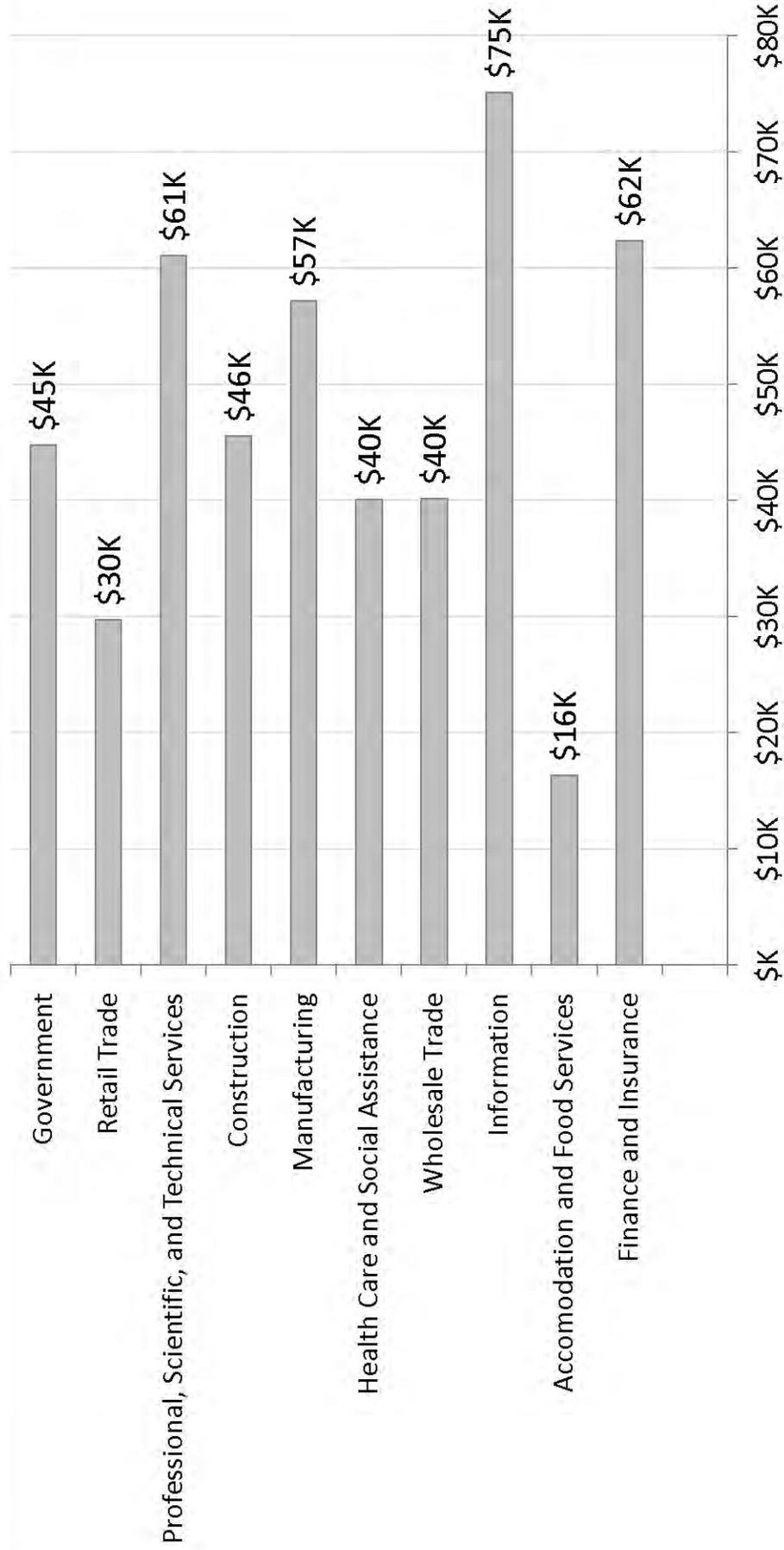
Median household income in Dripping Springs is approximately \$57,000, similar to the figure for the Austin metropolitan region (\$57,561). Median household income in Dripping Springs is higher than comparable figures for both the State of Texas and the U.S.



SOURCE: U.S. CENSUS BUREAU

WAGES BY INDUSTRY (2011)

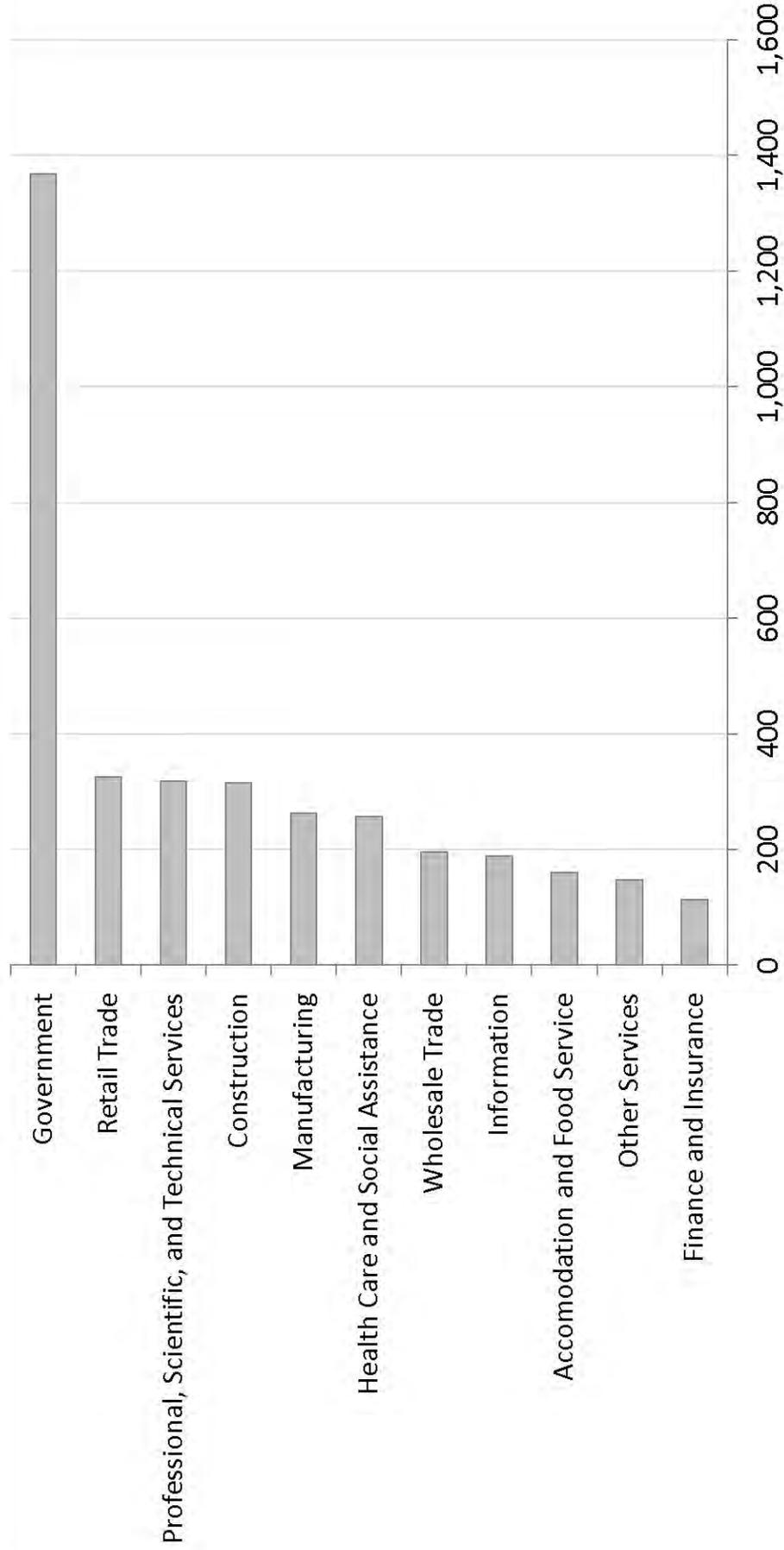
Wages in Dripping Springs differ significantly between various industries. The average salary for the highest-paying employment sector in Dripping Springs is approximately \$75,000—nearly 5 times the average salary of the lowest-paying employment sector within Dripping Springs, Accommodation & Food Services.



SOURCE: EMSI

EMPLOYMENT BY INDUSTRY (2011)

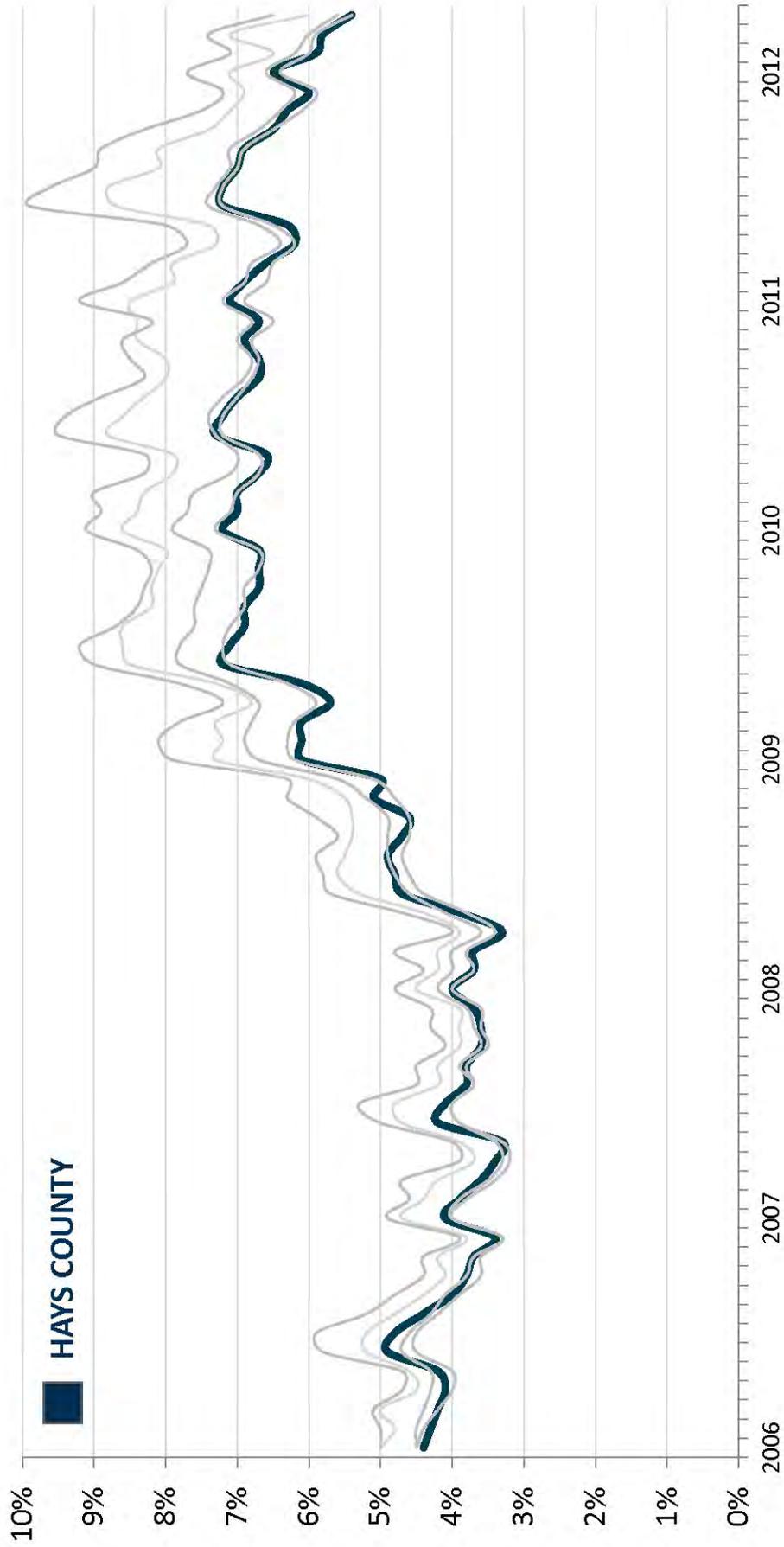
Government is the largest single employment sector within Dripping Springs—more than one in three jobs within city are in government. Within the private sector, the largest three employment sectors include retail trade, professional, scientific, and technical services, and construction.



SOURCE: EMSI

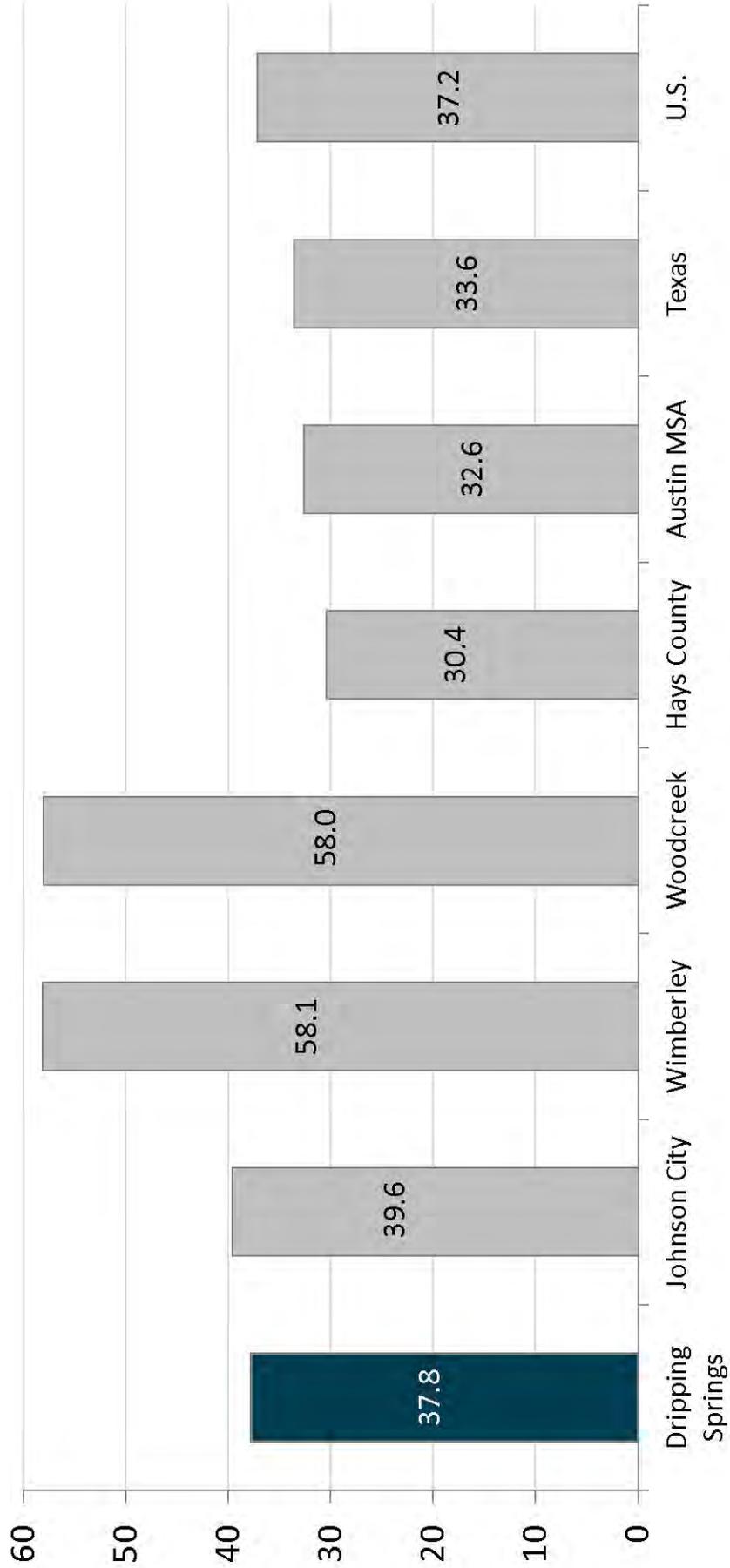
UNEMPLOYMENT – 2006 - 2012

During the past five years, the unemployment rate of Hays County has remained among the lowest in the five-county Austin metropolitan region. Today, the unemployment rate in Hays County is approximately 6 percent, below the national average and regional average.



PEOPLE – MEDIAN AGE (2010)

With a median age of almost 38, the City of Dripping Springs is older than the Austin metropolitan region, the State of Texas and the U.S. Within the Austin metropolitan region, Hays County is a comparatively young community. The median age in Dripping Springs, however, is more than 7 years higher than the figure for Hays County.



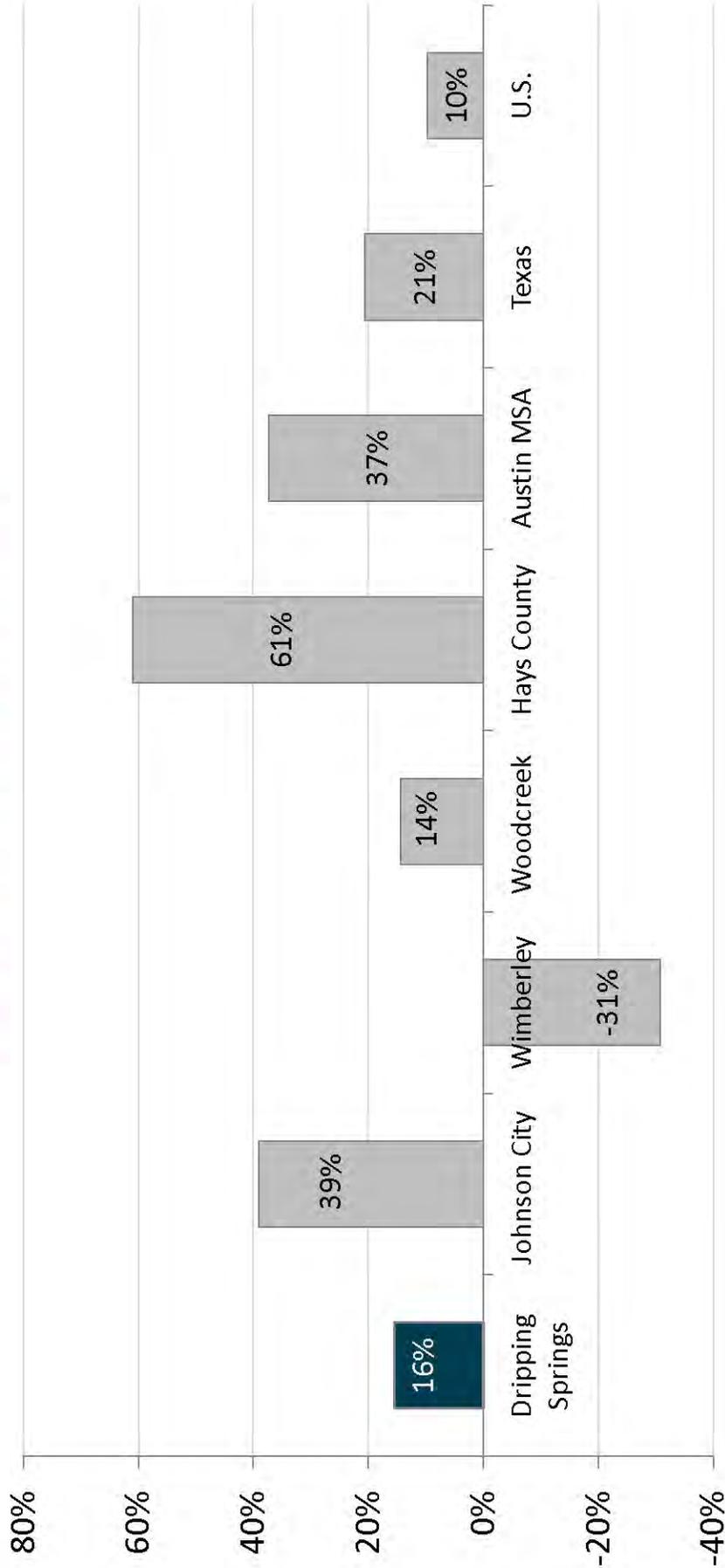
SOURCE: U.S. CENSUS BUREAU

POPULATION – GROWTH (2000 to 2010)

While Texas has experienced significant growth, the Austin MSA had outpaced Texas. Within Central Texas, Hays County experienced some of the highest levels of growth—between 2000 and 2010, the population increased by more than 60 percent. Little of this growth, however, occurred in Dripping Springs. During the past decade, the population of Dripping Springs increased nearly 16 percent. Such a rate of growth is about 60 percent higher than the U.S. average but less than half the regional average.



POPULATION GROWTH (2000 TO 2010)



SOURCE: U.S. CENSUS BUREAU

Appendix F. Analytic Tool Indicator Results

Community Scenario Planning Using Envision Tomorrow

The Sustainable Places Project used public input in a planning process to create numerous scenarios of future land use. From these, a preferred scenario was created. Here we explain a bit about the scenario planning process, its metrics, and how the process informed the final land plan.

Scenario planning allows us to visualize the future of our communities under different situations. It allows us to look at how different land use, growth, and development decisions may impact the Dripping Springs area in the coming years and decades. It allows us to experiment with a range of variables including the types and locations of housing, businesses, and public amenities participants would like to see in their community. To facilitate this process, the Sustainable Places Project used the Envision Tomorrow software package (envisiontomorrow.org) to allow for real-time feedback as participants weighed their options and made decisions about what their community might look like in the coming years. Envision Tomorrow produces “indicators” to let users evaluate a particular scenario’s performance with relation to job creation, housing creation, fiscal impacts, and environmental sensitivity. This real-time evaluation and feedback loop allowed participants in Dripping Springs to see some of the trade-offs in land use decisions and the need to balance many variables when thinking about land use decision into the future.

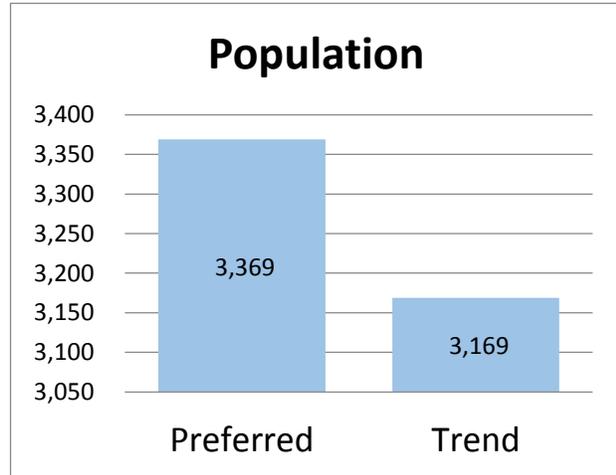
The scenarios created in the public charrette were further analyzed and refined to produce the preferred scenario. Here we look at some of the indicators from Envision Tomorrow to understand how the preferred scenario performs in comparison to a trend scenario, which assumes that current land use and development patterns continue on into the future. The results of this analysis and process offer participants and public officials powerful insights and experience into how different land use decisions can have substantial impacts on the Dripping Springs community.

Indicators

Indicators are the measures by which participants, stakeholders, and public officials can evaluate scenarios. Here we show some of the many indicators available through the Envision Tomorrow scenario planning tool. These indicators were chosen because participants desired a mix of housing as well as employment within the project area. Evaluating the preferred scenario in comparison to the trend scenario shows that in these regards, the preferred scenario substantially out-performs the trend scenario on key indicators public participants determined as important.

Population

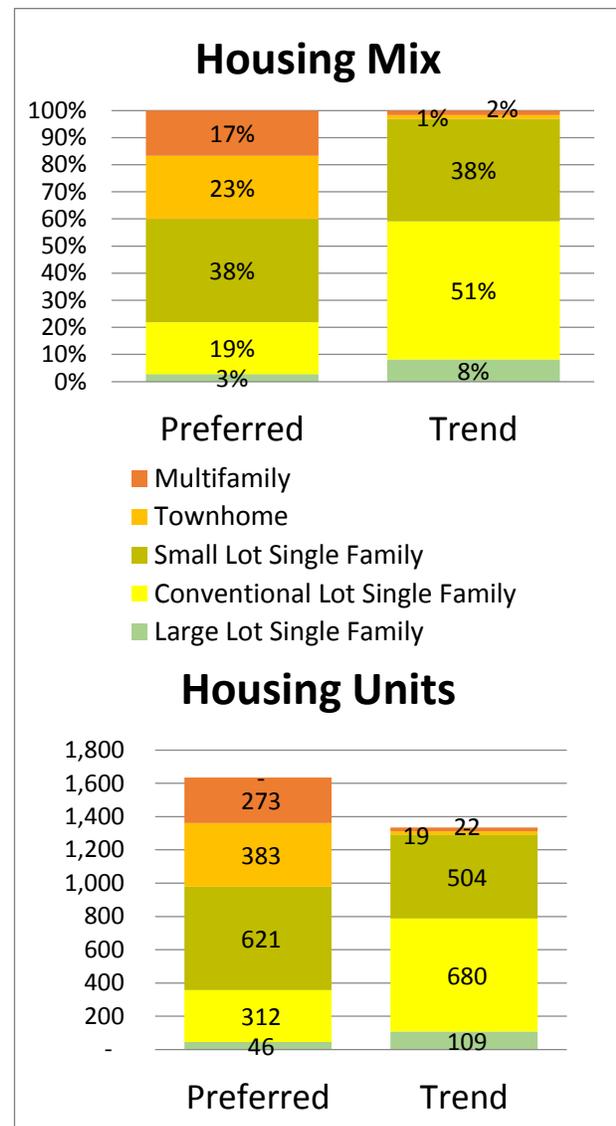
“Population” is based on overall new residential development within the scenario. It takes into account the area of each residential housing type (single-family standard lot, duplex, and others) along with its average density and household size for Dripping Springs. From this it calculates how many new people will be living in the project area.



Housing Mix

“Housing Mix” indicates whether the housing in an area is single-family, townhouse, or multi-family. This measures the variety of housing types provided as well as the total amount of those housing types offered in the project area.

This was considered an important indicator by participants who wanted to see a greater diversity of housing types in the central Dripping Springs area. These housing types would support individuals throughout their lives in the community, whether they are young adults entering the work force, raising families, or becoming empty nesters. When looking at the two scenarios, it is clear that the preferred scenario gives a balance of housing, as well as a slight increase in housing supply, which is lacking in the trend scenario.



Employment Mix

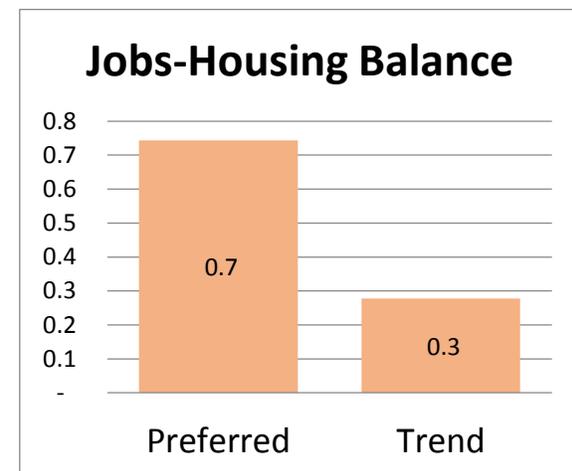
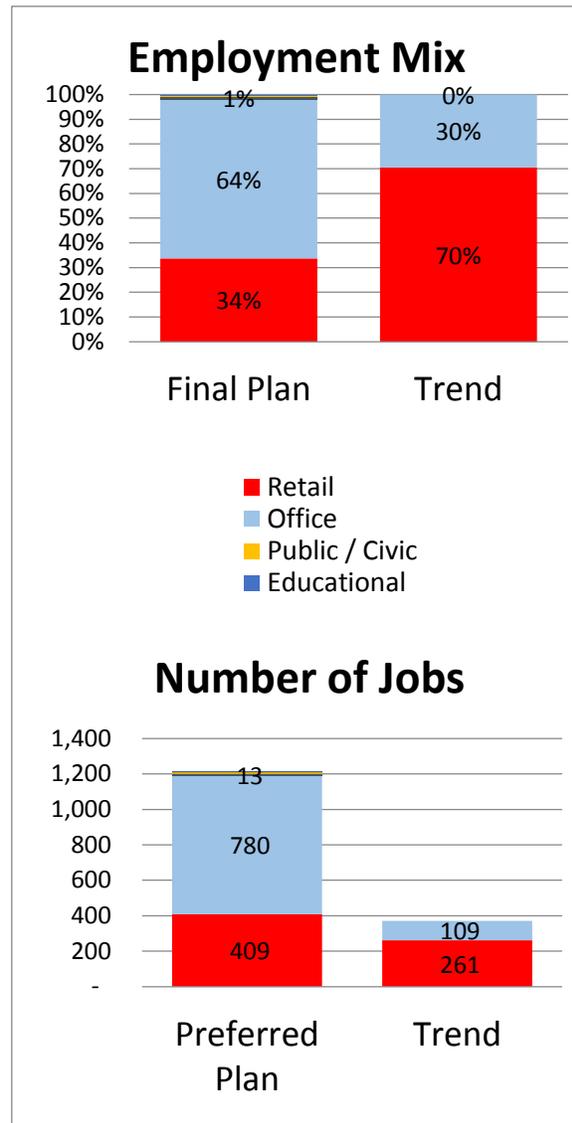
Much like the housing mix, the “Employment Mix” indicates the number and overall percentage of employment types that are expected in the project area. This is based on different land uses in the scenarios including: office, mixed use, retail, industrial, public/civic, and education. Based on the participant’s desires, a scenario may be high in some types of employment and low in others, or it may have a balance of many types of employment.

Participants were interested in seeing a larger diversity of business types in future scenarios. Currently, education and retail are the primary employment types in the Dripping Springs area. In the case of the preferred scenario, Dripping Springs has a balance between retail and office with a leaning towards office. In addition, there are substantially more jobs projected in the preferred scenario over the trend scenario. This fits with the overall intent of the planning process to incorporate more jobs into the planning area.

Jobs-Housing Balance

The “Jobs-Housing Balance” is the ratio of new jobs to new households in the project area. A value of 1 means there is one job per household. A mismatch here suggests the need to go outside the community for work.

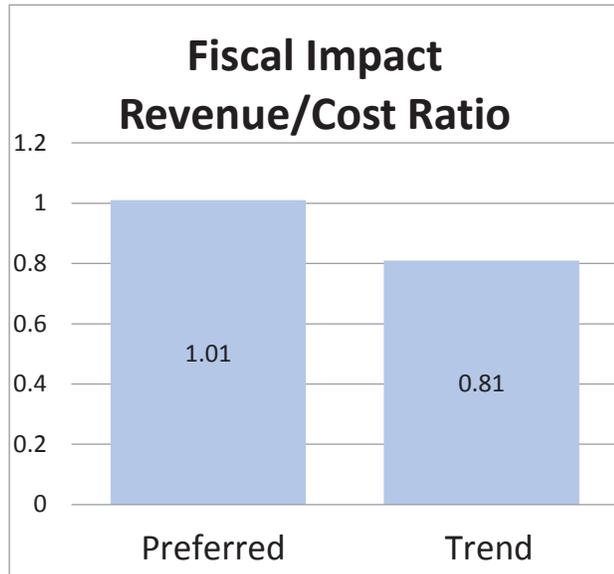
Participants wanted to see a higher jobs to



housing ratio as it means fewer community members commuting outside the Dripping Springs area. The preferred scenario has a substantially higher jobs-to-housing ratio than the trend scenario.

Fiscal Impact

The “fiscal Impact” indicator provides a ratio of revenue to costs. It is important to realize that numerous variables are involved with an indicator like this. For the Sustainable Places Project, Professor Oden from the University of Texas at Austin utilized numerous data sets to ensure local calibration for this indicator. The results of this indicator allow us to compare one scenario against another for their fiscal impact on a community. A value above 1



suggests a net tax revenue for the community and a result below one suggests a net loss. This comparison shows that, with the data available, the preferred scenario will substantially out-perform the trend scenario with regards to fiscal impacts for the Dripping Springs community. It also highlights some of the cost implications of current development practices.

SCENARIO INDICATORS

Compare each scenario's performance over the next couple of decades based on its impact on community, the economy, transportation and the environment.

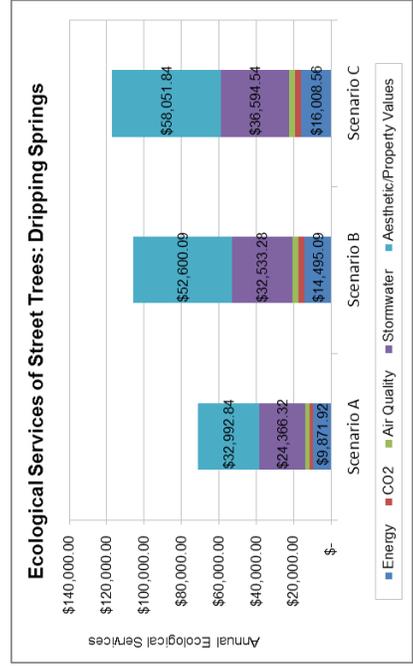
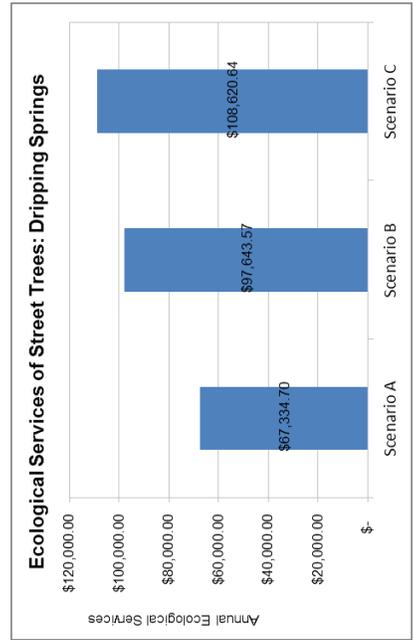
		A	B	C
		Trends Continue	Clustered Neighborhoods	Transitioning Densities
INDICATOR	MEANING			
Population Growth	<p>Future vitality depends a lot on Dripping Springs' ability to grow.</p> <p>Each scenario performs differently in how it attracts newcomers to the city.</p>	<p>3,276</p>	<p>3,224</p>	<p>3,460</p>
New Housing Mix <i>% of all new construction</i>	Each scenario emphasizes a different mix of housing types and choices.	<p>1,049 Dwelling Units</p>	<p>1,481 Dwelling Units</p>	<p>1,494 Dwelling Units</p>
Jobs-Housing Balance	Jobs-housing balance refers to the approximate distribution of employment opportunities and workforce population across the area. It is measured in terms of the proportion of jobs per household.	<p>0.3</p> <p>Total Jobs = 356</p>	<p>1.2</p> <p>Total Jobs = 1,864</p>	<p>1.4</p> <p>Total Jobs = 2,153</p>
Fiscal Impact <i>Revenue/Cost Ratio</i>	Each scenario would stimulate a different amount of new revenue and costs in the city based on new growth.	<p>0.83</p>	<p>1.04</p>	<p>1.08</p>
Fiscal Impact Net Revenue <i>(Revenues minus Costs)</i>	Net income is calculated by taking the total revenue then removing the total cost of new growth.	<p>-\$1,613,000</p>	<p>\$472,000</p>	<p>\$877,000</p>

Ecological Services of Street Trees: Dripping Springs

Scenario 1	Annual Ecological Services of Street Trees						Net Total
	Dev type	Energy	CO2	Air Quality	Stormwater	Aesthetic/Property Values	
Town Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Compact Neighborhood	\$ 493.74	\$ 95.83	\$ 1,132.35	\$ 112.68	\$ 1,132.35	\$ 1,767.44	\$ 3,434.20
Single Family Neighborhood Subdivision	\$ 9,052.72	\$ 1,674.63	\$ 1,980.43	\$ 1,980.43	\$ 22,745.86	\$ 29,823.00	\$ 62,037.84
Main Street Commercial	\$ 41.38	\$ 8.32	\$ 22.83	\$ 22.83	\$ 51.84	\$ 51.37	\$ 17.06
Highway-oriented retail and office	\$ 284.09	\$ 67.12	\$ 83.15	\$ 83.15	\$ 436.26	\$ 1,351.03	\$ 1,845.59
Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Civic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 9,871.92	\$ 1,845.90	\$ 2,209.10	\$ 2,209.10	\$ 24,366.32	\$ 32,992.84	\$ 67,334.70

Scenario 2	Annual Ecological Services of Street Trees						Net Total
	Dev type	Energy	CO2	Air Quality	Stormwater	Aesthetics/other	
Town Center	\$ 1,643.98	\$ 403.39	\$ 446.51	\$ 3,173.80	\$ 6,738.31	\$ 10,713.19	\$ 21,613.67
Compact Neighborhood	\$ 8,021.40	\$ 1,556.88	\$ 1,830.66	\$ 1,830.66	\$ 18,396.50	\$ 28,714.40	\$ 55,793.29
Single Family Neighborhood Subdivision	\$ 3,029.64	\$ 560.44	\$ 662.78	\$ 7,612.28	\$ 9,980.76	\$ 20,761.99	\$ 32,736.78
Main Street Commercial	\$ 474.06	\$ 95.36	\$ 261.55	\$ 593.93	\$ 988.48	\$ 195.50	\$ 2,523.88
Highway-oriented retail and office	\$ 162.49	\$ 38.39	\$ 53.28	\$ 249.52	\$ 772.73	\$ 1,055.60	\$ 2,274.61
Office	\$ 767.28	\$ 161.38	\$ 191.45	\$ 1,350.44	\$ 3,551.77	\$ 5,532.87	\$ 11,334.32
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Civic	\$ 396.25	\$ 103.96	\$ 140.23	\$ 1,156.81	\$ 2,253.63	\$ 3,591.14	\$ 7,541.02
Totals	\$ 14,495.09	\$ 2,925.79	\$ 3,306.01	\$ 32,533.28	\$ 52,600.09	\$ 97,643.57	\$ 197,478.76

Scenario 3	Annual Ecological Services of Street Trees						Net Total
	Dev type	Energy	CO2	Air Quality	Stormwater	Aesthetics/other	
Town Center	\$ 357.75	\$ 87.78	\$ 97.17	\$ 690.66	\$ 1,466.34	\$ 2,331.33	\$ 3,373.03
Compact Neighborhood	\$ 8,281.29	\$ 1,607.32	\$ 1,889.97	\$ 18,992.56	\$ 29,644.76	\$ 57,601.01	\$ 110,336.81
Single Family Neighborhood Subdivision	\$ 4,428.72	\$ 819.25	\$ 968.86	\$ 11,127.62	\$ 14,589.86	\$ 30,349.84	\$ 57,816.30
Main Street Commercial	\$ 634.20	\$ 127.57	\$ 349.90	\$ 794.57	\$ 767.28	\$ 261.54	\$ 2,375.52
Highway-oriented retail and office	\$ 113.96	\$ 26.92	\$ 37.37	\$ 175.00	\$ 541.93	\$ 740.31	\$ 1,230.53
Office	\$ 1,368.89	\$ 287.91	\$ 341.57	\$ 2,409.29	\$ 6,336.66	\$ 9,871.10	\$ 14,088.56
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Civic	\$ 823.75	\$ 228.59	\$ 281.51	\$ 2,404.85	\$ 4,685.01	\$ 7,465.52	\$ 10,820.48
Totals	\$ 16,008.56	\$ 3,185.35	\$ 3,393.32	\$ 36,594.54	\$ 58,051.84	\$ 108,620.64	\$ 216,650.31



Definition:
Ecological Services of Street Trees are calculated using USDA Forest Service i-Tree metrics, based on local sampling of street tree distributions. Based on investment level and tree species assumptions for each development type, this indicator estimates the economic benefits of street trees, as well as the net monetary benefits after maintenance costs.

Why is it important?

Street trees reduce the urban heat island and air conditioning costs, reduce carbon in the atmosphere, can improve air quality, aid in stormwater management, and substantially improve property values.

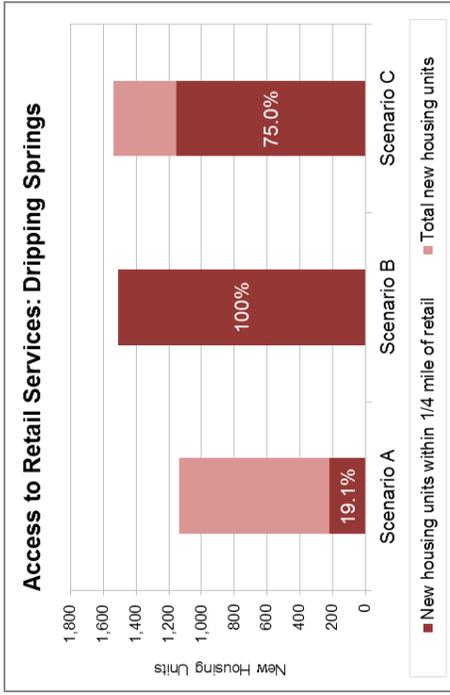
Scenario results:

Scenarios B and C provide more street tree benefits with development types that have smaller block sizes and higher levels of investment in public realm, and thus, more street trees.

How can results be improved?

Higher investment in public realm, utilizing more beneficial tree species, and more compact development can increase the number of street trees and their benefits.

Access to Retail Services: Dripping Springs



	Scenario A	Scenario B	Scenario C
Total New Housing Units	1,138	1,511	1,538
Within Walking Distance of Public School	217	1,511	1,154
% Within Walking Distance	19.1%	100%	75.0%

Definition:

'Accessible Retail Services' is defined as the proportion of new study area households within walking distance (quarter-mile) of a retail cluster or mixed use district.

Why is it important?

Complete neighborhoods with accessible retail services improve economic competitiveness by providing reliable and timely access to employment centers, services and other basic needs. They also support housing that is close to public services while lowering the cost of transportation. Mixed-use development increases community revitalization, improves the efficiency of public works investments, and conserves rural areas by reducing the land needed for retail development. The presence of these services enhances the unique characteristics of communities with healthy, safe and walkable neighborhoods.

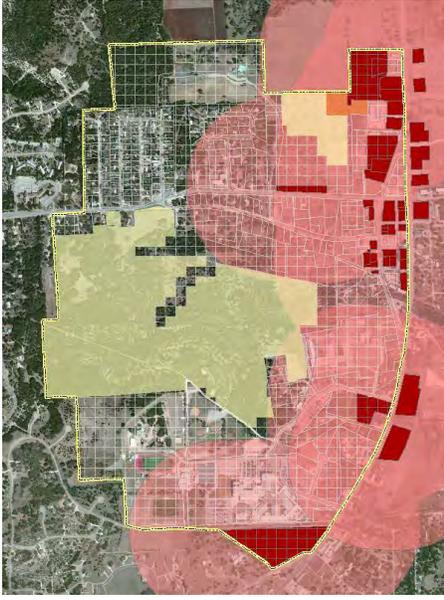
Scenario results:

Scenario B provides new housing with the best proximity to retail areas, with all new households within walking distance of a retail node.

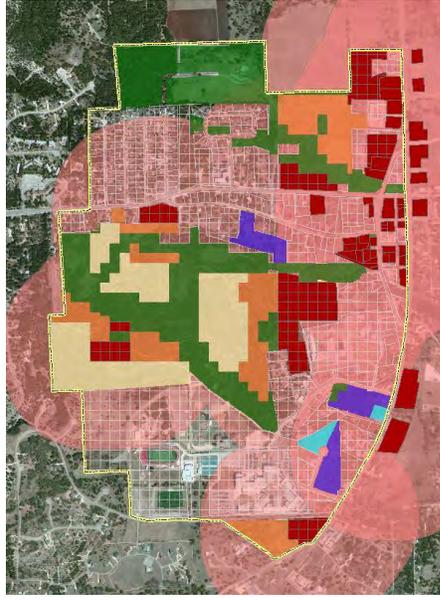
How can results be improved?

Scenario A would be significantly improved by including a retail node or mixed-use area near the large section of single-family housing.

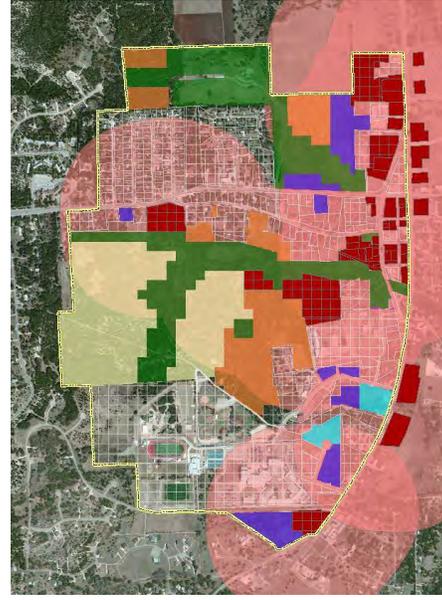
Scenarios with public schools and walking radii:



Scenario A: Trend

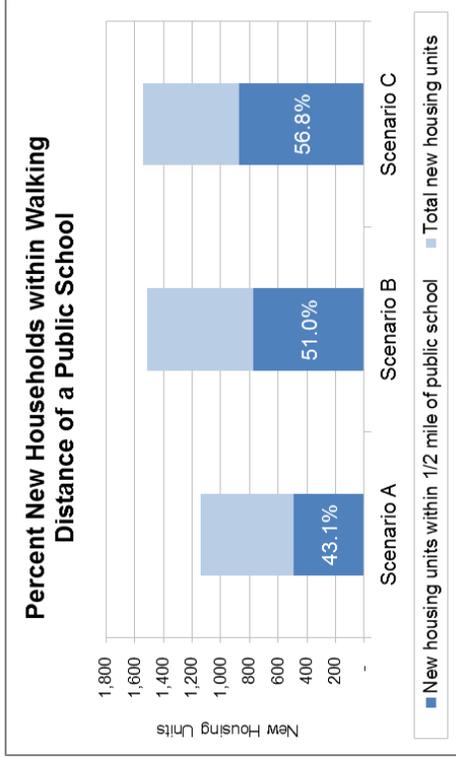


Scenario B:
Clustered
Neighborhoods



Scenario C:
Transitioning
Densities

Walkable Schools: Dripping Springs



	Scenario A	Scenario B	Scenario C
Total New Housing Units	1,138	1,511	1,538
Within Walking Distance of Public School	491	771	873
% Within Walking Distance	43.1%	51.0%	56.8%

Definition:

‘Walkable Schools’ is defined as the proportion of new study area households within walking distance (half-mile) of a public school.

Why is it important?

Housing close to schools allows students to walk or bike to school. This lowers the cost of transportation for families, provides timely and reliable access to educational opportunities for these households, and supports healthy and walkable neighborhoods while promoting community interaction and engagement.

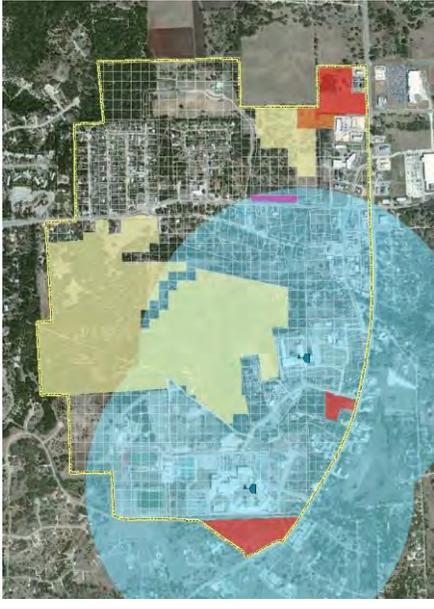
Scenario results:

Scenarios B and C, by providing more housing options near local public schools, are more successful in prioritizing the development of new housing near existing educational facilities.

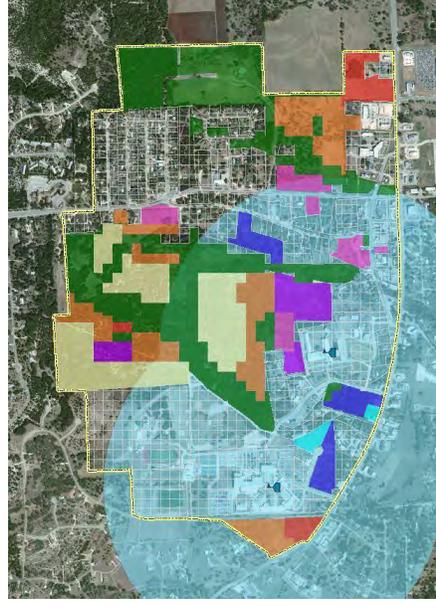
How can results be improved?

Areas near existing public schools could be prioritized for planning new housing development; the northeast portion of the study area would be appropriate as a new school site if additional capacity is needed in the future.

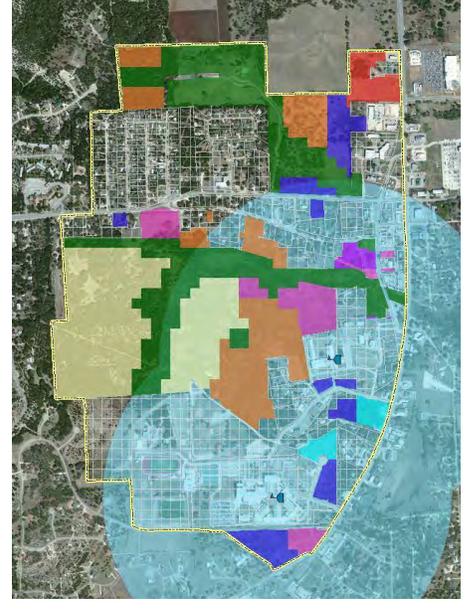
Scenarios with public schools and walking radii:



Scenario A: Trend

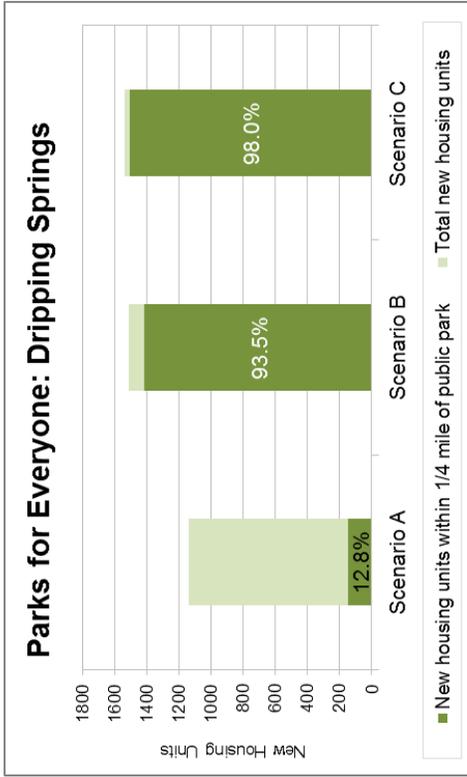


Scenario B:
Clustered
Neighborhoods



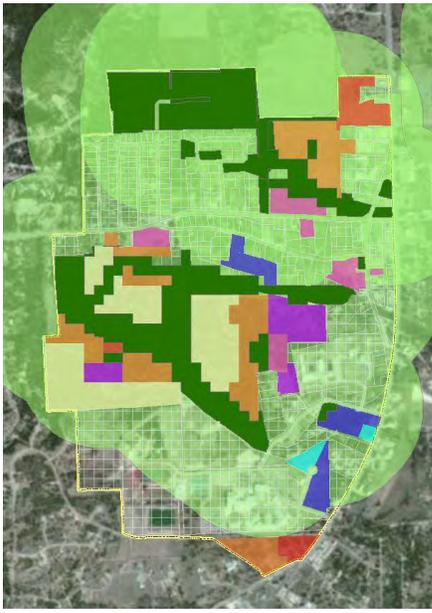
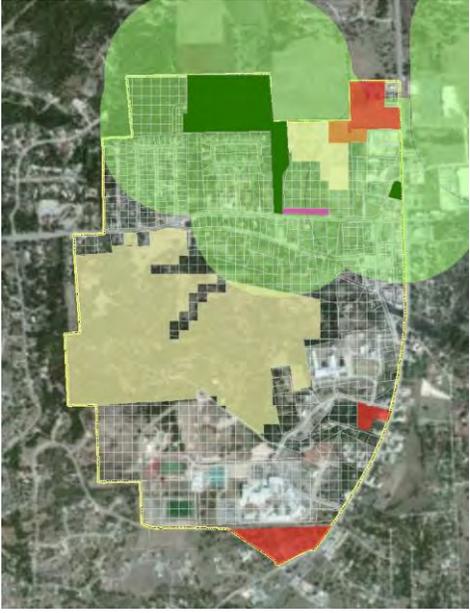
Scenario C:
Transitioning
Densities

Parks for Everyone: Dripping Springs

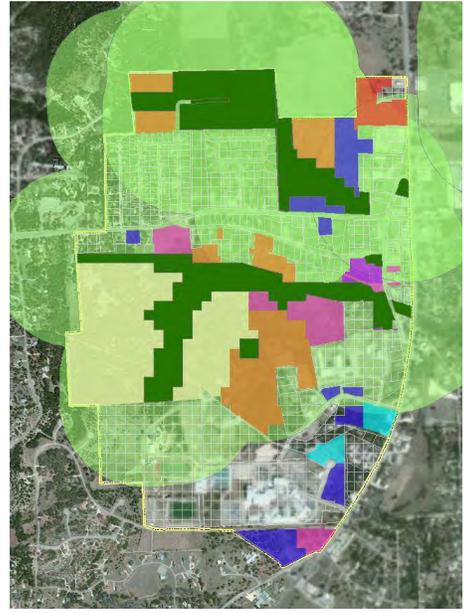


Scenario A: Trend

Scenarios with public parks and walking radii:



Scenario B:
Clustered
Neighborhoods



Scenario C:
Transitioning
Densities

	Scenario A	Scenario B	Scenario C
Total New Housing Units	1,138	1,511	1,538
Within Walking Distance of Public Park	146	1,413	1,508
% Within Walking Distance	12.8%	93.5%	98.0%

Definition:

Parks for Everyone is defined as the proportion of study area households in close proximity (quarter-mile) of a neighborhood or regional park.

Why is it important?

Housing close to parks creates unique communities with healthy, safe and walkable neighborhoods. It also offers an alternative to driving an automobile, reducing household transportation costs.

Scenario results:

Scenarios B and C dramatically improve access to parks for new housing development compared to the trend scenario, in which new housing is relatively underserved.

How can results be improved?

Scenario A would be improved in terms access to recreation by including neighborhood park space in areas of new development, like Scenarios B and C. Scenario C provides a park within walking distance for nearly all new housing units.

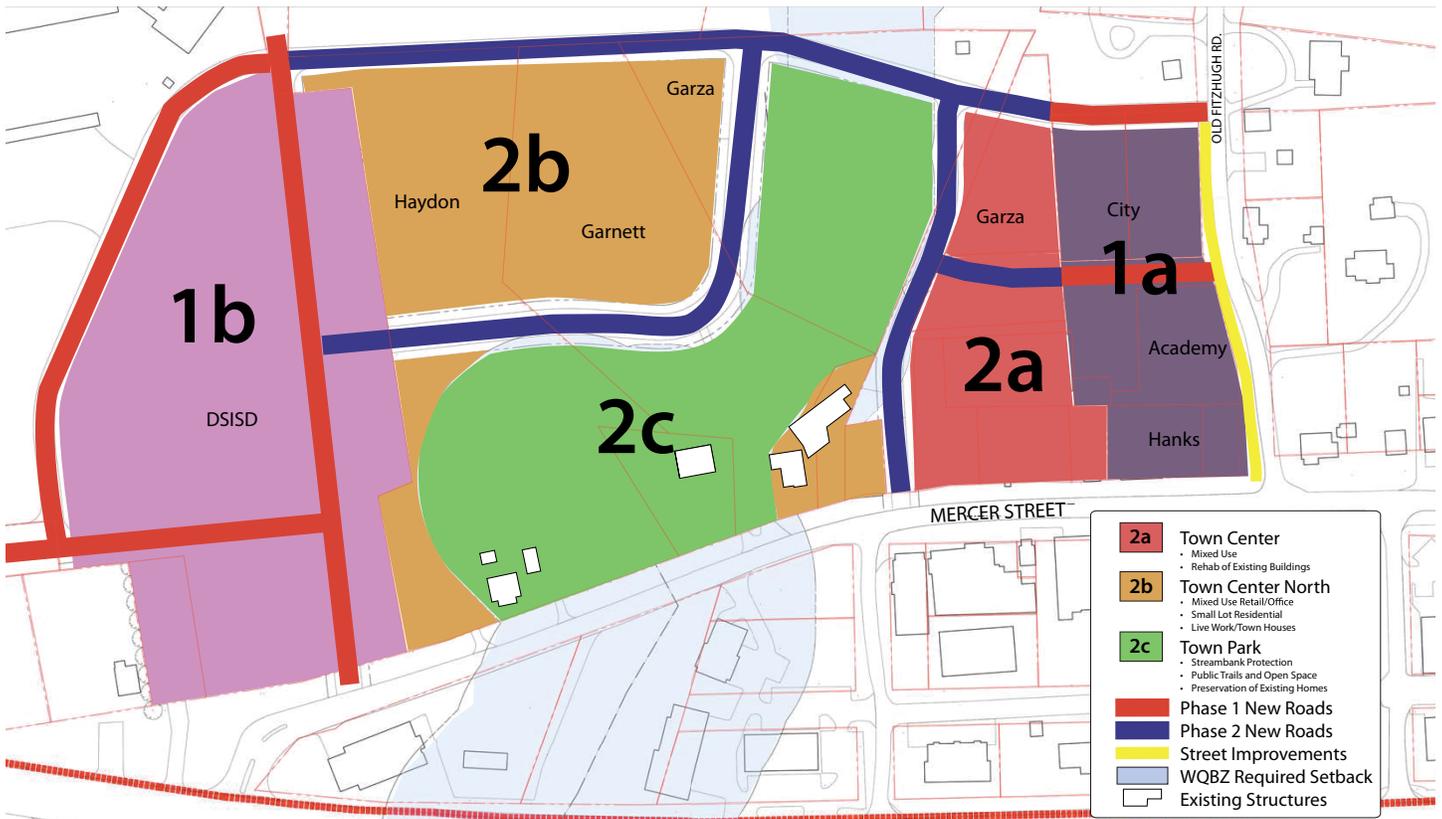
Appendix G. Estimate of Phase One and Two Public Improvement Costs

Preliminary Opinion of Probable Cost
Sustainable Places Project - Dripping Springs, Texas

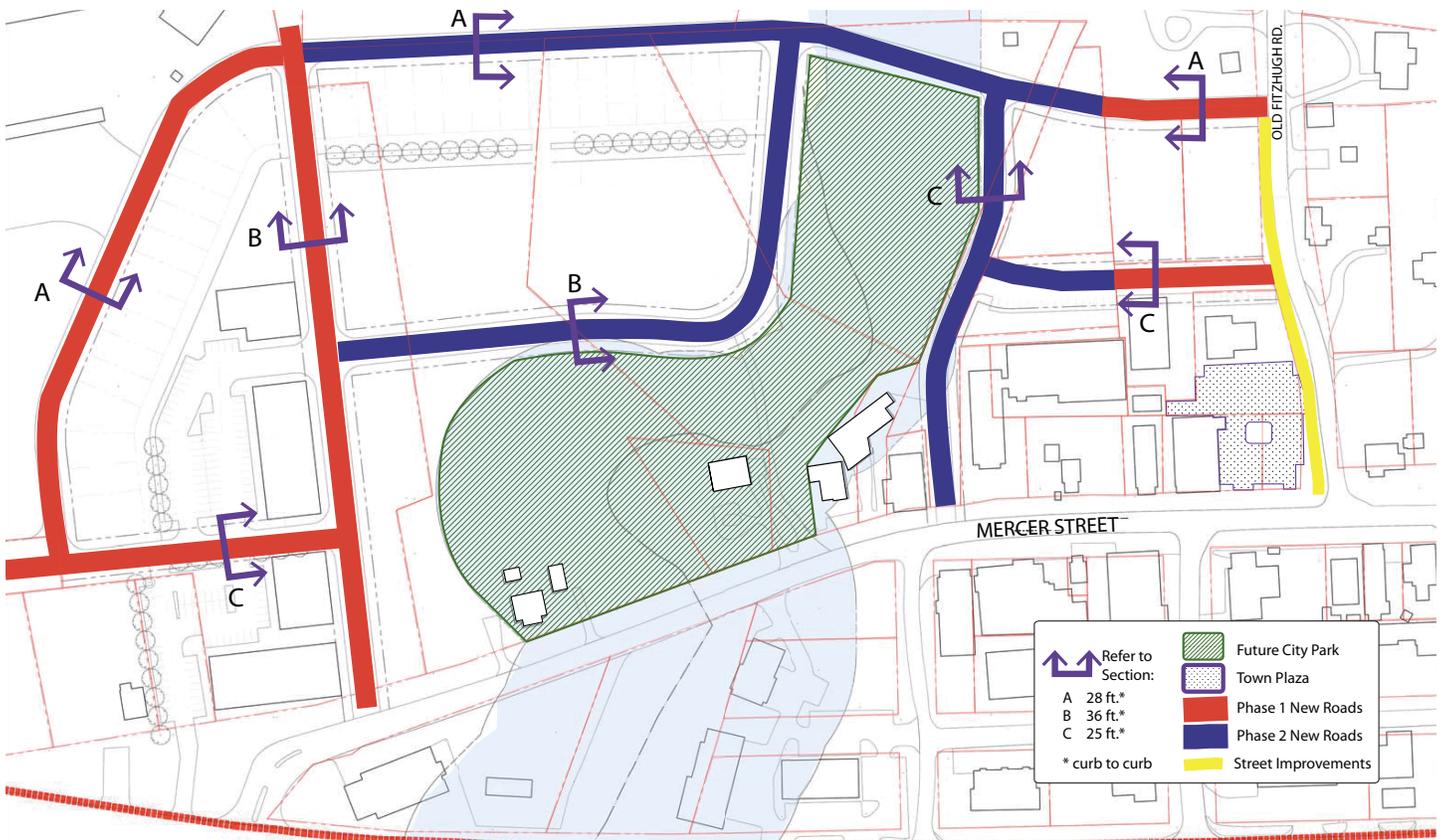
September 10, 2013

Item	Description	Quantity	Unit	Unit Price	Cost
Old Fitzhugh Street					
1	Curb and Gutter	530	LF	18.00	9,540.00
2	5' Sidwalks	505	LF	50.00	25,250.00
3	Trees/Landscaping	10	EA	850.00	8,585.00
4	24" Storm Line	530	LF	75.00	39,750.00
5	4' Diameter Storm Manhole	4	EA	3,500.00	12,366.67
6	Parking Striping	227	LF	2.00	454.50
7	Traffic Control	1	LS	3,000.00	3,000.00
	Engineering	7	%		6,926.23
	Contingency	20	%		19,789.23
Subtotal Old Fitzhugh Street					125,661.63
Roads and Public Parking Phase 1A					
8	A-A Section	653	SY	35.00	22,866.67
9	C-C Section	583	SY	35.00	20,416.67
10	Curb and Gutter	210	LF	15.00	3,150.00
11	5' Sidwalks	210	LF	50.00	10,500.00
12	Street Lighting	8	EA	5,900.00	49,560.00
13	Trees/Landscaping	34	EA	850.00	28,560.00
14	24" Storm Line	340	LF	75.00	25,500.00
15	4' Diameter Storm Manhole	2	EA	3,500.00	7,933.33
16	6" Water Line	420	LF	38.00	15,960.00
17	Fire Hydrant	4	EA	4,000.00	16,800.00
18	Gate Valve	4	EA	1,800.00	7,560.00
19	6" Wastewater Line	340	LF	40.00	13,600.00
20	Wastewater Manhole	1	EA	4,000.00	4,533.33
21	Wastewater Cleanout	3	EA	350.00	1,050.00
22	Trench Safety	1,100	LF	2.00	2,200.00
23	Traffic Control	1	LS	1,500.00	1,500.00
	Engineering	7	%		16,218.30
	Contingency	20	%		46,338.00
Subtotal Phase 1A					294,246.30
Phase 1B (DSISD)					
24	A-A Section	2,349	SY	35.00	82,211.11
25	B-B Section	3,380	SY	35.00	118,300.00
26	C-C Section	1,014	SY	35.00	35,486.11
27	Curb and Gutter	755	LF	15.00	11,325.00
28	5' Sidwalks	755	LF	50.00	37,750.00
29	Street Lighting	39	EA	5,900.00	231,870.00
30	Trees/Landscaping	157	EA	850.00	133,620.00
31	24" Storm Line	1,575	LF	75.00	118,125.00
32	4' Diameter Storm Manhole	11	EA	3,500.00	36,750.00
33	6" Water Line	1,965	LF	38.00	74,670.00
34	Fire Hydrant	20	EA	4,000.00	78,600.00
35	Gate Valve	20	EA	1,800.00	35,370.00
36	6" Wastewater Line	1,575	LF	40.00	63,000.00
37	Wastewater Manhole	5	EA	4,000.00	21,000.00
38	Wastewater Cleanout	3	EA	350.00	1,050.00
39	Trench Safety	5,115	LF	2.00	10,230.00
40	Traffic Control	1	LS	2,000.00	2,000.00
	Engineering	7	%		76,395.01
	Contingency	20	%		218,271.44
Subtotal Phase 1B					1,386,023.67

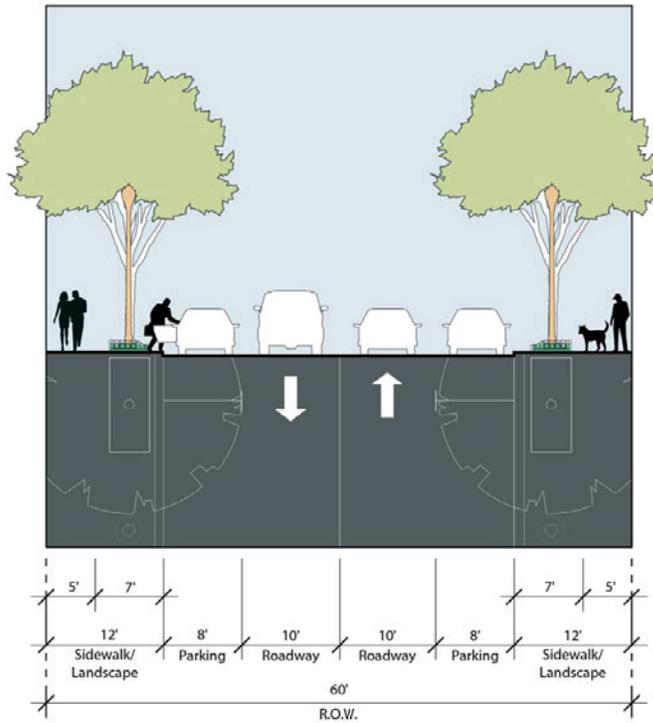
		Phase 2			
41	A-A Section	3,344	SY	35.00	117,055.56
42	B-B Section	3,720	SY	35.00	130,200.00
43	C-C Section	2,139	SY	35.00	74,861.11
44	Curb and Gutter	985	LF	18.00	17,730.00
45	5' Sidwalks	985	LF	50.00	49,250.00
46	Street Lighting	56	EA	5,900.00	327,450.00
47	Trees/Landscaping	222	EA	850.00	188,700.00
48	24" Storm Line	1,100	LF	75.00	82,500.00
49	4' Diameter Storm Manhole	7	EA	3,500.00	25,666.67
50	6" Water Line	2,057	LF	38.00	78,166.00
51	Fire Hydrant	19	EA	4,000.00	74,800.00
52	Gate Valve	19	EA	1,800.00	33,660.00
53	6" Wastewater Line	625	LF	40.00	25,000.00
54	Wastewater Manhole	2	EA	4,000.00	8,333.33
55	Wastewater Cleanout	3	EA	350.00	1,050.00
56	Trench Safety	3,782	LF	2.00	7,564.00
57	Traffic Control	1	LS	3,500.00	3,500.00
	Engineering	7	%		87,184.07
	Contingency	20	%		249,097.33
Subtotal Phase 2					1,581,768.07
Total Roads and Public Parking					3,387,699.67
Founders Square Plaza					
58	Brick Pavers	2,159	SY	137.00	295,767.78
59	Specimen Trees	2	EA	40,000.00	80,000.00
	Engineering	7	%		26,303.74
	Contingency	20	%		75,153.56
Total Founders Square Plaza					477,225.08
Future City Park					
60	Restoration/Revegetation/Turf/6' Trails (\$75,000/Ac)	4.5	Ac	75,000.00	337,500.00
	Engineering	7	%		23,625.00
	Contingency	20	%		67,500.00
Total Future City Park					428,625.00
- Total					4,293,549.75



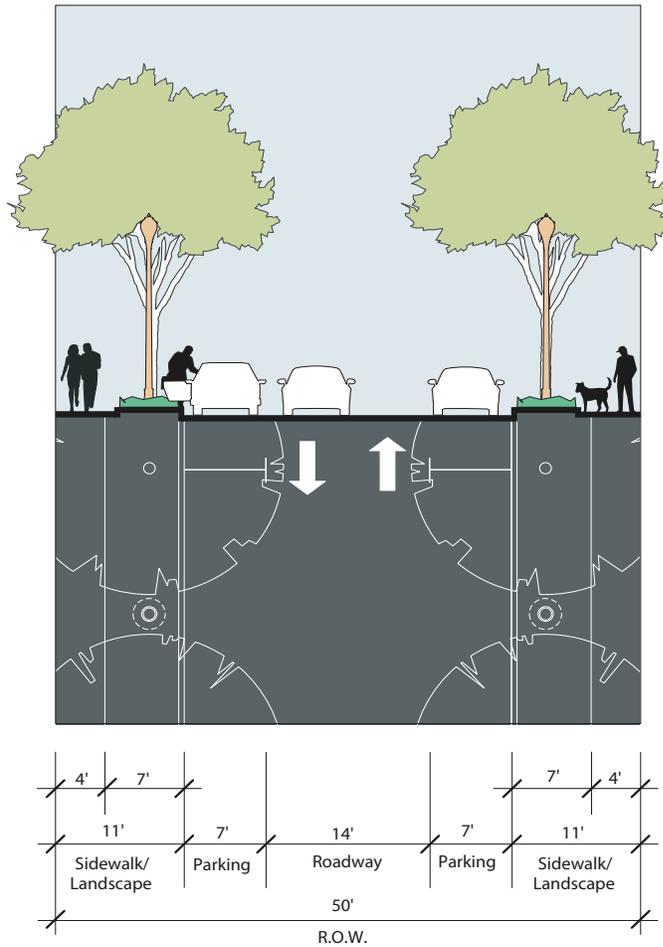
Proposed Catalyst Project Phasing Strategy



Proposed Public Improvement Program



36' Commercial Mixed Use Street



28' Residential Queueing Street

Appendix H. Public Financing Plan - Value Capture Financial Projections

At this point, the City of Dripping Springs does not appear to have the capacity to fully fund the cost of public improvements. As a result, the financing strategy likely will entail putting programs in place to capture value that is created over time (to be used for some combination of pay-as-you go projects, as the basis of debt service at some point, and/or developer incentives/reimbursement).

Appendix H provides illustrative projections of what a tax-increment financing (TIF) district that reflects parcels in the demonstration area could plausibly generate over the next twenty years. These forecasts are made based on recent historical growth rates, reflect current tax rates, and assume full allocation of the increment to the district. Going forward, Dripping Springs should consider establishing the TIF district, as well as possibly including elements of the identified public improvements in the City's capital improvement plan. An issue facing the community in this effort is the relatively low municipal tax rate; while local residents obviously benefit directly, the modest rate (in comparison to other cities in the region) means that property tax base growth will generate comparatively little incremental revenue. As a result, Dripping Springs could also consider including sales tax in the TIF district, as well as altering the district boundaries to capture a larger share of community growth over time. Development (impact) fees could also be considered as part of the financing strategy, though it may be challenging to set fees at a high enough level to make a material difference. Finally, non-local sources of funding should be explored, including grants and/or loans potentially available from both other public jurisdictions and private philanthropic sources.

DRIPPING SPRINGS

DRIPPING SPRINGS DOWNTOWN TIF DISTRICT FINANCING PROJECTION

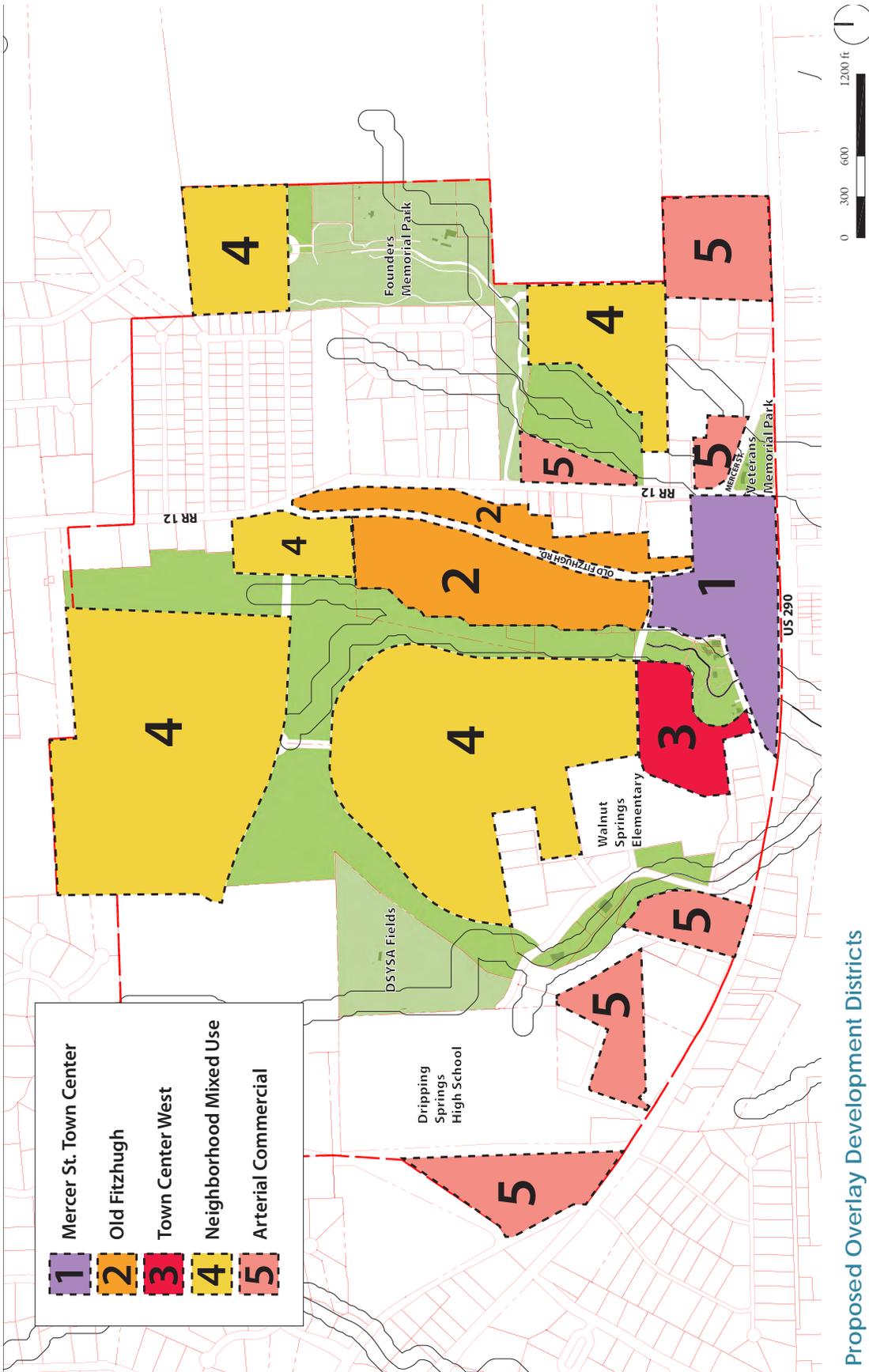
Land Use	2007 Taxable Value	2012 Taxable Value
Single Family Residential	\$5,619,489	\$5,965,500
Vacant	\$2,403,090	\$3,321,140
Ag Land	\$47,780	\$104,960
Farm Land	\$286,880	\$374,720
Commercial	\$10,638,160	\$15,132,440
Mobile Homes		\$0
(blank)	\$172,900	
Total	\$19,168,299	\$24,898,760

Compound Annual Growth	5.37%
------------------------	--------------

2012	\$24,898,760	
2013	\$26,235,935	\$1,337,175
2014	\$27,644,922	\$2,746,162
2015	\$29,129,579	\$4,230,819
2016	\$30,693,968	\$5,795,208
2017	\$32,342,372	\$7,443,612
2018	\$34,079,302	\$9,180,542
2019	\$35,909,513	\$11,010,753
2020	\$37,838,015	\$12,939,255
2021	\$39,870,087	\$14,971,327
2022	\$42,011,289	\$17,112,529
2023	\$44,267,484	\$19,368,724
2024	\$46,644,846	\$21,746,086
2025	\$49,149,884	\$24,251,124
2026	\$51,789,453	\$26,890,693
2027	\$54,570,779	\$29,672,019
2028	\$57,501,474	\$32,602,714
2029	\$60,589,561	\$35,690,801
2030	\$63,843,493	\$38,944,733
2031	\$67,272,174	\$42,373,414
2032	\$70,884,992	\$45,986,232
2033	\$74,691,834	\$49,793,074
	Total	\$454,086,995
	NPV - 5%	\$224,420,700
Dripping Springs	0.13	\$291,747
Hays County	0.4252	\$954,237
	Total	\$1,245,984

Max Project Capacity	Dripping Springs	\$2,333,975
	Hays County	\$7,633,895
	Both	\$9,967,870

Appendix I. Recommended Central City Overlay Zoning District Standards



Proposed Overlay Development Districts

Dripping Springs Development Standards
 Draft August 20, 2013

	MERCER STREET TOWN CENTER	TOWN CENTER WEST	NEIGHBORHOOD MIXED USE	ARTERIAL COMMERCIAL
INTENT	The "Mercer Street Town Center" district is intended to preserve and enhance the walkable scale and rural character of the historic center of Dripping Springs. A full mix of uses is permitted.	This district is intended to complement the existing historic center with additional retail and commercial offerings. The DSISD site and adjacent private properties are envisioned as an anchor for mixed-use development fronting protected creekside open space. Each tract shall be developed as a Planned Development, subject to the standards set forth below.	This district of large undeveloped properties (i.e., the Davidson and Baird tracts in the ETJ, the McAllister Tract, and the Carter Tract), is intended to promote the development of compact pedestrian-oriented neighborhoods with a mix of housing types and some neighborhood-serving commercial uses. An interconnected open space system provides for recreation and ecological function, using the Critical Water Quality Buffer Zone as a framework. Each tract shall be developed as a Planned Development, subject to the standards set forth below.	The Arterial Commercial district is intended for properties along major thoroughfares, allowing for more intensive uses, including automotive-oriented and drive-through businesses. Parking is available for convenience directly accessed by major highways and arterials.
USES	Allow for a full mix of urban uses. Drive through uses are not permitted along Mercer Street.	Allow for a full mix of urban uses. Drive-through uses are not permitted. Automotive uses are limited.	Predominantly single-family attached and detached lots. Up to 30% of the dwelling units may be multi-family. Up to 10,000 square feet of neighborhood-serving commercial uses, within each neighborhood. Commercial and multi-family uses shall be located along a backbone roadway.	Allow for a full mix of commercial and automotive uses. (see use table). Residential uses should be located at least 300 feet from the US 290 right-of-way.
INTENSITY			Each tract may not exceed a gross density of 5 units per acre (measured to the gross land area including dedicated open space and environmental setbacks).	Front Setbacks = 15ft. Minimum, with landscape screening for parking lots.
BUILDING PLACEMENT	Front Setbacks: Mercer Street East of Bluff Street: Buildings should be built to within five feet of the property line. Encroachments: Covered canopies may encroach up to 8 feet into the Mercer Street right-of-way over sidewalk, subject to administrative approval by Director. Front Setbacks: Mercer Street West of Bluff Street: Buildings should be set back by 40 feet to maintain historic landscape and residential character of Old Town. Front Setbacks: Other Streets: No build-to lines; 5-foot setback.	Front Setbacks: Davidson/Baird Street and Park Street: Buildings should be built to within five feet of the property line; canopies may encroach up to 8 feet into the right-of-way over sidewalk, subject to administrative approval by Director. Front Setbacks: Other Streets: No build-to lines; 5-foot setback Buildings with ground level residential shall be set back at least 5 feet but no more than 15 feet from the property line. Rear and Sideyard Setbacks: No setbacks, except when adjacent to single-family zoned property, in which case setback shall be at least 25 feet.	Front Setbacks for Residential = 5 feet minimum/15 feet maximum Front Setbacks for Neighborhood Commercial = 0 feet minimum/10 feet maximum, with exceptions for setbacks that create active plaza or gathering areas.	All residential building entries must be oriented to streets with front stoops or porches. Primary building entries must be oriented to streets. A continuous sidewalk providing a separated path of pedestrian travel shall be provided between the sidewalk of the street and the principal entry of the building.
FRONTAGE AND GROUND LEVEL TREATMENT	Require ground level pedestrian-oriented "Commercial-Ready" uses along Mercer Street east of Bluff Street. Encourage Pedestrian-oriented uses along all frontages, especially along Mercer Street east of Bluff Street. Ground level residential uses not permitted on Mercer Street east of Bluff Street, or along US290 frontage. Primary building entries must be oriented to street (Mercer Street is highest priority, followed by north-south streets). At least 60% of the lot frontage along Mercer Street (east of Bluff Street) shall be occupied by building frontage.	Require ground level pedestrian-oriented "Commercial-Ready" uses along Davidson-Baird and Park Street Ground level residential uses not permitted on Davidson-Baird or Park streets. Primary building entries must be oriented to streets (Park Street and Davidson-Baird are highest priority). At least 60% of the lot frontage along Davidson-Baird and Park streets shall be occupied by building frontage.	Ground level residential uses shall be a minimum of 18 inches above the elevation of the sidewalk, but no more than 60 inches. Neighborhood commercial uses shall be oriented to the street and flush with the sidewalk.	Maximum 2 stories or 35 feet, whichever is less.
BUILDING HEIGHT AND FORM	2 stories or 40 feet whichever is less. Area of second floor shall be no more than 75% of ground level area to preserve scale of historic district. Maximum contiguous building floorplate of 15,000 square feet.	3 stories or 40 feet whichever is less. Combined area of second and third floors shall be no more than 125% of ground level area to promote town scale. Maximum contiguous building floorplate of 20,000 square feet.	Single-family dwellings = Maximum two stories or 35 feet, where second floor = no more than 75% of ground level area. Multi-family buildings = maximum three stories or 40 feet, where area of second and third floors = no more than 150% of ground level area.	Maximum 2 stories or 35 feet, whichever is less.

IMPERVIOUS COVER	70% Impervious Cover (as per existing zoning).	70% Impervious Cover (measured within existing property boundaries).	50% Impervious Cover measured within existing property boundaries (i.e., dedicated open space is permitted to count toward impervious cover).	70% Impervious Cover measured within existing property boundaries.
LOT SIZE REGULATIONS	Residential lots shall have minimum lot width of 22.5 feet; maximum lot width of 70 feet.	Residential lots shall have minimum lot width of 22.5 feet; maximum lot width of 70 feet.	Residential lots shall have minimum lot width of 22.5 feet; maximum lot width of 70 feet.	Residential lots shall have minimum lot width of 22.5 feet; maximum lot width of 70 feet.
OFF-STREET PARKING AND SERVICE ACCESS	Along Mercer Street, surface parking lots shall be set back from the front face of the primary building façade by at least five feet, or from the front property line by at least 10 feet, whichever is greater. Low landscaping and/or walls shall be provided between the parking area and the back of sidewalk. Curb cuts shall be avoided along Mercer Street, if access can be gained from a side or rear street. Where no alternative access exists, curb cuts along Mercer Street should be minimized, with the maximum width not to exceed 25 feet. Residential garages shall be accessed from the rear of side of the property through service drives.	Along Davidson-Baird and Park Streets, surface parking lots shall be set back from the front face of the primary building façade by at least five feet, or from the front property line by at least 10 feet, whichever is greater. Low landscaping and/or walls shall be provided between the parking area and the back of sidewalk. Curb cuts shall be limited along Davidson-Baird and Park Streets, so there is no more than one curb cut for each 200 feet of street frontage. The maximum width of a curb cut shall not exceed 25 feet. Residential garages shall be accessed from the rear of side of the property through service drives.	Required off-street parking for neighborhood-serving commercial uses may not be located along the Davidson-Baird or Park street frontages. Parking lot frontages along other streets shall be minimized. Low landscaping and/or walls shall be provided between the parking area and the back of sidewalk. Curb cuts shall not exceed 25 feet in width. Single-family residential driveway curb cuts along a street may not exceed 15 feet. Multi-family and commercial curb cuts shall not exceed 25 feet. Off-street residential parking spaces must be located at the rear of the lot and accessed either by a common alley along the rear property line or by a driveway from the fronting street. Lots less than 50 feet in width shall have their required off-street residential parking accessed by a common rear alley.	One bay of parking spaces is permitted between the primary building and the street frontage. The remaining parking shall be located on the side or rear of the building. Low landscaping and/or walls shall be provided between the parking area and the back of sidewalk. Curb cuts shall not exceed 25 feet in width. Single-family residential driveway curb cuts along a street may not exceed 15 feet. Multi-family and commercial curb cuts shall not exceed 25 feet. Off-street residential parking spaces must be located at the rear of the lot and accessed either by a common alley along the rear property line or by a driveway from the fronting street. Lots less than 50 feet in width shall have their required off-street residential parking accessed by a common rear alley.
PATTERN OF DEVELOPMENT	Shared parking between commercial uses (e.g., office and retail) is permitted. Service and loading areas shall be located at the rear or side of the property and screened from predominant street view. On-street curbside parking may be counted toward the required on-site parking. Parking structures are not permitted.	Shared parking between commercial uses (e.g., office and retail) is permitted. Service and loading areas shall be located at the rear or side of the property and screened from predominant street view. On-street curbside parking may be counted toward the required on-site parking for commercial uses.	Multi-family residential garages or parking lots shall be located within the interior of a block and screened from direct street view with landscaping and low walls. Service and loading areas shall be located at the rear or side of the property and screened from predominant street view. On-street curbside parking may be counted toward required on-site parking for commercial uses.	Shared parking between commercial uses (e.g., office and retail) is permitted. Service and loading areas shall be located at the rear or side of the property and screened from direct street view. On-street curbside parking adjacent to the site may be counted toward the required on-site parking.
PATTERN OF DEVELOPMENT	A minimum of 30% of the gross land area of each tract shall be dedicated as publicly accessible open space; this may include water quality buffers. The exact configuration of the open space may vary from the Development District boundaries by up to 75 feet, as long as open space continuity and connectivity is maintained. Cul-de-sacs are not permitted. Multi-family and neighborhood commercial uses shall be located with their primary frontages along Park Street and/or Davidson-Baird Street.	A minimum of 30% of the gross land area of each tract shall be dedicated as publicly accessible open space; this may include water quality buffers. The exact configuration of the open space may vary from the Development District boundaries by up to 150 feet, as long as open space continuity and connectivity is maintained. Cul-de-sacs are not permitted. Multi-family and neighborhood commercial uses shall be located with their primary frontages along Park Street and/or Davidson-Baird Street.	A minimum of 30% of the gross land area of each tract shall be dedicated as publicly accessible open space; this may include water quality buffers. The exact configuration of the open space may vary from the Development District boundaries by up to 150 feet, as long as open space continuity and connectivity is maintained. Cul-de-sacs are not permitted. Multi-family and neighborhood commercial uses shall be located with their primary frontages along Park Street and/or Davidson-Baird Street.	A minimum of 30% of the gross land area of each tract shall be dedicated as publicly accessible open space; this may include water quality buffers. The exact configuration of the open space may vary from the Development District boundaries by up to 150 feet, as long as open space continuity and connectivity is maintained. Cul-de-sacs are not permitted. Multi-family and neighborhood commercial uses shall be located with their primary frontages along Park Street and/or Davidson-Baird Street.
PATTERN OF DEVELOPMENT	All residential units must be located within 700 feet of a publicly dedicated park (as measured from the front door of the unit along pedestrian paths of travel to the public open space).	All residential units must be located within 700 feet of a publicly dedicated park (as measured from the front door of the unit along pedestrian paths of travel to the public open space).	All residential units must be located within 700 feet of a publicly dedicated park (as measured from the front door of the unit along pedestrian paths of travel to the public open space).	All residential units must be located within 700 feet of a publicly dedicated park (as measured from the front door of the unit along pedestrian paths of travel to the public open space).

Appendix J. Recommended Subdivision Ordinance Amendments

Dripping Springs / Sept., 2013	CHALLENGE	RECOMMENDATION	POSSIBLE OR PROPOSED STANDARD	EXAMPLES/RESOURCES/NOTES
<p>WASTE WATER SERVICE</p>	<p>To build the future community envisioned as part of the Sustainable Places Project planning exercise, the City will require more, predictable capacity in its waste water system. Without assured waste water service, it will be very difficult to attract the type of high-quality commercial, mixed use, and alternative residential development that participants in the SPP process identified as key to Dripping Springs' future. The types of uses and development identified in the Illustrative Land Use Concept Plan and the Catalyst Project Illustrative Plan -- walkable mixed use, a revitalized commercial district, and dense nodes of residential development, possibly including infill and economic development on public lands -- will be largely contingent upon the City's ability to solve current waste water limitations.</p>	<p>The City is already addressing its long-range waste water future. CMA Engineering, Inc., prepared a 2012 Waste Water Capital Improvement Plan and recently presented the City with a report on South Regional Waste Water System Planning. Several options are open to the City. It is beyond the scope of this planning team to assess those. For the purposes of the Sustainable Places Project, what matters is that the City continue to develop and implement a realistic long-range plan that will provide a guidepost to future land planning for both the private and public sectors in the Demonstration Area.</p>	<p>This is being addressed by the City through other projects, including the South Regional Waste Water System Planning report.</p>	
<p>APPROPRIATELY SIZED, CALM STREETS</p>	<p>Dripping Springs street standards are working well but may need minor tailoring and continued staff attention to complement the SPP vision. In the big picture, when addressing street expansion or the dedication of new streets by developers, the City allows itself flexibility and a certain subjective, circumstantial control by using multiple references to broad transportation goals. These are embedded in both the Subdivision Ordinance and the Technical Construction Standards and Specifications manual (TCSS) in several places. For example, in Section 11.1 - 11.3 of the Subdivision Ordinance: "The arrangement, character, extent, width, grade and location of all streets shall conform to the City ... Transportation Plan and TCSS, and shall be considered in their relation to existing and planned streets or driveways ... to topographical conditions, to public safety, and to their appropriate relation to the proposed uses of the land.... and shall be appropriate for the particular traffic characteristics of each proposed subdivision or development. New subdivisions shall be supported by a road network having adequate capacity, ingress/egress, and safe and efficient traffic circulation." Developments expected to generate 2,000 or more one-way trips per day (including all developments of 200 or more dwelling units) must produce a Traffic Impact Analysis to guide street design. Otherwise, the City's default street standards are those of the Hays County development regulations, with certain changes and enhancements. The Hays County standards allow for modest ROW and lane widths. Dripping Springs will need to adapt these to curb and gutter sections and be vigilant to maintain street sizes that move traffic while maintaining a neighborhood and small-town feel. There may need to be some adjustments needed to the county-standard ROW width for residential streets in order to match the street design envisioned for the Catalyst and concept areas, where 50-foot ROWs may be in use. County standards allow 50-foot ROW but only in limited traffic circumstances and generally require a 60-foot ROW for local streets. Section AA of the SPP plan, for instance, contemplates a 50-foot ROW section with 28-foot curb-to-curb street.</p>	<p>Promote narrow streets and rights of way. This is already largely incorporated into City standards and should be emphasized as the City expands into new areas and neo-traditional neighborhoods. Provide for variable widths within the Catalyst project area, and perhaps throughout the SPP demonstration area, provided that the developer is conforming to the SPP vision and to the general design of the final report, conceptual land plan, and the Catalyst Project Illustrative Plan to be adopted by the City.</p>	<p>Hold to the reasonable standards for street lane widths established in the County specifications upon which the City rules are based (20 feet of travel way for local streets, for example). But amend corresponding ROW width standards. With the City now enforcing curb sections, and already requiring an higher paving standard (Dripping Springs typically requires asphalt "hot mix" while Hays County allows both "hot mix" and two-course "chip seal"), edge problems, shoulders and open face drainage should not be issues on new subdivision streets, so the City should amend its minimum ROW standards to reflect that essential difference from most County streets. Amend Section 11 (Street Design Standards) of the City Subdivision Ordinance, and/or the City TCSS manual, to allow ROW dedications of less than 60 feet on streets with curb, without being contingent upon the rural character and limited dwelling units of a "Country Lane," which is currently the only way County standards allow less than 60-feet of ROW. Continue to use Traffic Impact Analysis on larger streets and consider adding a statement to 11.3.3 encouraging the use of lanes and ROW widths on larger collectors that are as narrow as practicable, especially in the historic parts of town and the Demonstration Area in order to promote traffic calming, minimize impervious cover and infrastructure cost, and to maintain the small town "feel."</p>	<p>Using narrower streets for traffic calming is a tool cited in many current planning sources and by national planning organizations. For a representative example, see Best Development Practices: A Primer for Smart Growth, by Reid Ewing, published by Smart Growth Network based on work by the Florida Department of Community Affairs and the American Planning Association in cooperation with the Urban Land Institute. See, chapter on "Best Transportation Practices." Also, Residential Streets, Third Edition, Walter M. Kulash, published by the Urban Land Institute in partnership with the National Association of Homebuilders, the American Society of Civil Engineers and the Institute of Transportation Engineers.</p>
<p>STREET NETWORKS AND CONNECTIVITY</p>	<p>The Subdivision Ordinance calls for street networks to be laid out "via circuitous routes or multiple turns or offsets" (11.13) and "curvilinear in design" (11.13.3). The Ordinance also allows maximum blocks of a length that (inadvertently) will limit street connectivity -- especially for pedestrians -- and load vehicular traffic onto collectors, even for local trips, something that is already an issue in Dripping Springs. See below for more on blocks.</p>	<p>Promote narrow streets and rights of way. This is already largely incorporated into City standards and should be emphasized as the City expands into new areas and fosters design of neo-traditional neighborhoods. The City's emphasis on streets design that conforms to topography is well-placed, and in the greater Dripping Springs area there are many locations where topography will dictate something other than a pure, traditional grid network for streets.</p>	<p>Amend Section 11 of the Subdivision Ordinance to explicitly allow a modified small-town grid system still discourages non-local through traffic, where terrain and land use make it especially appropriate, such as near the City "core" and in parts of the Demonstration Area. Allowances still need to be made for areas around park land or water quality buffer zones where form needs to follow terrain. Clarifying language about curvilinear vs. "grid" design would be useful to give developers and their design professionals a clear idea from the beginning of the City's intent, though some of this can be, and probably already is, accomplished through reasonable staff interpretation of the rules and informal meetings with developers. Also, amend the requirements governing block length (see below for more details) to encourage better connectivity and walkability.</p>	<p>From Residential Streets (full citation above): "Throughout the 1960s and 1970s, this type of street pattern (curvilinear with frequent cul-de-sacs and limited points of access) was thought to be ideal. It provided privacy for homeowners ... minimized the amount of paving that the developer needed to do, eliminated all but local traffic on many streets, and, at least at first, seemed to preserve a rural environment. "However ... Because of the lack of internal street connections, all traffic -- even for the most local of destinations -- is funneled out onto the surrounding arterial street system. Consequently, the surrounding street system becomes congested even at low levels of development, undermining the small-town or rural atmosphere." This contributes to strip development along arterials, further exacerbating traffic and sprawl. The lack of direct routes is a "major obstacle to pedestrian and bicycle travel. Also, unconnected streets create inefficiencies for school bus travel, transit services, and municipal services of all types....."</p>

<p>WALKABLE BLOCKS AND FLEXIBLE LOTS</p>	<p>Blocks: The Subdivision Ordinance stipulates that residential blocks in an urban subdivision shall not exceed 1,200 feet between the centerlines of street intersections; however, if parallel to and adjacent to an arterial road as defined by the County such blocks shall not exceed 1,600 feet. Commercial and industrial blocks shall not exceed 2,000 feet. Rural and Suburban subdivisions blocks shall not exceed 2,000 feet. With a minimum block length in all cases of 400 feet. Lots: Minimum lot sizes in the City limits are governed by the zoning code and allow for dense development (Article 14.2 and corresponding zoning codes). Lot sizes in the ETJ are designed as a management tool, similar to goals and standards in the Hays County development regulations. However, the City does not have a provision for lot averaging. Also, there is room for confusion about the sizing of City lots because Article 14.7 states flatly that "the minimum lot size in the City Limits shall be three-quarters of an acre for lots served by a public water supply, and one acre for those served by a private well."</p>	<p>Consider allowing a minimum block length of less than 400 feet in some areas or when design guidelines are met. Establish shorter block length standards, or at least goals, perhaps targeted at first to the new zoning districts recommended as part of the SPP. Allow lot averaging for subdivisions outside the Conservation Design process, and clarify lot size tables in the Subdivision Code.</p>	<p>Amend Section 13.2 and Section 11.21 of the Subdivision Ordinance to require or encourage shorter block lengths in targeted districts such as parts of the historic City and the zoning districts established by the SPP in the Demonstration Area, with maximums -- except where topographical constraints control -- in the 500 - 900-foot range rather than 1,200 feet (or 2,000 feet in the ETJ). Establish design guidelines to reduce the 400-foot minimum. Amend Section 14.6 to allow lot averaging in in the ETJ. Amend Section 14.7 to further clarify language from 14.2 governing lot sizing in the City limits and clarifying that where public sewer is available it is primarily the zoning code and Comprehensive Plan that control lot sizing. Consider expressly allowing lot averaging in City developments as well.</p>	<p>As one example of recommendations for shorter block standards, see Pedestrian and Transit Friendly Design: A Primer for Smart Growth, The Smart Growth Manual (1999), by Reid Ewing. See discussions in Rural By Design by Randall Arendt, published by the American Planning Association, and more recent Arendt works (Crossroads, Hamlet, Village, Town, etc.) for discussions of lot sizing and lot averaging in suburban and rural subdivisions.</p>
<p>RE-CALIBRATE CONSERVATION RULES?</p>	<p>Dripping Springs is ahead of most of its peers with a Conservation Design Ordinance (Article 28.05), designed as an alternate way to permit development while preserving rural landscape character, natural areas, farms and open space, and reducing the "perceived intensity" of development. While thorough and thoughtful, the ordinance has been little used since its adoption.</p>	<p>Look for ways to fine-tune the Conservation Design Ordinance or to incorporate more of its ideas into the mainstream subdivision rules, so that the City's desired goal of enabling and even incenting conservation design gains more currency.</p>	<p>The most effective amendments to the Ordinance will probably come from subtle and detailed recommendations from staff and the design professionals in the region who have been working in Dripping Springs; the nuances of that approach go beyond the scope of this report which focuses primarily on subdivision and typical site development, especially as it may affect the Demonstration Area. But the City might explore providing greater incentives in the form of additional density bonuses and allowable building coverage or reduced setback and lot frontages in return for open space set-asides. The 40 percent minimum open space requirement may be ambitious given the strength of the traditional market, the relatively unproven nature of returns for conservation design in the local market, and the "ground-breaking" factor. Zoning regulations may allow higher densities in parts of the City's jurisdiction using the conservation design rules, but if so that needs to be clarified: for example, 28.05.006 (a).</p>	<p>The City's provision of an innovative Conservation Design alternative for development is particularly fitting given the rural-agricultural history of Dripping Springs, the local topography, and the City's singular place in the path of growth -- and in the region's surface water/groundwater network. In addition to examples in Travis and Hays counties, rationale, support, and model ideas for conservation design can be found in practical academic literature such as Randall Arendt's "Rural By Design" and "Conservation Design for Subdivisions." Dripping Springs already has crafted an ordinance with many of the salient features recommended by diverse groups of planning and business professionals.</p>
<p>SMALL REFINEMENTS AND COORDINATION BETWEEN VARIOUS CODES AND TECHNICAL STANDARDS MANUAL</p>	<p>It has been eight and seven years respectively since the Subdivision Ordinance and the TCSS manual were adopted. Over time, small discrepancies or differences between original ordinance intent and common, accepted practice have grown up.</p>	<p>As time permits, the City should update its TCSS and certain administrative parts of the Subdivision Ordinance to better reflect current administrative needs and practice.</p>	<p>One example from staff: the Ordinance requires constructing plans at preliminary plat, but this is more efficient at final plat. In addition, some of the timing for submittals and reviews needs to be modified. These are minor issues, to be expected in any set of City codes, but should be addressed when the Subdivision Ordinance is amended or as part of a TCSS review and modification.</p>	