



# BOND ADVISORY COMMITTEE

## Project Details

City of New Braunfels  
Police Department Headquarters  
October 3, 2022

CITY OF NEW BRAUNFELS  
PROPOSED  
**BOND 2023**



# PROJECT DETAILS

*Location*

*Phasing*

*Scope*

*Recommended Cost  
Estimate*

*Typical Section/Layout*

*Leverage Funding*

*Risks/Constraints*

*Funding Need*

*Next Steps*

# COST ESTIMATE

(FINAL DESIGN, ROW, UTILITIES, CONSTRUCTION, PROJECT MANAGEMENT, ADD)

## *Initial*

- Prepared in 2021 based on existing plans, studies, and cost estimates
- Escalated to 2023 bond program year

## *Preliminary Design*

- Prepared in 2022 by preliminary design consultants and coordinated with 3<sup>rd</sup> party cost estimator
- Escalated to 2023 bond program year

## *Recommended*

- Preliminary design cost estimate plus staff and updated inflation
- Escalated to 2026 average project construction date

# LEVERAGED FUNDING

## *Opportunities*

- Secured – Funding awarded
- Possible – Funding possible through related program and application process

## *Programs*

- AAMPO – Alamo Area Metropolitan Planning Organization
- NBEDC – New Braunfels Economic Development Corporation
- RIF – City Roadway Impact Fee Program
- TWDB – Texas Water Development Board
- TPWD – Texas Parks and Wildlife Department
- TIRZ – Tax Increment Reinvestment Zone



# PROJECT PRESENTATION

## *Category*

- Transportation
- Drainage
- Library Facilities
- Parks
- Economic Development

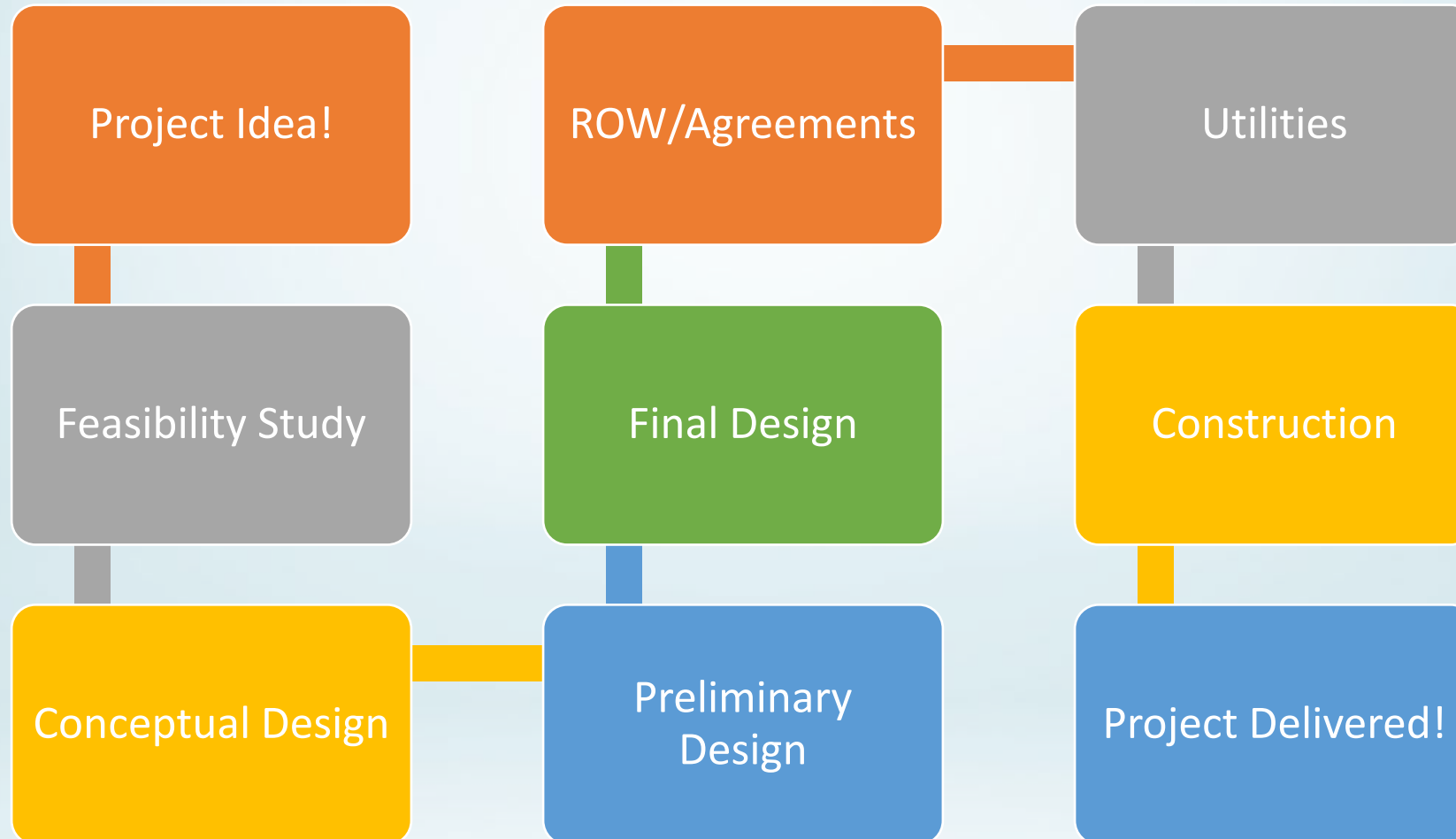
## *Initial Ranking*

- Early 2022 Committee meetings
- Average Ranking of project and budget ranking exercises

## *Readiness*

- **Potential Projects:**  
Final Design & Construction
- Hold
- Additional Analysis & Project Development

# CAPITAL PROJECT LIFE CYCLE



# **Transportation**

## **Considered Projects**

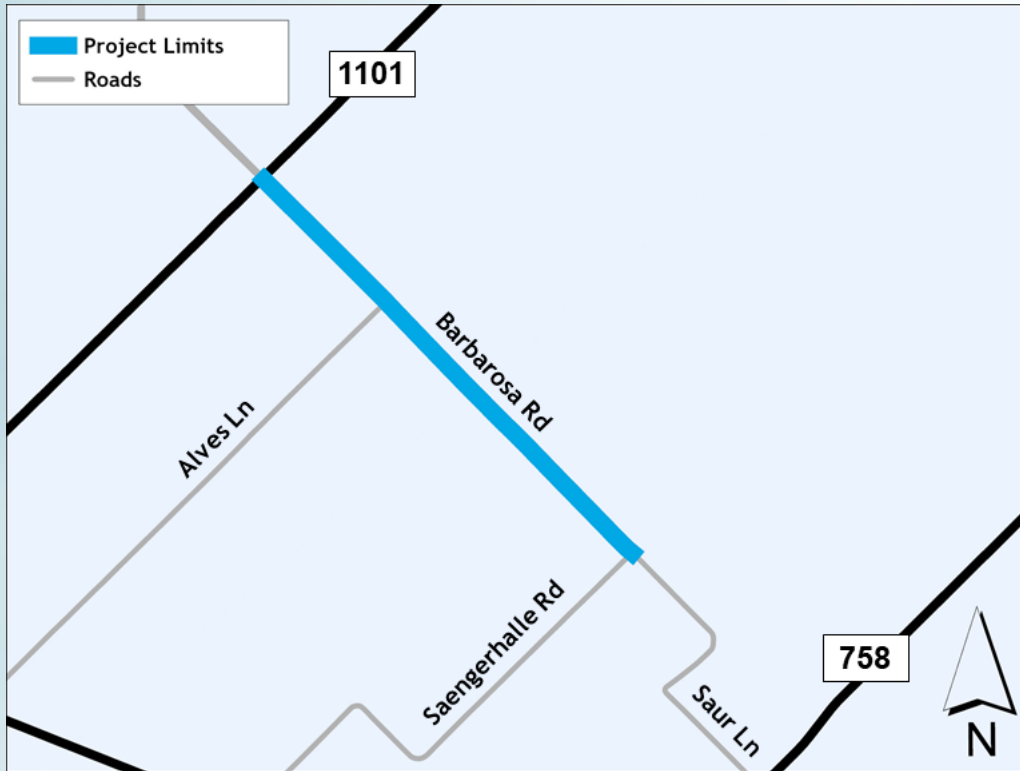
Initial Avg Rank	Project	Initial Cost Estimate	Prelim Design Cost Estimate	Recommended Funding
3	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd) *\$9,000,000 AAMPO	\$8,940,000	\$8,940,000	\$12,125,000
3	Common Street Pedestrian Improvements (Liberty Ave. - Loop 337) *\$1,100,000 AAMPO	\$1,107,000	\$1,200,000	\$1,615,000
5	Citywide Street Improvements	\$25,000,000	\$25,000,000	\$25,000,000
7	Common St (Loop 337 - FM 306)	\$17,600,000	\$21,000,000	\$24,783,000
9	Conrads Ln (Goodwin Ln - City Limit)	\$8,804,000	\$10,000,000	\$11,802,000
9	Kohlenberg Rd (FM 1101 - IH 35)	\$7,826,000	\$13,500,000	\$15,932,000
11	Citywide Intersection Improvements	\$18,562,000	\$10,000,000	\$11,802,000
13	S Kowald Lane (FM 1101 - IH 35)	\$9,350,000	\$9,100,000	\$10,739,000
15	Citywide Pedestrian Improvements	\$5,000,000	\$6,000,000	\$7,080,750
15	North-South Collector Phase 1 (IH 35 - FM 1101)	\$6,917,000	\$13,000,000	\$15,342,000
19	Gruene Rd (New Braunfels St - Rock St)	\$2,845,000	\$4,800,000	\$5,665,000
19	Orion Dr (Goodwin Ln - City Limit)	\$5,648,000	\$8,700,000	\$10,267,000
29	Solms Rd (IH 35 - FM 482)	\$4,080,000	\$4,100,000	\$4,839,000
30	River Rd (Lakeview Blvd - Loop 337)	\$10,916,000	\$8,300,000	\$9,795,000
33	Hill Country Dr (SH 46 - City Limit)	\$14,468,000	\$14,500,000	\$17,112,000
36	Waterway Ln (Gruene Rd - Common St)	\$3,638,000	\$4,100,000	\$4,839,000
	TOTAL	\$150,701,000	\$162,240,000	\$188,737,750



# BARBAROSA RD/SAUR LN

(FM 1101 – SAENGERHALLE RD)

## *Project Location Map*



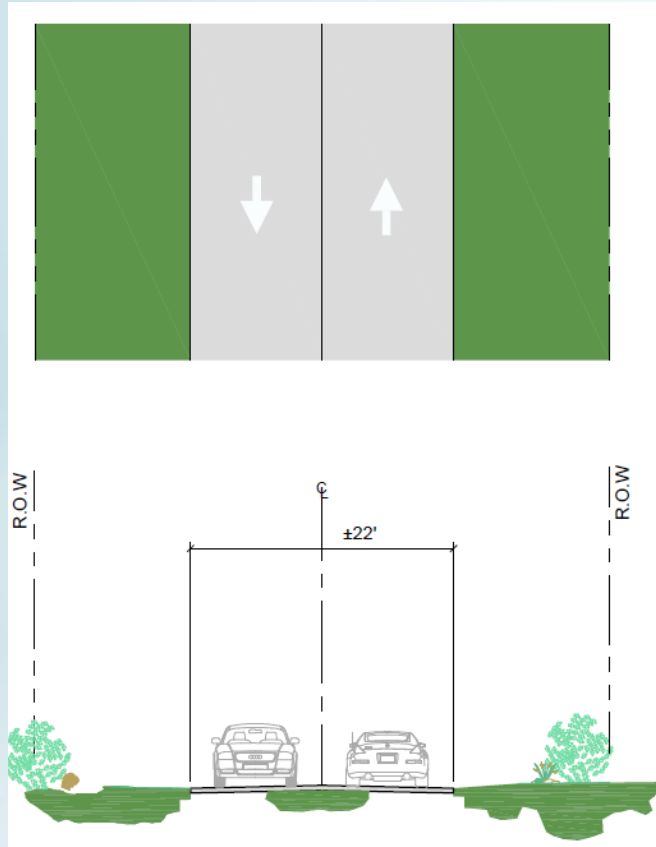
## *Project Scope*

Widening to four lanes  
Intersection improvements  
Sidewalk & shared-use path  
Driveway approaches  
Drainage

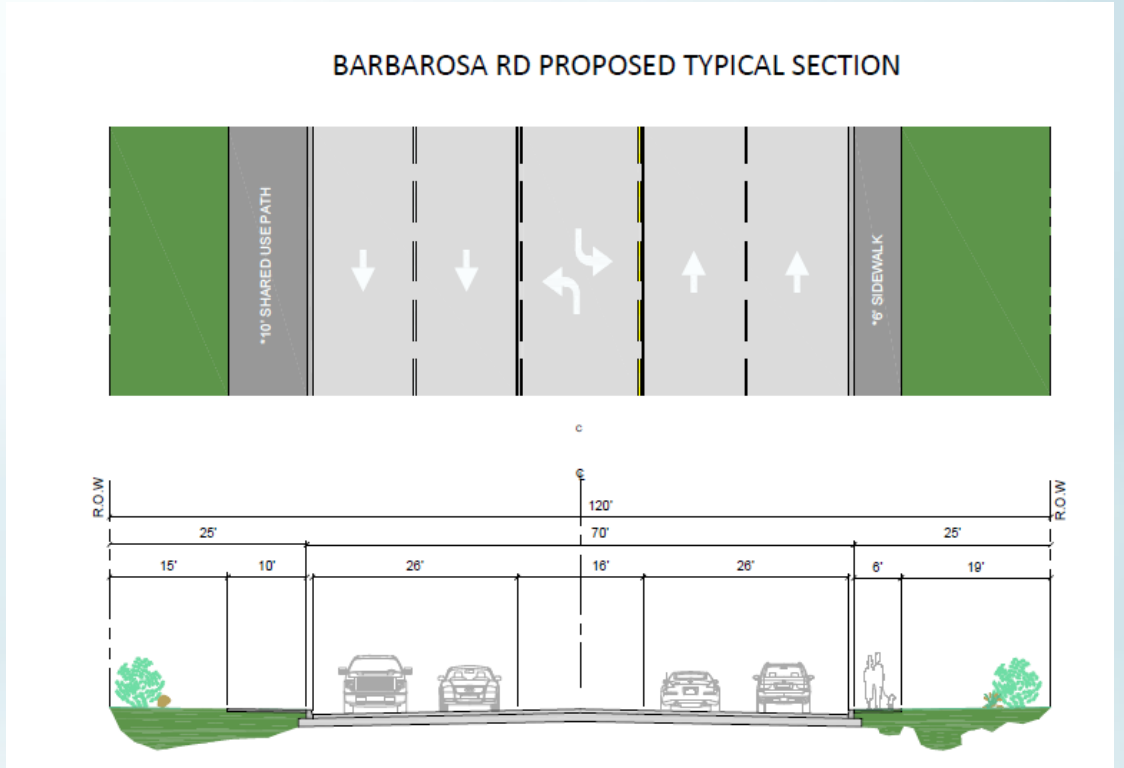
# BARBAROSA RD/SAUR LN

(FM 1101 – SAENGERHALLE RD)

*Existing Typical Section*



*Proposed Typical Section*



# BARBAROSA RD/SAUR LN

## (FM 1101 – SAENGERHALLE RD)

### *Risks/Constraints*

Federal funding process

New Braunfels National Airport restrictions

Limited right-of-way

### *Next Steps*

Final Design (consultant selection) – 2024

Est. Construction – 2027

### *Cost Estimate*

\$21,125,000 (Total)

### *Leveraged Funding*

Secured:

AAMPO – \$9M

Possible:

NBEDC, Creekside TIRZ, RIF #6

### *Funding Need*

**\$12,125,000**

# COMMON ST PEDESTRIAN IMPROVEMENTS

## (LIBERTY AVE – LOOP 337)

### *Project Location Map*



### *Project Scope*

New sidewalks and curb ramps

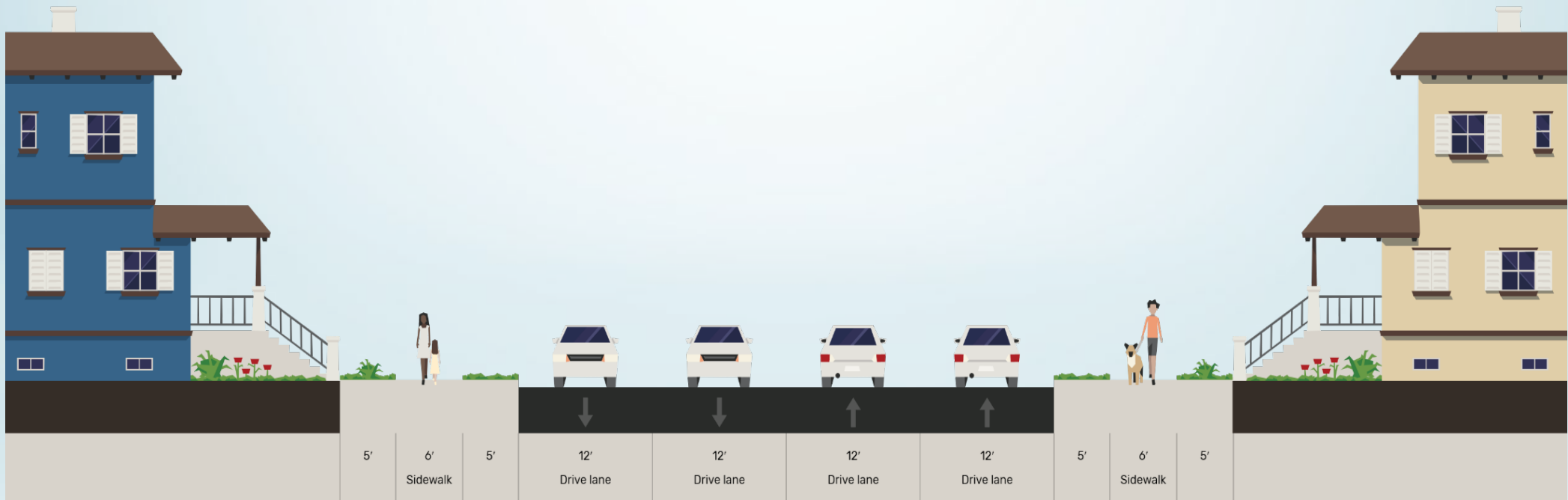
Protected pedestrian crossings at  
Central Ave & Library/Fairgrounds

Driveway approaches



# COMMON ST PEDESTRIAN IMPROVEMENTS (LIBERTY AVE – LOOP 337)

## *Proposed Typical Section*



# COMMON ST PEDESTRIAN IMPROVEMENTS

## (LIBERTY AVE – LOOP 337)

### *Risks/Constraints*

Federal funding process  
Property owner coordination  
Utilities

### *Next Steps*

Final Design (in progress)  
TxDOT Agreement  
Est. Construction – 2024

### *Cost Estimate*

\$2,715,000

### *Leveraged Funding*

Secured: AAMPO - \$1,100,000

*Considering covering a  
portion of cost increases*

Possible: NBEDC

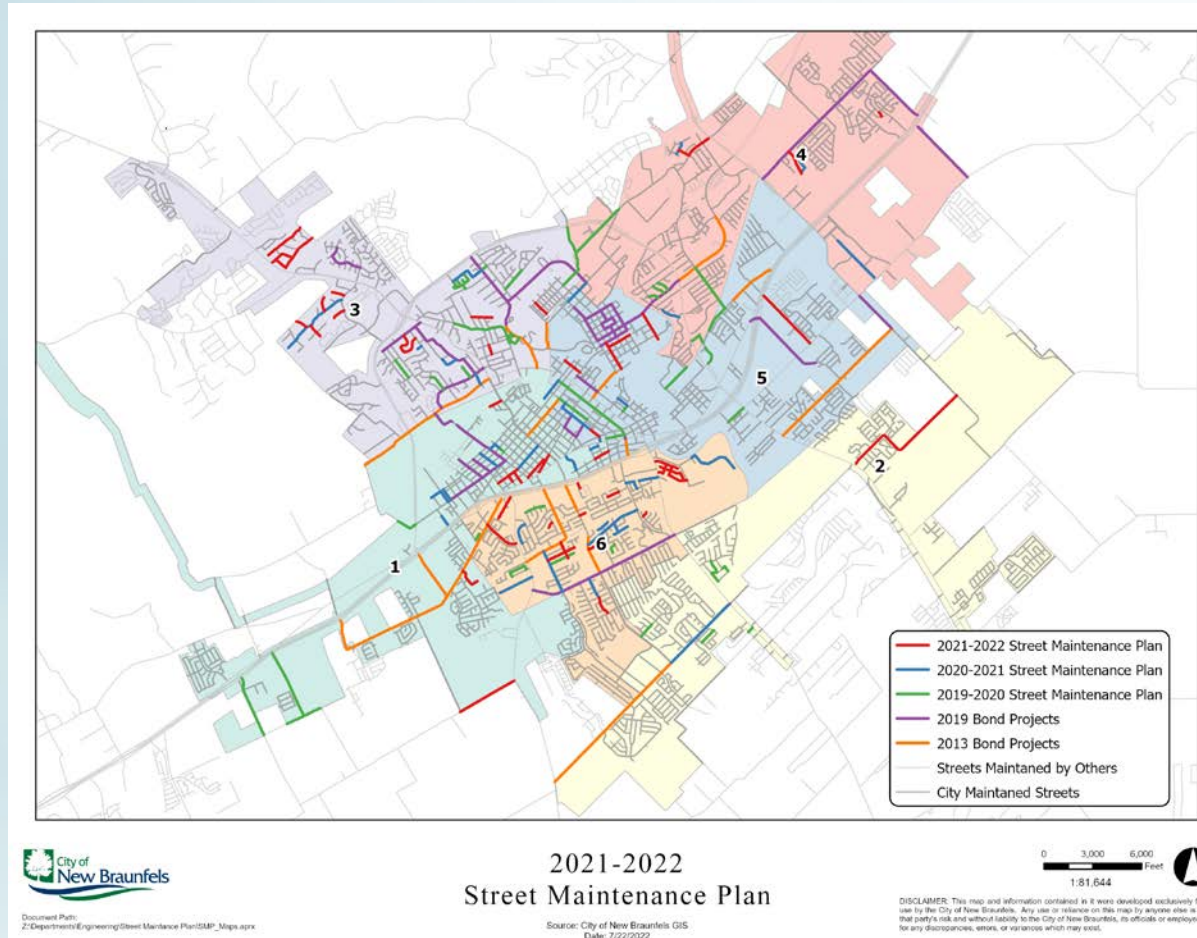
### *Funding Need*

**\$1,615,000**

# CITYWIDE STREET IMPROVEMENTS

- Extensive pavement rehabilitation of city streets
- Rehabilitation includes improving curbs, driveway, sidewalks, curb ramps, and addressing ADA issues
- Based on City's Pavement Management System
- Coordinated with Public Works pavement and NBU utility projects

# CITYWIDE STREET IMPROVEMENTS



## *Potential Program Streets*

### **Common St**

(Liberty Ave – Loop 337)

### **W San Antonio St**

(LP 337 – Krueger Ave, Walnut Ave – Spur St)

### **S Water Ln**

(W San Antonio St – IH 35)

### **Dove Crossing Area**

### **S Union Ave**

(Common St – Lincoln St)

### **McQueeney Rd**

(IH 35 – W County Line Rd)



# CITYWIDE STREET IMPROVEMENTS

## *Risks/Constraints*

Utilities

## *Next Steps*

Update pavement scores

Final Design – 2023-2026

Est. Construction – 2023-2027

## *Phasing*

Adjust funding amount

## *Cost Estimate*

\$25,000,000

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2013 Bond – \$10,000,000

2019 Bond – \$15,000,000

## *Funding Need*

**\$25,000,000**

# COMMON ST

(LOOP 337 – FM 306)

## *Project Location Map*



## *Project Scope*

Widen to four lanes  
Intersection improvements  
Traffic signals  
Sidewalks  
Driveway approaches  
Drainage

# COMMON ST

(LOOP 337 – FM 306)

*Existing Typical Section*



*Proposed Typical Section*



# COMMON ST

## (LOOP 337 – FM 306)

### *Risks/Constraints*

Driveway and business access

Limited right-of-way

Regional drainage

TxDOT coordination

### *Next Steps*

Final Design

Est. Construction – 2026

### *Cost Estimate*

\$24,783,000

### *Leveraged Funding*

Possible:

NBEDC, RIF #3

### *Funding Need*

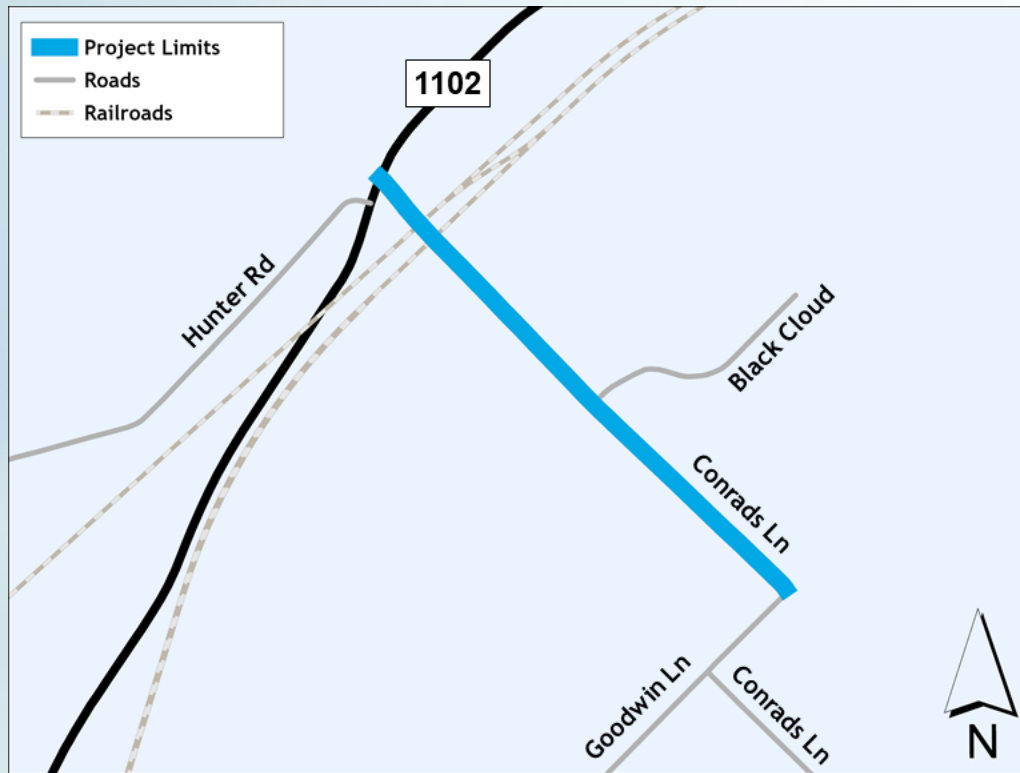
**\$24,783,000**



# CONRADS LN

## (GOODWIN LN – FM 1102)

### *Project Location Map*



### *Project Scope*

Pavement rehabilitation  
Intersection improvements  
Roundabout at curve  
Railroad crossing improvements  
Shared use path  
Driveway approaches  
Drainage

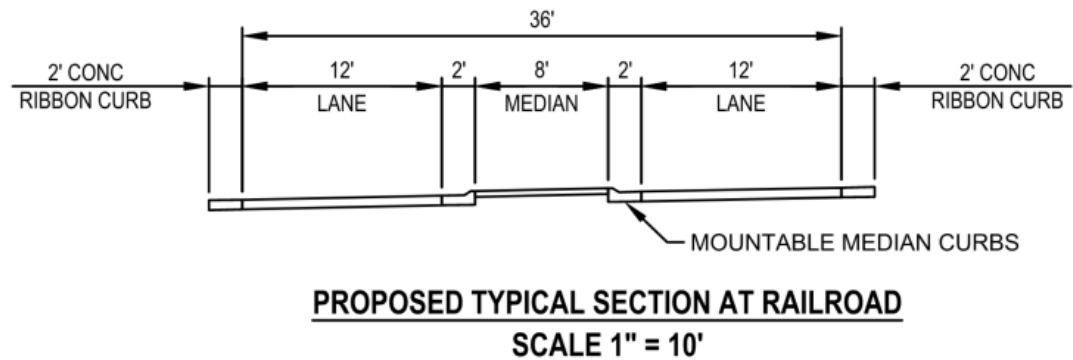
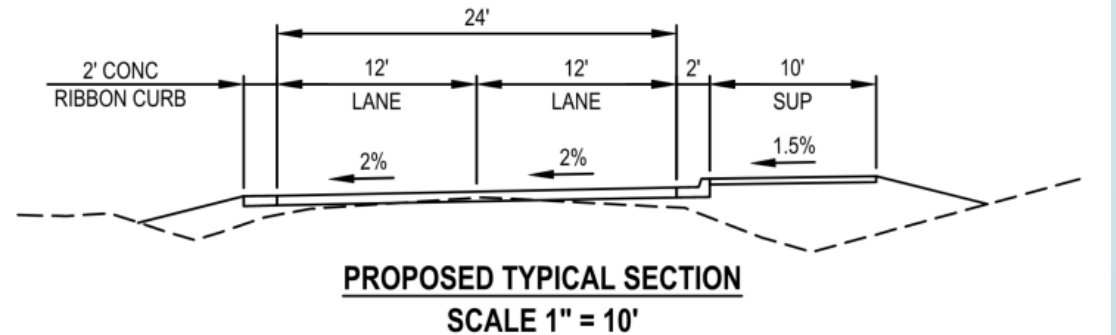
# CONRADS LN

(GOODWIN LN – FM 1102)

*Existing Typical Section*



*Proposed Typical Section*



# CONRAD'S LN

## (GOODWIN LN – FM 1102)

### *Risks/Constraints*

Union Pacific Railroad (UPRR)  
Comal County and TxDOT Right-of-way  
Environmental

### *Next Steps*

Agency Coordination  
Final Design  
Est. Construction – 2027

### *Phasing*

City and Comal County Segments

### *Cost Estimate*

\$11,802,000  
City – \$10,860,000  
Comal County – \$942,000

### *Leveraged Funding*

Possible:  
Comal County, RIF #3

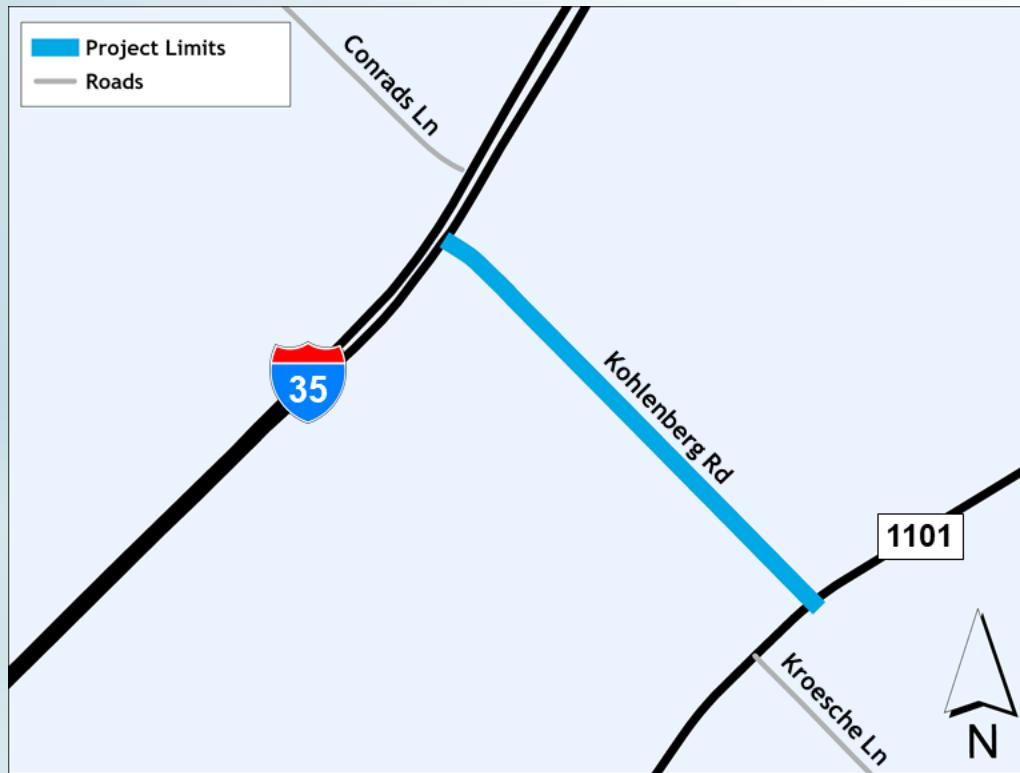
### *Funding Need*

**\$11,802,000**

# KOHLENBERG RD

(IH 35 – FM 1101)

## *Project Location Map*



## *Project Scope*

Widen to four lanes

Intersection improvements

Sidewalk and shared use path

Driveway approaches

Drainage

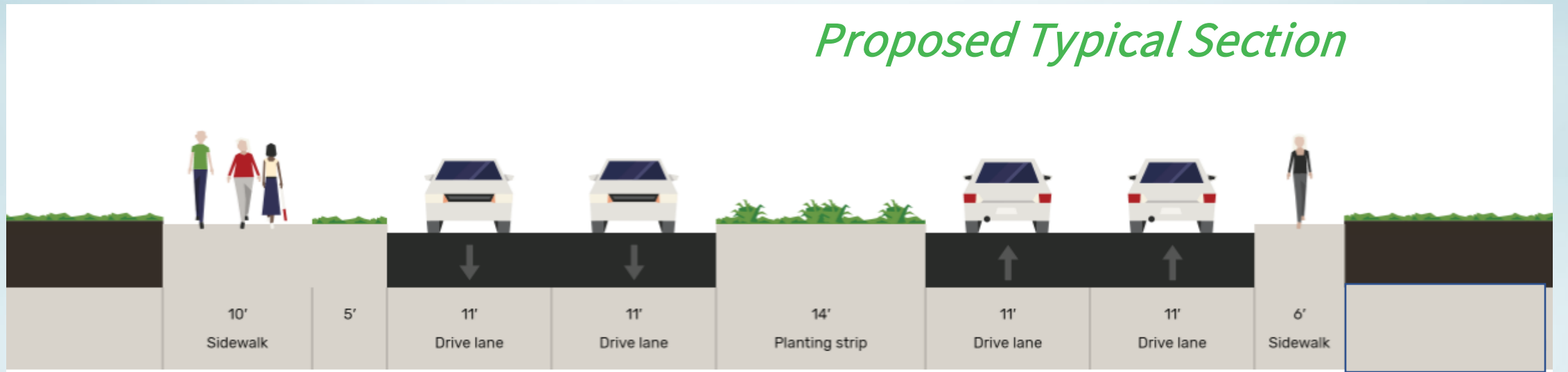
# KOHLBERG RD

(IH 35 – FM 1101)

*Existing Typical Section*



*Proposed Typical Section*



# KOHLBERG RD

## (IH 35 – FM 1101)

### *Risks/Constraints*

Gas utilities

Construction phasing

Continental access

TxDOT coordination

### *Next Steps*

Final Design

Est. Construction – 2025

### *Cost Estimate*

\$15,932,000

### *Leveraged Funding*

Possible:

NBEDC, RIF #3, Mayfair

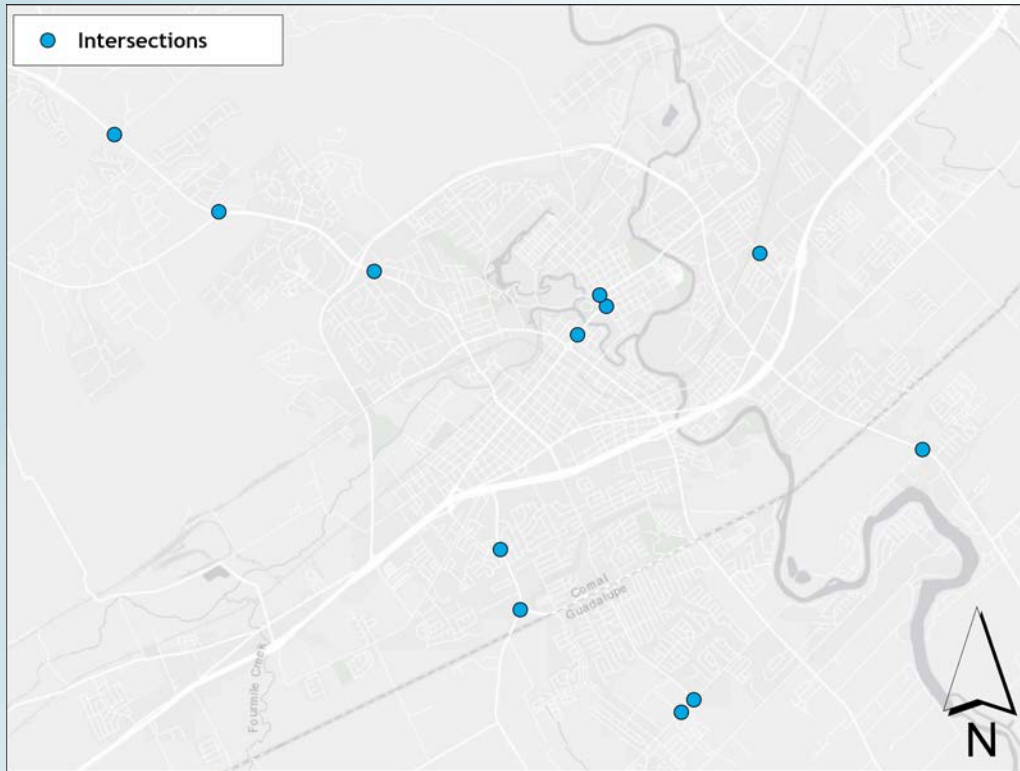
### *Funding Need*

**\$15,932,000**



# CITYWIDE INTERSECTION IMPROVEMENTS

## *Project Location Map*



## *Project Scope*

- New signals at warranted locations
- Additional and improved turn lanes
- Additional pedestrian crossings
- Access management
- Safety improvements
- Technology upgrades

# *Potential Program Intersections*

**Post Rd & Gruene Rd**  
(Realigned Intersection)

**SH 46 & Alves Ln**  
(New Signal)

**Walnut Ave & Ohio Ave/Kerlick Ln**  
(Safety Improvements)

**SH 46 & Hueco Springs Loop Rd**  
(New Signal)

**SH 46 & Independence Dr**  
(Turn Lane Improvements)

**Union Ave & Common St**  
(Signal & Ped Improvements)

**Klein Rd & Klein Way**  
(Ped Signal)

**Loop 337 & Borchers Blvd/NBHS**  
(Ped Signal)

**San Antonio St & Market Ave**  
(New Signal)

**SH 46 & Mary Blvd/Saengerhalle Rd**  
(Safety Improvements)

**Walnut Ave & Gardenia Dr**  
(New Signal)

**SH 46 & Mission Valley Rd**  
(New Signal)

**SH 46 & FM 1863/Alyssa Way**  
(Dynamic Signal & Turn Lane Improvements)

**Union Ave & San Antonio St**  
(Signal & Ped Improvements)

**FM 1044 & Old Marion Rd**  
(Turn Lane Improvements)

**Citywide Signal Technology Upgrades**  
(Radar Detection, Preemption, Equipment)

# CITYWIDE INTERSECTION IMPROVEMENTS

## *Risks/Constraints*

TxDOT right-of-way

TxDOT approval

Utilities

## *Next Steps*

Final Design – 2023-2025

Est. Construction – 2024-2027

## *Phasing*

Select specific intersections

## *Cost Estimated*

\$11,802,000

## *Leveraged Funding*

Possible:

TxDOT Safety Funds, RIF

## *Funding Need*

**\$11,802,000**

# S KOWALD LN

(IH 35 – FM 1101)

## *Project Location Map*



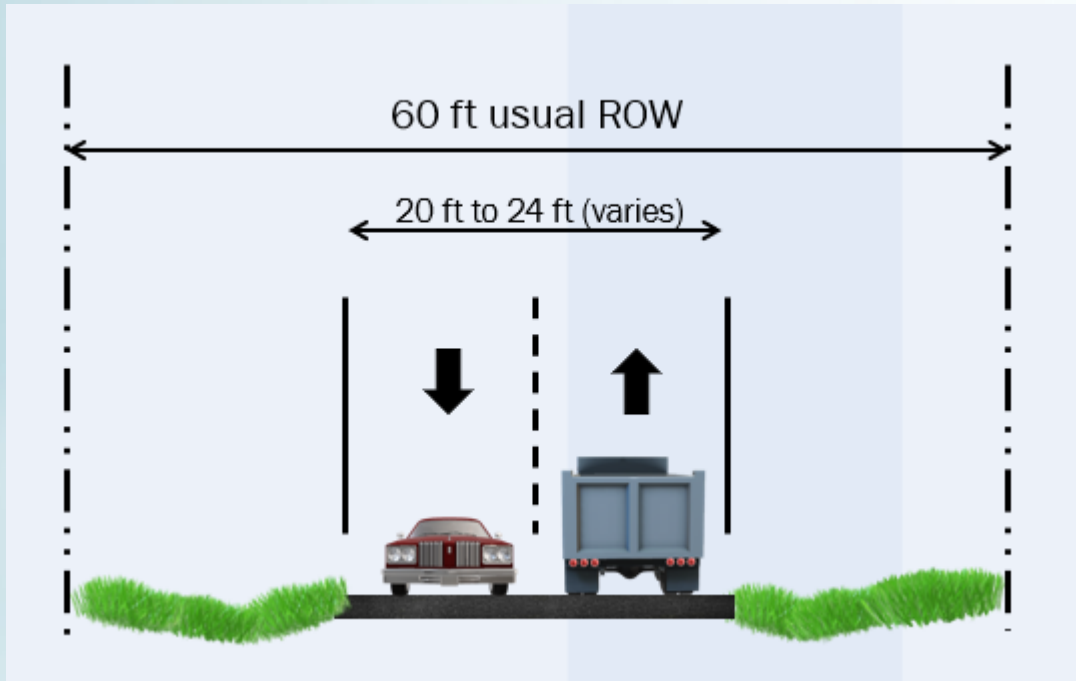
## *Project Scope*

Pavement rehabilitation  
Intersection improvements  
Sidewalks  
Driveway approaches  
Drainage

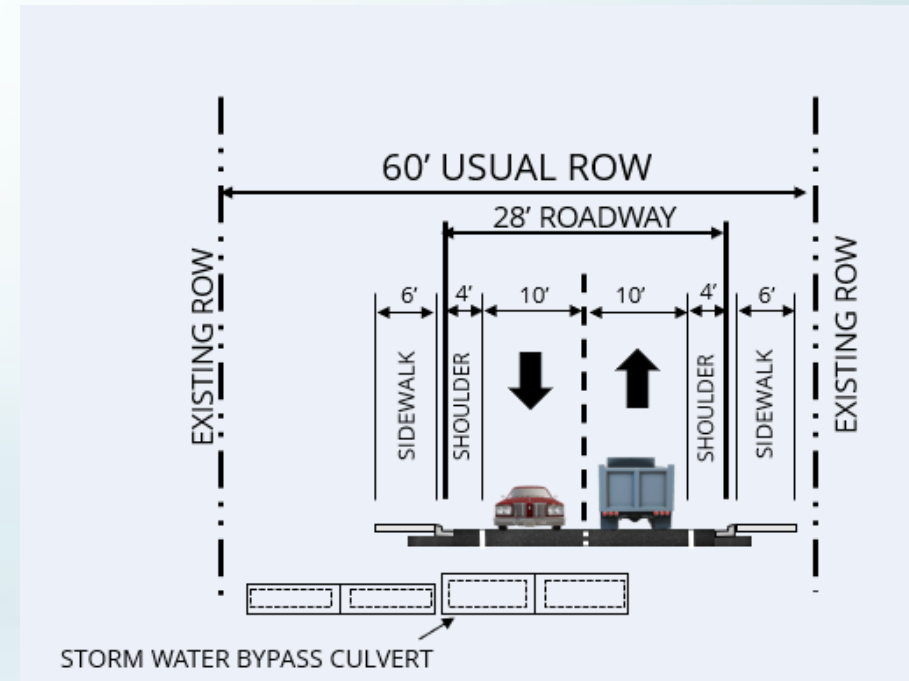
# S KOWALD LN

(IH 35 – FM 1101)

*Existing Typical Section*



*Proposed Typical Section*



# S KOWALD LN

## (IH 35 – FM 1101)

### *Risks/Constraints*

Drainage

Gas utilities

TxDOT coordination

### *Next Steps*

Final Design

Est. Construction – 2025

### *Cost Estimate*

\$10,739,000

### *Leveraged Funding*

Possible:

RIF #3, Developer Escrow

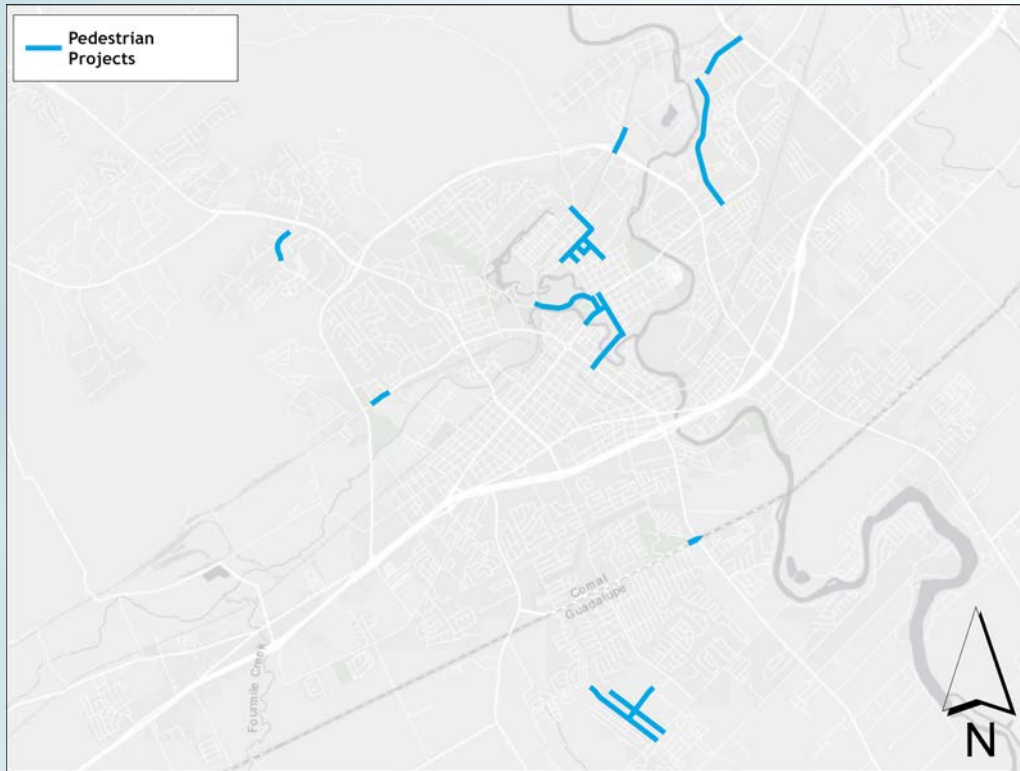
### *Funding Need*

**\$10,739,000**



# CITYWIDE PEDESTRIAN IMPROVEMENTS

## *Project Location Map*



## *Project Scope*

- Complete sidewalk gaps
- Improve existing sidewalks and ramps
- Enhance pedestrian crossings
- Address ADA issues
- AAMPO leverage funding

# CITYWIDE PEDESTRIAN IMPROVEMENTS

## POTENTIAL PROGRAM LOCATIONS

**Christus Santa Rosa Hospital Area**

**Landa @ Loop 337**

**Oak Run Parkway @ Westpointe**

**Gruene Road**

**Prince Solms**

**County Line Road @ FM 725**

**New Braunfels MS / Klein Road ES Area**

**Oak Run Parkway**

**Gruene Road-Loop 337 to Rock Street**

**Hunter Road**

**S Union / W Lincoln / Garden**

**Sidewalk Gaps and ADA compliance**

# CITYWIDE PEDESTRIAN IMPROVEMENTS

## *Risks/Constraints*

Utilities

Property owner coordination

## *Next Steps*

Final Design – 2023-2025

Est. Construction – 2024-2026

## *Phasing*

Select specific locations

## *Cost Estimate*

\$7,080,750

## *Leveraged Funding*

Possible:

AAMPO, NBEDC

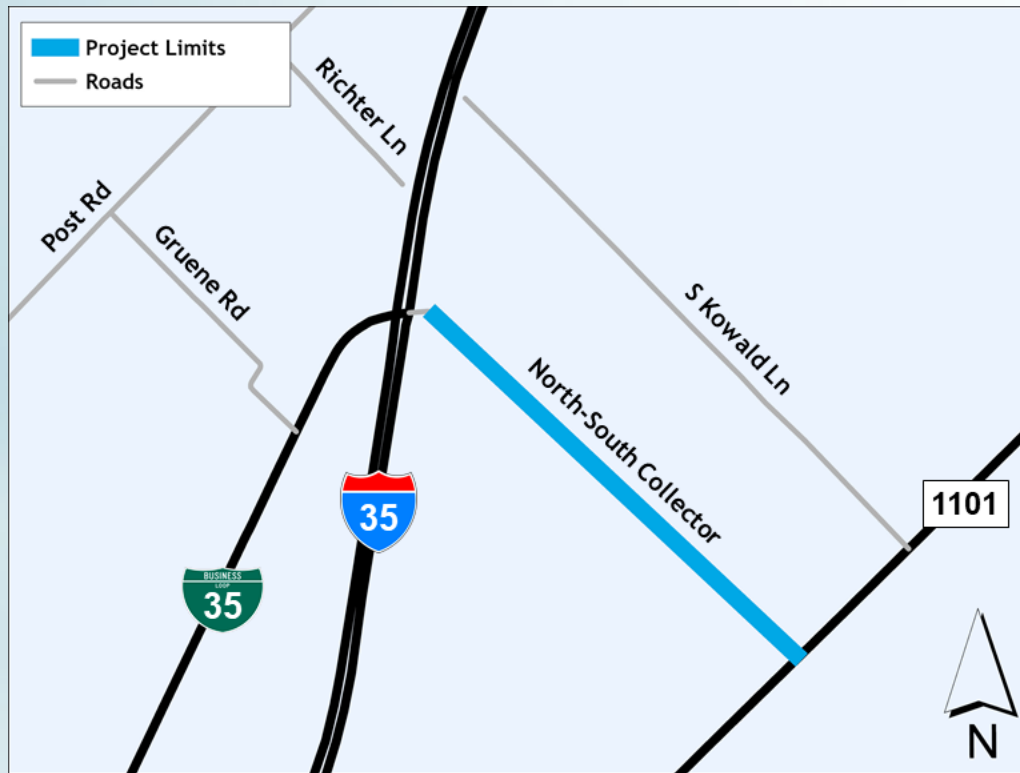
## *Funding Need*

**\$7,080,750**

# NORTH-SOUTH COLLECTOR

(IH 35 – FM 1101)

## *Project Location Map*



## *Project Scope*

New roadway

Sidewalks and shared use path

IH 35 connection

FM 1101 Intersection improvements

Drainage

Utilities

# NORTH-SOUTH COLLECTOR (IH 35 – FM 1101)

## *Proposed Typical Section*

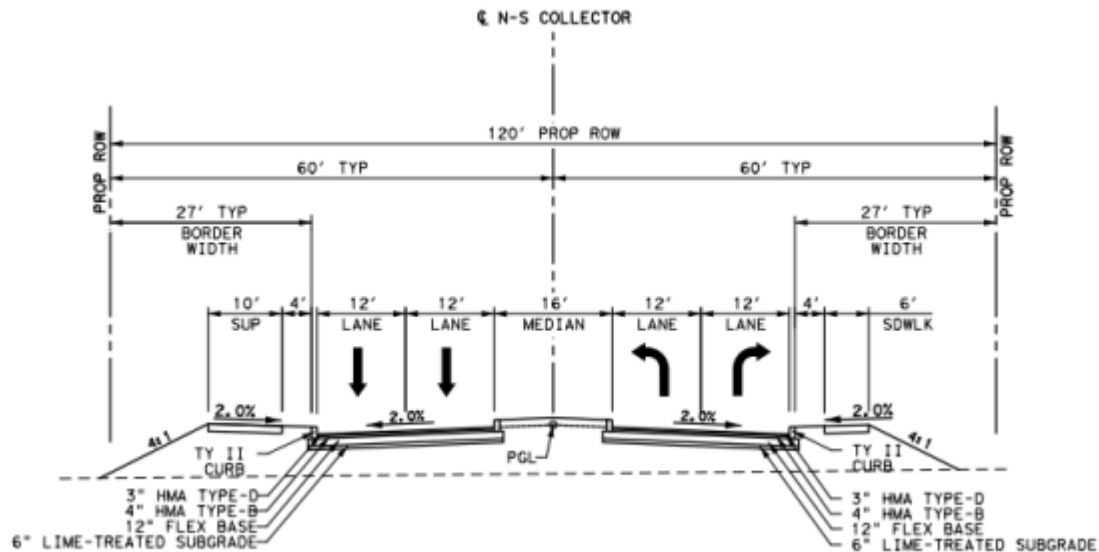


Figure 3-5: Typical Section

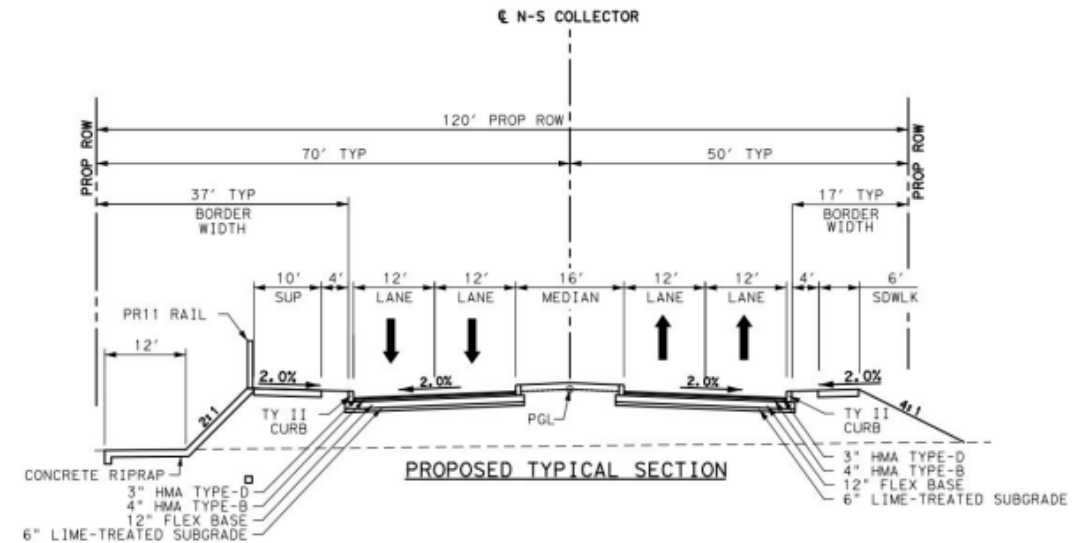


Figure 3-6: Typical Section for Drainage

# NORTH-SOUTH COLLECTOR

(IH 35 – FM 1101)

## *Risks/Constraints*

Drainage

No right-of-way agreement

Gas utilities

Environmental

Development utilities

## *Next Steps*

*Requires Further Analysis and Project Development*

## *Cost Estimate*

\$15,342,000

## *Leveraged Funding*

Possible:

Development Partnership

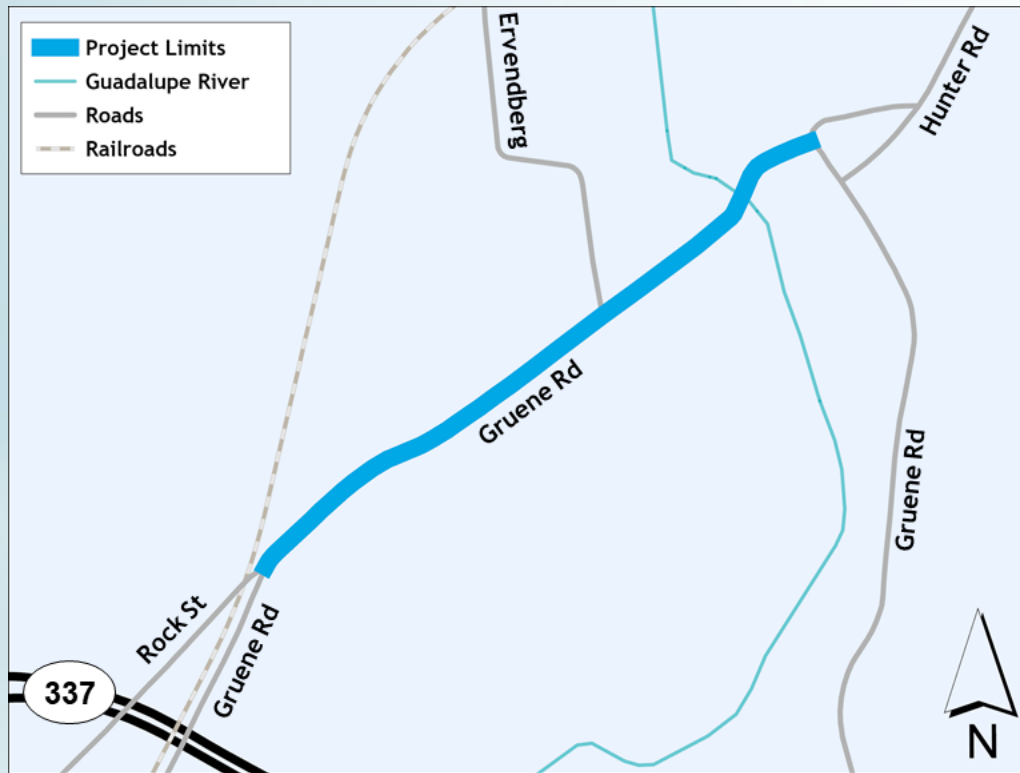
## *Funding Need*

**\$15,342,000**

# GRUENE RD

## (NEW BRAUNFELS ST – ROCK ST)

### *Project Location Map*



### *Project Scope*

Pavement rehabilitation  
Intersection improvements  
Railroad crossing improvements  
Pedestrian improvements  
Shared use path  
Driveway approaches



# GRUENE RD

(NEW BRAUNFELS ST – ROCK ST)

*Existing Typical Section*



*Proposed Typical Section*



# GRUENE RD

## (NEW BRAUNFELS ST – ROCK ST)

### *Risks/Constraints*

Union Pacific Railroad (UPRR)

Limited right-of-way

### *Next Steps*

UPRR Coordination

Quiet zone study and preliminary design

Final Design

Est. Construction – 2027

### *Phasing*

Roadway and Intersection/RR crossing

### *Estimated Cost*

\$5,665,000

Roadway - \$4,490,000

Intersection/RR crossing - \$1,175,000

### *Leveraged Funding*

Possible:

AAMPO, RIF #3

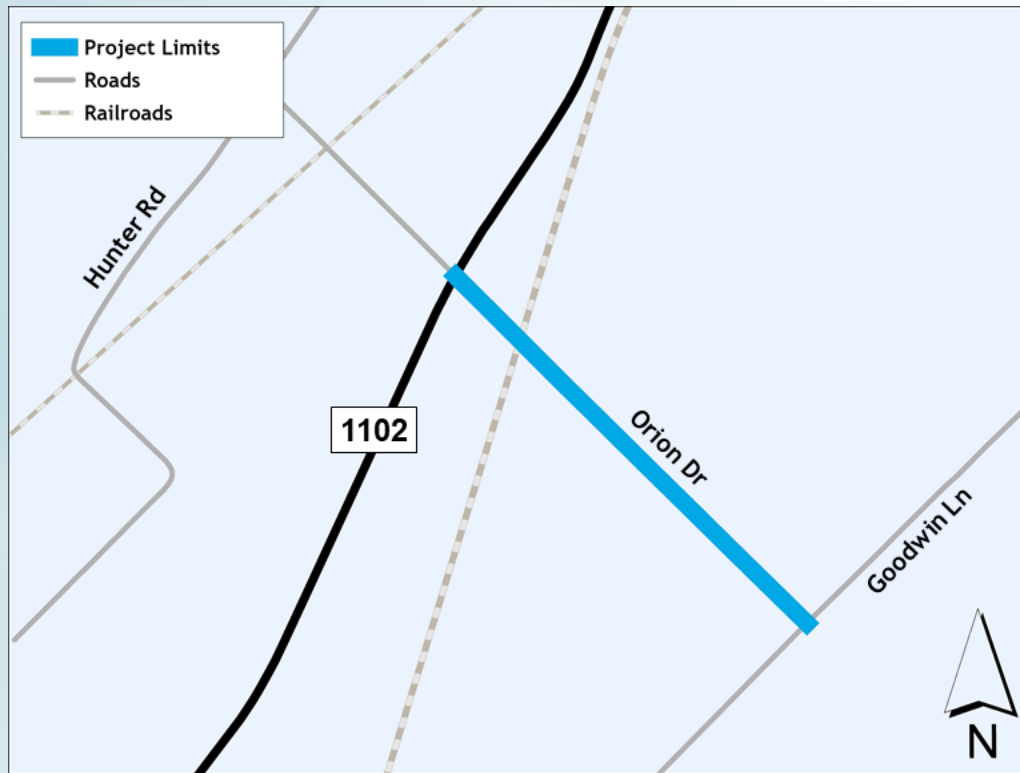
### *Funding Need*

**\$5,665,000**

# ORION DR

## (GOODWIN LN – FM 1102)

### *Project Location Map*



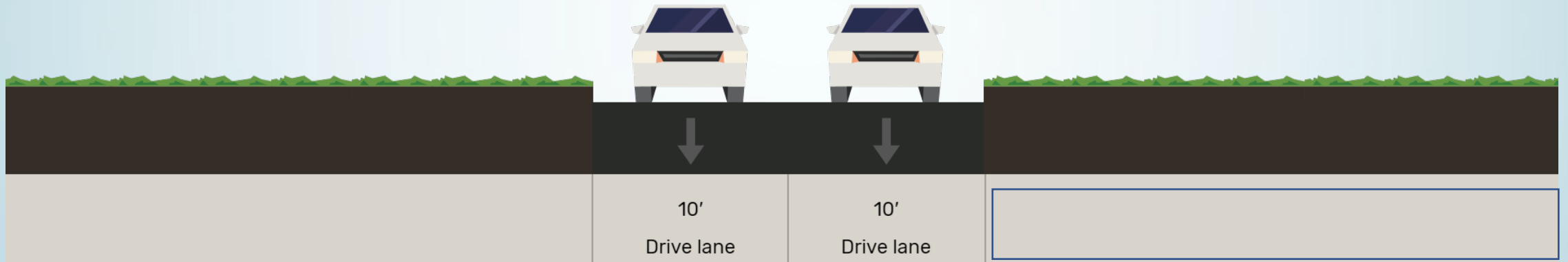
### *Project Scope*

Roadway improvements  
Intersection improvements  
Railroad crossing improvements  
Sidewalk and shared use path  
Driveway approaches  
Drainage

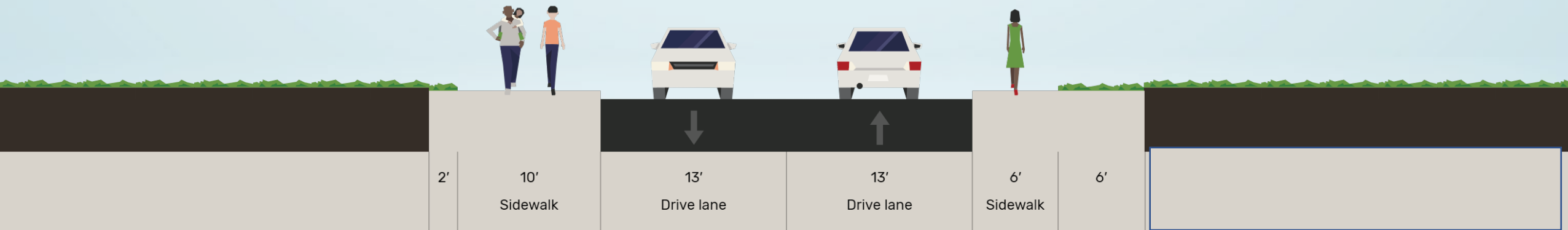
# ORION DR

(GOODWIN LN – FM 1102)

## *Existing Typical Section*



## *Proposed Typical Section*



# ORION DR

## (GOODWIN LN – FM 1102)

### *Risks/Constraints*

Union Pacific Railroad (UPRR)  
Comal and TxDOT right-of-way

### *Next Steps*

Agency Coordination  
Final Design  
Est. Construction – 2027

### *Phasing*

City and Comal County Segments

### *Cost Estimate*

\$10,267,000  
City – \$6,727,000  
Comal County – \$3,540,000

### *Leveraged Funding*

Possible:  
RIF #3, Comal County, Developer Escrow

### *Funding Need*

**\$10,267,000**

# SOLMS RD

(IH 35 – FM 482)

## *Project Location Map*



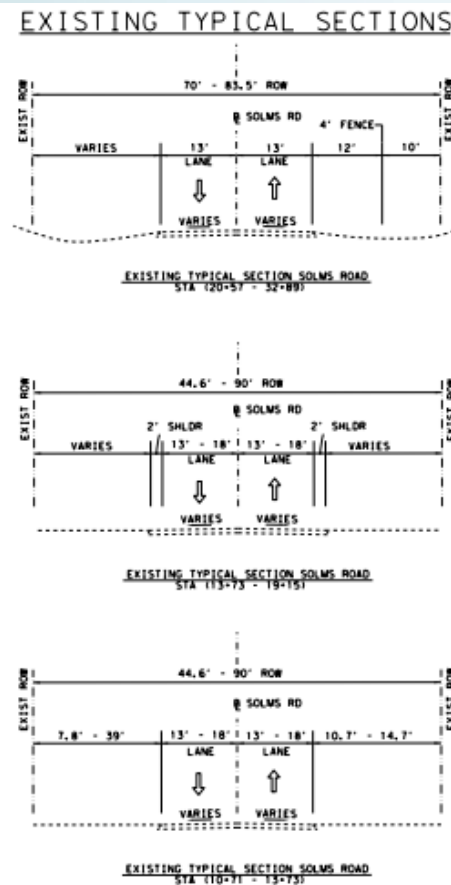
## *Project Scope*

Roadway improvements  
Intersection improvements  
Traffic signal @ FM 482  
Sidewalks  
Driveway approaches  
Drainage

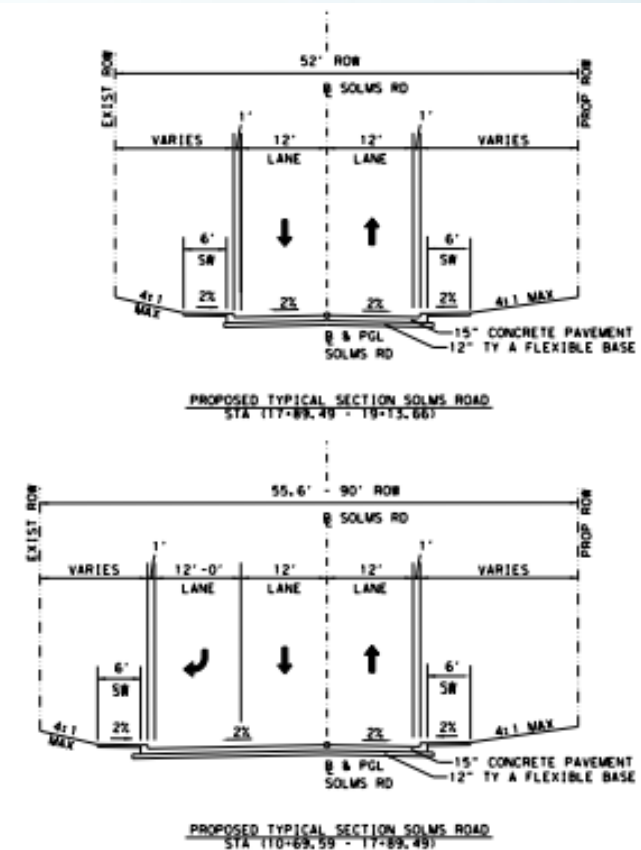
# SOLMS RD

## (IH 35 – FM 482)

### Existing Typical Section



### Proposed Typical Section





# SOLMS RD

## (IH 35 – FM 482)

### *Risks/Constraints*

Utilities

Limited right-of-way

TxDOT Coordination

### *Next Steps*

Final Design

Est. Construction – 2026

### *Cost Estimate*

\$4,839,000

### *Leveraged Funding*

Possible:

RIF #4

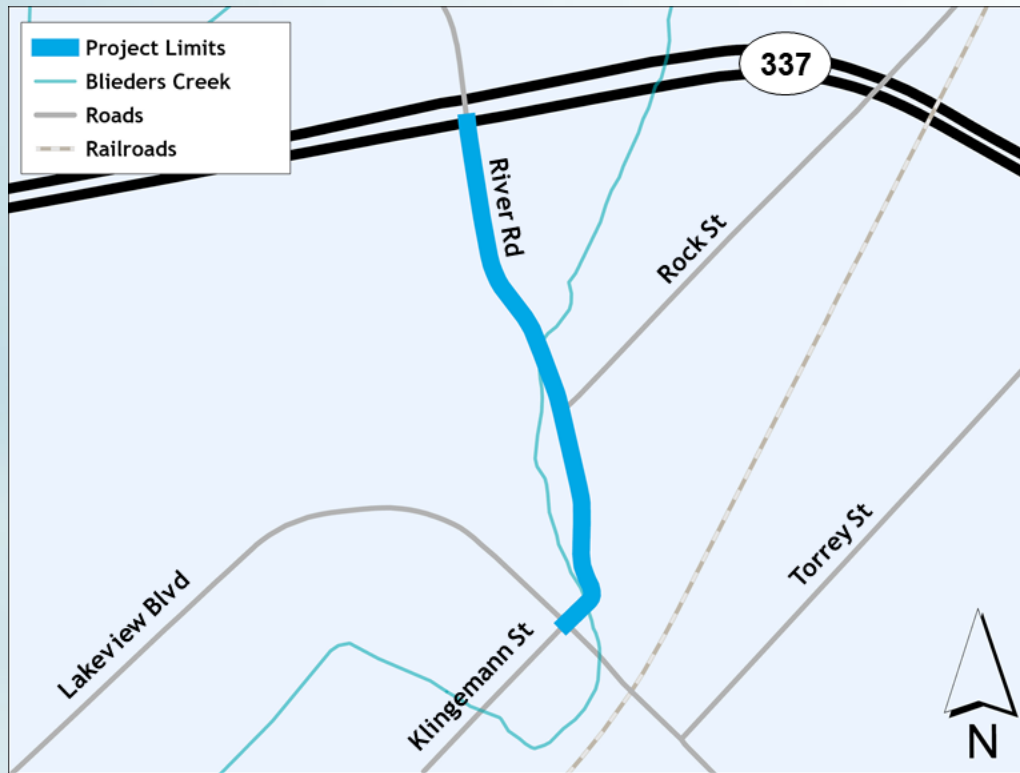
### *Funding Need*

**\$4,839,000**

# RIVER RD

## (LAKEVIEW BLVD – LOOP 337)

### *Project Location Map*



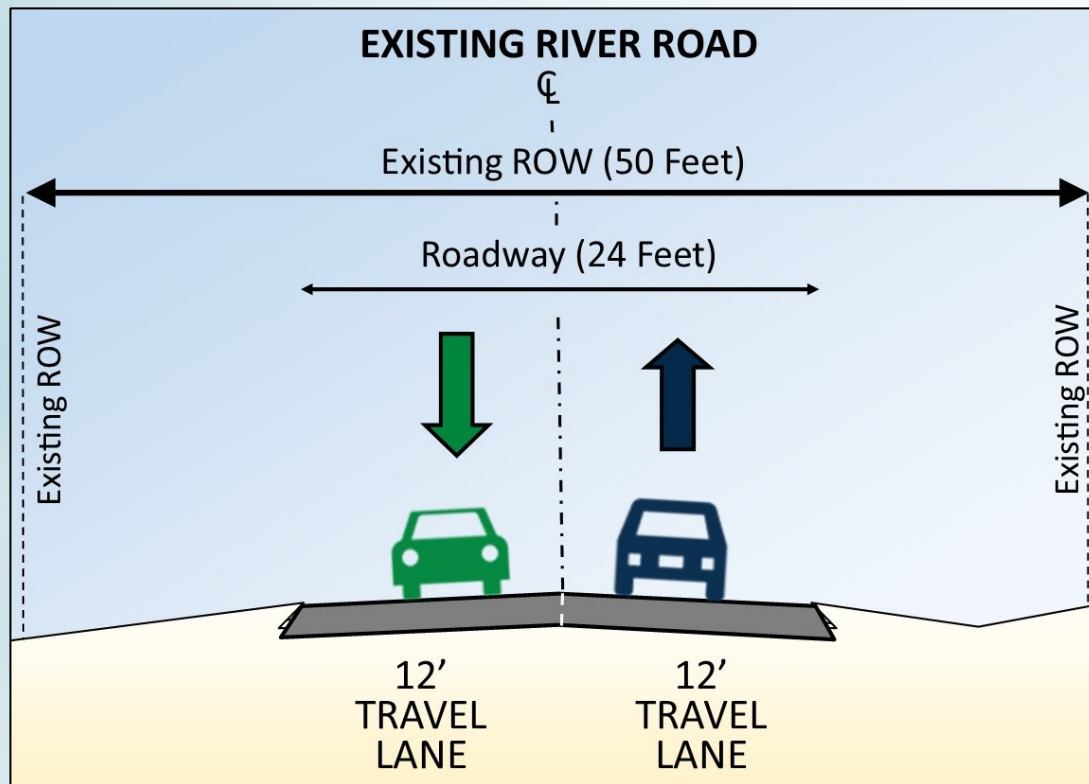
### *Project Scope*

Roadway improvements  
Improve low water crossing  
Shared use path  
Intersection improvements  
Driveway approaches

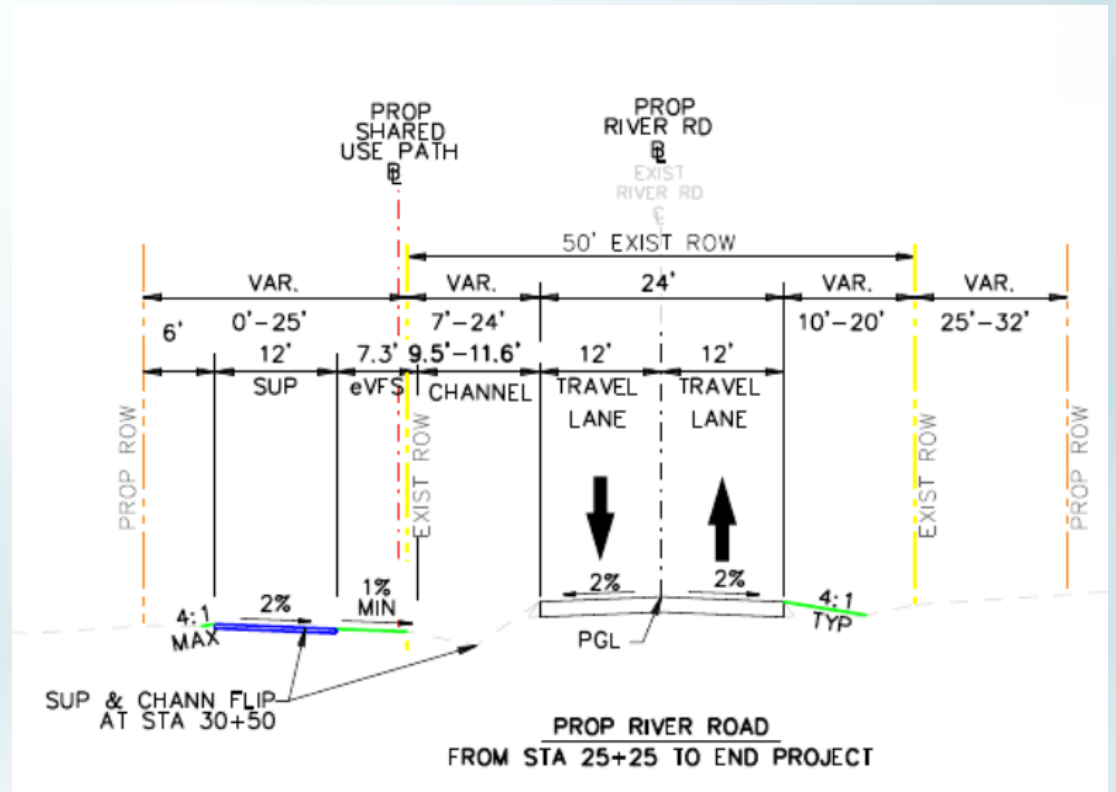
# RIVER RD

## (LAKEVIEW BLVD – LOOP 337)

### Existing Typical Section



### Proposed Typical Section



# RIVER RD

(LAKEVIEW BLVD – LOOP 337)

## *Risks/Constraints*

Regulatory floodplain/floodway

Edwards Aquifer Recharge Zone

Environmental

Right-of-way

Utilities

Overlap with Blieders-German Creek  
Channel Drainage Project

## *Next Steps*

*Requires Further Analysis and Project  
Development*

## *Cost estimate*

\$9,795,000

## *Leveraged Funding*

Possible:

TWDB, RIF #2

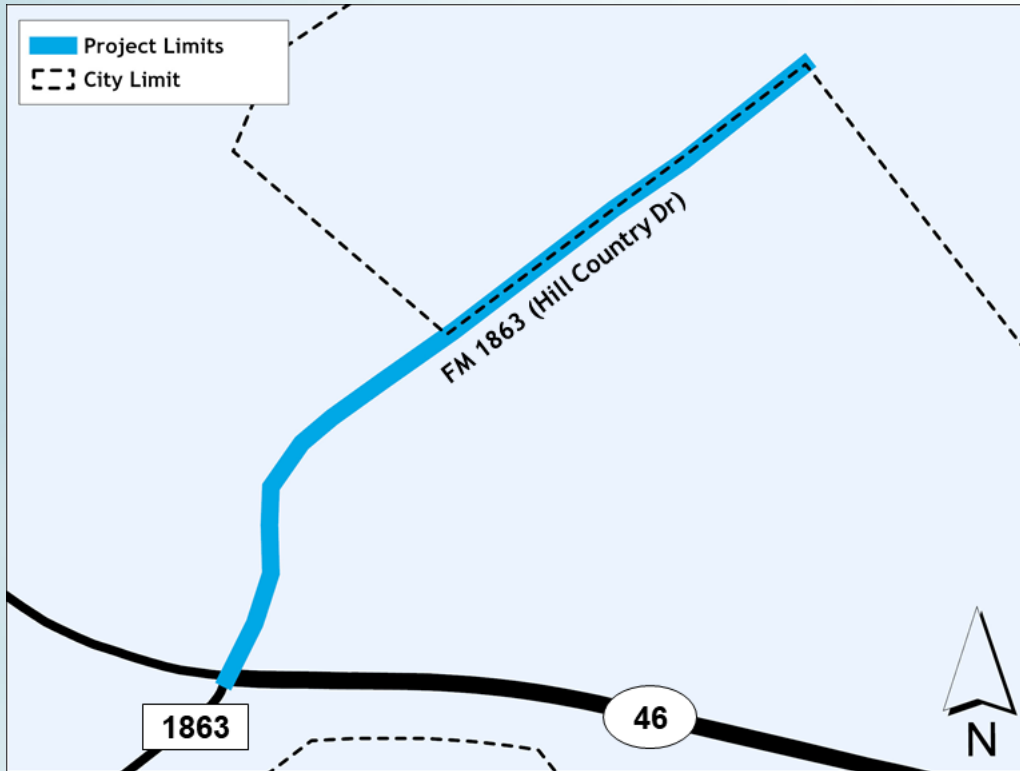
## *Funding Need*

**\$9,795,000**

# HILL COUNTRY DR

## (SH 46 – CITY LIMIT/VERAMENDI)

### *Project Location Map*



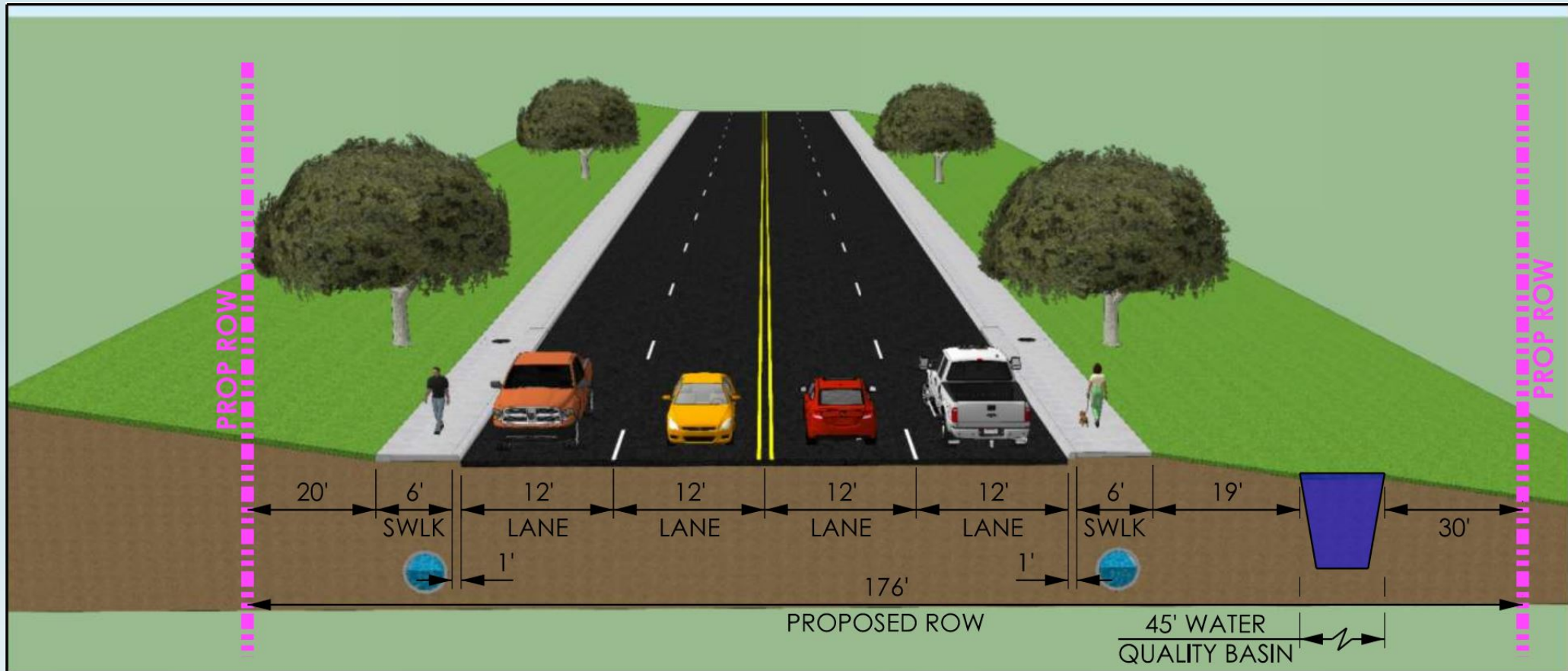
### *Project Scope*

Roadway extension  
Intersection improvements  
Shared use path  
Drainage

# HILL COUNTRY DR

(SH 46 – CITY LIMIT/VERAMENDI)

## *Proposed Typical Section*



# HILL COUNTRY DR

## (SH 46 – CITY LIMIT/VERAMENDI)

### *Risks/Constraints*

Veramendi Agreement (~7-10 years out)

Right-of-way

Comal County Right-of-way

NBISD impacts

### *Next Steps*

NBISD and Comal County coordination

Right-of-way acquisition

### *Phasing*

*Hold for Veramendi Agreement Timing*

### *Cost Estimate*

\$17,112,000

### *Leveraged Funding*

Veramendi : *½ roadway construction  
based on traffic volume trigger*

Probable: RIF #1

### *Funding Need*

**\$17,112,000**



# WATERWAY LN

(GRUENE RD – COMMON ST)

## *Project Location Map*



## *Project Scope*

New roadway

Intersection improvements

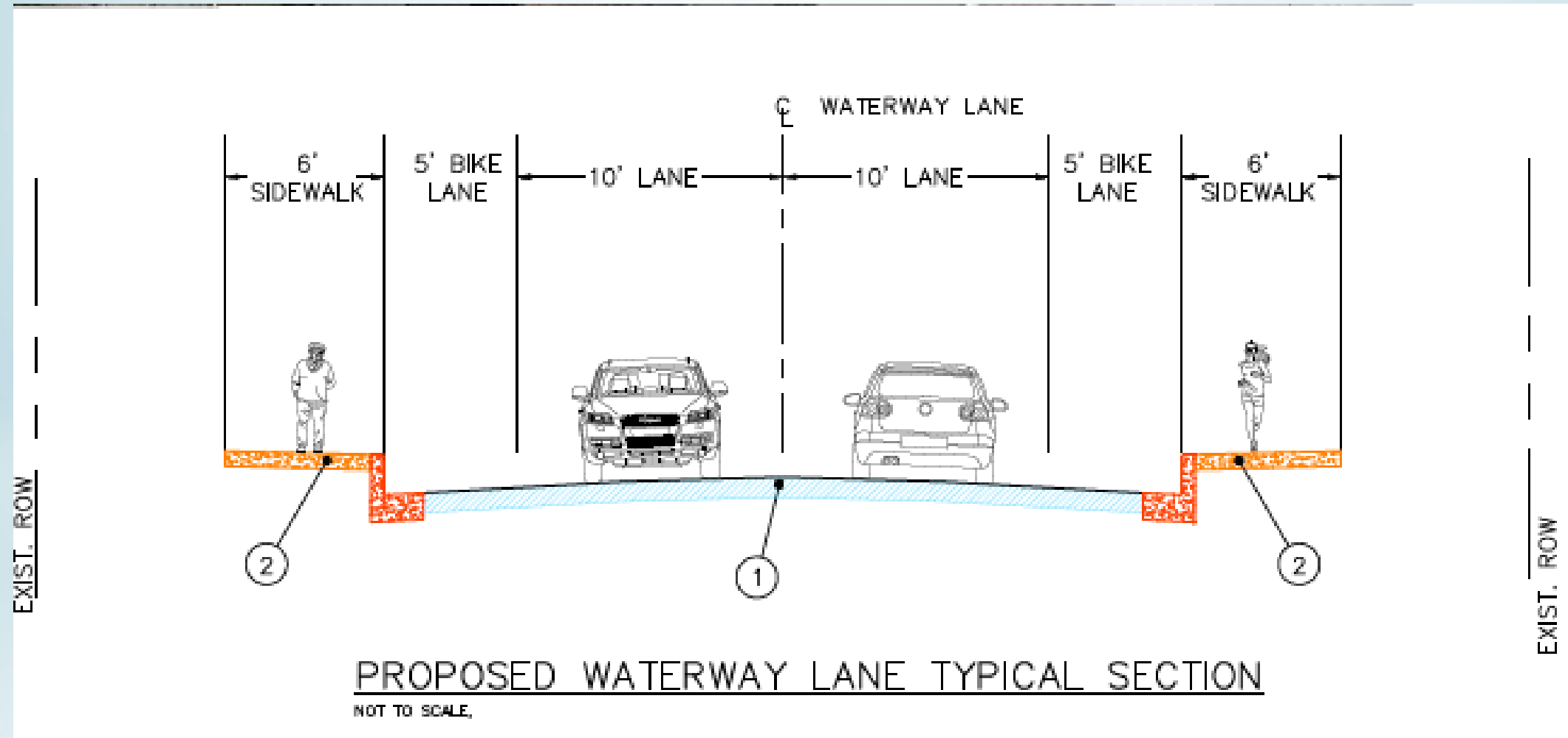
Bike lanes

Sidewalks

Drainage

# WATERWAY LN

(GRUENE RD – COMMON ST)



# WATERWAY LN

## (GRUENE RD – COMMON ST)

### *Risks/Constraints*

Residential/pedestrian crossings

Adjacent property owner concerns

### *Next Steps*

Final Design

Est. Construction – 2025

### *Phasing*

*\*Potential shared-use path for bike/ped connection between Gruene Rd & Common St*

### *Cost Estimate*

\$4,839,000

### *Leveraged Funding*

Possible:

RIF #3

### *Funding Need*

**\$4,839,000**

# TRANSPORTATION POTENTIAL PROJECTS

Initial Avg Rank	Project	Recommended Funding
3	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd) *\$9,000,000 AAMPO	\$12,125,000
3	Common Street Pedestrian Improvements (Liberty Ave. - Loop 337) *\$1,100,000 AAMPO	\$1,615,000
5	Citywide Street Improvements	\$25,000,000
7	Common St (Loop 337 - FM 306)	\$24,783,000
9	Conrads Ln (Goodwin Ln - City Limit)	\$11,802,000
9	Kohlenberg Rd (FM 1101 - IH 35)	\$15,932,000
11	Citywide Intersection Improvements	\$11,802,000
13	S Kowald Lane (FM 1101 - IH 35)	\$10,739,000
15	Citywide Pedestrian Improvements	\$7,080,750
19	Gruene Rd (New Braunfels St - Rock St)	\$5,665,000
	<i>Phase 1: Roadway</i>	<i>\$4,490,000</i>
	<i>Phase 2: Intersection/RR Crossing</i>	<i>\$1,175,000</i>
19	Orion Dr (Goodwin Ln - City Limit)	\$10,267,000
29	Solms Rd (IH 35 - FM 482)	\$4,839,000
36	Waterway Ln (Gruene Rd - Common St)	\$4,839,000
	<b>TOTAL</b>	<b>\$146,488,750</b>

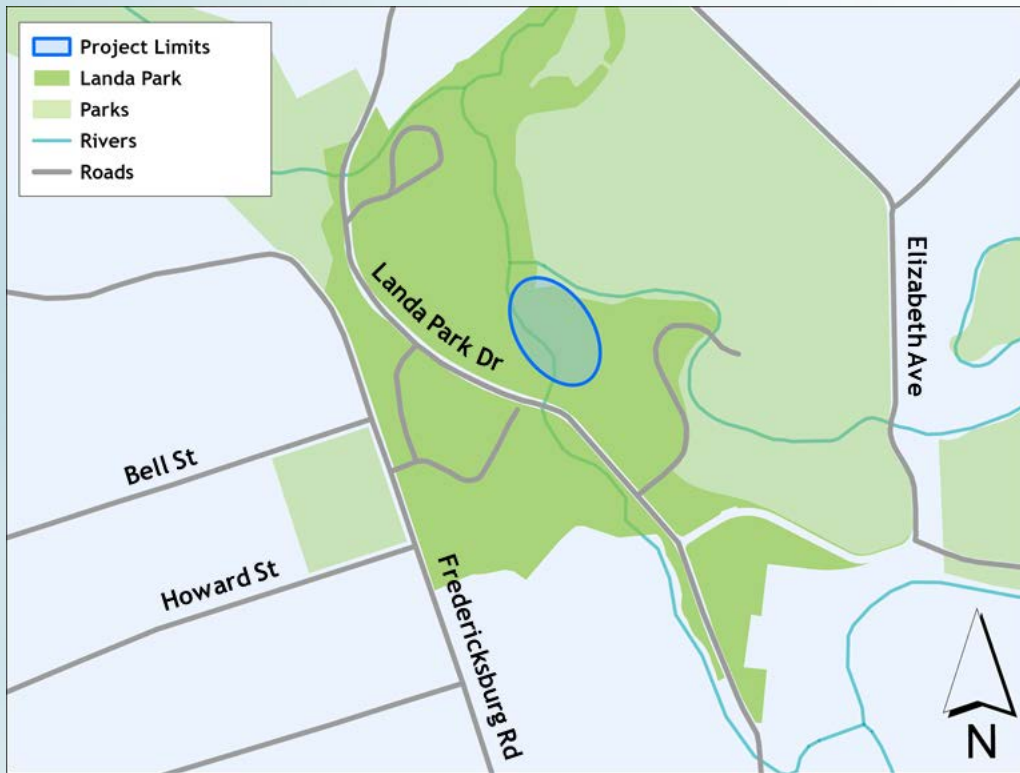
# DRAINAGE

## CONSIDERED PROJECTS

Initial Avg Rank	Project	Initial Cost Estimate	Prelim Design Cost Estimate	Recommended Funding
9	Landa Lake Dam and Spillway Improvements	\$3,078,000	\$1,000,000	\$1,180,000
21	Faust St/Nacogdoches Ave Improvement	\$13,900,000	\$13,000,000	\$15,342,000
22	Blieders Creek/German Creek Channel	\$13,009,000	\$13,000,000	\$15,342,000
31	Wood Rd-Landa St Regional Detention Study	\$1,000,000	\$1,000,000	\$1,000,000
	<b>TOTAL</b>	<b>\$30,987,000</b>	<b>\$28,000,000</b>	<b>\$32,864,000</b>

# LANDA LAKE DAM & SPILLWAY

## *Project Location Map*



## *Project Scope*

Improve structural integrity of the Landa Lake dam

Address spillway erosion

Meet TCEQ Dam Safety Program requirements

# LANDA LAKE DAM & SPILLWAY

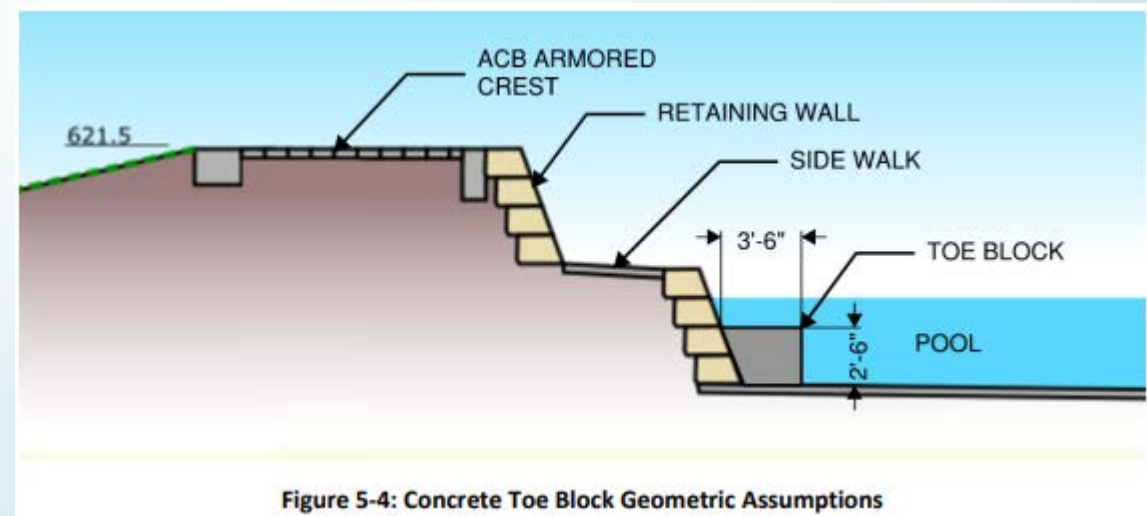
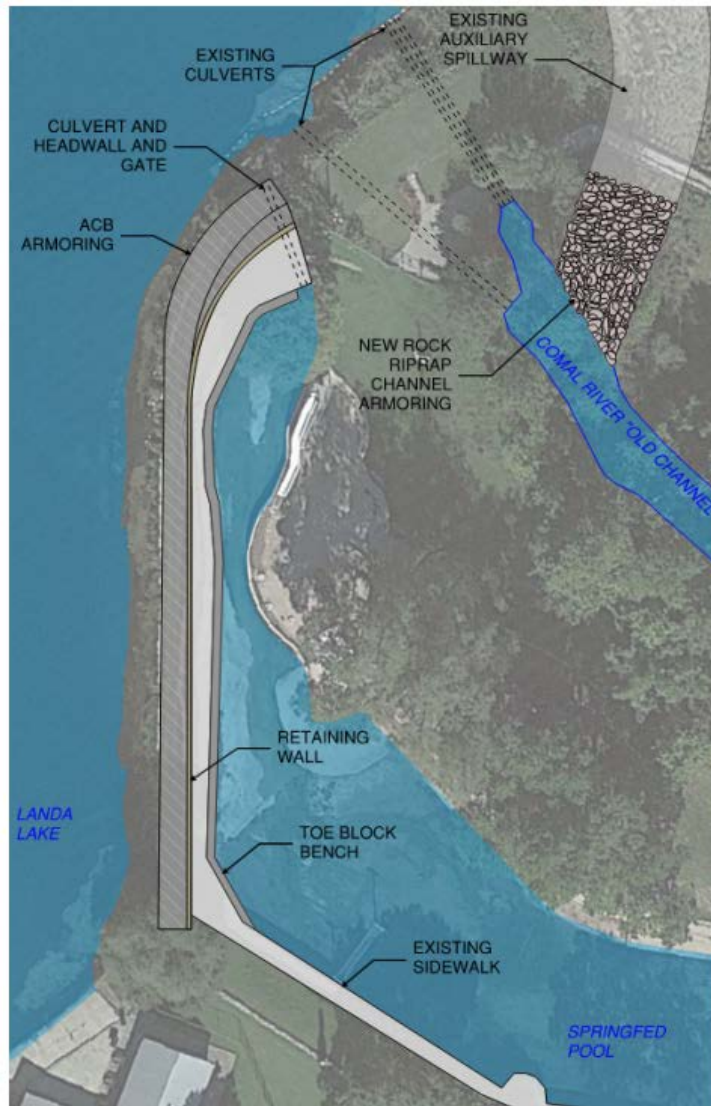


Figure 5-4: Concrete Toe Block Geometric Assumptions



# LANDA LAKE DAM & SPILLWAY

## *Risks/Constraints*

Environmental and permitting  
Work in Landa Lake  
Seasonal coordination

## *Next Steps*

Final Design  
Est. Construction – 2024

## *Cost Estimate*

\$1,180,000

## *Leveraged Funding*

Possible: TWDB

## *Funding Need*

**\$1,180,000**

# FAUST ST/NACOGDOCHES AVE DRAINAGE

## *Project Location Map*



## *Project Scope*

Improve drainage systems in Faust St and Nacogdoches Ave area

Upsize outfall to the Guadalupe River

Minimize flooding in the Seguin Ave railroad underpass

# FAUST ST/NACOGDOCHES AVE DRAINAGE



# FAUST ST/NACOGDOCHES AVE DRAINAGE

## *Risks/Constraints*

Utilities

Environmental and permitting

UPRR and TxDOT right-of-way

## *Next Steps*

Final Design

Agency coordination

Est. Construction - 2026

## *Phasing*

Drainage Areas

## *Cost Estimate*

\$15,342,000

Comanche St Area = \$7,671,000

Nacogdoches Ave Area = \$7,671,000

## *Leveraged Funding*

Possible: TWDB

## *Funding Need*

**\$15,342,000**

# BLIEDERS-GERMAN CREEK CHANNEL

## *Project Location Map*



## *Project Scope*

Culverts to convey flows from  
Blieders Creek to German Creek to  
Guadalupe River

River Road grading and trenching



# BLIEDERS-GERMAN CREEK CHANNEL

## *Risks/Constraints*

Update hydrology

Right-of-way/easements

UPRR

Regulatory permitting

## *Cost Estimate*

\$15,342,000

## *Leveraged Funding*

Veramendi Agreement

## *Next Steps*

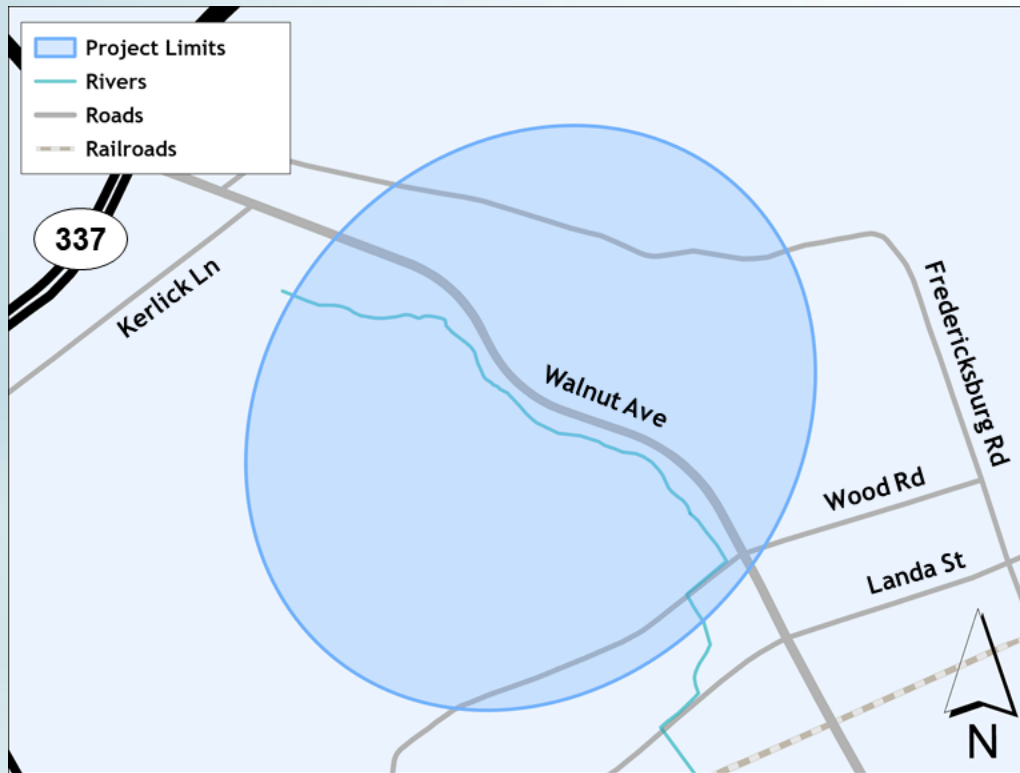
*Hold for Drainage Area Master Plan  
and Veramendi Agreement Funding*

## *Funding Need*

**\$15,342,000**

# WOOD RD-LANDA ST REGIONAL DETENTION STUDY

## *Project Location Map*



## *Project Scope*

Further develop alternative for a regional detention facility

Geotechnical studies

Identify pond footprint and required right-of-way and easements



# WOOD RD-LANDA ST REGIONAL DETENTION STUDY

## *Risks/Constraints*

Right-of-way/easements

Utilities

## *Next Steps*

*Hold for Drainage Area Master Plan*

## *Cost Estimate*

\$1,000,000

## *Leveraged Funding*

Possible:

TWDB

## *Funding Need*

**\$1,000,000**

# DRAINAGE POTENTIAL PROJECTS

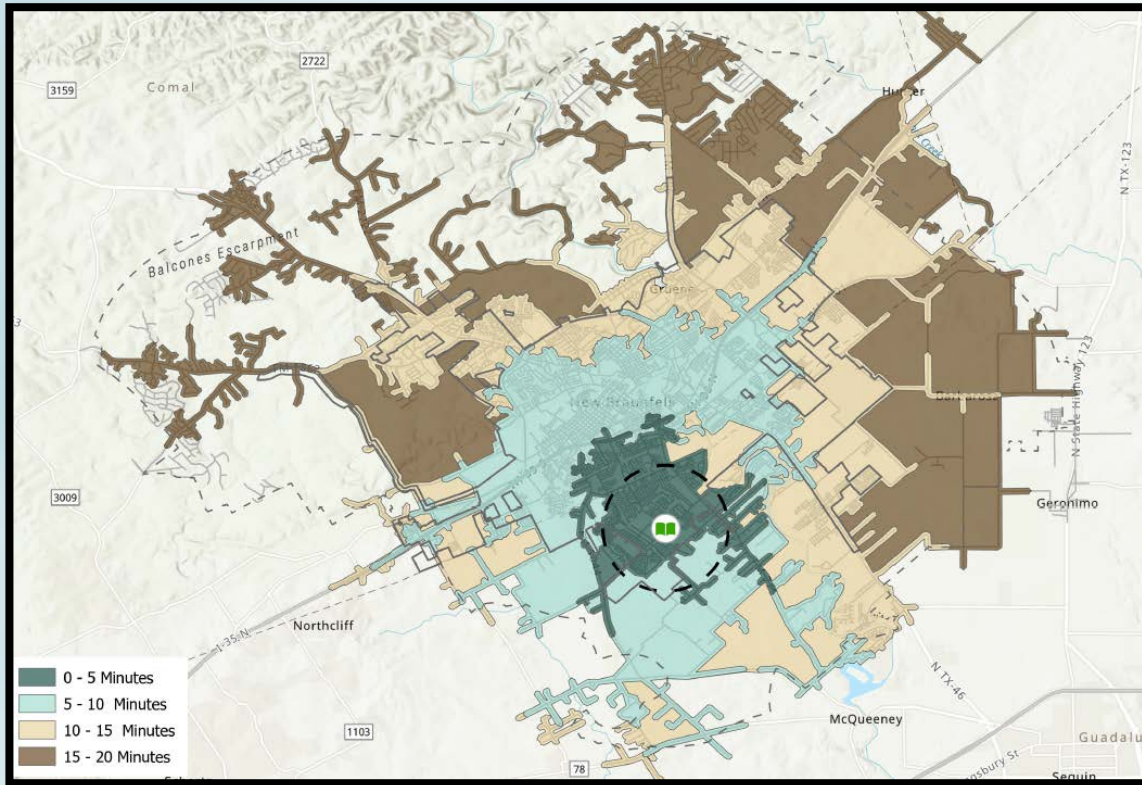
Initial Avg Rank	Project	Recommended Funding
9	Landa Lake Dam and Spillway Improvements	\$1,180,000
21	Faust St/Nacogdoches Ave Improvement	\$15,342,000
	<i>Phase 1: Comanche St Area</i>	<i>\$7,671,000</i>
	<i>Phase 2: Nacogdoches Ave Area</i>	<i>\$7,671,000</i>
	<b>TOTAL</b>	<b>\$16,522,000</b>

# LIBRARY FACILITIES CONSIDERED PROJECTS

Initial Avg Rank	Project	Initial Cost Estimate	Prelim Design Cost Estimate	Recommended Funding
4	Southeast Branch	\$20,123,000	\$24,200,000	\$28,560,000
34	Main Library Expansion, Outdoor Program and Garden Area	\$41,993,000	\$36,300,000	\$42,838,500
Total		\$62,116,000	\$60,500,000	\$71,398,500

# SOUTHEAST LIBRARY BRANCH

## *Project Location Map*



## *Project Scope*

New branch library

Serve fast growing area

Strong youth and family focus

Six schools within walking distance



# SOUTHEAST LIBRARY BRANCH

*Proposed Site Plan*



*Exterior Rendering*



# SOUTHEAST LIBRARY BRANCH

## *Risks/Constraints*

Utility connections

Access and street improvements

Adjacent NBISD traffic

## *Next Steps*

Final design

Est. Construction – 2024

## *Phasing*

None

## *Cost Estimate*

\$28,560,000

## *Leveraged Funding*

Possible:

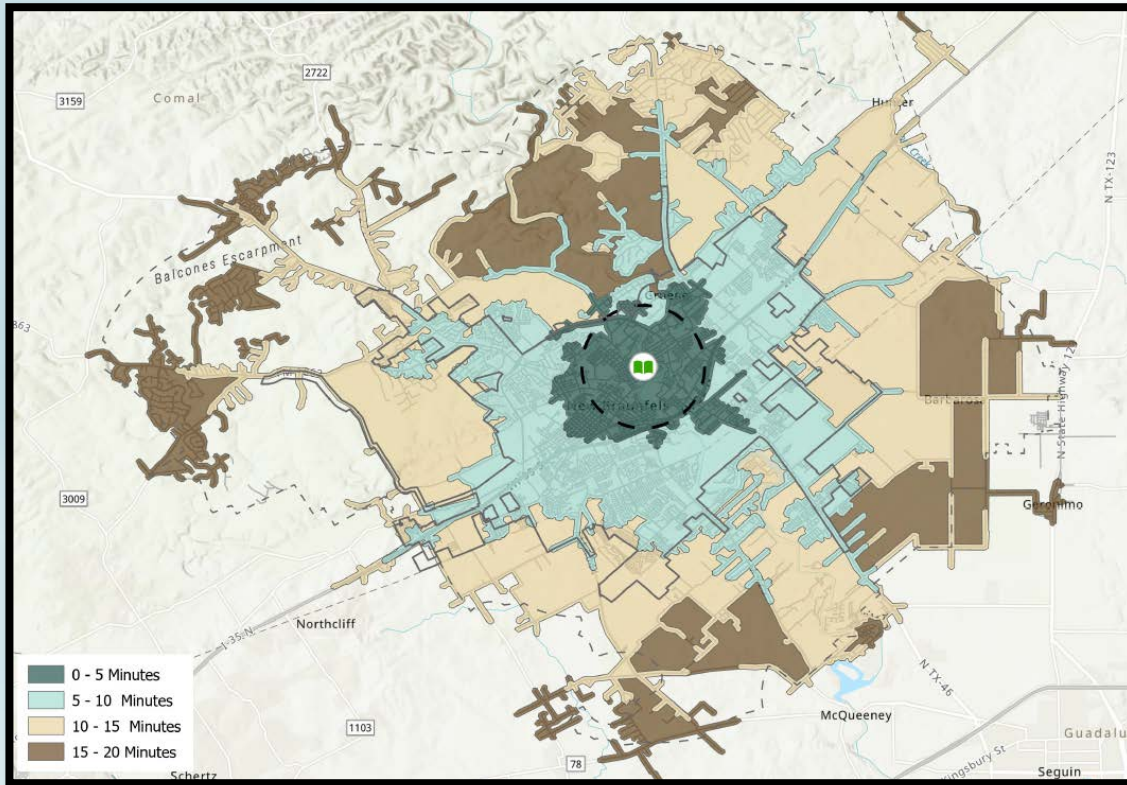
Guadalupe County - Operations

## *Funding Need*

**\$28,560,000**

# MAIN LIBRARY EXPANSION

## *Project Location Map*



## *Project Scope*

Expand Main Library building by 33,000 sq ft

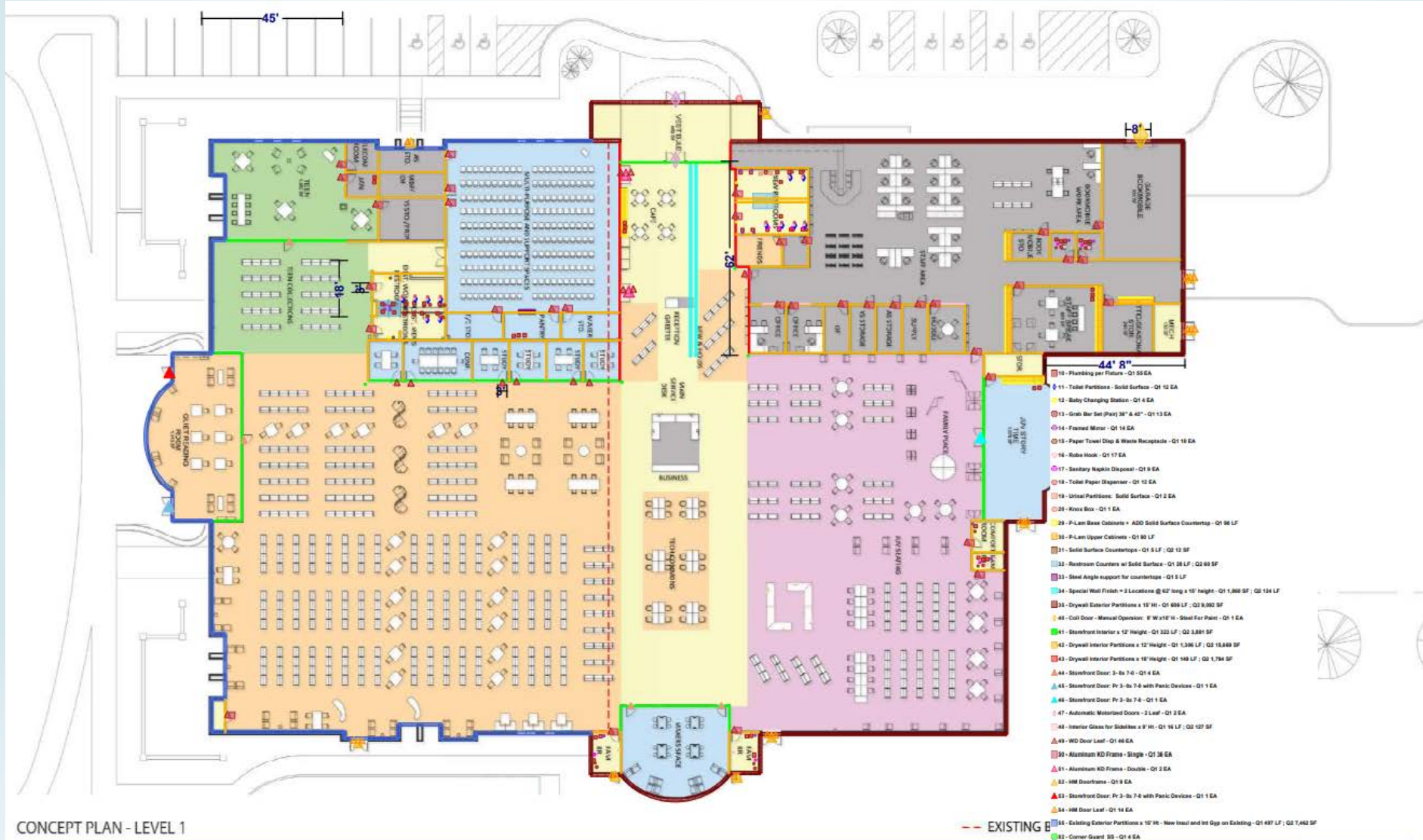
Renovate existing building

Technology upgrades

Add outdoor space and parking

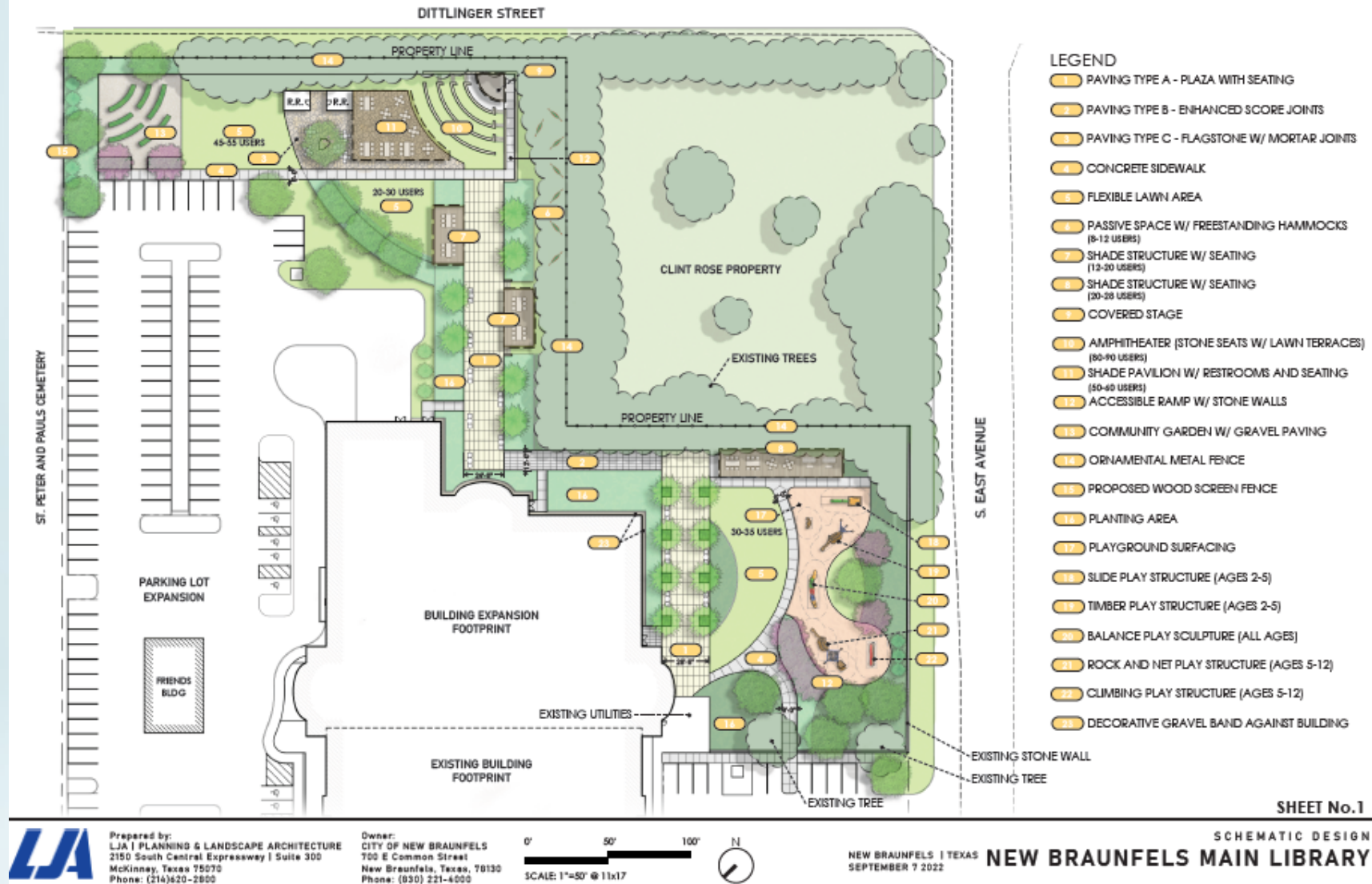


# MAIN LIBRARY EXPANSION



# MAIN LIBRARY EXPANSION

## OUTDOOR SPACE AND PARKING



# MAIN LIBRARY EXPANSION

## *Risks/Constraints*

Existing operations and services

Utilities

Timing with adjacent projects

## *Next Steps*

Final Design

Est. Construction – 2025

## *Phasing*

Outdoor space and parking

Main Library building expansion

## *Cost Estimate*

\$42,838,500

Outdoor Space =\$4,490,000

Building expansion =\$38,348,500

## *Leveraged Funding*

Possible:

Library Foundation

## *Funding Need*

**\$42,838,500**

# LIBRARY FACILITIES

## POTENTIAL PROJECTS

Initial Avg Rank	Project	Recommended Funding
4	Southeast Branch	\$28,560,000
34	Main Library Expansion, Outdoor Program and Garden Area	\$42,838,500
	<i>Phase 1: Outdoor Program and Garden Area</i>	<i>\$4,490,000</i>
	<i>Phase 2: Expansion</i>	<i>\$38,348,500</i>
	<b>Total</b>	<b>\$71,398,500</b>

# PARKS & RECREATION

## CONSIDERED PROJECTS

Initial Avg Rank	Project	Initial Cost Estimate	Prelim Design Cost Estimate	Recommended Funding
9	<b>Mission</b> Hill Park Phase 2	\$7,790,000	\$10,300,000	\$12,155,000
11	Alligator Creek Linear Park & Trail (West Section)	\$4,395,000	\$3,000,000	\$3,541,000
18	Landa Park Circulation Improvements	\$4,605,000	\$8,500,000	\$10,035,000
22	Guadalupe River Park	\$5,929,000	\$8,500,000	\$10,035,000
25	Zipp Family Sports Park Phase 2	\$21,078,000	\$21,078,000	\$21,078,000
25	Community Park Development (NW Area)	\$15,474,000	\$8,400,000	\$8,400,000
26	Spring Fed Pool Improvements	\$11,793,000	\$16,600,000	\$19,590,000
28	HEB Soccer Field Renovation	\$2,281,000	\$3,500,000	\$4,131,000
30	Callen's Castle Park	\$5,241,000	\$7,200,000	\$8,497,000
34	Landa Park Parking Improvements	\$9,893,000	\$9,893,000	\$11,675,000
	<b>TOTAL</b>	<b>\$88,479,000</b>	<b>\$96,971,000</b>	<b>\$109,137,000</b>



# MISSION HILL PARK

## (PHASE 2)

### *Project Location Map*



### *Project Scope*

Observation towers and natural surface trails

Overflow parking and restrooms

Exterior deck and elevated boardwalk

Educational exhibits

# MISSION HILL PARK

## (PHASE 2)





# MISSION HILL PARK

## (PHASE 2)

### *Risks/Constraints*

Edwards Aquifer Recharge Zone

Archeological

Access

### *Next Steps*

Final Design

Est. Construction - 2024

### *Phasing*

Site development and infrastructure –  
*not recommended*

### *Cost Estimate*

\$12,155,000

### *Leveraged Funding*

Possible:

Park Development Fee, TPWD

### *Funding Need*

**\$12,155,000**

# ALLIGATOR CREEK PARK & TRAIL

## (WEST SECTION)

### *Project Location Map*



### *Project Scope*

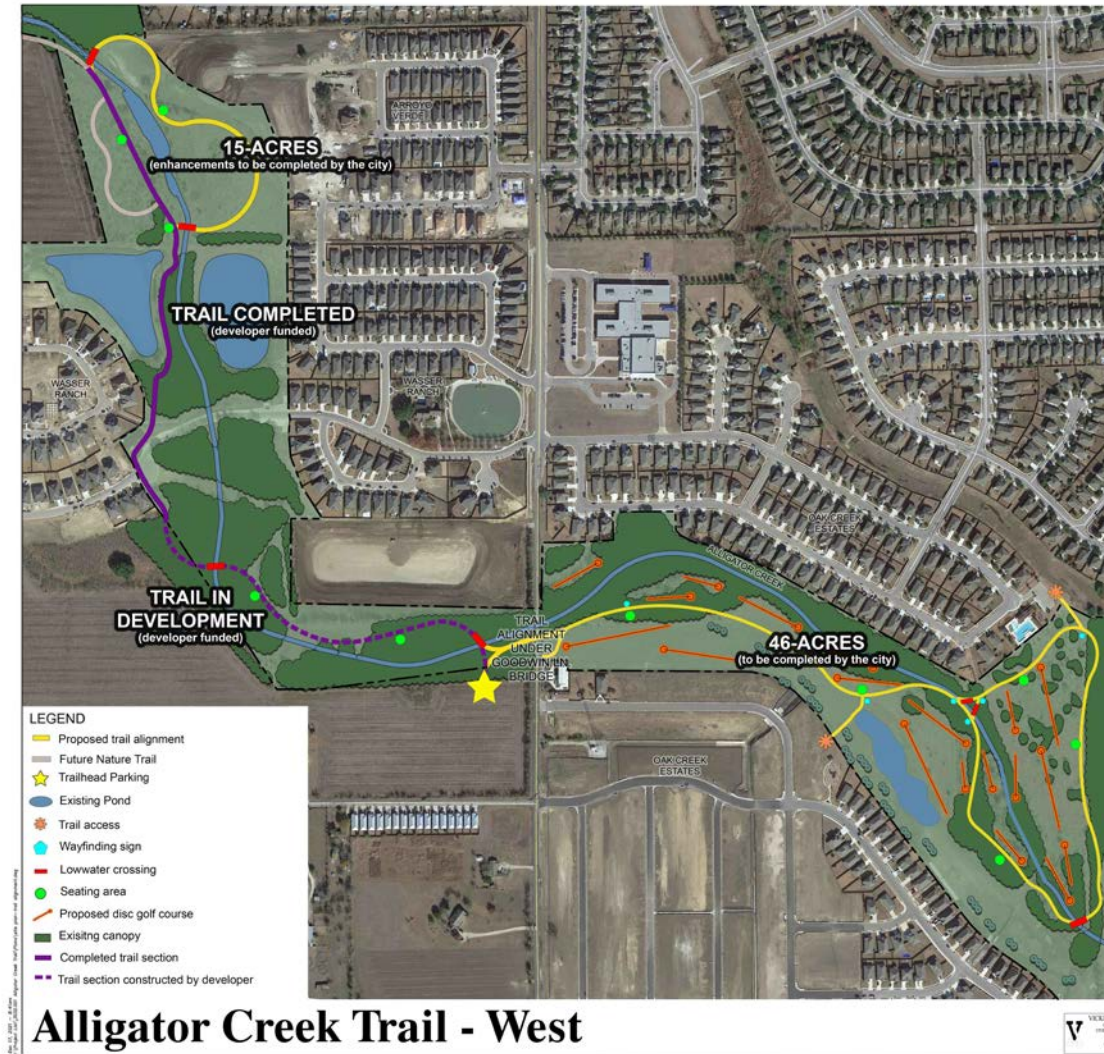
Trail and associated amenities along Alligator Creek

Recreation opportunities in the northwest area

Connect existing and proposed shared use paths

# ALLIGATOR CREEK PARK & TRAIL

## (WEST SECTION)



# ALLIGATOR CREEK PARK & TRAIL

## (WEST SECTION)

### *Risks/Constraints*

Environmental

Regulatory permitting

Development coordination

Goodwin Ln project coordination

### *Next Steps*

Final Design (underway) – 46 Acres

Final Design – 15 Acres

Est. Construction – 2024

### *Cost Estimate*

\$3,541,000

### *Leveraged Funding*

Possible:

NBEDC, Park Development Funds,  
TPWD

### *Funding Need*

**\$3,541,000**

# LANDA PARK CIRCULATION IMPROVEMENTS

## *Project Location Map*



## *Project Scope*

Enhanced roadways to improve pedestrian safety and mobility

Roadway realignment

Pedestrian pathways

Improved intersection and crossings



# LANDA PARK CIRCULATION IMPROVEMENTS





# LANDA PARK CIRCULATION IMPROVEMENTS

## *Risks/Constraints*

Environmental

Floodplain

Regulatory permitting

Seasonal/event coordination

## *Next Steps*

Final Design

Est. Construction – 2025

## *Cost Estimate*

\$10,035,000

## *Leveraged Funding*

Possible:  
Park Development Fee

## *Funding Need*

**\$10,035,000**



# GUADALUPE RIVER PARK

## *Project Location Map*



## *Project Scope*

Implement vision plan for city-owned properties along the river

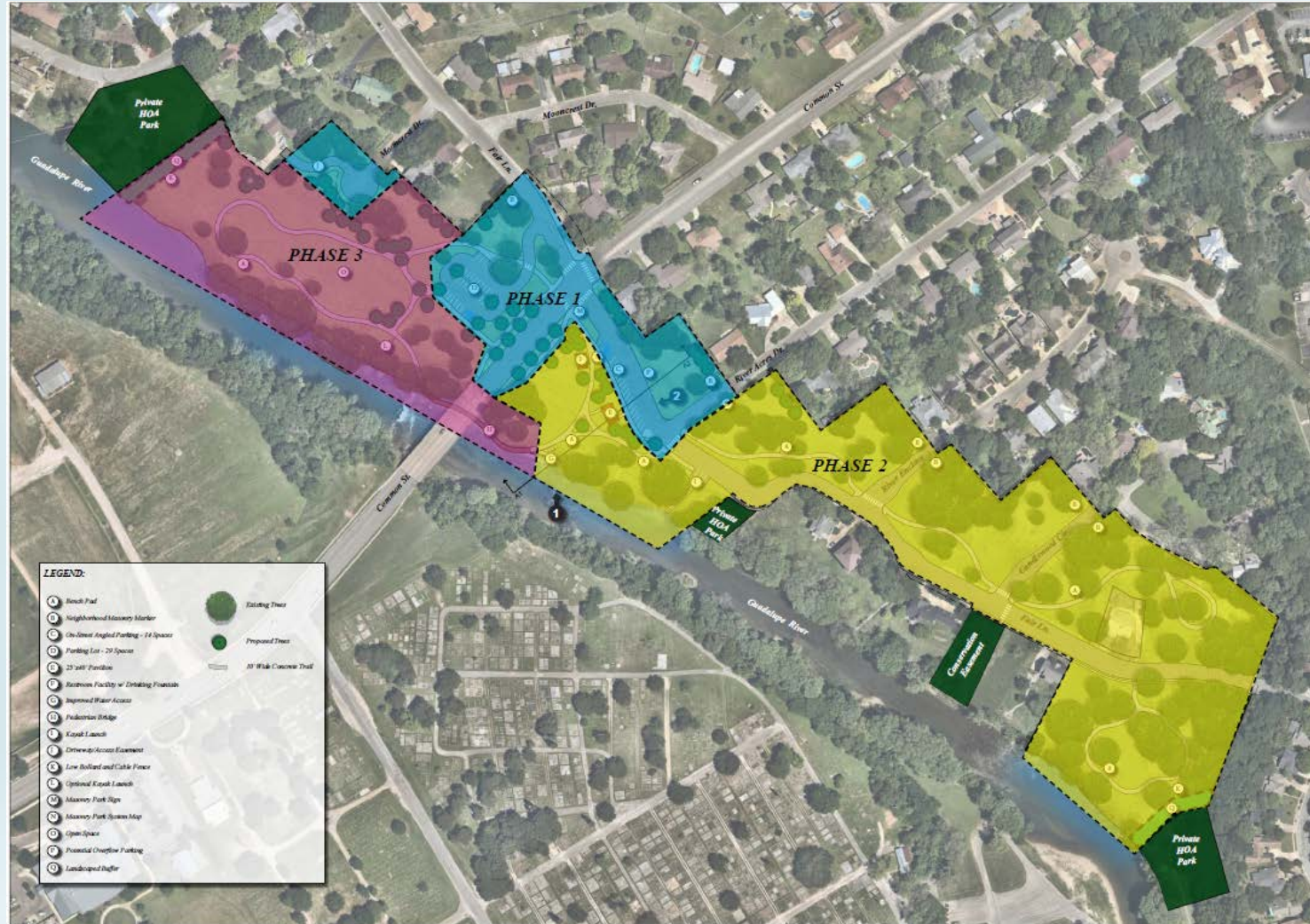
Provide river access for watercraft

Add pedestrian access and walking trails

Provide a natural buffer for neighborhoods

Protect neighborhoods with natural screenings

# GUADALUPE RIVER PARK



GUADALUPE RIVER PARK - CONCEPTUAL PARK PHASING PLAN

SEPTEMBER 20, 2022



8" = 40' HORIZ  
1" = 100' VERT



# GUADALUPE RIVER PARK

## *Risks/Constraints*

Environmental and regulatory permitting

Floodplain

Adjacent property owner coordination

## *Next Steps*

Final Design

Est. Construction – 2024

## *Phasing*

1. Parking lot and Fair Ln realignment
2. Restrooms, pavilion and walking trails
3. Trails and connection under Common St

## *Estimated Cost*

\$10,035,000

Phase 1 - \$4,035,000

Phase 2 - \$2,000,000

Phase 3 - \$4,000,000

## *Leveraged Funding*

Possible:

TPWD

## *Funding Need*

**\$10,035,000**

# ZIPP FAMILY SPORTS PARK

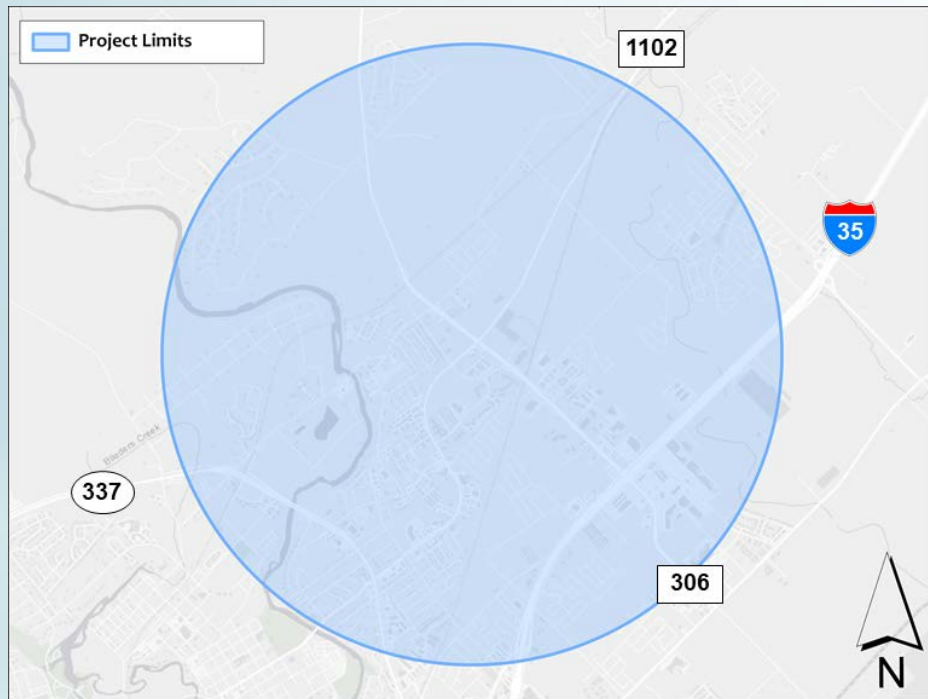
## (PHASE 2)

- Phase 1 in final design and utility extension/coordination
- Phase 2 scope and components currently unknown
- Hold for Phase 1 final design and project review



# COMMUNITY PARK DEVELOPMENT (NORTHWEST AREA)

## *Project Location Map*



## *Project Scope*

Site Selection & Feasibility Study

- New community park
- Fast growing area

Property Acquisition

# COMMUNITY PARK DEVELOPMENT

## (NORTHWEST AREA)

### *Risks/Constraints*

Limited land availability

Utility needs

Site development requirements

### *Next Steps*

*Requires Further Analysis and Project Development*

### *Cost Estimate*

\$8,400,000

Study – \$500,000

Land Acquisition - \$7,900,000

### *Leveraged Funding*

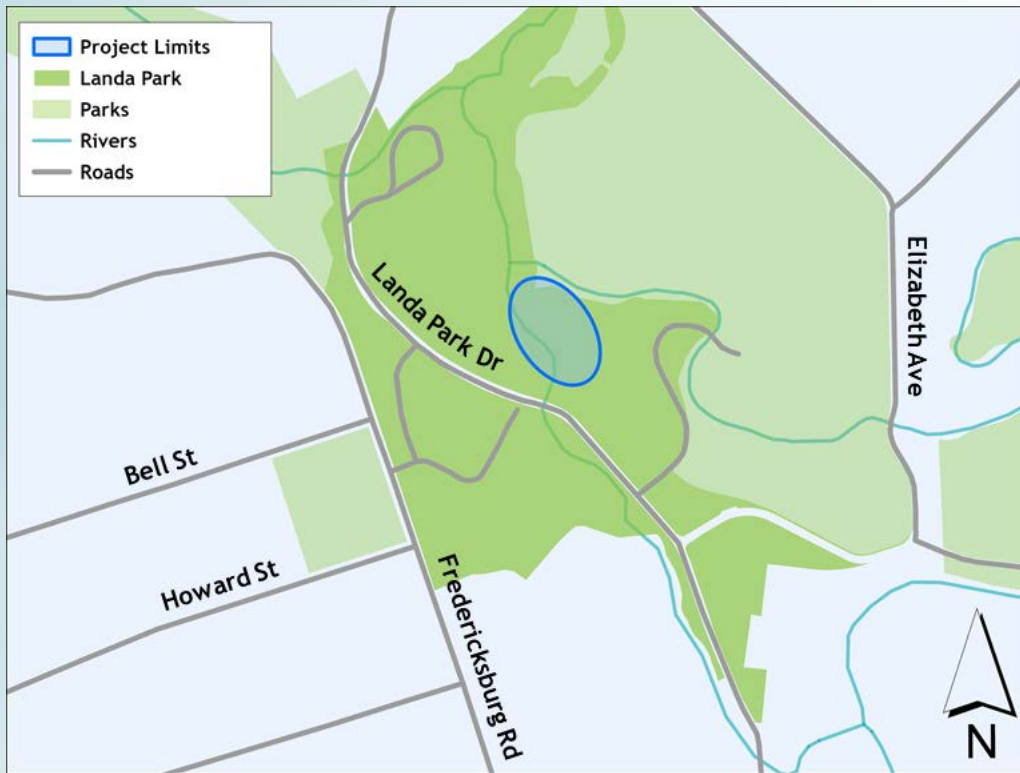
Possible:  
Park Development Fee

### *Funding Need*

**\$8,400,000**

# SPRINGFED POOL IMPROVEMENTS

## *Project Location Map*



## *Project Scope*

Replace deck and pool walls

Improve pool floor and stair access/ADA compliance

Decrease deep water areas

Create a shaded canopy/picnic area

Add concession facilities

Enhance hillside greenspace



# SPRINGFED POOL IMPROVEMENTS

*Existing*



*Proposed*



# SPRINGFED POOL IMPROVEMENTS

## *Risks/Constraints*

Environmental

Regulatory permitting

Coordination with Landa Lake Dam

Seasonal impacts

## *Cost Estimate*

\$19,590,000

## *Leveraged Funding*

N/A

## *Next Steps*

*Requires Further Analysis and Project Development*

## *Funding Need*

**\$19,590,000**

# HEB SOCCER FIELD RENOVATION

## *Project Location Map*



## *Project Scope*

Reconfigure existing fields to allow for multisport play

Expand parking

Upgrade restrooms and lighting



# HEB SOCCER FIELD RENOVATION



# HEB SOCCER FIELD RENOVATION

## *Risks/Constraints*

Union Pacific Railroad right-of-way

Drainage

Existing play

## *Cost Estimate*

\$4,131,000

## *Leveraged Funding*

N/A

## *Next Steps*

Final design

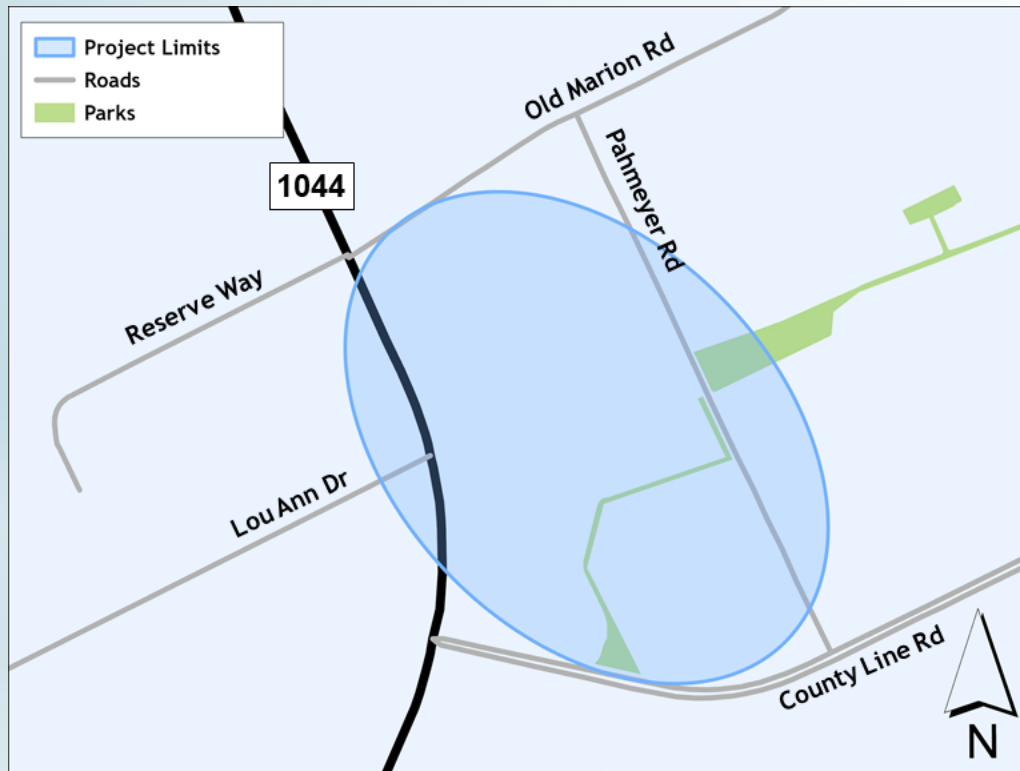
Est. Construction – 2024

## *Funding Need*

**\$4,131,000**

# CalLEN'S CASTLE PARK

## *Project Location Map*



## *Project Scope*

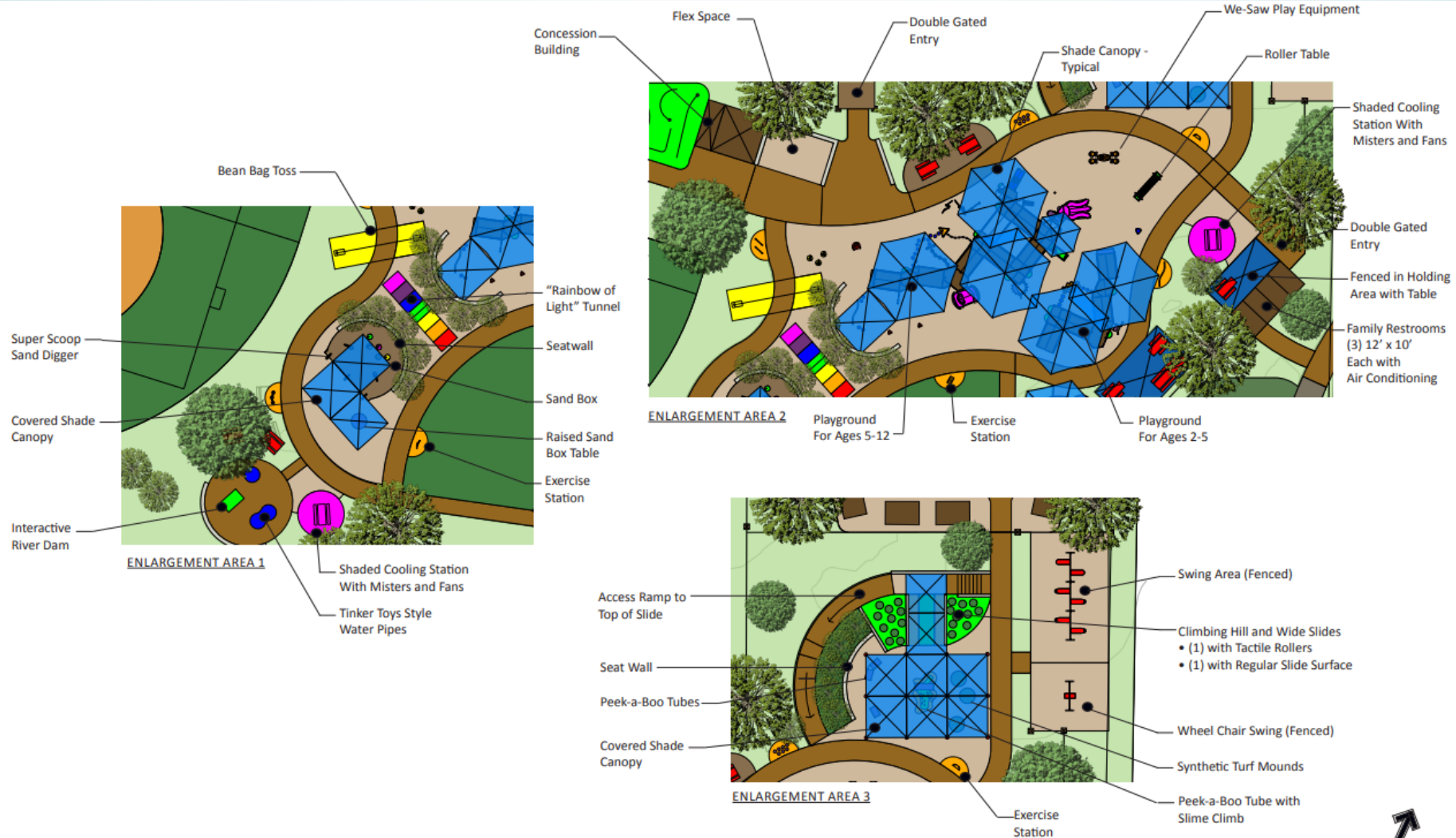
All-ability park and amenities

- Playground
- Shade structures
- Concession
- Restrooms

City property on FM 1044



# Calen's Castle Park





# CalLEN'S CASTLE PARK

## *Risks/Constraints*

Utility connections

TxDOT Access

## *Next Steps*

Final Design

Est. Construction – 2024

## *Cost Estimate*

\$8,497,000

## *Leveraged Funding*

Committed:

Callen Hughes Foundation,  
Park Foundation

## *Funding Need*

**\$8,497,000**

# LANDA PARK PARKING IMPROVEMENTS



## *Project Scope*

Provide increased off-street parking  
Improve pedestrian safety

# LANDA PARK PARKING IMPROVEMENTS

## *Project Risks/Constraints*

Environmental

Floodplain

Regulatory permitting

Seasonal/event coordination

## *Estimated Cost*

\$11,675,000

## *Leveraged Funding*

N/A

## *Next Steps*

*Requires Further Analysis and  
Project Development*

## *Funding Need*

**\$11,675,000**

# PARKS & RECREATION

## POTENTIAL PROJECTS

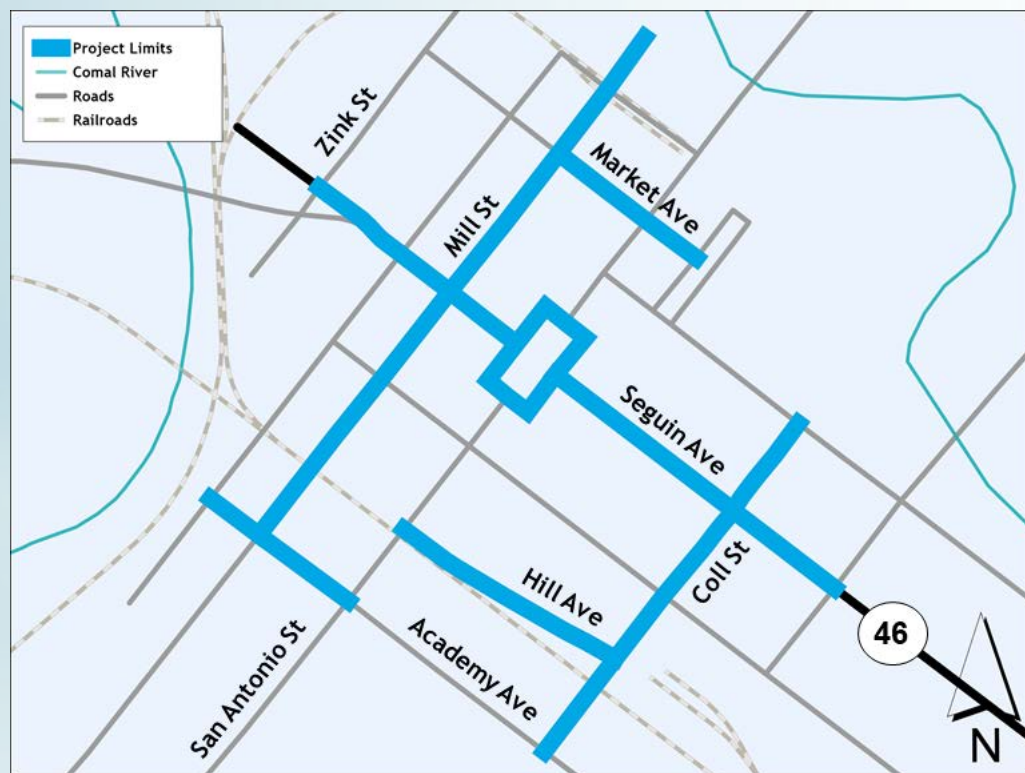
Initial Avg Rank	Project	Recommended Funding
9	Mission Hill Park Phase 2	\$12,155,000
11	Alligator Creek Linear Park & Trail (West Section)	\$3,541,000
18	Landa Park Circulation Improvements	\$10,035,000
22	Guadalupe River Park	\$10,035,000
	<i>Phase 1: Parking lot and Fair Ln realignment</i>	<i>\$4,035,000</i>
	<i>Phase 2: Restrooms, pavilion, and trails</i>	<i>\$2,000,000</i>
	<i>Phase 3: Connection under Common St and trails</i>	<i>\$4,000,000</i>
28	HEB Soccer Field Renovation	\$4,131,000
30	Callen's Castle Park	\$8,497,000
	<b>TOTAL</b>	<b>\$48,394,000</b>

# ECONOMIC DEVELOPMENT CONSIDERED PROJECTS

Initial Avg Rank	Project	Initial Cost Estimate	Prelim Design Cost Estimate	Recommended Funding
15	Downtown Right-of-Way Enhancements	\$3,102,000	\$9,250,000	\$10,917,000
20	Castell Ave Corridor (Mill St - Bus 35/Elliot Knox Blv)	\$30,286,000	\$37,500,000	\$44,255,000
32	Downtown Parking Facilities	\$22,842,000	\$22,842,000	\$26,957,000
<b>TOTAL</b>		<b>\$56,230,000</b>	<b>\$69,592,000</b>	<b>\$82,129,000</b>

# DOWNTOWN RIGHT-OF-WAY ENHANCEMENTS

## *Project Location Map*



## *Project Scope*

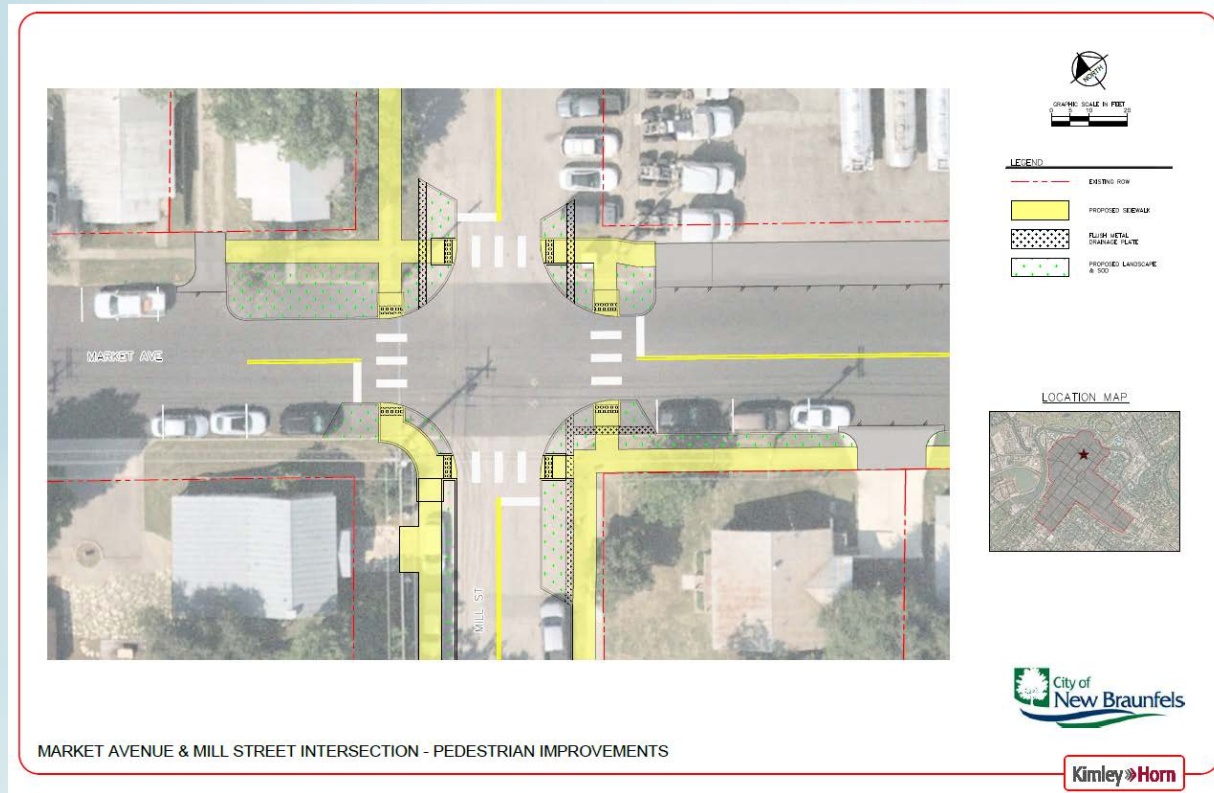
Enhance pedestrian experience

Improve circulation and walkability

Improve safety and visibility



# DOWNTOWN RIGHT-OF-WAY ENHANCEMENTS



# DOWNTOWN RIGHT-OF-WAY ENHANCEMENTS

## *Project Risks/Constraints*

Utilities

Property owner coordination

TxDOT and UPRR right-of-way

## *Next Steps*

Final design

TxDOT and UPRR coordination

## *Phasing*

Select specific locations

## *Estimated Cost*

\$10,917,000

## *Leveraged Funding*

Possible:

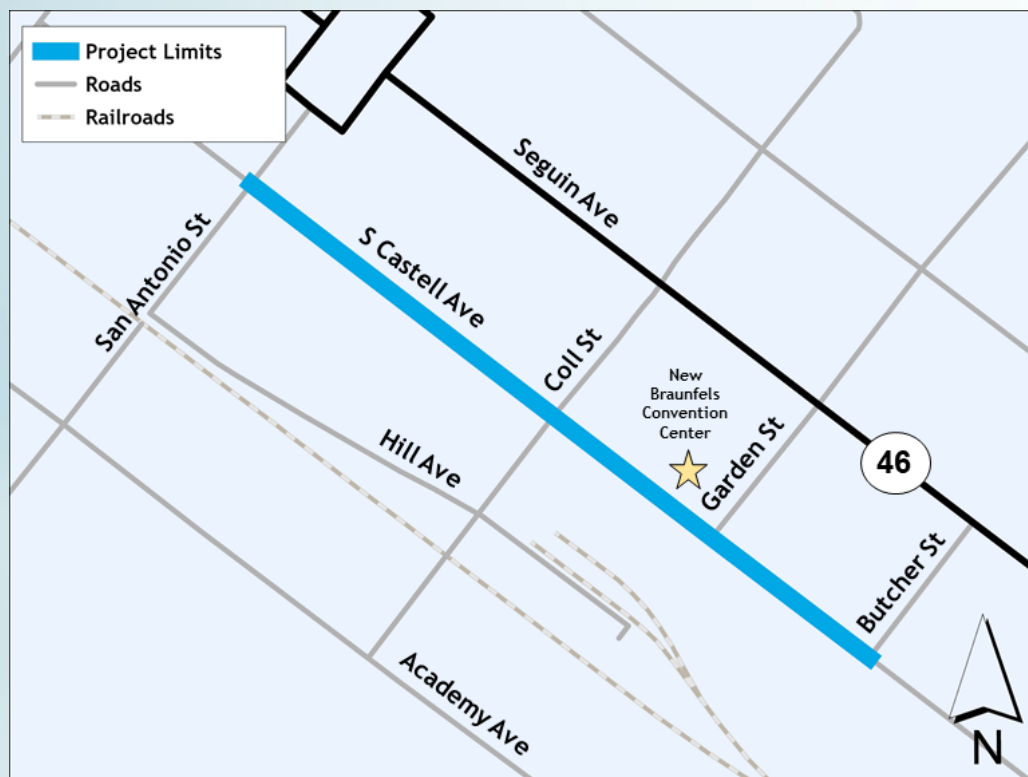
NBEDC, AAMPO, Downtown TIRZ

## *Funding Need*

**\$10,917,000**

# CASTELL AVENUE CORRIDOR IMPROVEMENTS

## *Project Location Map*



## *Project Scope*

Street reconstruction

Transfer utilities underground

Extensive drainage improvements

Physical infrastructure to enhance safety, comfort and pedestrian experience

- Street trees
- Pocket gardens
- Multi-use sidewalk zone
- Curb extensions/bulb outs
- Street furniture and lighting
- Other pedestrian and bicycle amenities

# CASTELL AVENUE CORRIDOR IMPROVEMENTS



project opportunities:

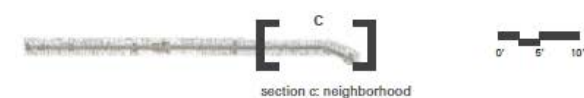
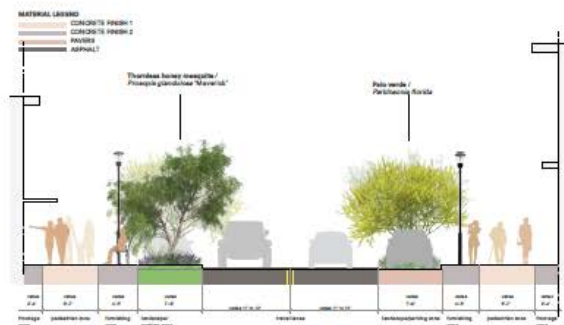


proposed materials:

downtown core

civic plaza

neighborhood mixed





# CASTELL AVENUE CORRIDOR IMPROVEMENTS

## *Risks/Constraints*

Drainage

Utilities

Property owner access

UPRR

Redevelopments

## *Next Steps*

Final Design

## *Phasing*

Drainage and corridor segments

## *Estimated Cost*

\$44,255,000

Drainage - \$5,905,000

Bridge St – Coll St - \$12,508,000

Coll St – Jahn St - \$14,396,000

Jahn St – Bus 35 - \$11,446,000

## *Leveraged Funding*

Possible:

NBEDC, Downtown TIRZ, TWDB, Development partnership

## *Funding Need*

**\$44,255,000**

# DOWNTOWN PARKING FACILITIES

- *Structured Parking Feasibility Study* under review
  - Three potential sites
  - Est. structure costs \$11.3-14.2M
  - Requires property owner coordination and review of additional costs
- *Preliminary Market and Financial Analysis* in progress
- Requires additional analysis and project development



# ECONOMIC DEVELOPMENT

## POTENTIAL PROJECTS

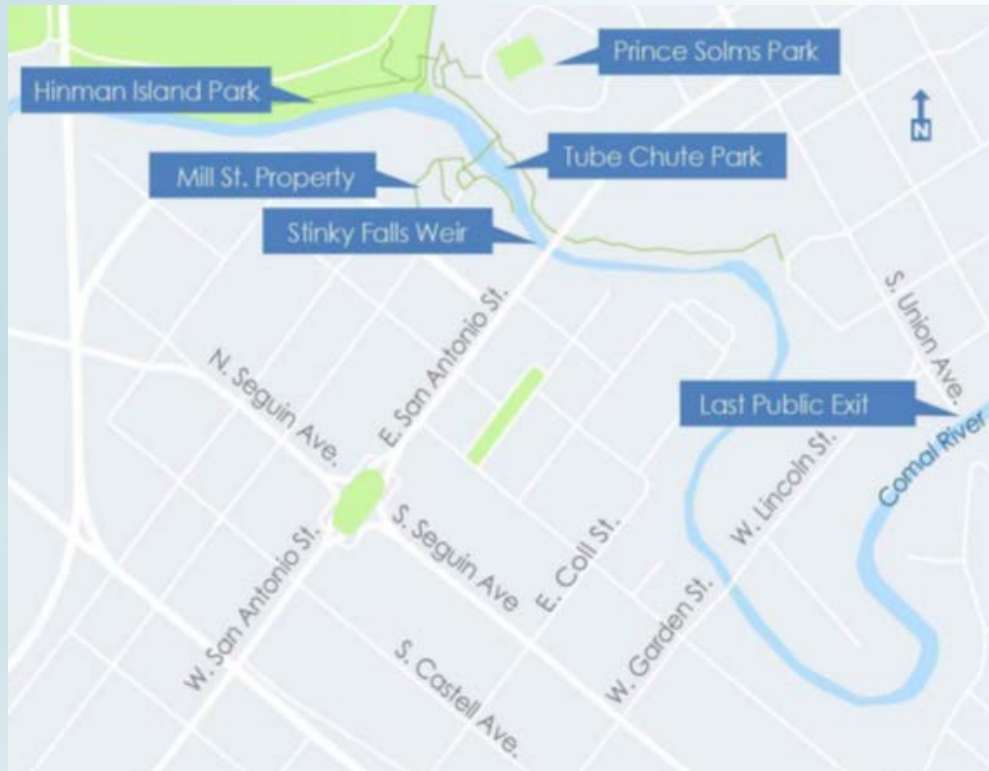
Initial Avg Rank	Project	Recommended Funding
15	Downtown Right-of-Way Enhancements	\$10,917,000
20	S. Castell Ave Corridor (Mill St - Bus 35/Elliot Knox Blvd)	\$44,255,000
	<i>Phase 1: Drainage</i>	<i>\$5,905,000</i>
	<i>Phase 2: Bridge St – Coll St</i>	<i>\$12,508,000</i>
	<i>Phase 3: Coll St – Jahn St</i>	<i>\$14,396,000</i>
	<i>Phase 4: Jahn St – Bus 35/Elliot Knox Blvd</i>	<i>\$11,446,000</i>
	<b>TOTAL</b>	<b>\$55,172,000</b>

# ADDITIONAL CONSIDERATIONS

Initial Avg Rank	Project	Initial Cost Estimate	Prelim Design Cost Estimate	Recommended Funding
15	Comal River Improvements: Last Tubers Exit Phase 1	\$755,000	\$800,000	\$944,100
20	Dry Comal Creek Trail: Segment 2 Feasibility Study & Conceptual Design	\$300,000	\$300,000	\$300,000
	<b>TOTAL</b>	\$1,055,000	\$1,100,000	\$1,244,100

# COMAL RIVER IMPROVEMENTS

## *Project Location Map*



## *Project Scope*

Modify and improve the Tube Chute, Weir Dam #2 and the Last Tuber's Exit.

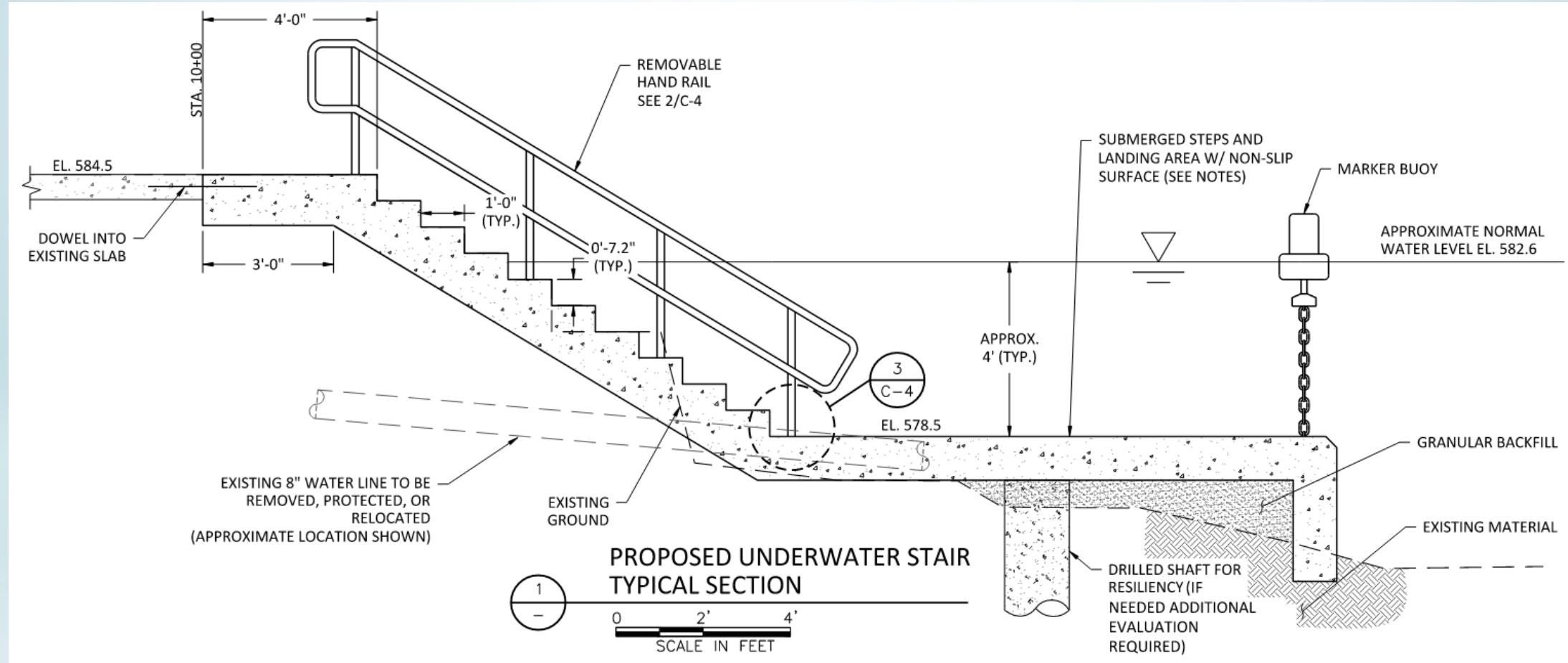
Improve queuing area in Prince Solms Park

Replace stairs, sidewalks, and handrails to meet building code and ADA

Construct drain to address seepage across sidewalk in Hinman Island Park

# COMAL RIVER IMPROVEMENTS

## LAST TUBERS EXIT PHASE 1



# COMAL RIVER IMPROVEMENTS

## *Risks/Constraints*

Environmental and permitting requirements

Construction timing

## *Next Steps*

Last Tubers Exit Phase 1 – Final Design due Jan 2023

Construction

*\*Tube Chute & Weir Dam #2 – Preliminary Design due Jan 2023*

## *Cost Estimate*

Last Tubers Exit Phase 1 - \$944,100

*\*Tube Chute & Weir Dam #2 - \$3,500,000  
(based on conceptual design)*

## *Leveraged Funding*

N/A

## *Funding Need*

**\$944,100**



# DRY COMAL CREEK TRAIL (LOOP 337-WALNUT AVENUE)

## *Project Location Map*



## *Project Scope*

Feasibility study and conceptual design for Segment 2 (Loop 337 – Walnut Ave):

- Topography evaluation
- Drainage/floodplain considerations
- Preliminary trail routing
- property needs analysis
- regulatory coordination
- public involvement

# DRY COMAL CREEK TRAIL

## (LOOP 337-WALNUT AVENUE)

### *Project Risks/Constraints*

Acquiring right-of-way

Property owner coordination

### *Next Steps*

Feasibility study and conceptual design

### *Estimated Cost*

\$300K

### *Leveraged Funding*

Possible:

TPWD, Other grants/partnerships

### *Funding Need*

**\$300K**

# ADDITIONAL CONSIDERATIONS

Initial Avg Rank	Project	Recommended Funding
15	Comal River Improvements: Last Tubers Exit Phase 1	\$944,100
20	Dry Comal Creek Trail: Segment 2 Feasibility Study & Conceptual Design	\$300,000
	<b>TOTAL</b>	<b>\$1,244,100</b>

# POTENTIAL PROJECTS SUMMARY

Category	Recommended Funding
Transportation	\$146,488,750
Drainage	\$16,522,000
Library Facilities	\$71,398,500
Parks	\$48,394,000
Economic Development	\$55,172,000
Additional Considerations	\$1,244,100
<b>Total</b>	<b>\$339,219,350</b>

# PROPOSED PROCESS & SCHEDULE

**Monday, September 19, 2022**

*Proposed 2023 Bond Process, Project Overview,  
Project Recommendation Process and Schedule*

**Monday, October 3, 2022**

*Project Details*

**Thursday, October 6, 2022**

*Public Input and Project Ranking Direction*

**Wednesday, October 12, 2022**

*Project Rankings Due to Staff*

**Monday, October 17, 2022**

*Present Initial Project Rankings, Discussion  
and Consensus on Projects to Bond Funding*

**Wednesday, October 26, 2022 \*Tentative**

*Recommendations for 2023 Bond*

**Thursday, October 27, 2022 \*Tentative**

*Additional meeting, if needed*



# NEXT MEETING

## **Public Input & Project Ranking Direction**

Thursday, October 6, 2022, 6:00 PM

New Braunfels Police Department Headquarters

3030 W. San Antonio St, New Braunfels, TX 78130

[www.newbraunfels.gov/bond](http://www.newbraunfels.gov/bond)



CITY OF NEW BRAUNFELS  
PROPOSED  
**BOND 2023**

# QUESTIONS/COMMENTS?

