



BOND ADVISORY COMMITTEE

Phasing and Initial Project Rankings,
Discussion and Possible
Recommendation to City Council

City of New Braunfels
Police Department Headquarters
October 17, 2022

CITY OF NEW BRAUNFELS
PROPOSED
BOND 2023

CITYWIDE STREET IMPROVEMENTS

- Extensive pavement rehabilitation of city streets
- Rehabilitation includes improving curbs, driveway, sidewalks, curb ramps, and addressing ADA issues
- Funding options
 1. \$25M – 26 Lane Miles
 2. \$20M – 19 Lane Miles
 3. \$15M – 13 Lane Miles



Citywide Intersection Improvements – Potential Intersections

Phase 1 - \$5,210,656

San Antonio St & Market Ave
(New Signal)

Walnut Ave & Gardenia Dr
(New Signal)

SH 46 & Hueco Springs Loop Rd
(New Signal)

SH 46 & Mission Valley Rd
(New Signal)

SH 46 & Independence Dr
(Turn Lane Improvements)

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

Loop 337 & Borchers Blvd/NBHS
(Ped Signal)

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

Phase 2 - \$6,591,344

Post Rd & Gruene Rd
(Realigned Intersection)

SH 46 & Alves Ln
(New Signal)

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

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

Union Ave & Common St
(Signal & Ped Improvements)

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

Klein Rd & Klein Way (Ped Signal) Funded
Replaced w/ **Morningside Dr & Schmidt Ave (New Signal)**

FM 1044 & Old Marion Rd
(Turn Lane Improvements)

CITYWIDE PEDESTRIAN IMPROVEMENTS

POTENTIAL PROGRAM LOCATIONS

Phase 1 - \$3,179,635

New Braunfels MS / Klein Road ES Area

Landa St @ Loop 337

Oak Run Pkwy

Oak Run Pkwy @ Westpointe

Hunter Road (FM 306 – Gruene)

Prince Solms Park

Phase 2 - \$3,901,385

Christus Santa Rosa Hospital Area

Gruene Rd (Loop 337 - Rock Street)

Gruene Rd (Common St – Gruene)

S Union Ave / W Lincoln St / Garden ST

County Line Rd @ FM 725

Sidewalk Gaps and ADA compliance

FAUST ST/NACOGDOCHES AVE DRAINAGE



Cost Estimate

\$15,342,000

Comanche St Area

\$7,671,000

* Handles 1/3 Runoff

* Quicker Delivery

Nacogdoches Ave Area

\$7,671,000

* Handles 2/3 Runoff

* Longer Delivery (TxDOT)

MISSION HILL PARK (PHASE 2)



MISSION HILL PARK

(PHASE 2)

Phasing

Site Infrastructure - \$6,855,000

- Parking, trails, & education space
- Site utilities (current and future)

Tower - \$3,900,000

- Three story observation tower
- Restrooms, classroom, & elevator

Elevated Boardwalk – \$1,400,000

- Steel frame structures

Cost Estimate

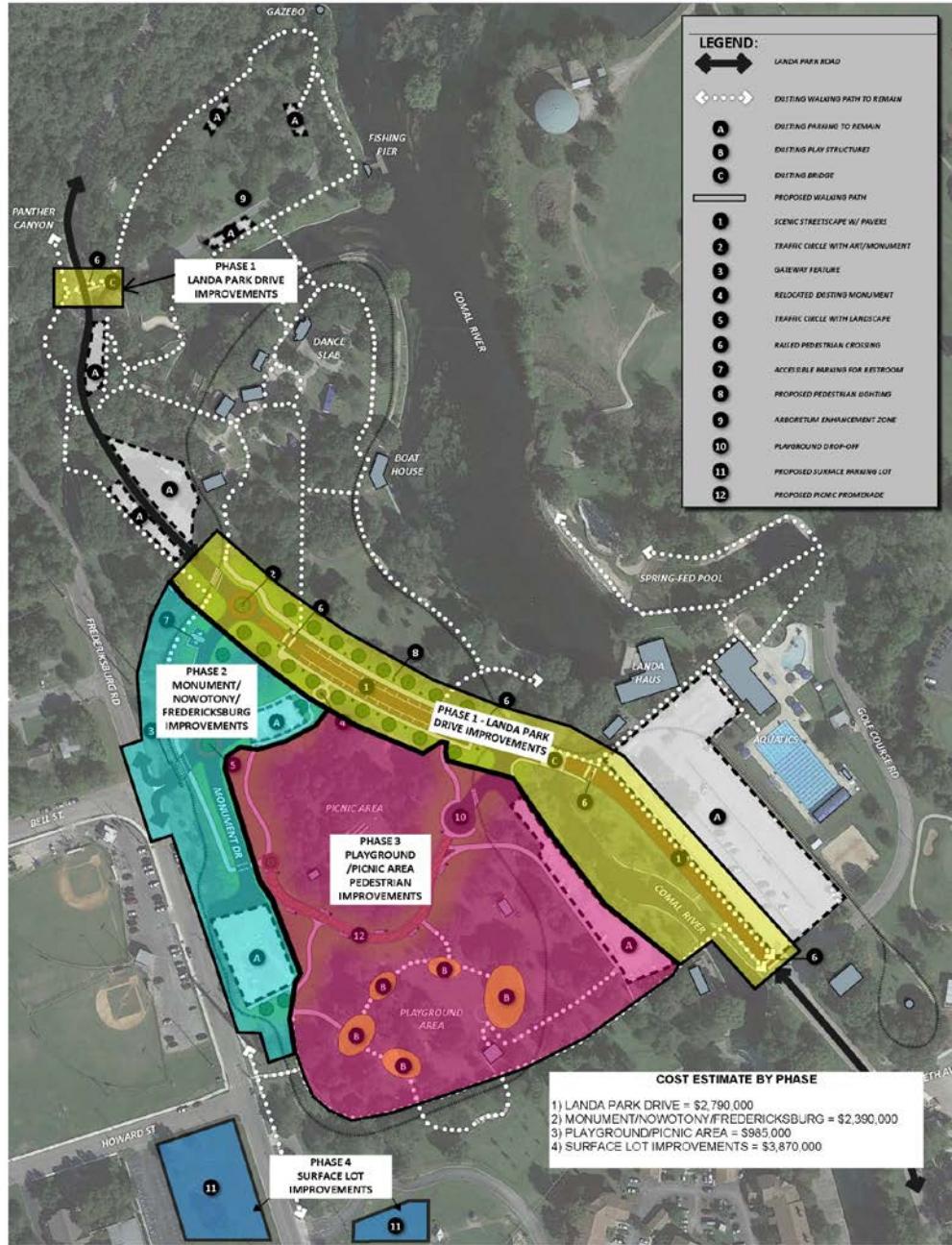
\$12,155,000

Tower Revisions

May be able to reduce costs
Requires redesign and coordination

Phasing Risks

Construction equipment on permanent
drive aisle and parking area



SEPTEMBER, 2022



LANDA PARK CIRCULATION IMPROVEMENTS

Cost Estimate

\$10,035,000

Phase 1 – Landa Park Drive

\$2,790,000

Phase 2 – Monument/Nowotny/Fredericksburg

\$2,390,000

Phase 3 – Playground Area

\$985,000

Phase 4 – Surface Parking Lot Improvements

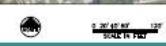
\$3,870,000

GUADALUPE RIVER PARK



GUADALUPE RIVER PARK - CONCEPTUAL PARK PHASING PLAN

SEPTEMBER 20, 2022



Cost Estimate

\$10,035,000

Phase 1 – Parking & Fair Ln Realignment

\$4,035,000

Phase 2 – Restrooms, pavilion, & trails

\$2,000,000

Phase 3 – Trails & connection under Common St

\$4,000,000

ECONOMIC DEVELOPMENT

POTENTIAL PROJECTS

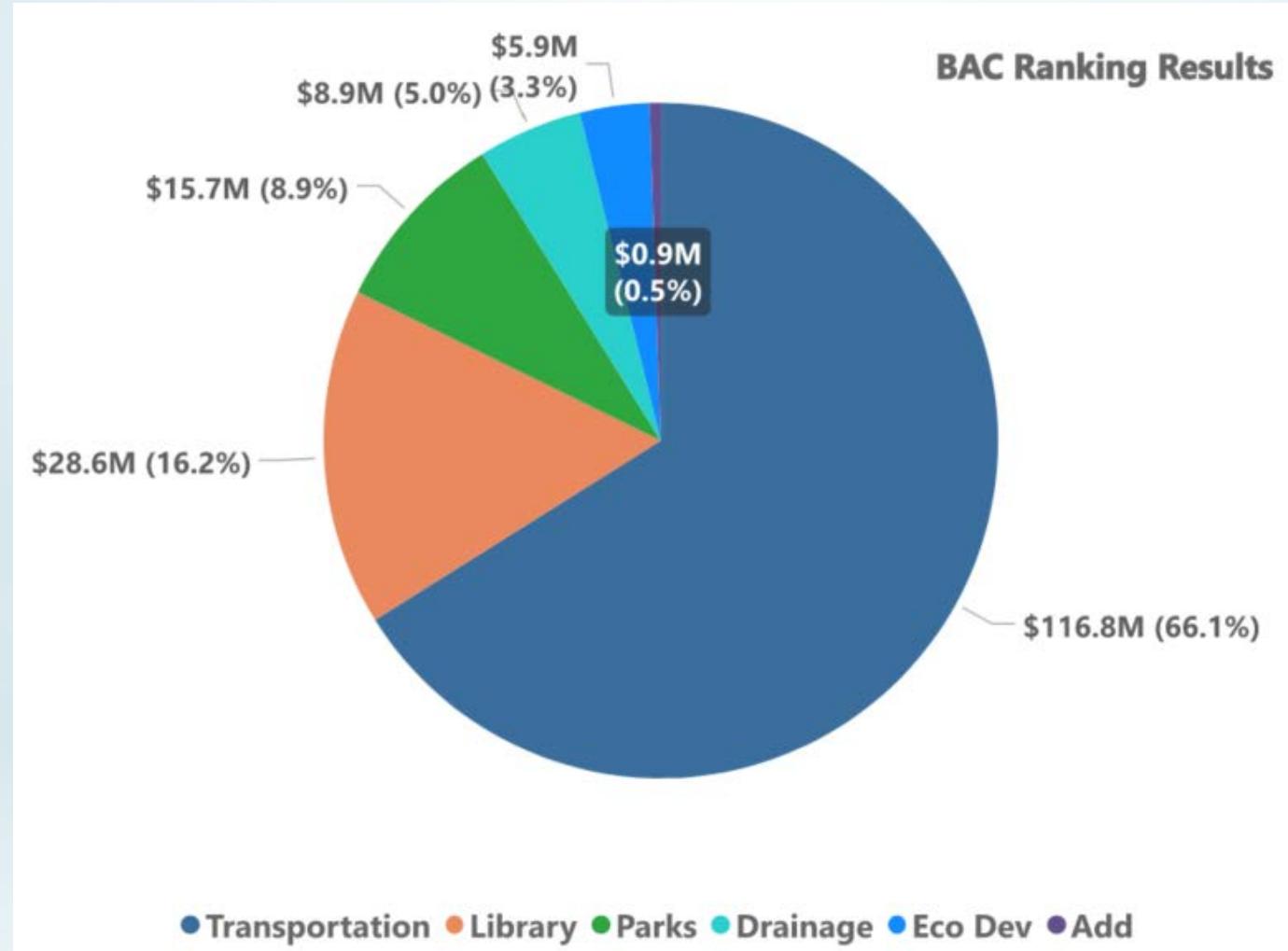
Initial Avg Rank	Project	Recommended Funding
15	Downtown Right-of-Way Enhancements	\$10,917,000
	<i>City Streets: Market Ave, Hill Ave, Academy Ave, Mill St</i>	<i>\$4,191,759</i>
	<i>TxDOT Streets: Seguin Ave/Bus 46</i>	<i>\$5,306,491</i>
	<i>UPRR Crossing: Mill St</i>	<i>\$1,418,749</i>
20	S. Castell 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>
	TOTAL	\$55,172,000

Project Ranking and Scenarios

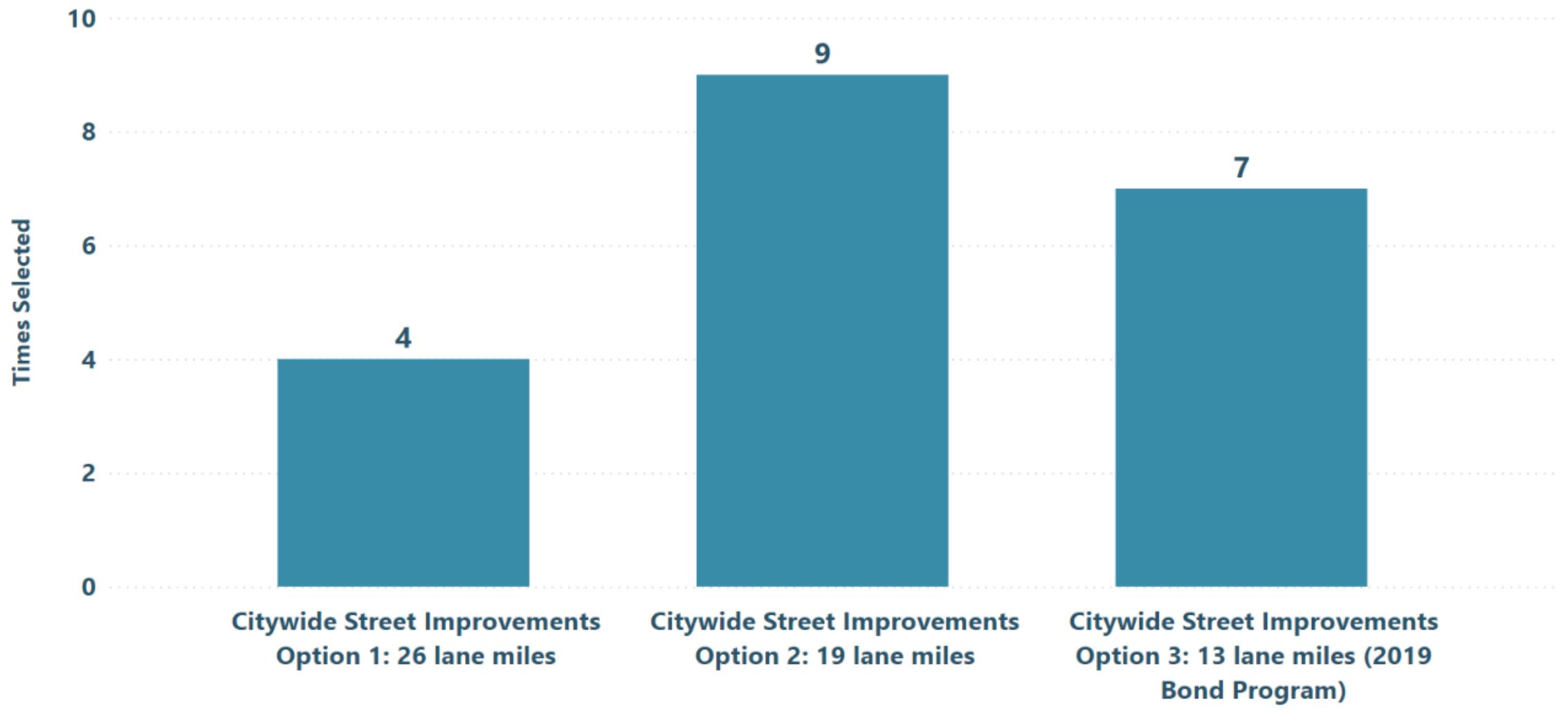
Ranking Results (20 responses)

Rank	Project Name	Category	Funding Recommendation	Running Total
1	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	Transportation	\$ 12,125,000	\$ 12,125,000
2	Citywide Street Improvements Option 2: 19 lane miles	Transportation	\$ 20,000,000	\$ 32,125,000
3	Common Street Pedestrian Improvements (Liberty Ave - Loop 337)	Transportation	\$ 1,615,000	\$ 33,740,000
4	Common St (Loop 337 - FM 306)	Transportation	\$ 24,783,000	\$ 58,523,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$ 11,802,000	\$ 70,325,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$ 15,932,000	\$ 86,257,000
7	Citywide Intersection Improvements Phase 1: Traffic signals 7 intersections & technology	Transportation	\$ 5,210,656	\$ 91,467,656
8a	Southeast Library Branch	Library	\$ 28,560,000	\$ 120,027,656
8b	Landa Lake Dam and Spillway Improvements	Drainage	\$ 1,180,000	\$ 121,207,656
9	Citywide Pedestrian Improvements Phase 1: 6 locations	Transportation	\$ 3,179,635	\$ 124,387,291
10a	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$ 10,739,000	\$ 135,126,291
10b	Comal River Improvements: Last Tubers Exit Phase 1	Add	\$ 944,100	\$ 136,070,391
11a	Alligator Creek Linear Park & Trail (West Section)	Parks	\$ 3,541,000	\$ 139,611,391
11b	Castell Ave Corridor (Mill St - Bus 35/Elliot Knox Blvd) Phase 1: Drainage	Eco Dev	\$ 5,905,000	\$ 145,516,391
12	Mission Hill Park Phase 2	Parks	\$ 12,155,000	\$ 157,671,391
13	Citywide Intersection Improvements Phase 2: Traffic signals upgrades and improvements	Transportation	\$ 6,591,344	\$ 164,262,735
14	Faust St/Nacogdoches Ave Improvements Phase 2: Nacogdoches Ave Area	Drainage	\$ 7,671,000	\$ 171,933,735
15	Solms Rd (IH 35 - FM 482)	Transportation	\$ 4,839,000	\$ 176,772,735
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$ 10,267,000	\$ 187,039,735
17	Dry Comal Creek Trail: Segment 2 Feasibility & Conceptual Design	Add	\$ 300,000	\$ 187,339,735
18	Gruene Rd (New Braunfels St - Rock St) Phase 1: Roadway rehab, shared-use path, sidewalks	Transportation	\$ 4,490,000	\$ 191,829,735
19	Downtown Right-of-Way Enhancements Phase 1: City streets	Eco Dev	\$ 4,191,759	\$ 196,021,494
20	Guadalupe River Park Phase 1: Parking lot and Fair Ln realignment	Parks	\$ 4,035,000	\$ 200,056,494
21	Landa Park Circulation Improvements	Parks	\$ 10,035,000	\$ 210,091,494
22	HEB Soccer Field Renovation	Parks	\$ 4,131,000	\$ 214,222,494
23	Main Library Expansion Phase 1: Outdoor Program and Garden Area	Library	\$ 4,490,000	\$ 218,712,494

RANKING RESULTS BY PROJECT CATEGORY (WITHIN \$180M)



Citywide Street Improvements



Scenario 1 - Ranking Results

Rank	Project Name	Category	Funding Recommendation	Running Total
1	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	Transportation	\$ 12,125,000	\$ 12,125,000
2	Citywide Street Improvements Option 2: 19 lane miles	Transportation	\$ 20,000,000	\$ 32,125,000
3	Common Street Pedestrian Improvements (Liberty Ave - Loop 337)	Transportation	\$ 1,615,000	\$ 33,740,000
4	Common St (Loop 337 - FM 306)	Transportation	\$ 24,783,000	\$ 58,523,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$ 11,802,000	\$ 70,325,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$ 15,932,000	\$ 86,257,000
7	Citywide Intersection Improvements Phase 1: Traffic signals 7 intersections & technology	Transportation	\$ 5,210,656	\$ 91,467,656
8a	Southeast Library Branch	Library	\$ 28,560,000	\$ 120,027,656
8b	Landa Lake Dam and Spillway Improvements	Drainage	\$ 1,180,000	\$ 121,207,656
9	Citywide Pedestrian Improvements Phase 1: 6 locations	Transportation	\$ 3,179,635	\$ 124,387,291
10a	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$ 10,739,000	\$ 135,126,291
10b	Comal River Improvements: Last Tubers Exit Phase 1	Add	\$ 944,100	\$ 136,070,391
11a	Alligator Creek Linear Park & Trail (West Section)	Parks	\$ 3,541,000	\$ 139,611,391
11b	Castell Ave Corridor (Mill St - Bus 35/Elliot Knox Blvd) Phase 1: Drainage	Eco Dev	\$ 5,905,000	\$ 145,516,391
12	Mission Hill Park Phase 2	Parks	\$ 12,155,000	\$ 157,671,391
13	Citywide Intersection Improvements Phase 2: Traffic signals upgrades and improvements	Transportation	\$ 6,591,344	\$ 164,262,735
14	Faust St/Nacogdoches Ave Improvements Phase 2: Nacogdoches Ave Area	Drainage	\$ 7,671,000	\$ 171,933,735
15	Solms Rd (IH 35 - FM 482)	Transportation	\$ 4,839,000	\$ 176,772,735
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$ 10,267,000	\$ 187,039,735
17	Dry Comal Creek Trail: Segment 2 Feasibility & Conceptual Design	Add	\$ 300,000	\$ 187,339,735
18	Gruene Rd (New Braunfels St - Rock St) Phase 1: Roadway rehab, shared-use path, sidewalks	Transportation	\$ 4,490,000	\$ 191,829,735
19	Downtown Right-of-Way Enhancements Phase 1: City streets	Eco Dev	\$ 4,191,759	\$ 196,021,494
20	Guadalupe River Park Phase 1: Parking lot and Fair Ln realignment	Parks	\$ 4,035,000	\$ 200,056,494
21	Landa Park Circulation Improvements	Parks	\$ 10,035,000	\$ 210,091,494
22	HEB Soccer Field Renovation	Parks	\$ 4,131,000	\$ 214,222,494
23	Main Library Expansion Phase 1: Outdoor Program and Garden Area	Library	\$ 4,490,000	\$ 218,712,494

Scenario 2 – Citywide Streets Option 3 (\$15M)

Rank	Project Name	Category	Funding Recommendation	Running Total
1	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	Transportation	\$ 12,125,000	\$ 12,125,000
2	Citywide Street Improvements Option 3: 13 lane miles (2019 Bond Program)	Transportation	\$ 15,000,000	\$ 27,125,000
3	Common Street Pedestrian Improvements (Liberty Ave - Loop 337)	Transportation	\$ 1,615,000	\$ 28,740,000
4	Common St (Loop 337 - FM 306)	Transportation	\$ 24,783,000	\$ 53,523,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$ 11,802,000	\$ 65,325,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$ 15,932,000	\$ 81,257,000
7	Citywide Intersection Improvements Phase 1: Traffic signals 7 intersections & technology	Transportation	\$ 5,210,656	\$ 86,467,656
8a	Southeast Library Branch	Library	\$ 28,560,000	\$ 115,027,656
8b	Landa Lake Dam and Spillway Improvements	Drainage	\$ 1,180,000	\$ 116,207,656
9	Citywide Pedestrian Improvements Phase 1: 6 locations	Transportation	\$ 3,179,635	\$ 119,387,291
10a	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$ 10,739,000	\$ 130,126,291
10b	Comal River Improvements: Last Tubers Exit Phase 1	Add	\$ 944,100	\$ 131,070,391
11a	Alligator Creek Linear Park & Trail (West Section)	Parks	\$ 3,541,000	\$ 134,611,391
11b	Castell Ave Corridor (Mill St - Bus 35/Elliott Knox Blvd) Phase 1: Drainage	Eco Dev	\$ 5,905,000	\$ 140,516,391
12	Mission Hill Park Phase 2	Parks	\$ 12,155,000	\$ 152,671,391
13	Citywide Intersection Improvements Phase 2: Traffic signals upgrades and improvements	Transportation	\$ 6,591,344	\$ 159,262,735
14	Faust St/Nacogdoches Ave Improvements Phase 2: Nacogdoches Ave Area	Drainage	\$ 7,671,000	\$ 166,933,735
15	Solms Rd (IH 35 - FM 482)	Transportation	\$ 4,839,000	\$ 171,772,735
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$ 10,267,000	\$ 182,039,735
17	Dry Comal Creek Trail: Segment 2 Feasibility & Conceptual Design	Add	\$ 300,000	\$ 182,339,735
18	Gruene Rd (New Braunfels St - Rock St) Phase 1: Roadway rehab, shared-use path, sidewalks	Transportation	\$ 4,490,000	\$ 186,829,735
19	Downtown Right-of-Way Enhancements Phase 1: City streets	Eco Dev	\$ 4,191,759	\$ 191,021,494
20	Guadalupe River Park Phase 1: Parking lot and Fair Ln realignment	Parks	\$ 4,035,000	\$ 195,056,494
21	Landa Park Circulation Improvements	Parks	\$ 10,035,000	\$ 205,091,494
22	HEB Soccer Field Renovation	Parks	\$ 4,131,000	\$ 209,222,494
23	Main Library Expansion Phase 1: Outdoor Program and Garden Area	Library	\$ 4,490,000	\$ 213,712,494

Scenario 3 – Scenario 2 + Move Orion Dr Down

Rank	Project Name	Category	Funding Recommendation	Running Total
1	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	Transportation	\$ 12,125,000	\$ 12,125,000
2	Citywide Street Improvements Option 3: 13 lane miles (2019 Bond Program)	Transportation	\$ 15,000,000	\$ 27,125,000
3	Common Street Pedestrian Improvements (Liberty Ave - Loop 337)	Transportation	\$ 1,615,000	\$ 28,740,000
4	Common St (Loop 337 - FM 306)	Transportation	\$ 24,783,000	\$ 53,523,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$ 11,802,000	\$ 65,325,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$ 15,932,000	\$ 81,257,000
7	Citywide Intersection Improvements Phase 1: Traffic signals 7 intersections & technology	Transportation	\$ 5,210,656	\$ 86,467,656
8a	Southeast Library Branch	Library	\$ 28,560,000	\$ 115,027,656
8b	Landa Lake Dam and Spillway Improvements	Drainage	\$ 1,180,000	\$ 116,207,656
9	Citywide Pedestrian Improvements Phase 1: 6 locations	Transportation	\$ 3,179,635	\$ 119,387,291
10a	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$ 10,739,000	\$ 130,126,291
10b	Comal River Improvements: Last Tubers Exit Phase 1	Add	\$ 944,100	\$ 131,070,391
11a	Alligator Creek Linear Park & Trail (West Section)	Parks	\$ 3,541,000	\$ 134,611,391
11b	Castell Ave Corridor (Mill St - Bus 35/Elliot Knox Blvd) Phase 1: Drainage	Eco Dev	\$ 5,905,000	\$ 140,516,391
12	Mission Hill Park Phase 2	Parks	\$ 12,155,000	\$ 152,671,391
13	Citywide Intersection Improvements Phase 2: Traffic signals upgrades and improvements	Transportation	\$ 6,591,344	\$ 159,262,735
14	Faust St/Nacogdoches Ave Improvements Phase 2: Nacogdoches Ave Area	Drainage	\$ 7,671,000	\$ 166,933,735
15	Solms Rd (IH 35 - FM 482)	Transportation	\$ 4,839,000	\$ 171,772,735
17	Dry Comal Creek Trail: Segment 2 Feasibility & Conceptual Design	Add	\$ 300,000	\$ 172,072,735
18	Gruene Rd (New Braunfels St - Rock St) Phase 1: Roadway rehab, shared-use path, sidewalks	Transportation	\$ 4,490,000	\$ 176,562,735
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$ 10,267,000	\$ 182,339,735
19	Downtown Right-of-Way Enhancements Phase 1: City streets	Eco Dev	\$ 4,191,759	\$ 190,566,494
20	Guadalupe River Park Phase 1: Parking lot and Fair Ln realignment	Transportation	\$ 4,035,000	\$ 186,374,735
21	Landa Park Circulation Improvements	Parks	\$ 10,035,000	\$ 200,601,494
22	HEB Soccer Field Renovation	Parks	\$ 4,131,000	\$ 204,732,494
23	Main Library Expansion Phase 1: Outdoor Program and Garden Area	Library	\$ 4,490,000	\$ 209,222,494

Scenario 4 – Scenario 2 + Move CW Intersection Phase 2 Down

Rank	Project Name	Category	Funding Recommendation	Running Total
1	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	Transportation	\$ 12,125,000	\$ 12,125,000
2	Citywide Street Improvements Option 3: 13 lane miles (2019 Bond Program)	Transportation	\$ 15,000,000	\$ 27,125,000
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4	Common St (Loop 337 - FM 306)	Transportation	\$ 24,783,000	\$ 53,523,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$ 11,802,000	\$ 65,325,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$ 15,932,000	\$ 81,257,000
7	Citywide Intersection Improvements Phase 1: Traffic signals 7 intersections & technology	Transportation	\$ 5,210,656	\$ 86,467,656
8a	Southeast Library Branch	Library	\$ 28,560,000	\$ 115,027,656
8b	Landa Lake Dam and Spillway Improvements	Drainage	\$ 1,180,000	\$ 116,207,656
9	Citywide Pedestrian Improvements Phase 1: 6 locations	Transportation	\$ 3,179,635	\$ 119,387,291
10a	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$ 10,739,000	\$ 130,126,291
10b	Comal River Improvements: Last Tubers Exit Phase 1	Add	\$ 944,100	\$ 131,070,391
11a	Alligator Creek Linear Park & Trail (West Section)	Parks	\$ 3,541,000	\$ 134,611,391
11b	Castell Ave Corridor (Mill St - Bus 35/Elliott Knox Blvd) Phase 1: Drainage	Eco Dev	\$ 5,905,000	\$ 140,516,391
12	Mission Hill Park Phase 2	Parks	\$ 12,155,000	\$ 152,671,391
14	Faust St/Nacogdoches Ave Improvements Phase 2: Nacogdoches Ave Area	Drainage	\$ 7,671,000	\$ 160,342,391
15	Solms Rd (IH 35 - FM 482)	Transportation	\$ 4,839,000	\$ 165,181,391
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$ 10,267,000	\$ 175,448,391
17	Dry Comal Creek Trail: Segment 2 Feasibility & Conceptual Design	Add	\$ 300,000	\$ 175,748,391
13 *	Citywide Intersection Improvements Phase 2: Traffic signals upgrades and improvements	Transportation	\$ 6,591,344	\$ 182,339,735
18	Gruene Rd (New Braunfels St - Rock St) Phase 1: Roadway rehab, shared-use path, sidewalks	Transportation	\$ 4,490,000	\$ 180,238,391
19	Downtown Right-of-Way Enhancements Phase 1: City streets	Eco Dev	\$ 4,191,759	\$ 184,430,150
20	Guadalupe River Park Phase 1: Parking lot and Fair Ln realignment	Parks	\$ 4,035,000	\$ 188,465,150
21	Landa Park Circulation Improvements	Parks	\$ 10,035,000	\$ 198,500,150
22	HEB Soccer Field Renovation	Parks	\$ 4,131,000	\$ 202,631,150
23	Main Library Expansion Phase 1: Outdoor Program and Garden Area	Library	\$ 4,490,000	\$ 207,121,150

Discussion

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 Possible Recommendation to City Council

Wednesday, October 26, 2022 *Tentative

Discussion and Possible Recommendation to City Council

Thursday, October 27, 2022 *Tentative

Additional meeting, if needed



CITY OF NEW BRAUNFELS
PROPOSED
BOND 2023

QUESTIONS/COMMENTS?

