CITY COUNCIL

Project Details

City of New Braunfels
City Hall – Tejas Room
November 21, 2022
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*

Monday, October 17, 2022
*Present Initial Project Rankings, Discussion and Recommendation to City Council*
<table>
<thead>
<tr>
<th>Rank</th>
<th>Project Name</th>
<th>Category</th>
<th>Funding Recommendation</th>
<th>Running Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)</td>
<td>Transportation</td>
<td>$12,125,000</td>
<td>$12,125,000</td>
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<tr>
<td>2</td>
<td>Citywide Street Improvements Option 2: 19 lane miles</td>
<td>Transportation</td>
<td>$20,000,000</td>
<td>$32,125,000</td>
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<td>3</td>
<td>Common Street Pedestrian Improvements (Liberty Ave - Loop 337)</td>
<td>Transportation</td>
<td>$1,615,000</td>
<td>$33,740,000</td>
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<td>4</td>
<td>Common St (Loop 337 - FM 306)</td>
<td>Transportation</td>
<td>$24,783,000</td>
<td>$58,523,000</td>
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<tr>
<td>5</td>
<td>Conrads Ln (Goodwin Ln - FM 1102)</td>
<td>Transportation</td>
<td>$11,802,000</td>
<td>$70,325,000</td>
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<td>6</td>
<td>Kohlenberg Rd (FM 1101 - IH 35)</td>
<td>Transportation</td>
<td>$15,932,000</td>
<td>$86,257,000</td>
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<td>7</td>
<td>Citywide Intersection Improvements Phase 1</td>
<td>Transportation</td>
<td>$5,210,656</td>
<td>$91,467,656</td>
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<tr>
<td>8</td>
<td>Landa Lake Dam and Spillway Improvements</td>
<td>Drainage</td>
<td>$1,180,000</td>
<td>$92,647,656</td>
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<td>9</td>
<td>Southeast Library Branch</td>
<td>Library</td>
<td>$28,560,000</td>
<td>$121,207,656</td>
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<td>10</td>
<td>Citywide Pedestrian Improvements Phase 1: 6 locations</td>
<td>Transportation</td>
<td>$3,179,635</td>
<td>$124,387,291</td>
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<td>11</td>
<td>S Kowald Lane (FM 1101 - IH 35)</td>
<td>Transportation</td>
<td>$10,739,000</td>
<td>$135,126,291</td>
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<tr>
<td>12</td>
<td>Comal River Improvements: Last Tubers Exit Phase 1</td>
<td>Parks</td>
<td>$944,100</td>
<td>$136,070,391</td>
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<tr>
<td>13</td>
<td>Alligator Creek Linear Park &amp; Trail (West Section)</td>
<td>Parks</td>
<td>$3,541,000</td>
<td>$139,611,391</td>
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<tr>
<td>14</td>
<td>Castell Ave Corridor (Mill St - Bus 35/Elliot Knox Blvd) Phase 1: Drainage</td>
<td>Drainage</td>
<td>$5,905,000</td>
<td>$145,516,391</td>
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<td>15</td>
<td>Mission Hill Park Phase 2</td>
<td>Parks</td>
<td>$12,155,000</td>
<td>$157,671,391</td>
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<td>16</td>
<td>Orion Dr (Goodwin Ln - FM 1102)</td>
<td>Transportation</td>
<td>$10,267,000</td>
<td>$167,938,391</td>
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<td>17</td>
<td>Dry Comal Creek Trail: Segment 2 Feasibility &amp; Conceptual Design</td>
<td>Parks</td>
<td>$300,000</td>
<td>$168,238,391</td>
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<td>18</td>
<td>Solms Rd (IH 35 - FM 482)</td>
<td>Transportation</td>
<td>$4,839,000</td>
<td>$173,077,391</td>
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<tr>
<td>19</td>
<td>Landa Park Circulation Improvements: Phase 1</td>
<td>Transportation</td>
<td>$2,790,000</td>
<td>$175,867,391</td>
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<tr>
<td>20</td>
<td>Faust St/Nacogdoches Ave Improvements Phase 2: Nacogdoches Ave Area</td>
<td>Drainage</td>
<td>$11,263,558</td>
<td>$187,130,949</td>
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</tbody>
</table>
PROJECT DETAILS

Location
Scope
Typical Section/Layout
Risks/Constraints
Next Steps

Phasing
Recommended Cost Estimate
Leverage Funding
Funding Need
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 3rd 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
1. 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
1. BARBAROSA RD/SAUR LN (FM 1101 – SAENGERHALLE RD)

Existing Typical Section

Proposed Typical Section
1. 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
  - Considering covering a portion of cost increases
  - Possible: NBEDC, Creekside TIRZ, RIF #6

**Funding Need**
- $12,125,000
2. 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
2. 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)
# 2. CITYWIDE STREET IMPROVEMENTS

<table>
<thead>
<tr>
<th>Risks/Constraints</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities</td>
<td>Recommended Funding</td>
</tr>
<tr>
<td></td>
<td>$20,000,000 (19 lane miles)</td>
</tr>
<tr>
<td></td>
<td>2013 Bond – $10,000,000</td>
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<tr>
<td></td>
<td>2019 Bond – $15,000,000</td>
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<tr>
<td><strong>Next Steps</strong></td>
<td>Funding Need</td>
</tr>
<tr>
<td>Update pavement scores</td>
<td>$20,000,000</td>
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<tr>
<td>Final Design – 2023-2026</td>
<td></td>
</tr>
<tr>
<td>Est. Construction – 2023-2027</td>
<td></td>
</tr>
</tbody>
</table>

**Phasing**

- Adjust funding amount
3. 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
3. COMMON ST PEDESTRIAN IMPROVEMENTS
(LIBERTY AVE – LOOP 337)

Proposed Typical Section
3. 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
4. COMMON ST
(LOOP 337 – FM 306)

Project Location Map

Project Scope
Widen to four lanes
Intersection improvements
Traffic signals
Sidewalks
Driveway approaches
Drainage
## 4. COMMON ST
(LOOP 337 – FM 306)

### Existing Typical Section

<table>
<thead>
<tr>
<th>Side</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sidewalk</td>
</tr>
<tr>
<td>5’</td>
<td></td>
</tr>
<tr>
<td>5’</td>
<td></td>
</tr>
</tbody>
</table>

### Proposed Typical Section

<table>
<thead>
<tr>
<th>Side</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Drive lane</td>
</tr>
<tr>
<td>11’</td>
<td>Drive lane</td>
</tr>
<tr>
<td>14’</td>
<td>Planting strip</td>
</tr>
<tr>
<td>11’</td>
<td>Drive lane</td>
</tr>
<tr>
<td>11’</td>
<td>Drive lane</td>
</tr>
<tr>
<td>5’</td>
<td>Sidewalk</td>
</tr>
</tbody>
</table>
4. COMMON ST
(LOOP 337 – FM 306)

**Risks/Constraints**
- Driveway and business access
- Limited right-of-way
- Regional drainage
- TxDOT coordination

**Cost Estimate**
$24,783,000

**Leveraged Funding**
Possible:
NBEDC, RIF #3

**Next Steps**
- Final Design
- Est. Construction – 2026

**Funding Need**
$24,783,000
5. 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
5. CONRADS LN
(GOODWIN LN – FM 1102)

Existing Typical Section

Proposed Typical Section
5. CONRADS 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
6. 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
6. KOHLENBERG RD
(IH 35 – FM 1101)

**Risks/Constraints**
- Gas utilities
- Construction phasing
- Continental access
- TxDOT coordination

**Cost Estimate**
- $15,932,000

**Leveraged Funding**
- Possible:
  - NBEDC, RIF #3, Mayfair

**Next Steps**
- Final Design
- Est. Construction – 2025

**Funding Need**
- $15,932,000
7. 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
## Citywide Intersection Improvements – Potential Intersections

<table>
<thead>
<tr>
<th>Phase 1 - $5,210,656</th>
<th>Phase 2 - $6,591,344</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>San Antonio St &amp; Market Ave</strong>&lt;br&gt;(New Signal)</td>
<td><strong>Post Rd &amp; Gruene Rd</strong>&lt;br&gt;(Realigned Intersection)</td>
</tr>
<tr>
<td><strong>Walnut Ave &amp; Gardenia Dr</strong>&lt;br&gt;(New Signal)</td>
<td><strong>SH 46 &amp; Alves Ln</strong>&lt;br&gt;(New Signal)</td>
</tr>
<tr>
<td><strong>SH 46 &amp; Hueco Springs Loop Rd</strong>&lt;br&gt;(New Signal)</td>
<td><strong>SH 46 &amp; Mary Blvd/Saengerhalle Rd</strong>&lt;br&gt;(New Signals &amp; Safety Improvements)</td>
</tr>
<tr>
<td><strong>SH 46 &amp; Mission Valley Rd</strong>&lt;br&gt;(New Signal)</td>
<td><strong>Walnut Ave &amp; Ohio Ave/Kerlick Ln</strong>&lt;br&gt;(Safety Improvements)</td>
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<tr>
<td><strong>SH 46 &amp; Independence Dr</strong>&lt;br&gt;(Turn Lane Improvements)</td>
<td><strong>Union Ave &amp; Common St</strong>&lt;br&gt;(Signal &amp; Ped Improvements)</td>
</tr>
<tr>
<td><strong>SH 46 &amp; FM 1863/Alyssa Way</strong>&lt;br&gt;(Dynamic Signal &amp; Turn Lane Improvements)</td>
<td><strong>Union Ave &amp; San Antonio St</strong>&lt;br&gt;(Signal &amp; Ped Improvements)</td>
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<tr>
<td><strong>Loop 337 &amp; Borchers Blvd/NBHS</strong>&lt;br&gt;(Ped Signal)</td>
<td><strong>Klein Rd &amp; Klein Way</strong> (Ped Signal) Funded Replaced w/ <strong>Morningside Dr &amp; Schmidt Ave</strong> (New Signal)</td>
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<tr>
<td><strong>Citywide Signal Technology Upgrades</strong>&lt;br&gt;(Radar Detection, Preemption, Equipment)</td>
<td><strong>FM 1044 &amp; Old Marion Rd</strong>&lt;br&gt;(Turn Lane Improvements)</td>
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</tbody>
</table>
7. 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

Recommended Funding

- Phase 1 - $5,210,656

Leveraged Funding

- Possible:
  - TxDOT Safety Funds, RIF

Funding Need

- Phase 1 – $5,210,656
8. 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
8. LANDA LAKE DAM & SPILLWAY
8. LANDA LAKE DAM & SPILLWAY

Risks/Constraints
- Environmental and permitting
- Work in Landa Lake
- Seasonal coordination

Cost Estimate
- $1,180,000

Leveraged Funding
- Possible: TWDB

Next Steps
- Final Design
- Est. Construction – 2024

Funding Need
- $1,180,000
9. 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
9. SOUTHEAST LIBRARY BRANCH

Proposed Site Plan

Exterior Rendering
## Cost Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Estimate</th>
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<tbody>
<tr>
<td>Construction Costs (Site and Building)</td>
<td>$17,600,000</td>
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<td>Furnishings and Signing</td>
<td>$1,100,000</td>
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<tr>
<td>Architect/Engineer Design</td>
<td>$3,300,000</td>
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<tr>
<td>Owner Direct Costs (technology, collection, testing, etc.)</td>
<td>$2,200,000</td>
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<td><strong>SUBTOTAL</strong></td>
<td><strong>$24,200,000</strong></td>
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<tr>
<td>Construction Management</td>
<td>$544,000</td>
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<td>Inflation</td>
<td>$3,816,000</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$28,560,000</strong></td>
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</table>
9. 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
10. 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
## 10. CITYWIDE PEDESTRIAN IMPROVEMENTS

### Potential Program Locations

<table>
<thead>
<tr>
<th>Phase 1 - $3,179,635</th>
<th>Phase 2 - $3,901,385</th>
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</thead>
<tbody>
<tr>
<td>New Braunfels MS / Klein Road ES Area</td>
<td>Christus Santa Rosa Hospital Area</td>
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<tr>
<td>Landa St @ Loop 337</td>
<td>Gruene Rd (Loop 337 - Rock Street)</td>
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<tr>
<td>Oak Run Pkwy</td>
<td>Gruene Rd (Common St – Gruene)</td>
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<tr>
<td>Oak Run Pkwy @ Westpointe</td>
<td>S Union Ave / W Lincoln St / Garden ST</td>
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<tr>
<td>Hunter Road (FM 306 – Gruene)</td>
<td>County Line Rd @ FM 725</td>
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<tr>
<td>Prince Solms Park</td>
<td>Sidewalk Gaps and ADA compliance</td>
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</table>
10. 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

*Recommended Funding*
- Phase 1 – $3,179,635

*Leveraged Funding*
- Possible: AAMPO, NBEDC, TxDOT

*Funding Need*
- Phase 1 – $3,179,635
11. S KOWALD LN
(IH 35 – FM 1101)

**Project Location Map**

**Project Scope**
- Pavement rehabilitation
- Intersection improvements
- Sidewalks
- Driveway approaches
- Drainage
11. S KOWALD LN
(IH 35 – FM 1101)

**Existing Typical Section**

**Proposed Typical Section**

60 ft usual ROW

20 ft to 24 ft (varies)

60' USUAL ROW

28' ROADWAY

EXISTING ROW

SIDEWALK

SHOULDER

SHOULDER

SIDEBWALK

EXISTING ROW

STORM WATER BYPASS CULVERT
11. 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
12. COMAL RIVER IMPROVEMENTS
LAST TUBERS EXIT PHASE 1

Project Location Map

Overall Project Scope
Modify and improve the Tube Chute, Weir Dam #2 and the Last Tubers Exit

Last Tubers Exit Phase 1
Improve underwater stairs
12. COMAL RIVER IMPROVEMENTS
LAST TUBERS EXIT PHASE 1
12. COMAL RIVER IMPROVEMENTS
LAST TUBERS EXIT PHASE 1

Risks/Constraints
Environmental and permitting requirements
Construction timing

Next Steps
Last Tubers Exit Phase 1 – Final Design
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
13. 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
13. ALLIGATOR CREEK PARK & TRAIL
WEST SECTION

City owned area in final design
Focus area for construction
13. 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
14.castell avenue corridor improvements
phase 1: drainage

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
14. CASTELL AVENUE CORRIDOR IMPROVEMENTS
PHASE 1: DRAINAGE
14. CASTELL AVENUE CORRIDOR IMPROVEMENTS
PHASE 1: DRAINAGE

**Risks/Constraints**
- Drainage
- Utilities
- Property owner access
- UPRR
- Redevelopments

**Next Steps**
- Final Design

**Phasing**
- Drainage and corridor segments

**Estimated Cost**
- $44,255,000

**Recommended Drainage**
- 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**
- Recommended Drainage – $44,255,000
15. 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
15. MISSION HILL PARK 
PHASE 2
15. MISSION HILL PARK
PHASE 2

**Risks/Constraints**
- Edwards Aquifer Recharge Zone
- Archeological
- Access

**Next Steps**
- Final Design
- Est. Construction - 2024

**Cost Estimate**
- $12,155,000

**Leveraged Funding**
- Possible: Park Development Fee, TPWD

**Funding Need**
- $12,155,000
15. 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
16. 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
16. ORION DR
(GOODWIN LN – FM 1102)

Existing Typical Section

Proposed Typical Section
16. ORION DR
(GOODWIN LN – FM 1102)

*Risks/Constraints*
Union Pacific Railroad (UPRR)
Comal and TxDOT right-of-way

*Cost Estimate*
$10,267,000
City – $6,727,000
Comal County – $3,540,000

*Next Steps*
Agency Coordination
Final Design
Est. Construction – 2027

*Leveraged Funding*
Possible:
RIF #3, Comal County, Developer Escrow

*Phasing*
City and Comal County Segments

*Funding Need*
$10,267,000
17. 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
Project Risks/Constraints
Acquiring right-of-way
Property owner coordination

Next Steps
Feasibility study and conceptual design

Estimated Cost
$300,000

Leveraged Funding
Possible:
TPWD, Other grants/partnerships

Funding Need
$300,000
18. SOLMS RD
(IH 35 – FM 482)

**Project Location Map**

**Project Scope**
- Roadway improvements
- Intersection improvements
- Traffic signal @ FM 482
- Sidewalks
- Driveway approaches
- Drainage
18. SOLMS RD  
(IH 35 – FM 482)

**Existing Typical Section**

**Proposed Typical Section**
### 18. SOLMS RD
(IH 35 – FM 482)

#### Risks/Constraints
- Utilities
- Limited right-of-way
- TxDOT Coordination

#### Cost Estimate
- $4,839,000

#### Leveraged Funding
- Possible:
  - RIF #4

#### Next Steps
- Final Design
- Est. Construction – 2026

#### Funding Need
- $4,839,000
19. LANDA PARK CIRCULATION IMPROVEMENTS
PHASE 1: LANDA PARK DRIVE

**Project Location Map**

**Project Scope**

Enhanced roadways to improve pedestrian safety and mobility

Roadway realignment

Pedestrian pathways

Improved intersection and crossings
19. LANDA PARK CIRCULATION IMPROVEMENTS
PHASE 1: LANDA PARK DRIVE
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
19. LANDA PARK CIRCULATION IMPROVEMENTS
PHASE 1: LANDA PARK DRIVE

<table>
<thead>
<tr>
<th>Risks/Constraints</th>
<th>Cost Estimate</th>
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<tr>
<td>Environmental</td>
<td>$10,035,000</td>
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<td>Floodplain</td>
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<td>Regulatory permitting</td>
<td>Phase 1- $2,790,000</td>
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<td>Seasonal/event coordination</td>
<td>Phase 2,3,4- $7,245,000</td>
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<th>Next Steps</th>
<th>Leveraged Funding</th>
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<td>Final Design</td>
<td>Possible:</td>
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<tr>
<td>Est. Construction – 2025</td>
<td>Park Development Fee</td>
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</tbody>
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| Funding Need                       | $2,790,000               |
**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
**20. FAUST ST/NACOGDOCHES AVE DRAINAGE**

**NACOGDOCHES AVE AREA**

*Cost Estimate*

- **Comanche St Area**
  - $7,671,000
  - $6,136,650 Updated
  - *Handles 1/3 Runoff*
  - *Quicker Delivery*

- **Nacogdoches Ave Area**
  - $7,671,000
  - $11,263,558 Update*
  - *Handles 2/3 Runoff*
  - *Longer Delivery (TxDOT)*
20. FAUST ST/NACOGDOCHES AVE DRAINAGE
NACOGDOCHES AVE AREA

*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*
$17,400,208
Comanche St Area = $6,136,650
Nacogdoches Ave Area = $11,263,558

*Leveraged Funding*
Possible: TWDB

*Funding Need*
Nacogdoches Ave Area = $11,263,558
Additional Projects?
Project Questions?
Goals

• Finalize list of proposed 2023 Bond Projects to consider supporting
• Provide recommendation to City Council on method/process for supporting the list of projects understanding the implications to investment capacity if the Crime Control and Prevention District (CCPD) is implemented

Outline

• Review Bond Advisory Committee & NBEDC project rankings
• NBEDC Debt Service Projects through FY 2040
• NBEDC Capacity Analysis – $35 million investment
• NBEDC Capacity Analysis – Considering potential implementation of CCPD
• Consider adoption of list of projects to be supported that aligns to current and future capacity
• Develop policy direction to communicate to City Council on supporting projects that considers potential implementation of a CCPD
NEXT MEETING

Public Input & Project Scenarios/Propositions

Monday, December 5, 2022, 6:00 PM
City Hall
550 Landa St, New Braunfels, TX 78130

www.newbraunfels.gov/bond