

# EDC Special Called Meeting

August 3, 2022



City of  
New Braunfels



# ALTERNATE FUNDING OPPORTUNITIES 2023 BOND PROGRAM

## New Braunfels Economic Development Corporation





# ALTERNATE FUNDING OPPORTUNITIES

- **New Braunfels Economic Development Corporation**
- **Creekside Tax Increment Reinvestment Zone (TIRZ)**
- **Downtown TIRZ**
- **Roadway Impact Fee Program**
- **Alamo Area Metropolitan Planning Organization**
- **TxDOT Highway Safety Improvement Program**
- **Infrastructure Investment and Jobs Act/ Bipartisan Infrastructure Law**
- **Texas Water Development Board**
- **Texas Parks & Wildlife Department**

# PROPOSED 2023 BOND PROJECTS

Projects	NBDC	Creekside TIRZ	Downtown TIRZ	RIF	AAMPO	TxDOT HSIP	IJA	TWDB	TPWD
Barbarosa Rd/Saur Ln (FM 1101 – Saengerhalle Rd)	✓	✓			✓				
Common St Sidewalks (Liberty Ave – Loop 337)	✓				✓				
Common St (Loop 337 – FM 306)	✓			✓	✓				
Kohlenberg Rd (IH 35 – FM 1101)	✓				✓				
Citywide Sidewalks	✓				✓		✓		
S. Castell Ave (Bridge St – Bus 35/Elliot Knox Blvd)	✓		✓					✓	
Downtown Parking Facilities	✓		✓						
Downtown ROW Enhancements	✓		✓						
Northwest Community Park	✓								
Alligator Creek Trail West	✓								✓
Mission Hill Park Phase 2	✓								
Guadalupe River Park	✓								
Callen's Castle Park	✓								
Spring Fed Pool Improvements	✓								

# BARBAROSA RD/SAUR LN

FM 1101 to Saengerhalle Rd

## ***Estimated Project Costs***

**\$3M Design**

**\$11.3M Construction**

**\$3.6M ROW, Utility, Additional Costs**

**\$17.9M Total**

***External Funding: \$9M AAMP0***

***Potential TIRZ #1 Project***



# BARBAROSA RD/SAUR LN PHASE 1

(FM 1101 - Saengerhalle Rd)

- Project objectives

- Improve regional and area mobility
- Improve connectivity to the airport and between FM 758 and FM 1101
- Parallel route for SH 46
- Pedestrian and bicycle accommodations

- Project scope

- Widen Barbarosa Rd/Saur Ln from two-lanes to four-lanes
- Turn lanes and traffic signal improvements at major intersections
- Drainage infrastructure and pedestrian and bicycle facilities

# COMMON ST SIDEWALKS

Liberty Ave to Loop 337

## ***Estimated Project Costs***

**\$356K Design**

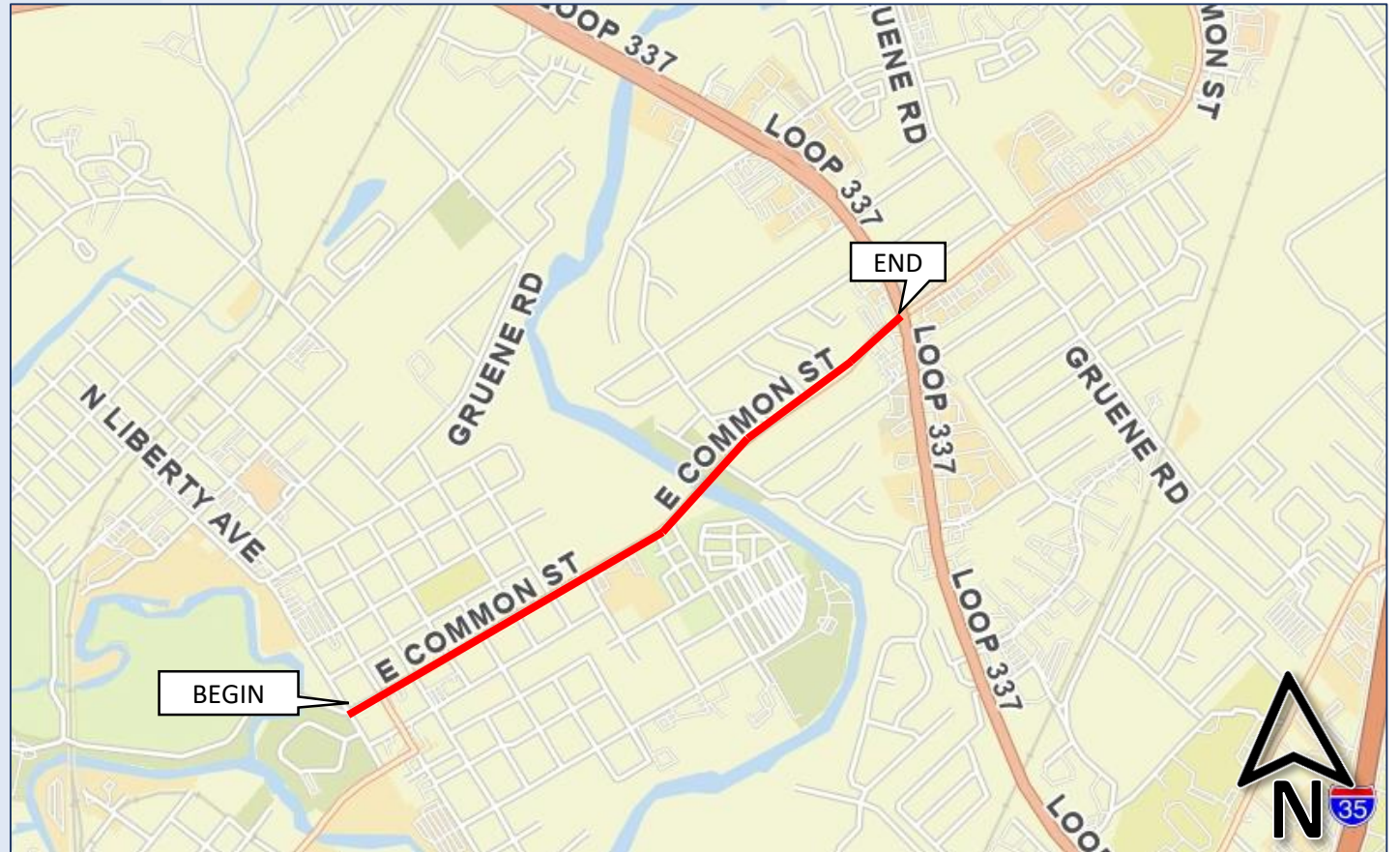
**\$1.8M Construction**

**\$75K Additional Costs**

**\$2.2M Total**

***External Funding: \$1.1M AAMPO***

***Construction: 2024***



# COMMON STREET SIDEWALKS

(Liberty Ave to Loop 337)

- Project objectives:
  - Improve pedestrian connectivity between neighborhoods, city parks, New Braunfels Public Library, Lamar Elementary School, and the Comal County Fairgrounds
  - Enhance pedestrian mobility and safety
- Project scope:
  - New sidewalks and curb ramps on both sides of Common Street
  - Protected pedestrian crossings at key intersections
  - Coordinate with potential pavement rehabilitation on Common Street



# COMMON ST

Loop 337 to FM 306

## ***Estimated Project Costs***

**\$2.5M Design**

**\$12.4M Construction**

**\$2.7M ROW, Utility, Additional Costs**

**\$17.6M Total**



# COMMON STREET

(Loop 337 to FM 306)

- Project objectives:
  - Improve regional and area connectivity between Loop 337 and FM 306
  - Improve local mobility for neighborhoods, businesses, schools, and new development
  - Enhance pedestrian access and safety
- Project scope:
  - Widen Common St to a four-lane road with sidewalks
  - Drainage infrastructure and new traffic signals at major intersections
  - Intersection improvements, access management, and traffic signal changes between Loop 337 and Gruene Rd

# KOHLBERG RD

FM 1101 to IH 35

## ***Estimated Project Costs***

**\$1M Design**

**\$5M Construction**

**\$1.8M ROW, Utility, Additional Costs**

**\$7.8M Total**





# KOHLBERG RD

FM 1101 to IH 35

- Project objectives:
  - Improve connectivity between FM 1101 and IH 35
  - Support the growth and development in the area
  - Provide pedestrian connectivity to new Mayfair park on Kohlenberg Rd
- Project scope:
  - Widen Kohlenberg Rd from a two-lane road to a four-lane road
  - Turn lanes at major intersections, drainage infrastructure, new traffic signal at FM 1101, and pedestrian/bicycle accommodations

# CITYWIDE SIDEWALKS

## ***Estimated Project Costs***

**\$763K Design**

**\$4M Construction**

**\$170K Additional Costs**

**\$5M Total**



# CITYWIDE SIDEWALKS

- Project objectives:
  - Improve connectivity and safety for pedestrians throughout the city
  - Increase active transportation opportunities throughout the city
- Project scope:
  - Complete sidewalk gaps
  - Improve and enhance existing sidewalks and curb ramps
  - Add enhanced pedestrian crossings and crosswalks



# CASTELL AVE CORRIDOR

## ***Estimated Project Costs***

**\$442K Design (funded)**

**\$28.5M Construction**

**\$1.3M Land Acquisition, Additional Costs**

**\$30.3M Total**





# CASTELL AVE CORRIDOR

## STATION 3 | PUBLIC R.O.W. & SPACES



1 51 Votes



2 34 Votes



3 28.5 Votes



4 28 Votes



5 24 Votes



6 21 Votes



# CASTELL AVE CORRIDOR

## MULTI-USE SIDEWALK ZONE

Sidewalks play a vital role in city life. As conduits for pedestrian movement and access, they enhance connectivity and promote walking. As public spaces, sidewalks serve as the front steps to the city, activating streets socially and economically. Just as roadway expansions and improvements have historically enhanced travel for motorists, superior sidewalk design can encourage walking by making it more attractive.



## STREET TREES/ POCKET GARDENS

Street trees calm motor vehicle traffic by visually narrowing the street and providing a well-defined roadside edge. Trees can be used to break up long rows of on-street parking and play a role in a street's livability, creating shade, dampening noise pollution, improving mental well-being, reducing stress, adding aesthetic value, and contributing to a sense of place. Pocket gardens adds aesthetics, habitat, and ecological value to the city's right of way.



## PEDESTRIAN PRIORITIZED SHARED STREETS

Shared streets prioritize walking over all other movement, while allowing motor vehicle access at extremely low speeds. Commercial shared street environments are most suitable in places where pedestrian activity is high and vehicle volumes are either low or discouraged. Street furniture, including bollards, benches, planters, and bicycle parking, can help define a shared space, delineating the traveled way from the pedestrian-only space.



## STRATEGIC BULB-OUTS/ PARKLETS

Curb extensions/bulb-outs visually and physically narrow the road, creating safer and shorter crossings for pedestrians while increasing the available space for street furniture, benches, plantings, and street trees. Parklets are typically applied where narrow or congested sidewalks prevent the installation of traditional sidewalk cafes, or where local property owners or residents see a need to expand the seating capacity and public space on a given street.



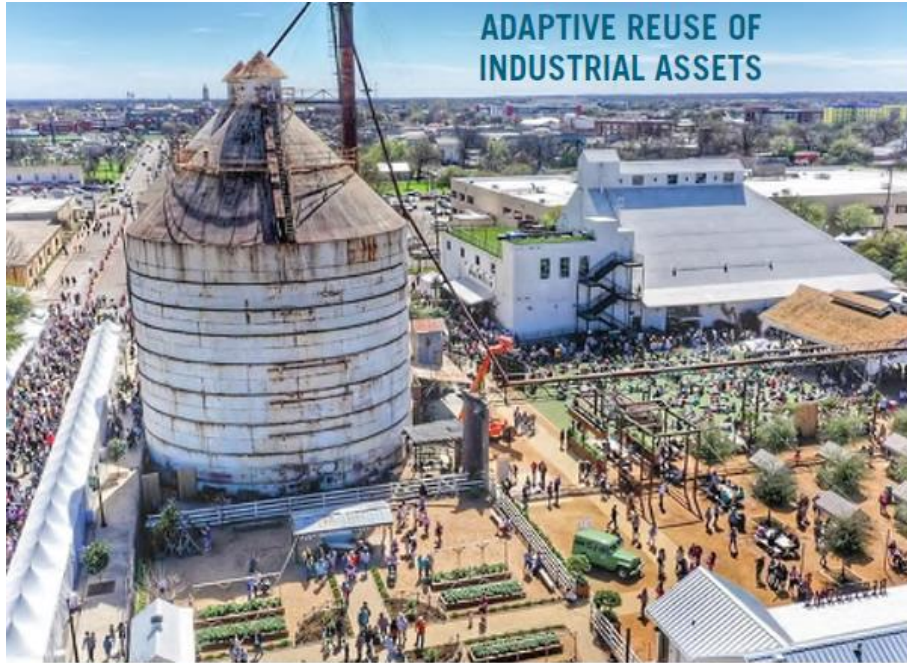
## PEDESTRIAN AMENITIES/ SITE FURNISHINGS

Site furnishings announce that pedestrians are welcome and that the street is a comfortable place to be. These amenities provide a functional service to the pedestrian and provide visual detail that makes a place comfortable and interesting. This can include: benches and seating, bicycle racks, bollards, flower stands, kiosks, gateway monuments, news racks, public art, sidewalk restrooms, wayfinding signage.

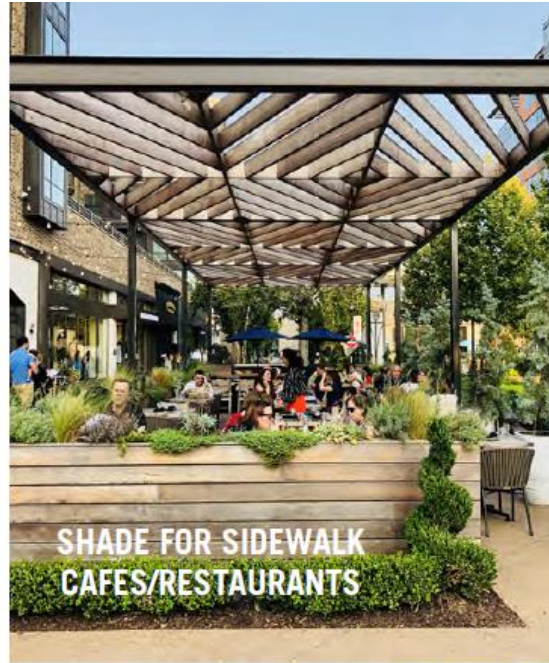




# CASTELL AVE CORRIDOR



ADAPTIVE REUSE OF  
INDUSTRIAL ASSETS



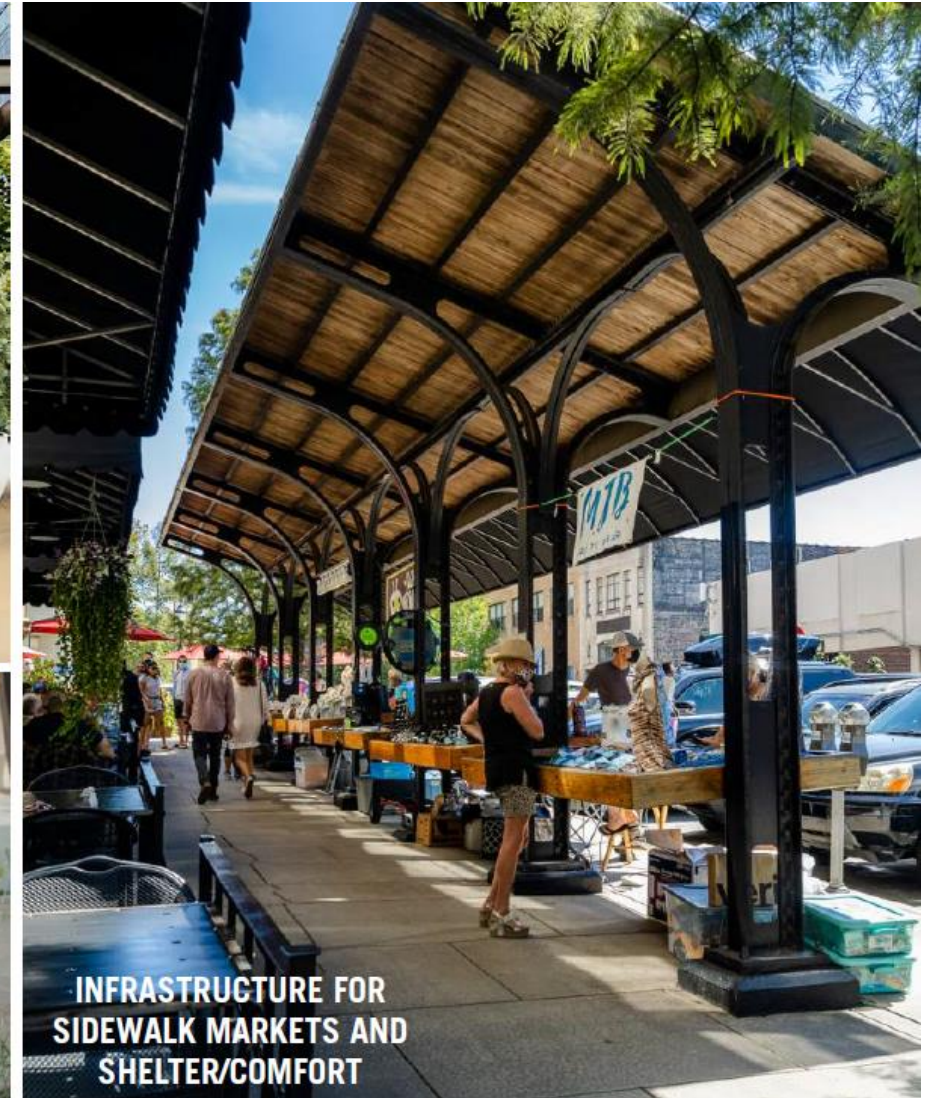
SHADE FOR SIDEWALK  
CAFE/RESTAURANTS



INTERSTITIAL SPACES  
FOR CELEBRATING RIVER/BEER  
GARDEN CULTURE



COMBINE  
ELEMENTS



INFRASTRUCTURE FOR  
SIDEWALK MARKETS AND  
SHELTER/COMFORT

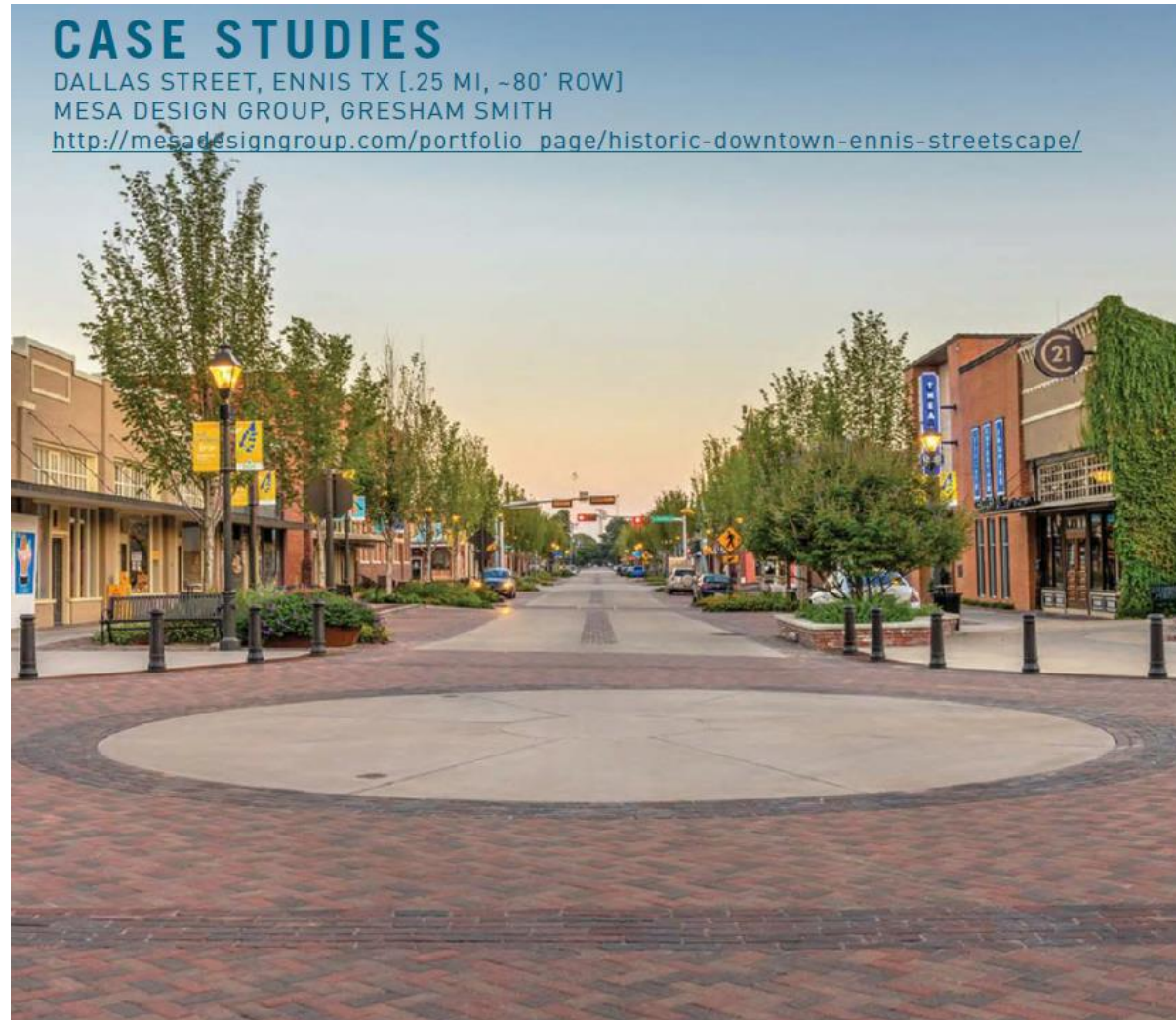


# CASTELL AVE CORRIDOR





# CASTELL AVE CORRIDOR





# CASTELL AVE CORRIDOR

## **Project objectives:**

- **Translate public's preference for design and desired streetscape into preliminary design**
- **Utilize existing ROW to design and construct a thriving complete street**
- **Design streetscape improvements to enhance the pedestrian safety and comfort and elevate the experience of walking downtown**
- **Facilitate connections between public and private assets to reinforce the public realm of the Castell Avenue Corridor**
- **Create a downtown gateway/public plaza in and around the Civic Center that can serve as an additional space for public/private events and prepares for future mixed-use and infill development**

## **Project scope:**

- **Remove overhead utilities**
- **Extensive drainage improvements**
- **Physical infrastructure to enhance safety, comfort and pedestrian experience such as street trees, pocket gardens, multi-use sidewalk zone, curb extensions/bulbouts, street furniture, lighting, and other pedestrian amenities like seating, bike racks, kiosks, gateway monuments, wayfinding signage**

# DOWNTOWN PARKING FACILITIES

## ***Estimated Project Costs***

**\$1.5M Design**

**\$16.6M Construction**

**\$4.8M Land Acq., Additional costs**

**\$22.8M Total**



# DOWNTOWN PARKING FACILITIES

## **Project objectives:**

- **Encourage park once district and centralize a parking facility**
- **Additional public parking capacity in the downtown area**

## **Project scope:**

- **Identify feasible locations and possible combinations of solutions**
- **PERs to develop conceptual site plans indicating proposed footprint, setbacks, entry/exit points, location of proposed non-parking uses within the structure as well as any other required programmatic items**
- **Conceptual Site plan including general overall site layout, vehicular entry/exit locations, etc.**
- **Final phase would include any acquisition, design and construction**

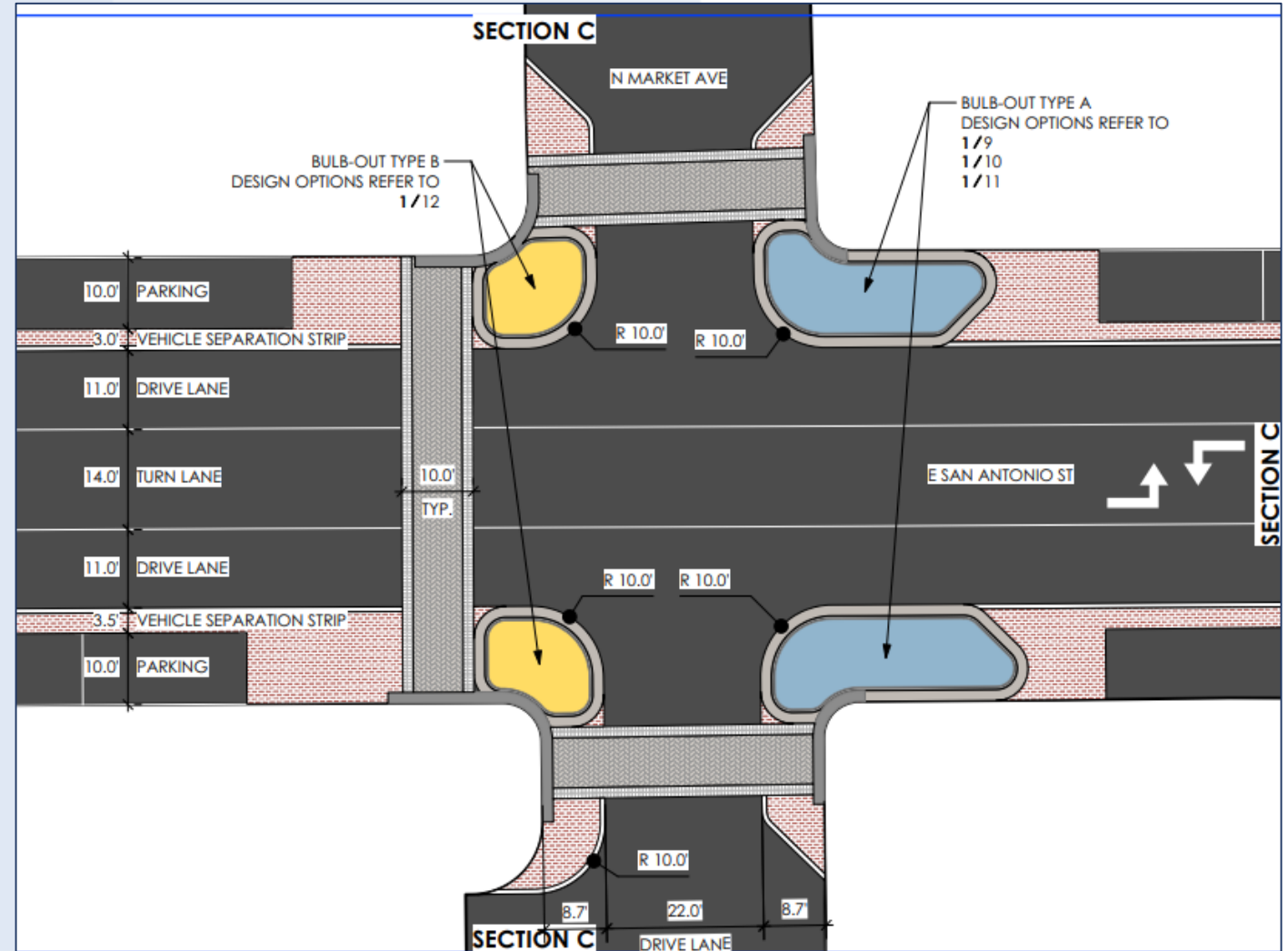
# DOWNTOWN RIGHT-OF-WAY ENHANCEMENTS

## ***Estimated Project Costs***

**\$3M Construction**

**\$105K Additional Costs**

**\$3.1M Total**





# DOWNTOWN RIGHT-OF-WAY ENHANCEMENTS

## **Project objectives:**

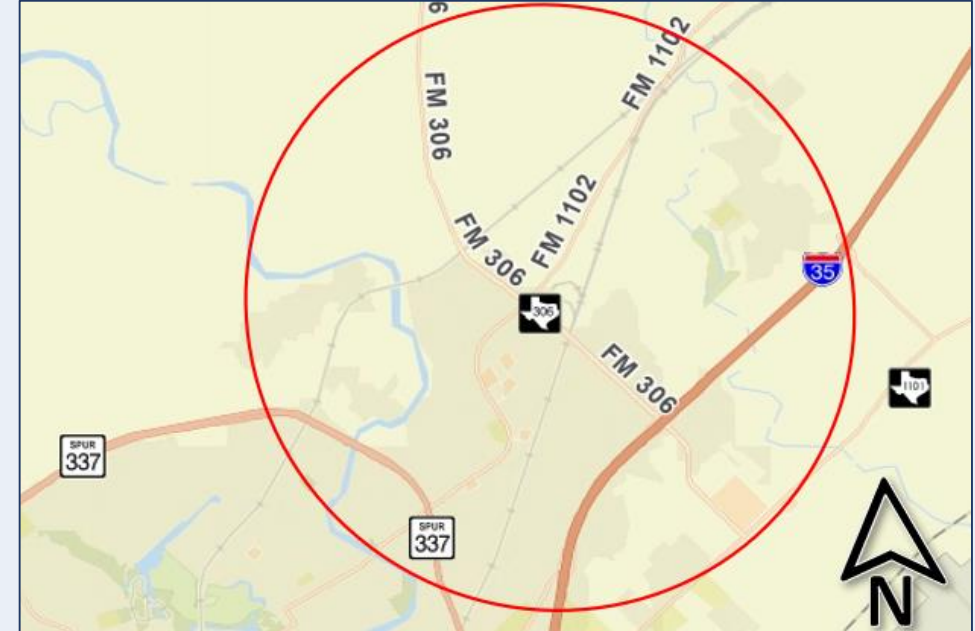
- **Enhance pedestrian experience**
- **Improve circulation and walkability**
- **Improve safety and visibility**

## **Project scope:**

- **Repair existing sidewalks**
- **Add new pedestrian facilities**
- **Add wayfinding signage, landscaping and lighting**

# NORTHWEST COMMUNITY PARK

- **Project objectives:**
  - Acquisition of land for park development in the NW area
- **Project scope:**
  - Property identification and acquisition
  - Conceptual design
  - Design and construction (phased)



## ***Estimated Project Costs***

**\$1.4M Design**

**\$11.3M Construction**

**\$2.8M Land Acquisition, Additional costs**

**\$15.5M Total**

# ALLIGATOR CREEK LINEAR PARK & TRAIL

## West Section

### ***Estimated Project Costs***

**\$455K Design**

**\$3.8M Construction**

**\$149K Additional Costs**

**\$4.4M Total**



# ALLIGATOR CREEK LINEAR PARK & TRAIL

## West Section

### **Project objectives:**

- **Provide recreation opportunities in the NW area**
- **Connect existing greenbelts and trails**
- **Improve water quality and stormwater functionality**

### **Project scope:**

- **Phase 1: Existing 0.25-miles of trail**
- **Phase 2: Permitting and construction**
- **Phase 3: Design, permitting, and construction of all future phases and alternatives**



# MISSION HILL PARK PHASE 2

## ***Estimated Project Costs***

**\$807K Design**

**\$6.7M Construction**

**\$264K Additional Costs**

**\$7.8M Total**



# MISSION HILL PARK PHASE 2

## **Project objectives:**

- **Provide recreational space for the Hunters Creek, Oak Run and Mission Oaks neighborhoods**
- **Historical preservation and education**

## **Project scope:**

- **Observation towers and natural surface trails**
- **Overflow parking and restrooms**
- **Exterior deck and elevated boardwalk**

# GUADALUPE RIVER PARK

## ***Estimated Project Costs***

**\$614K Design**

**\$5.1M Construction**

**\$201K Additional Costs**

**\$5.9M Total**





# GUADALUPE RIVER PARK

## **Project objectives:**

- **Create a vision plan for city-owned properties along the river**
- **Provide river access for watersports**
- **Add pedestrian access and walking trails**

## **Project scope:**

- **Update existing PER, final design**
- **Construct park facilities and street improvements**

# CalLEN'S CASTLE PARK

## ***Estimated Project Costs***

**\$543K Design**

**\$4.5M Construction**

**\$178K Additional Costs**

**\$5.2M Total**



# CALLEN'S CASTLE PARK

## **Project objectives:**

- **Provide an accessible all-abilities recreational space**

## **Project scope:**

- **Inclusive play structures**
- **Restrooms**
- **Cooling areas**
- **Mini-city**
- **Multipurpose fieldents**



# SPRING FED POOL IMPROVEMENTS

## ***Estimated Project Costs***

**\$1.2M Design**

**\$10M Construction**

**\$399K Additional Costs**

**\$11.8M Total**



# SPRING FED POOL IMPROVEMENTS

## **Project objectives:**

- **Improve operational functionality**
- **Renovate aging facilities**

## **Project scope:**

- **Replacement of deck and pool walls**
- **New sump pump system**
- **Improvement of pool floor and stair access**
- **Upgrade pool attractions**
- **Create shaded canopy/picnic area**
- **Add concession facilities**