

## Legislation Text

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**File #:** 21-861, **Version:** 1

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**PRESENTER:**

Jeff Jewell, Economic and Community Development Director

**SUBJECT:**

Approval of a resolution recommending a contract award and project expenditure to Kimley-Horn and Associates, Inc., of up to \$442,000 to prepare a preliminary design and streetscape plan for Castell Avenue, as approved and found by the Board of Directors of the New Braunfels Economic Development Corporation to be an eligible project expenditure required for infrastructure necessary to promote or develop new or expanded business enterprises.

**DEPARTMENT:** Economic and Community Development

**COUNCIL DISTRICTS IMPACTED:** 5,6

**BACKGROUND INFORMATION:**

The City solicited a Request for Qualifications, (RFQ) for preliminary engineering and design of the South Castell corridor improvements in the spring of 2021. The City received ten (10) responses to the RFQ and interviewed three firms based on qualifications and experience. Staff selected Kimley-Horn and Associates to prepare a scope of work to provide a preliminary engineering report for the South Castell corridor and is recommending Kimley-Horn for award. The intent of the preliminary design was to implement and translate the vision of the South Castell Area Master Plan and Envision New Braunfels into preliminary design documents for the corridor. The specific goals of the project and as:

- Link catalytic convention site along South Castell Avenue to Downtown;
- Connect private spaces to the public realm;
- Improve drainage along South Castell Avenue;
- Improve walkability along South Castell Avenue;
- Determine future utility assignments along Castell Avenue;
- Create a downtown gateway;
- Create a public plaza (shared street) around the convention center; and
- Incorporate enhanced pedestrian-oriented amenities that promote walkability in the downtown area

The scope requires that Kimley-Horn deliver conceptual layout options for urban design and landscaping elements, a schematic roadway design, a preliminary engineering report, a preliminary opinion of probable construction costs, and a standard for downtown streetscape for South Castell Avenue. This will provide a highly reliable cost estimate to construct the final improvements.

More specifically, the preliminary engineering report will be an intensive technical effort, with the engineer and team studying the subsurface utilities, traffic, drainage systems, landscaping and right of way. Kimley-Horn will develop an understanding of the current state of the corridor including travel/bike lanes, parking, and parkway/sidewalk zone to establish a clear project limit of the public realm from back of curb to building face/limits of the right-of-way both sides of Castell Avenue.

The engineer will prepare a drainage analysis for the Castell Avenue corridor to evaluate existing stormwater inundation and recommend up to three potential proposed alternatives. The hydraulic study area will be between South Castell Avenue and the stormwater outfalls in the Comal River or Guadalupe River. They will also research the landscape heritage of downtown New Braunfels and identify important aspects related to how this landscape can be used as an enhancement to the quality of life and improvement of the corridor experience. The engineer will provide one technical assessment of the existing landscape constraints and features of the corridor to identify important relationships of the various landscape program related to the street and adjacent uses and opportunities for improvements that are not readily apparent. Finally, they will define and develop design elements for major character zones throughout the corridor that include gateway elements, paving/hardscape, pedestrian and street lighting, signage, wayfinding, banners, public art, and street furniture. They will also develop cross sections of each character zone to articulate the dimensions and materiality of the parkway/sidewalk zone segment of the streetscape and provide up to three (3) landscape architecture sections/thumbnailed sketches showing various illustrative details and images for each district.

In addition to direct conversations with property owners along the corridor, the City anticipates that community engagement and feedback will be sought on the preliminary designs and concepts developed.

**ISSUE:**

Implementation of the South Castell Area Master Plan

**FISCAL IMPACT:**

The project will be fully supported by the NBEDC. The NBEDC has sufficient funds to complete the project.

**RECOMMENDATION:**

Approval of the resolution approving the contract and expenditure.