

Projects Update – April 2016

ECD = ESTIMATED COMPLETION DATE

TxDOT Projects

- The IH-10, Hwy. 46, FM 78 and Access Road improvements have started construction. The project is scheduled to take three years to complete.
- **BS 123 B** (N. Austin Street – R.R. tracks to IH 10)
Update: Proposed start date of the BS 123B construction project is May 28th
- **Sidewalk Grant Projects** (Cedar/College & Jefferson) **98% COMPLETE**
Only minor tasks, general cleanup, revegetation, etc.
ETD: April 2016
- **Hike & Bike Trail (TxDOT)**
Update: There are some tasks remaining in the section around the new library and also under the Convent Street Bridge which includes some gabion baskets for erosion control.
ECD: April 2016

MPO Projects

- **Vaughn/San Antonio St. Project** – Engineering underway
Project Plan: ADA-compliant sidewalk constructed along N. Vaughn St (north of Court to San Antonio) and along San Antonio east to Guadalupe St. (see attached map)
- **Tor Drive (SH 123 Business to SH 123 Bypass)**
ECD: tbd
Project Summary: Widen roadway and add continuous left turn lane, bike lanes and sidewalks
Update: Currently under design with Brown Gay Engineers (BGE). The initial survey has been completed, traffic counts are underway, and utility coordination is on-going as part of the design phase. 30% Plans are due to TxDOT on May 1, 2016 and Public Works will be scheduling a Community Review and Input Meeting to be held by Mid-May.

Capital Improvement Projects:

- **S. River Street Improvement Project** – expected to begin late April 2016
ECD: Spring 2017
Project Plan:
 - S. River Street – Washington to Shelby: Micro-surfacing (seal) of roadway; Relocation of fire hydrants; Upgraded water line
 - S. River Street – Shelby to Klein: Mill and overlay of roadway – asphalt will be cut out on both sides of the street and a layer of asphalt will be placed over entire

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road; Drainage improvements – including curb inlet installed (curbside storm drain ties into storm drain line) and construction of curbs; Upgraded sewer line

- River St – Washington to Klein (entire scope of project): Sidewalks installed on east side of street (ADA-compliant including ‘truncated domes’*** on ramps for visually impaired).; Driveway improvements – concrete and asphalt aprons installed

- **Walmart/IH-10 Access Road Area Water Main Extension** – Construction is underway
ECD: October 2016

Project Plan: Extending water main from N. Vaughn northwest to New Braunfels (16 in, 12 in, 8 in lines)

- **River-San Marcos-Heideke Street (RSMH) - Phase I**

ECD: May 2016

Update: 85% complete; contractor focus on San Marcos St/

- **Heideke-Martindale-Stremple Sewer Extension Project**

ECD: April 2016

Background: The project will extend sanitary sewer from Heideke Street near IH-10 to Martindale Road, then up to Stremple Road to serve the area and future development.

Update: 95% complete; still need to pull the mandrel and make the trench repairs

- **206 Eco-Restoration/Reforestation (USACE)**

ECD: April 2016

Background: Reforestation will be provided along various parcels adjacent to Walnut Branch from Starcke Park East to the Regional Detention Ponds near Interstate 10/adjacent to Niagara facility

Update: 95% complete; 24 acre reforestation remaining; Map of project attached

- **Greenspoint Sanitary Sewer Extension**

COMPLETED

Background: The project extends sanitary sewer on the east and west sides of State Highway 46 North at Rudeloff Road to serve proposed and future development in the area

City Facility Projects:

- **Seguin Animal Services Facility**

ECD: Nov. 2016

Update: Council approved contractor 3/15; groundbreaking expected April 2016

- **Seguin Utility Operations Center**

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ECD: December 2016

Location: 3000 Blk N. Austin St.

Update: Groundbreaking Feb. 2016; contractor on schedule

● **New Library**

ECD: July 2016

Update: Façade almost complete

<https://www.workzonecam.com/projects/thossbyrne/library-seguin/workzonecam>

Development Projects (Contact: John Foreman, Asst. Dir. Of Planning)

- **Commercial:** Mattress Firm (currently under construction near Taco Bell on E. Court Street)
- Alamo Group Addition – COMPLETED. Final inspections
- King Plaza Retail (Phase I complete) Phase 2 under construction (1417 E. Walnut St)
- Court Plaza Strip Center - 1507 E. Court St: 12,000 s.f. retail center with 4 units left
- Taco Tejano – construction ongoing; building is framed
- Legacy Oak Medical Complex (King St.) 2 of 3 buildings almost finished
- Schaefer Property/ Integral Properties – plat approved; in predevelopment
- Stripes (IH-10 & Austin St.) – Site permit issued; application for building permit received
- Alamo Self Storage (1850 W. IH 10) under construction
- Walmart (SE Corner of IH10 and SH 46) -Construction expected in 2017
- **Seguin High School - March Update:**

<http://www.seguin.k12.tx.us/users/Bond%20Construction/WklyUpd/SHS/HS%20Construction%20Weekly%20Report%20website%20030416.pdf>

ECD: August 2017

Industrial:

Niagara Bottling LLC (IH 10 & 8th St) - Complete

Update: Approved for Certificate of Occupancy (3/31/16). As far as inspections and sitework go, they are finished.

- **Siro (IH 10 & 8th St)**

Update: Company expects to finish wrap up the Pre Engineering Phase and start construction during 2016

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Single Family Residential:

- The Village at Mill Creek - An expansion of the already existing single family residential community, will bring 800+ new rooftops to the area. Crews are working to get infrastructure needs in place at the site, with a tentative goal of lot completion in late 2016
- Meadows at Nolte Farms – Phase II - 195 new homes are planned; Phase I development completed
- Greenspoint Subdivision - Bordered by State Highway 46 on the east, Rudeloff Road on the north, and Farm to Market Road 78 on the south, this 264 acre, mixed used development consists of 39 commercially zoned acres, leaving the remaining 225 acres residentially zoned.
- Butte Meadows (Old Falcon Meadows) - 400+ new rooftops. Preliminary site plans and Phase 1 development plans have been approved. Lots have been platted, and the developers are in the process of recruiting builders.

Multi-family Residential:

- Navarro Crossing Duplex Condos – building permits issued for two structures (4 units); construction of units, driveways, utilities underway
- Walnut Grove Apartments (E. Walnut near HEB) –116 units: 36 1BR apartments, 46 2BR apartments, and 34 3BR apartments. At this time, rents are approximately \$900, \$1125, and \$1350 respectively. This is a conventional, market-rate property, and will not be participating in an affordable housing program. Expected completion date: End of 2016
- Park West Apartments: 900 blk San Antonio St. – zoning approved and plats have been submitted for the ten acre site.
- Oak Hollow Phase II (on Barnes Dr.) – 96 units – site permit issued