



# North Beach Revitalization



October 22, 2024



# Highlighted Projects

- North Beach Drainage Improvements
- Design of North Beach Eco Park
- Elevate and Reconstruct of Beach Avenue & Gulfspray Avenue
- North Beach Gulfspray Ave Pedestrian/ Bike Access
- Texas State Aquarium's Parking Lot
- North Beach Restroom & Parking
- North Beach Nonstructural Fill Dirt Management Policy
- Puerto Del Sol RV Park
- Demolition of Villa Del Sol Condo
- TxDot Turnaround Work
- New Fajitaville Restaurant
- Texas State Aquarium Wildlife Rescue Center
- Beach Nourishment
- New Trash Cans



# North Beach Drainage Improvements

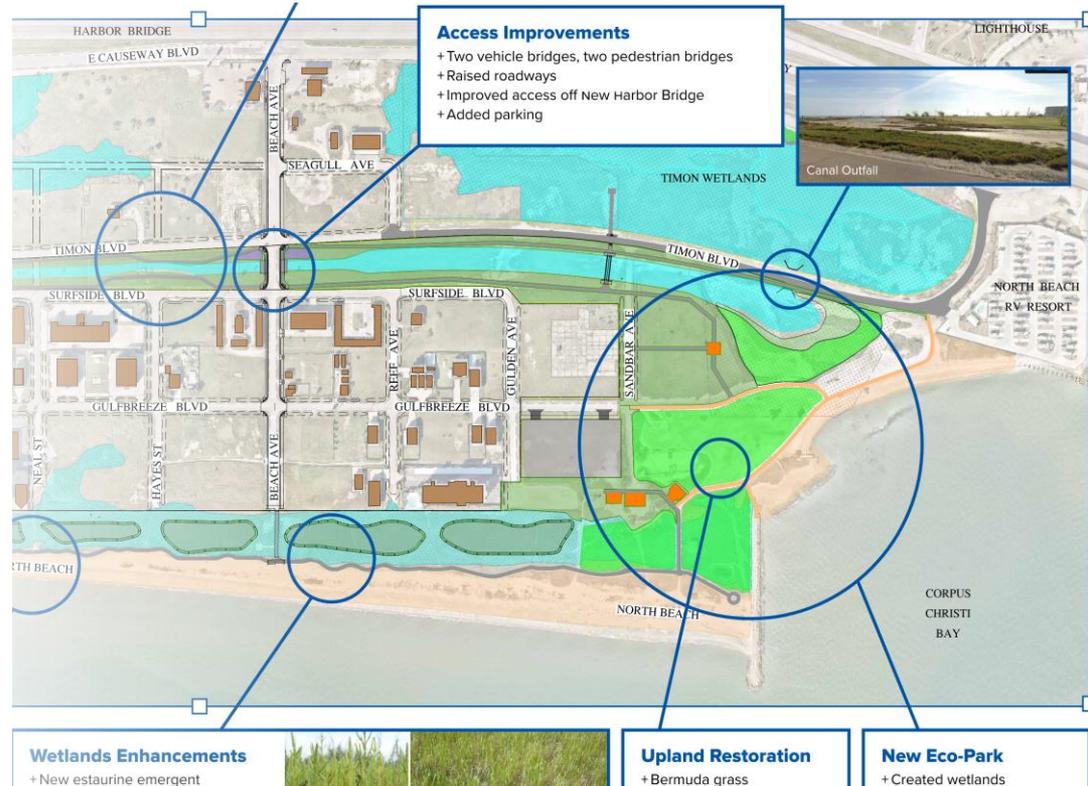
- Budget: \$25.5 million
- Design complete and currently advertising for bids
- Scopes of work:
  - Canal
  - Stormwater Conveyance
  - Linear Park
  - Streets / Driveways
  - Vehicular Bridges
  - Water Utilities
  - Lift Station & Wastewater Utilities





# Design of North Beach Eco Park

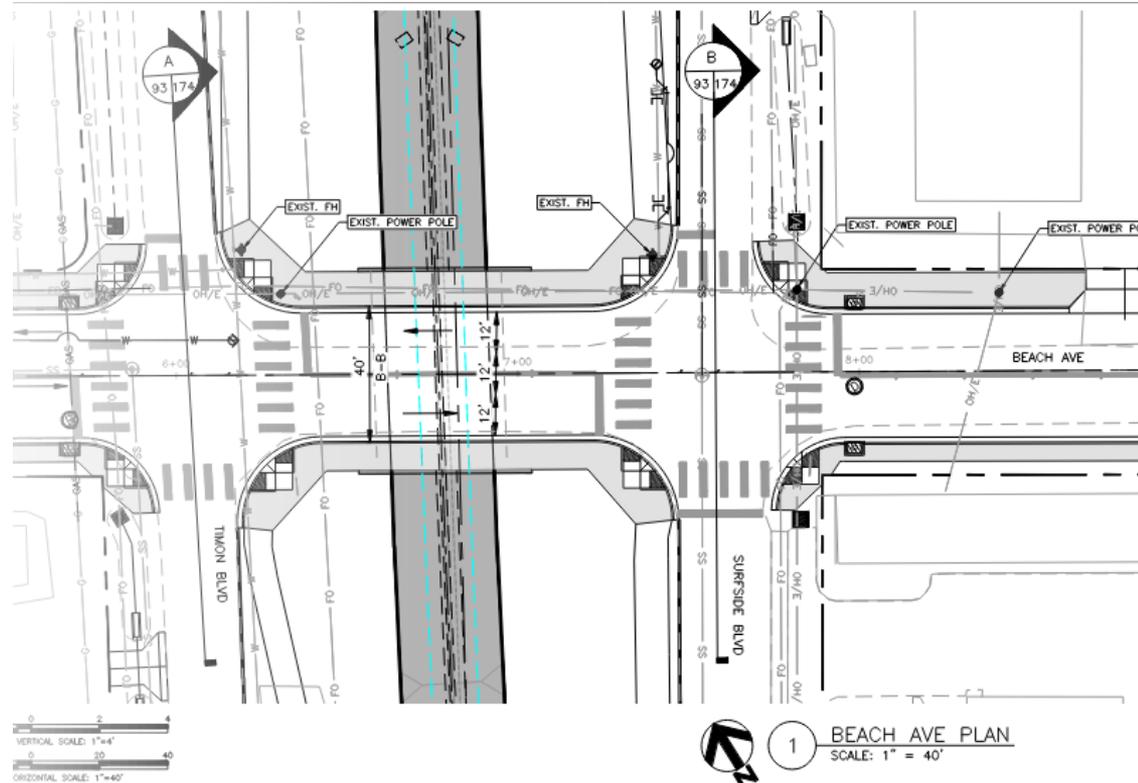
- Budget: \$100K
- Design complete and currently advertising for bids
- Scope of Work:
  - Connection to Linear Park and Beach Walk
  - Enhance Existing Wetlands
  - Create New Wetlands
  - Uplands Restoration / Native Grasses
  - New Parking





# Elevate and Reconstruct Beach Avenue and Gulspray Avenue

- Raised to 5' EL above MSL
- Full Depth Reconstruction
- 8' and 10' wide walks (tied to Harbor Bridge)
- On Street Parking
- Replace all driveways in kind
- ADA Ramps & Crossings
- Signage & Striping
- Design complete and currently advertising for bids





North Beach Gulfspray Ave Pedestrian/  
Bike Access

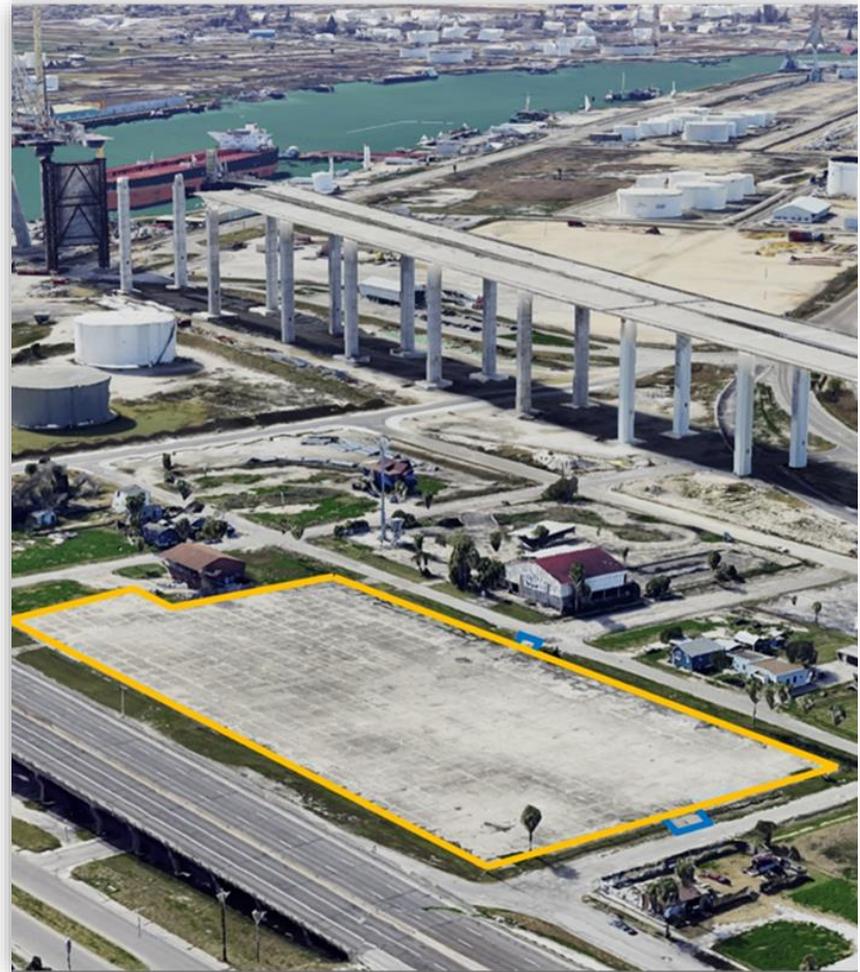


# Aquarium Expanded Parking Lot

- Current Parking: 203,400 sq ft lot = 435 spaces

## **Expanded Parking**

- Purchased 151,000 sq ft lot in August
- Increases parking capacity by 75%
- Free tram to transport visitors from parking to attractions
- Scope of work includes surface work, drive aprons, lighting, & landscaping
- Type B to fund \$2 million for new parking lot work
- Design concepts to be complete by the end of the year





# North Beach Restroom and Parking

- Total Budget: \$6.8 million
- Ribbon cutting ceremony was on July 29
- 151,000 sq ft lot increases parking by 30%
- Scope of work includes surface work, drive aprons, lighting, & landscaping





# North Beach Nonstructural Fill Dirt Management Policy

- City Staff had a meeting with North Beach Community Association on August 28, 2024 to discuss the nonstructural fill policy.
- The City agreed to be the responsible party to pay for the soil testing once the potential fill dirt is identified by the property owner.
- City staff has developed a procedure to perform this task utilizing existing soil testing contracts.
  - Residents identify fill sourer to be tested.
  - Residents identify V-Zone location to be tested.
  - Public Works obtain testing samples.
  - Testing time: 5 days.
- The estimated cost for the soil testing is approximately \$300



# PUERTO DEL SOL RV PARK

- Budget: \$1.8 million
- Scopes of work: landscaping, fencing, underground electrical repairs, site build up of 3 feet, and vinyl bulkhead on three sides.
- Project incentives of \$442,000 provided by the TIRZ #4 North Beach Property Improvement Program and the North Beach Infrastructure Project Program





# DEMOLITION - VILLA DEL SOL BUILDING

- The total costs of the demolition total \$62,200
- On August 9th, the four story “T-section” of building #3 sustained significant fire damage that compromised the structural integrity of the building section
- 18 condominium units and first-floor common room of building #3 were declared an imminent danger to life and safety.
- An Emergency Demolition Order was issued.
- After concluding “cause and origin” investigations and damage assessments, the demolition began September 20<sup>th</sup> and completed on October 11<sup>th</sup>.





# NEW FAJITAVILLE RESTAURANT

- Minor repairs/work completed over the summer to ensure it was open for visitors.
- Major construction to begin November 2024 including structural repairs, outdoor improvements, and parking lot improvements.
- Project incentives provided by the TIRZ #4 North Beach Property Improvement Program
- Total Eligible Reimbursement Project Costs (Developer) \$2.3 million
- TIRZ Incentive not to exceed \$879,984
- Estimated completion March 2025





# TEXAS STATE AQUARIUM WILDLIFE RESCUE CENTER

- Country's largest and most advanced wildlife rescue center
- \$18 million investment
- 18-month construction period
- Licensed to rescue marine mammals, black bears, mountain lions, sea turtles, and birds
- Ability to rescue and rehabilitate over 3,000 sea turtles at one time
- Teaching wildlife hospital with Texas A&M Kingsville





# TRASH CANS REPLACEMENT

- Parks & Recreation has replaced 35 trash cans on North Beach.
- Replacing 15 signs around North Beach including the sign at Dolphin Park that was recently vandalized.
- The replacement for the Dolphin Park sign should be in place in 5-8 weeks.





# NORTH BEACH SAND MOVEMENTS

- The sand had been pushed up due to Tropical Storm Alberto.
- Parks & Recreation Beach Operations and Public Works moved sand from the middle of the beach and the parking area back into the water.
- The process took 8 weeks to complete.





# HOTEL DE VILLE

- Minor repairs/work completed over the summer to ensure it was open for visitors.
- Major construction includes structural repairs, outdoor improvements, and parking lot improvements.
- Construction begin in November 2024.
- Estimated completion April 2025
- Project incentive provided by the TIRZ #4 North Beach Property Improvement Program
- Total Eligible Reimbursement Project Costs (Developer) \$877,000
- TIRZ Incentive not to exceed \$432,089

