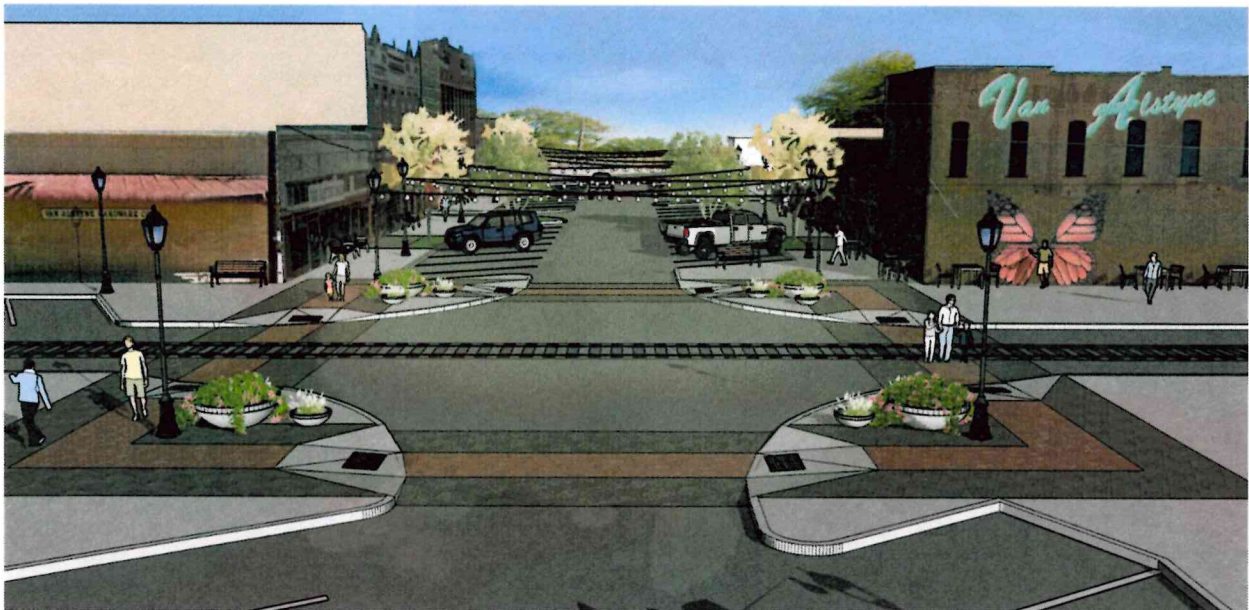




October 10, 2023

Mayor, Council Members, and Van Alstyne Citizens
The City of Van Alstyne
152 North Main Drive
Van Alstyne, Texas 75495

Over the past year I would estimate my wife and I have visited downtown McKinney's square at least six times. Wendy and I walk the square, she shops, I look and learn. I am a student of other cities that have found success. Clearly, McKinney's Historic Downtown is successful. The square has become a mecca for people seeking fun and entertainment. Visitors bring their dogs, many sit and enjoy a glass of wine while others find a favorite dining establishment among the many offerings. The square is filled with unique shops and restaurants while maintaining its rich Texas history. The buildings reflect the charm of days gone by, all well-kept respectful to the period of construction. Building facades are clean and attractive, reflecting pride in building ownership and in the community itself. I see and experience the same when visiting downtown Denison. The ongoing street revitalization has launched the popularity of downtown Denison. Once vacant buildings are now being renovated, many repurposed with new restaurants, wineries, and shops appear monthly as this area of Denison becomes reborn.



Conceptual Rendering – Westwood Professional Services, Inc.

Van Alstyne is now in the process of initiating its own downtown revitalization effort. Phase I included the construction of a new parking lot at Main and Marshall. Phase II addressed drainage issues, a project that is now complete. Phase III will pave Van Alstyne Parkway from the railroad tracks heading west to Waco Street. This phase will also pave Preston Ave from Van Alstyne Parkway to Cooper St. Concrete streets, curb and gutter, landscaping islands, and the installation of underground chase ways that will enable the city to take overhead utilities underground. Phase III has been awarded to Quality Construction and is scheduled to commence work October 16, 2023. Phase IV will be a sizable segment of the project and will cover the



paving of Preston Ave starting at Cooper St. heading south to Marshall St. The project will then turn east on Marshall St and pave Marshall to Main before turning north and paving Main St back to Jefferson. New concrete streets, curb and gutter, streetlights, park benchers, landscaping, overhead lighting and underground chase ways. While the renderings depict the railroad tracks on Preston Ave being stamped as they are in the Central Social District, the interurban tracks that are presently on Preston Ave will be saved and reused.



Conceptual Rendering – Westwood Professional Services, Inc. (intersection of Preston & Marshall)

We are excited by the prospect of seeing our own historic downtown revitalized and becoming a vibrant and exciting place to visit, dine and shop. Our desire is to see this project completed by the spring of 2025.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Lane H. Jones', with a long, sweeping flourish extending to the right.

Lane H. Jones – C.M.O.
City Manager

October 2023 City Manager Update

1 **Umpress / Hynds Park**

- * Earth moving equipment moving earth
- * Erosion control measures in place
- * Permits issued / Release to work from Texas Parks given
- * Anticipate earthwork the entire month of Oct and into November
- * Utilities commence in November
- * Paving of parking, pavilion, restroom, etc will commence in Nov and continue into January
- * Pavilion install scheduled for January
- * Restroom install scheduled in April
- * Landscaping April 1 - May 10
- * Playground install April
- * Substantial completion May
- * Open to Public May 22nd
- * Ribbon Cutting TBD

2 **Public Safety Facility**

- * City Manager has placed the architectural design of this project on hold in September
- * CM is seeking a "Professional Services Agreement" providing project management services. Under this agreement, the Project Mgr will work with the A&E firm to develop a concept that meets our goals and objectives, assist in the development of a set of architectural plans and move the project to the bid stage.
- * Anticipate having the individual/company identified NLT Nov 14 city council meeting

3 **Historic District Renovation - AKA Downtown Streets Project**

- * It is the goal of this project to update our Historic Business District with street improvements, landscaping, street pole lights, park benches, ornamental lighting and the relocation of overhead utilities to underground chaseways.
- * Further, this project is dedicated to improving our historic district with the intention of revitalizing the area, attracting tenants and creating a lively and entertaining historic downtown.
- * Phase I: Installation of a second parking lot in downtown (Main & Marshall) Project Complete
- * Phase II: Installation of drainage on VA Parkway and Preston, paving of parking spaces and landscape islands on Preston near Cooper. Project Complete
- * Phase III: Paving of Van Alstyne Parkway from RR Tracks to Waco, paving of Preston from Van Alstyne Parkway to Cooper Street. Contract awarded to Quality Construction with scheduled commencement date of Oct 16th to allow for VA Parkway to remain open during 150th celebration.
- * Phase IV: Paving of Preston from Cooper to Marshall, paving of Marshall St from Preston St East

to Main and, the paving of Main St North to Jefferson. Installation of new street light poles, park benches, landscape islands, landscaping, overhead lighting on Marshall and Main, outside dining and underground chase ways for utility relocation. This section of the project has yet to be bid, awarded and a timeline has yet to be determined.

- * Phase IV: Anticipate this portion of the project to be awarded in Spring of 2024. Business owners, building owners will be instrumental in the timeline development for this phase of the project.

4 **Street Project Updates**

- * Nunnalee Ave: DDM Construction Project Manager Alex Bernard

- * Sanitary sewer line A is 98% complete on east side of Nunnalee from VA Parkway north to Baldwin. One manhole at VA Parkway remains.
- * Sanitary sewer line B is 75% complete on west side of Nunnalee from VA Parkway north to Texana. Manhole on VA Parkway across from Hopson will be ready for installation second week in October.
- * Storm collection box colverts and pipe are being installed along the east side of Nunnalee. Gas line crossing need to be lowered by Atmos. Junction box walls at VA Parkway and at Baldwin were completed Oct 4th.
- * Water line replacement has commenced from North to South along the west side outside the curb line.
- * Pavement concrete is scheduled to start in late November

- * Preston St: Vessels Construction Project Manager Bill Vessels

- * Sanitary manholes, collection piping, lateral and clean out installations is progressing north to south, now 60% complete.
- * Storm collection pipe installation at the Van Alstyne Parkway intersection has required some modifications due to previously unknown field conditions. Water lines, sanitary sewer and storm pipe will be 100% complete at this intersection by the second week in October. Van Alstyne Parkway will be completely open for traffic by Oct 11 to facilitate the Van Alstyne 150-year celebration.
- * Pavement subgrade preparation from VA Parkway to Wade will commence second week in October. Van Alstyne Parkway will be completely open for traffic by Oct 11 to

- * Collin McKinney Parkway: Mario Sinacola & Sons Project Manager Jordan Baker

- * Concrete pavement and asphalt transitions are complete.
- * Erosion control is in place for storm inlets along Parkway
- * Lane markings, directional signage and speed signage is to schedule the week of Oct 9