

The project owner needed to develop the low-lying coastal type terrain for a two-level super regional mall. The site had extensive floodplains and wetlands as it was situated between two major streams. Previously failed attempts by others at developing the 176-acre site included relocation of one of the adjacent creeks and extensive filling of wetlands.

Pharr's expertise in site engineering and analysis provided the Owner with the desired two-level mall site, while avoiding the existing wetlands and the associated costs and time delays that would be incurred by that type of environmental permitting.

In order to provide adequate transportation access to the mall, as well as to provide local relief to the already congested local

streets, major improvements to the adjacent streets were constructed. These improvements consisted of widening Bluebonnet Boulevard, Perkins Road, and the I-10 entrance and exit ramps, and extending Picardy Avenue. Bridge widening was a subcontract.

The major sitework items included the following:

- Grading (1.4 million C.Y.)
- Paving (52.5 acres)
- Water distribution system (5.1 miles)
- Sanitary sewer system (2.7 miles)
- Storm drainage system (3.0 miles)
- Public road and intersection improvements (2.1 miles)



The mall opened in October 1997 anchored by five department stores, a total of 1.4 million square feet of retail space, and great local enthusiasm. For the developer, it was an outstanding success where attempts by others had failed.