



TRANSPORTATION  
PUBLIC WORKS

City Council Briefing  
November 7, 2023





### **AGENDA:**

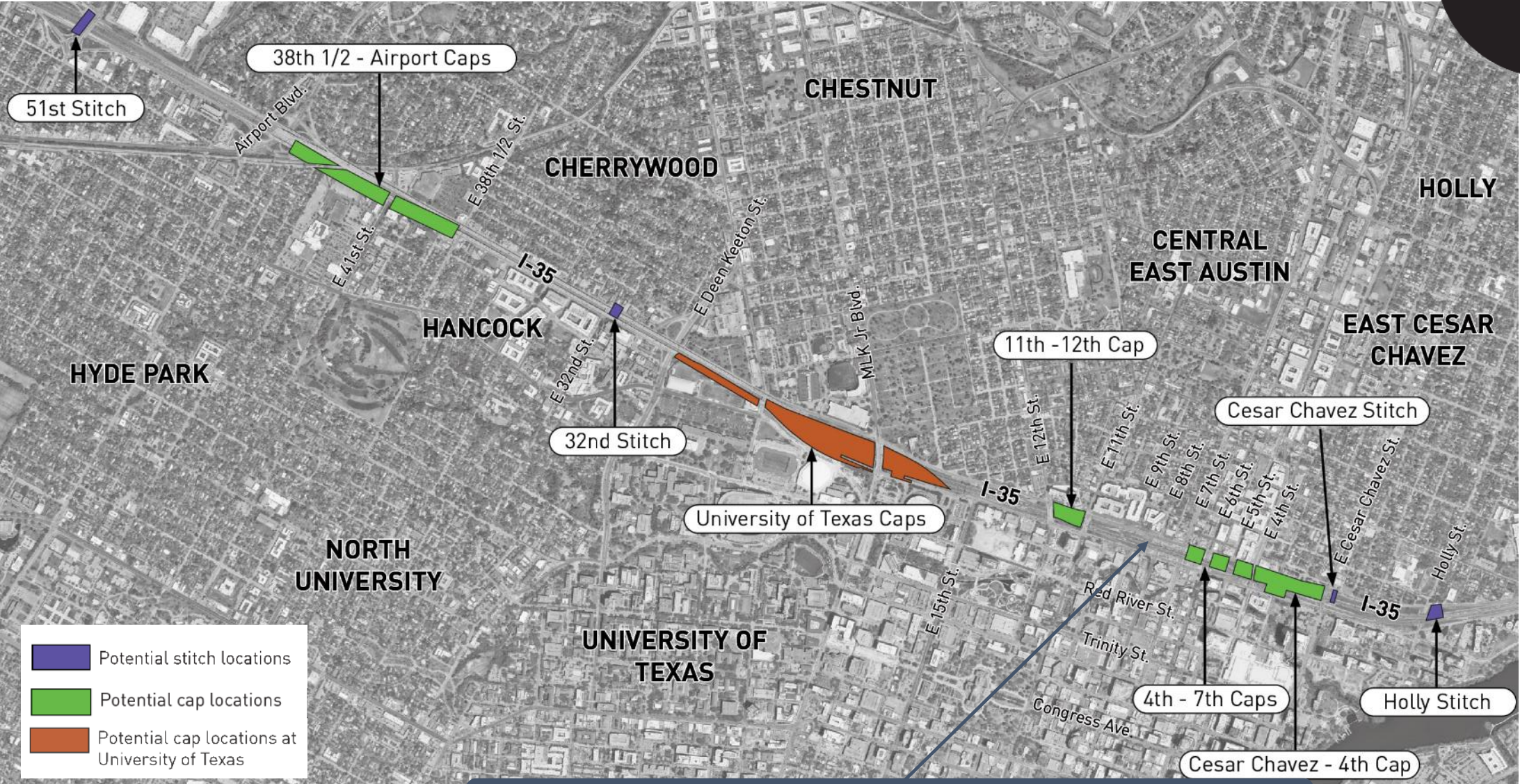
- I. Overview of Cap + Stitch Project
- II. Project Components and Options
- III. Project Costs
- IV. Funding Options
- V. Staff Recommendation

### **PRESENTATION PURPOSE:**

- Consider commitment for design funding and prioritize Caps and Stitches for I-35

# CAP AND STITCH OVERVIEW

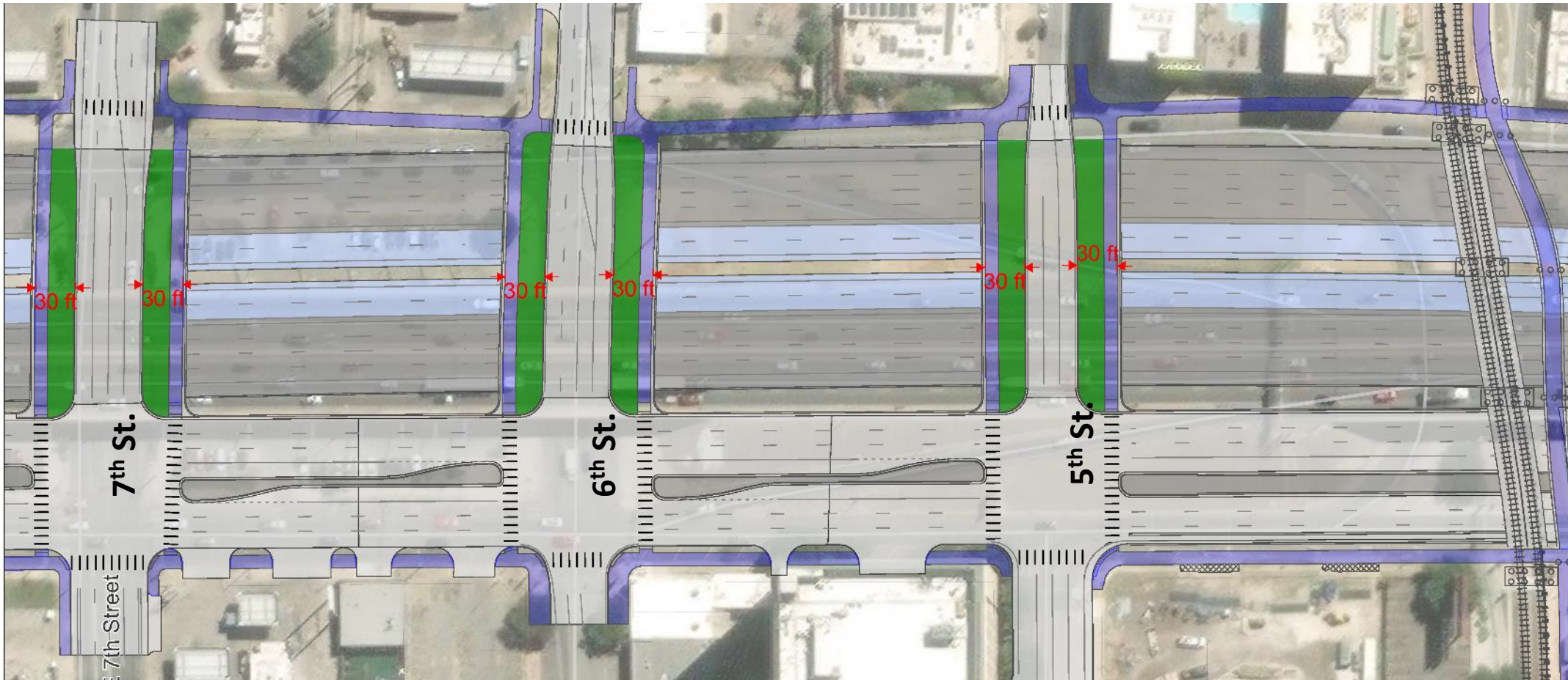
## Potential Cap and Stitch Locations



*\*7<sup>th</sup>-9<sup>th</sup> Cap removed to accommodate 11<sup>th</sup>-12<sup>th</sup> Cap*

# OUR FUTURE 35

## TxDOT Baseline Stitch



**Includes 30 feet for separation with a shared use path on each side**

# OUR FUTURE 35

## TxDOT Baseline Stitch



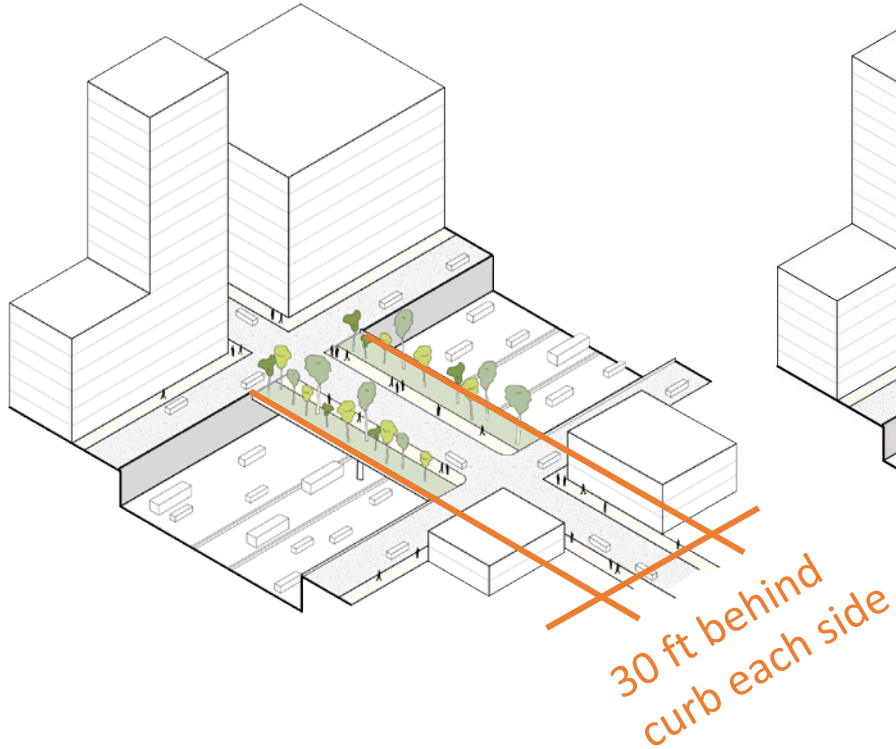
TxDOT-funded 30ft  
behind curb



OUR  
FUTURE  
35

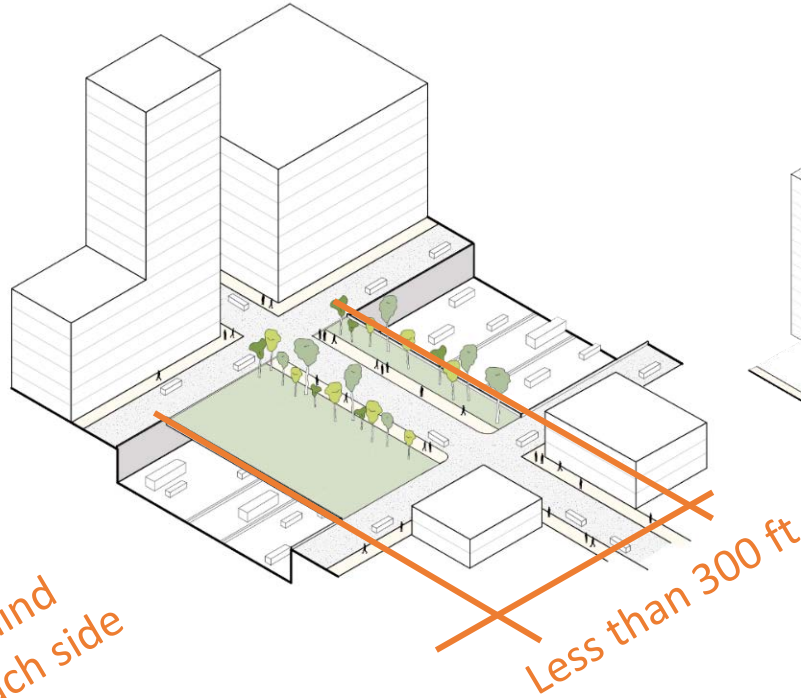
# OUR FUTURE 35

## Cap and Stitch Definitions

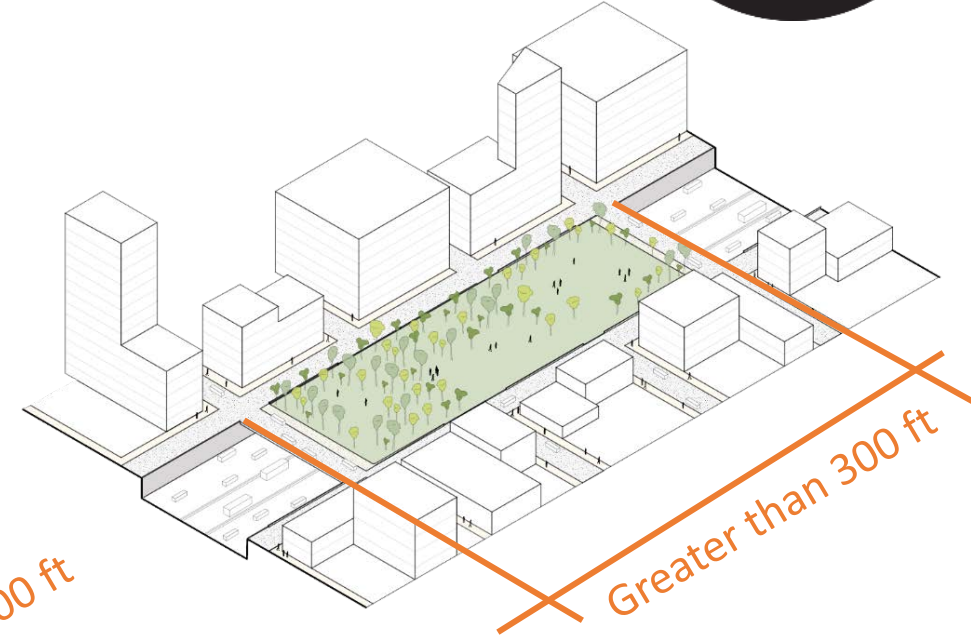


### TX DOT BASELINE STITCH –

Enhanced freeway overcrossing providing 30 feet of bike/ped and landscaping behind the curb



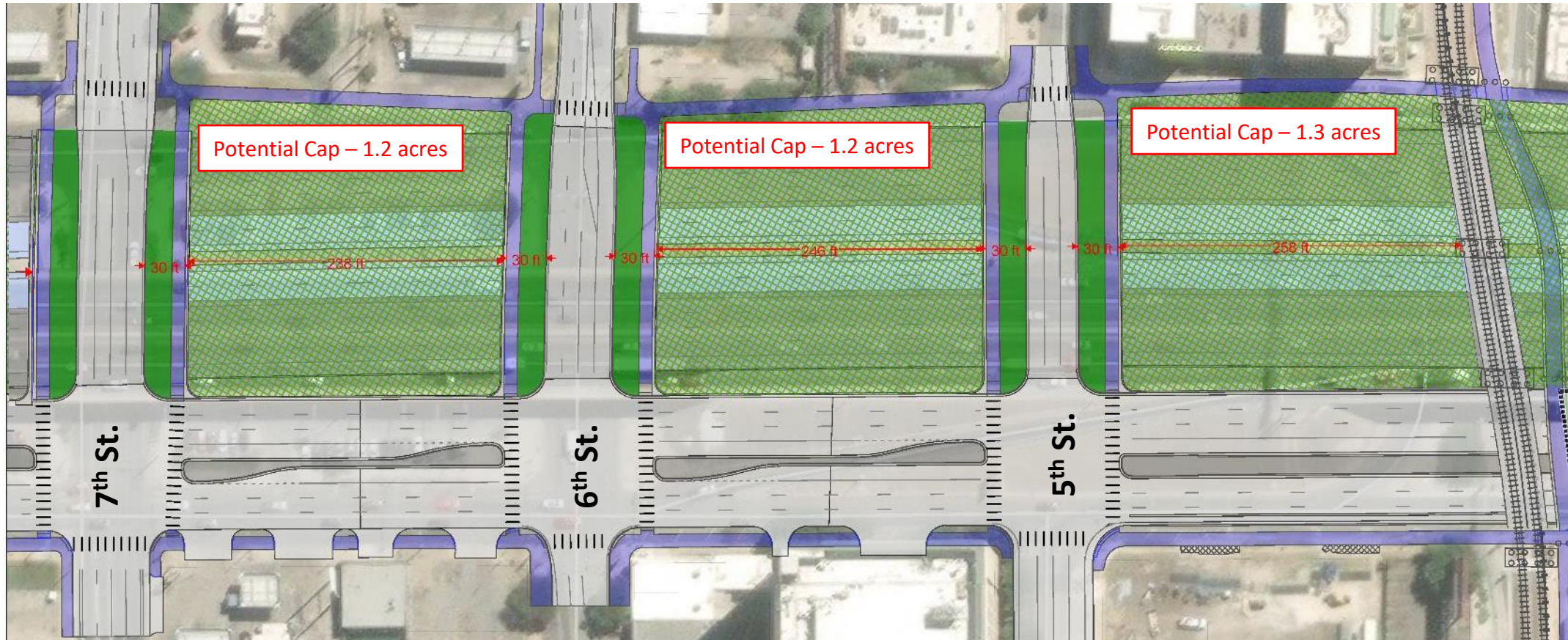
**COA STITCH** – Freeway deck less than 300 feet long (no tunnel ventilation required)



**CAP** – Freeway deck greater than 300 feet long (effectively creates a “tunnel” and requires fire/life safety)

# OUR FUTURE 35

## TxDOT Baseline Stitch + Potential COA Caps



# OUR FUTURE 35

TxDOT Baseline Stitch + Potential COA Caps



**6th Street with Cap**  
(courtesy TxDOT CapEx website)

**6th Street with Cap, night view**  
(courtesy TxDOT CapEx website)



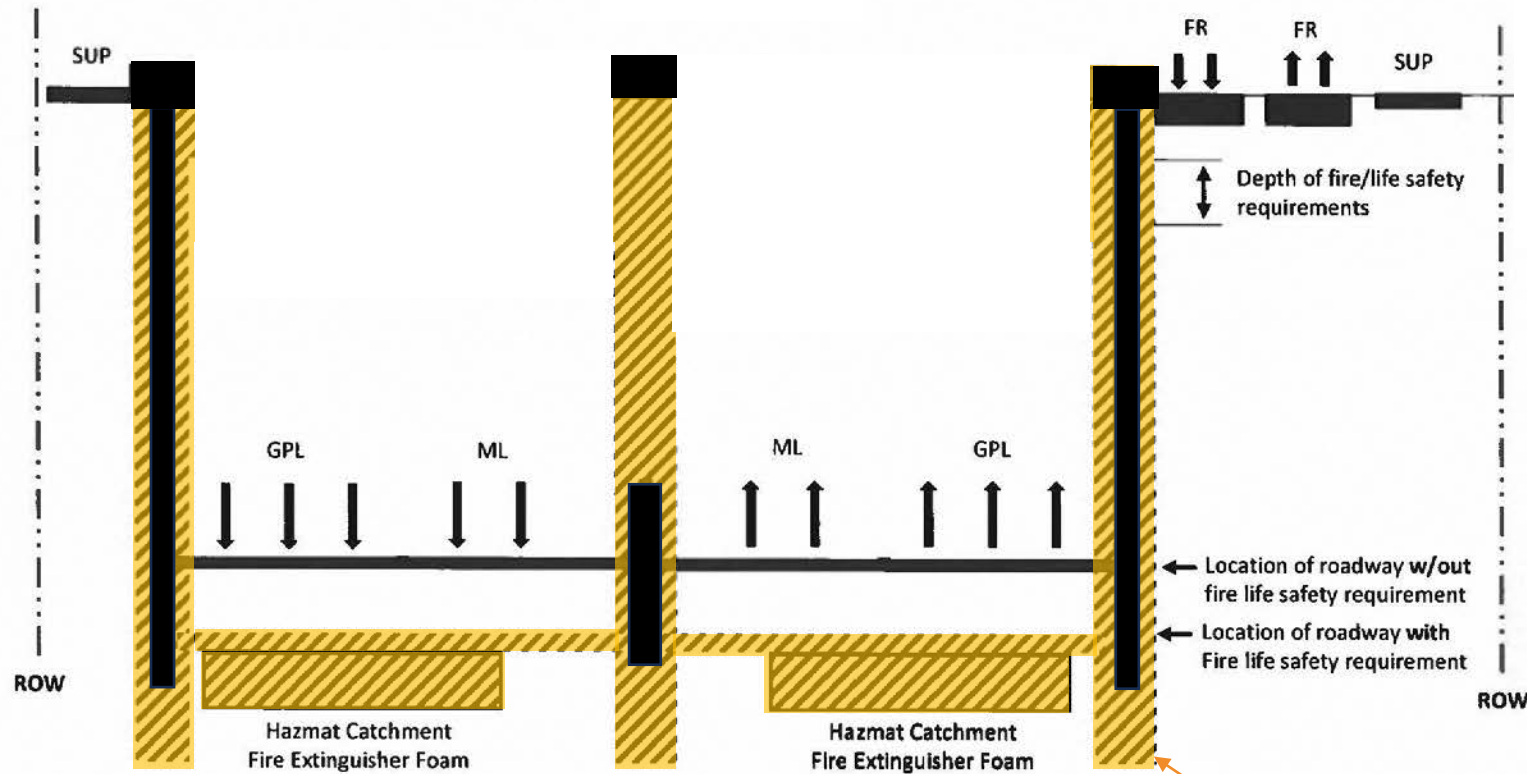
### **Project Components include:**

- Roadway Elements – to accommodate caps: upgraded foundations, walls, lowered roadway, hazmat catchment, concrete slab to support deck cap
- Tunnel Elements + Cap - tunnel support building, deck cap, jet fans
- Amenities – these are on top of Cap, such as park and open space features, restrooms, pavilions, trees, public art, cultural facilities.

**These components can be phased in**

# CAP & STITCH COMPONENTS

## Roadway Elements

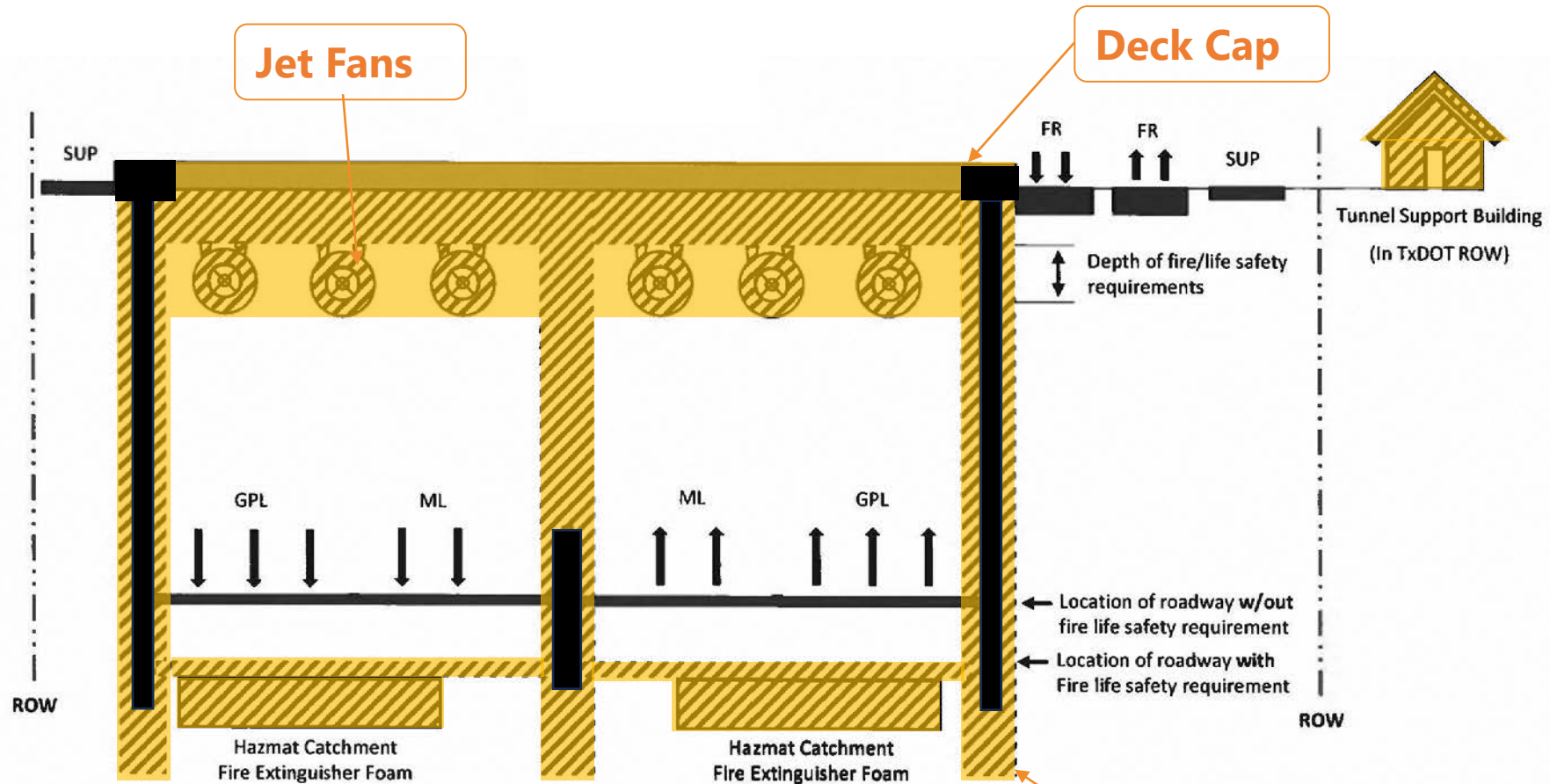


 = COA-Funded Elements

**Roadway Elements**

# CAP & STITCH COMPONENTS

## Roadway Elements + Tunnel Elements and Cap

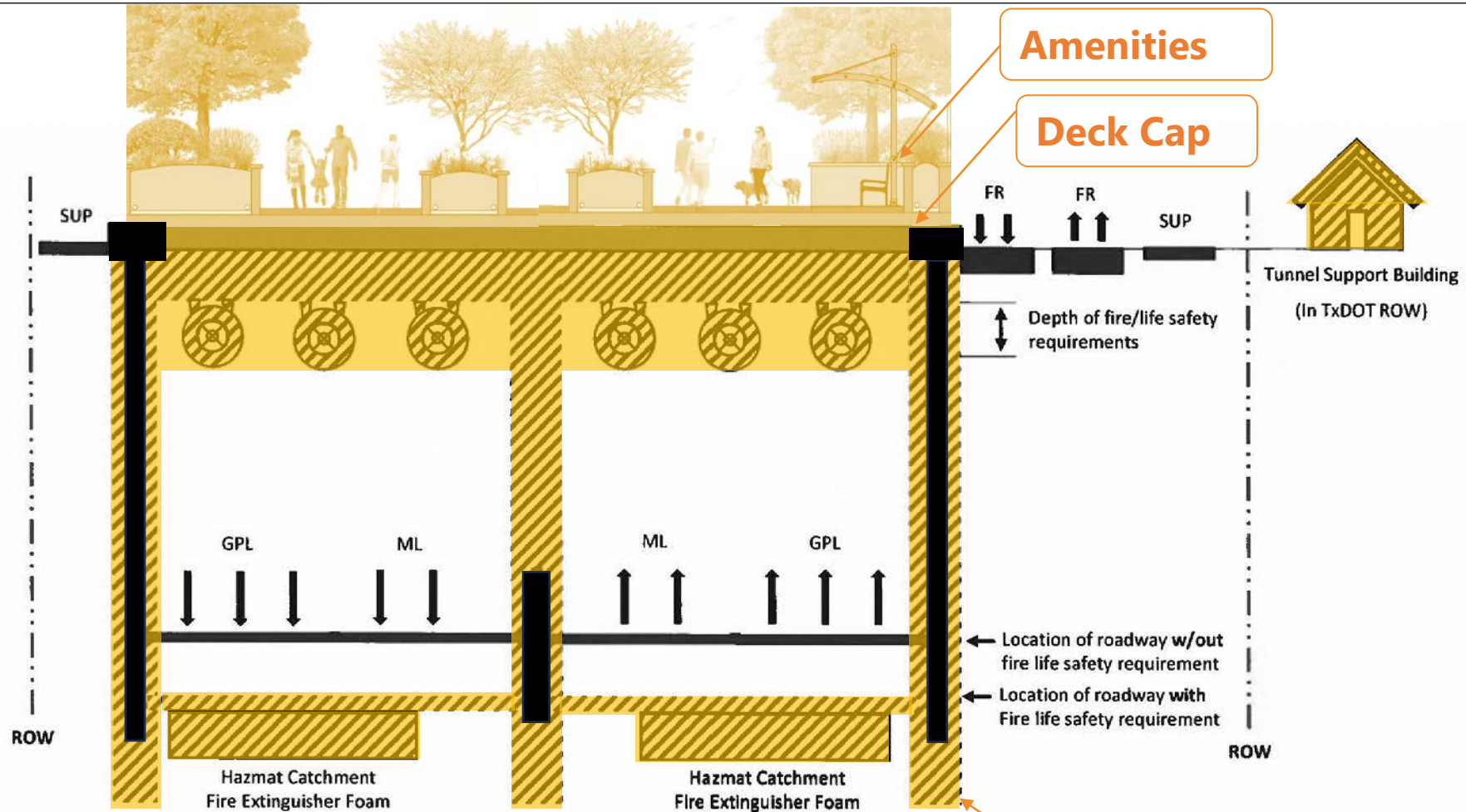


 = COA-Funded Elements

**Roadway Elements**

# CAP & STITCH COMPONENTS

Roadway Elements + Tunnel Elements and Cap + Amenities



 = COA-Funded Elements

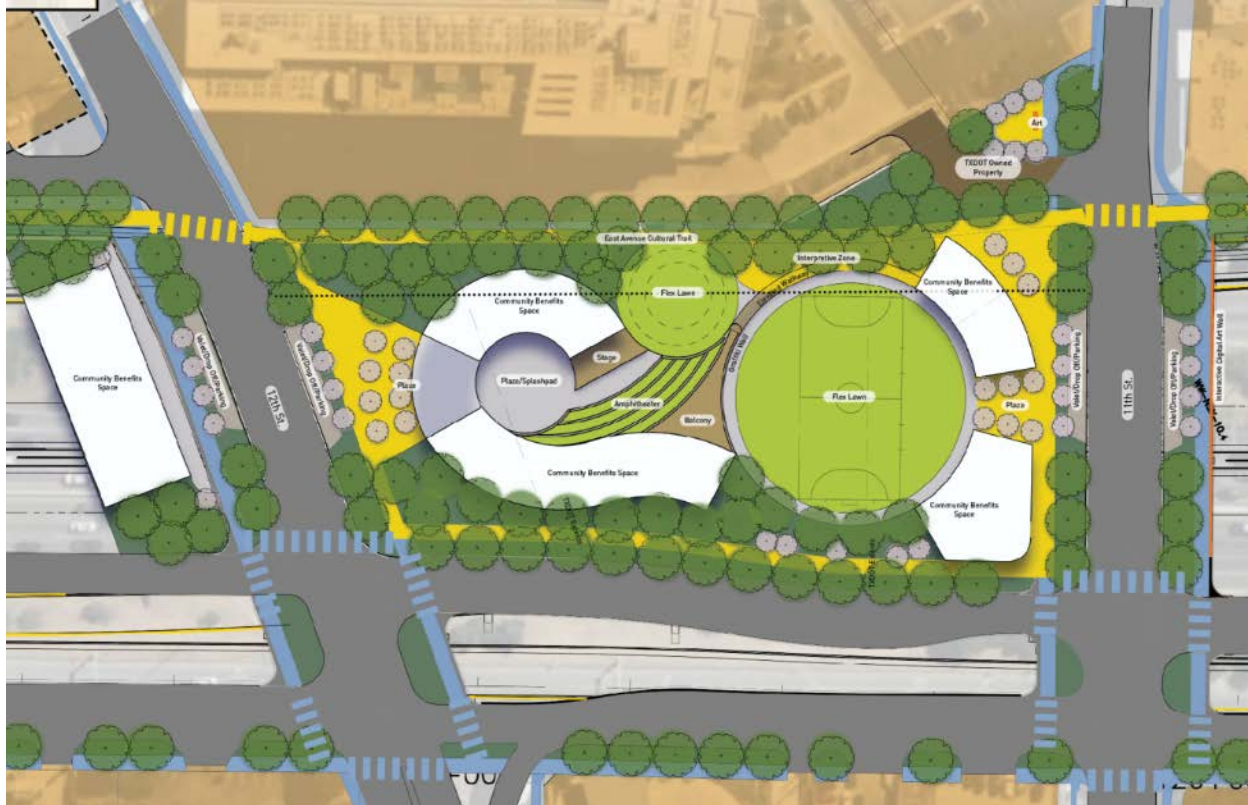
**Roadway Elements**

# CAP AMENITIES - EXAMPLES

Cesar Chavez- 4<sup>th</sup> and 11<sup>th</sup>/12<sup>th</sup>



## 11<sup>th</sup>/12<sup>th</sup> Amenities Example



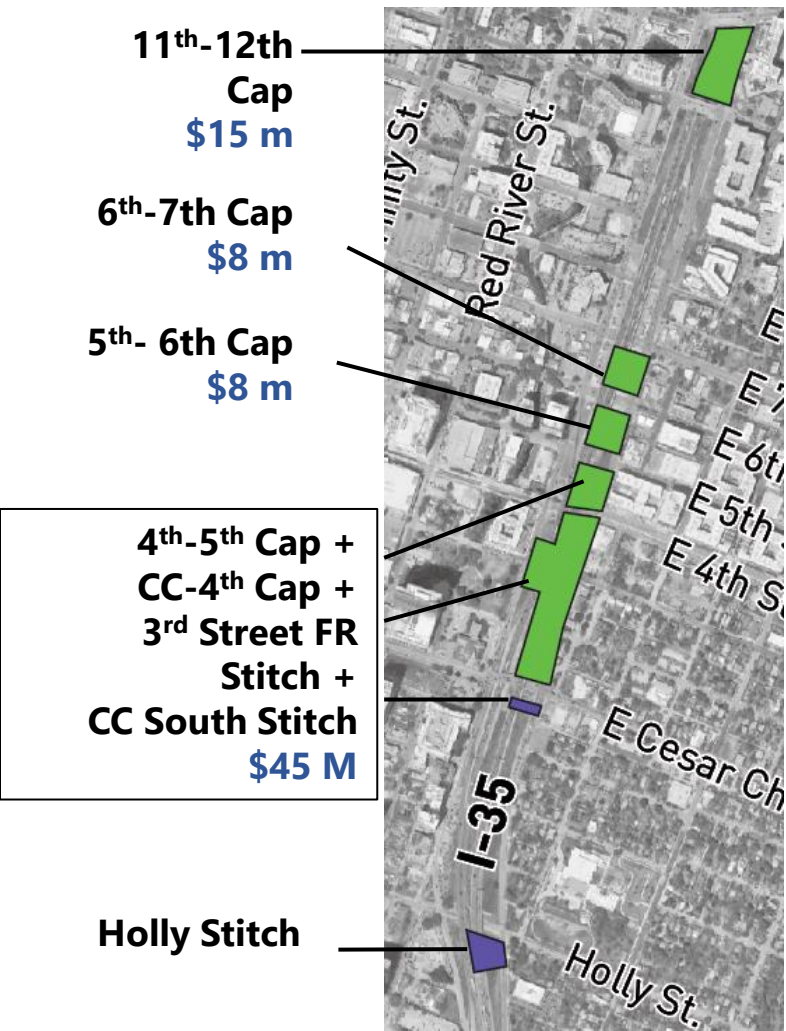
## Cesar Chavez – 4<sup>th</sup> Amenities Example



*Illustrations Only*

# CAP & STITCH OVERVIEW

Roadway Elements Costs - \$165 M total corridor

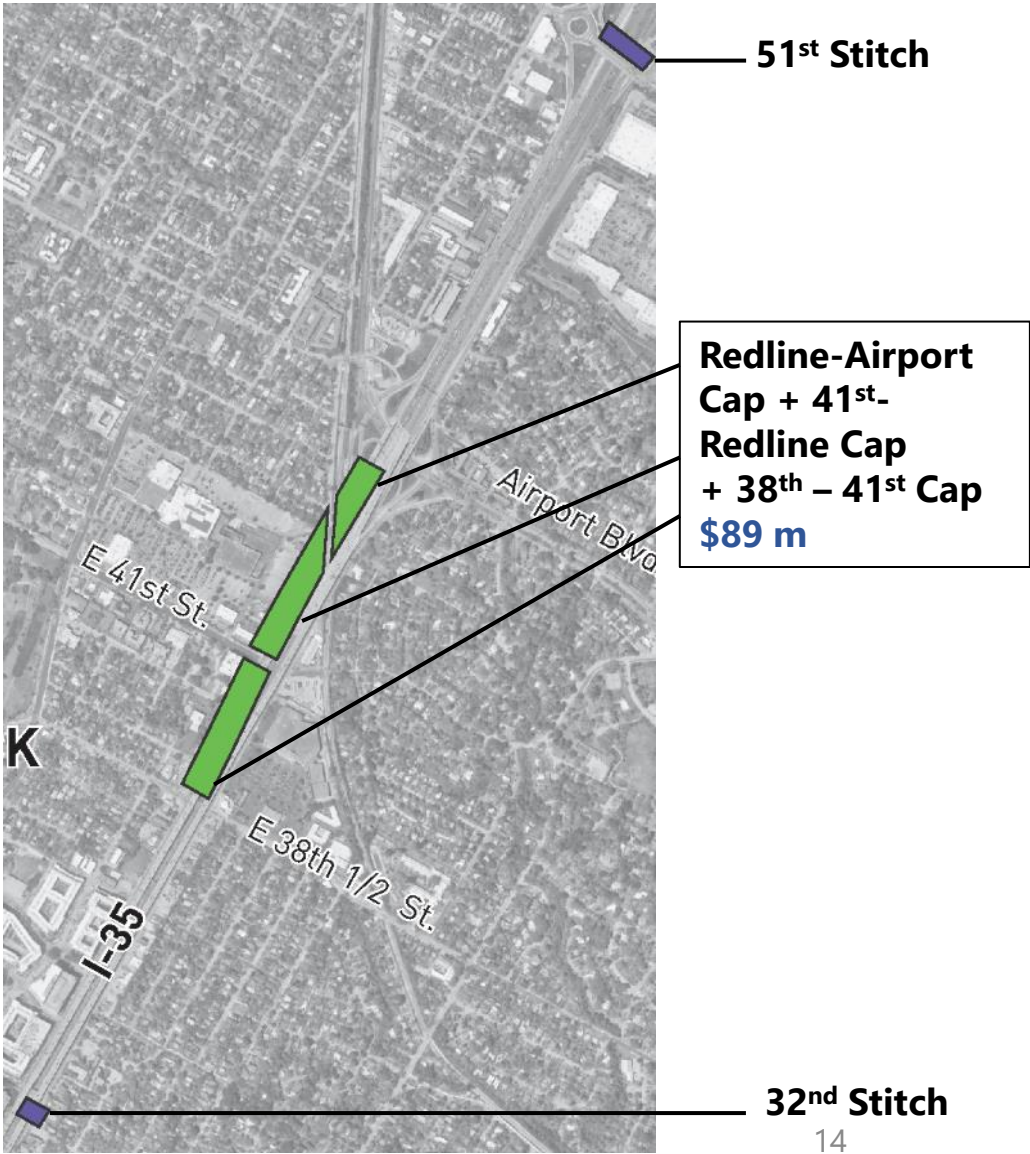


|                                             | Acres | Cost |
|---------------------------------------------|-------|------|
| Holly Stitch                                | 1.05  | N/A* |
| CC South Stitch                             | 0.23  | \$45 |
| CC-4 <sup>th</sup> + 3 <sup>rd</sup> Stitch | 5.28  |      |
| 4 <sup>th</sup> -5 <sup>th</sup>            | 1.33  |      |
| 5 <sup>th</sup> -6 <sup>th</sup>            | 1.2   | \$8  |
| 6 <sup>th</sup> -7 <sup>th</sup>            | 1.2   | \$8  |
| 11-12 <sup>th</sup>                         | 2.1   | \$15 |
| 32 <sup>nd</sup> Stitch                     | 0.65  | N/A* |
| 38 <sup>th</sup> -41 <sup>st</sup>          | 5.21  | \$89 |
| 41 <sup>st</sup> -Red Line                  | 4.76  |      |
| Red Line-Airport                            | 2.74  |      |
| 51 <sup>st</sup> Stitch                     | 1.28  | N/A* |

**TOTAL (CAPS ONLY) \$165 M**

Caps  
Stitches

*\*Stiches cannot be  
phased in therefore  
not included here.*





**COA commitment is needed by December 2024 to fund structures**

Note, additional \$19m due to complete design

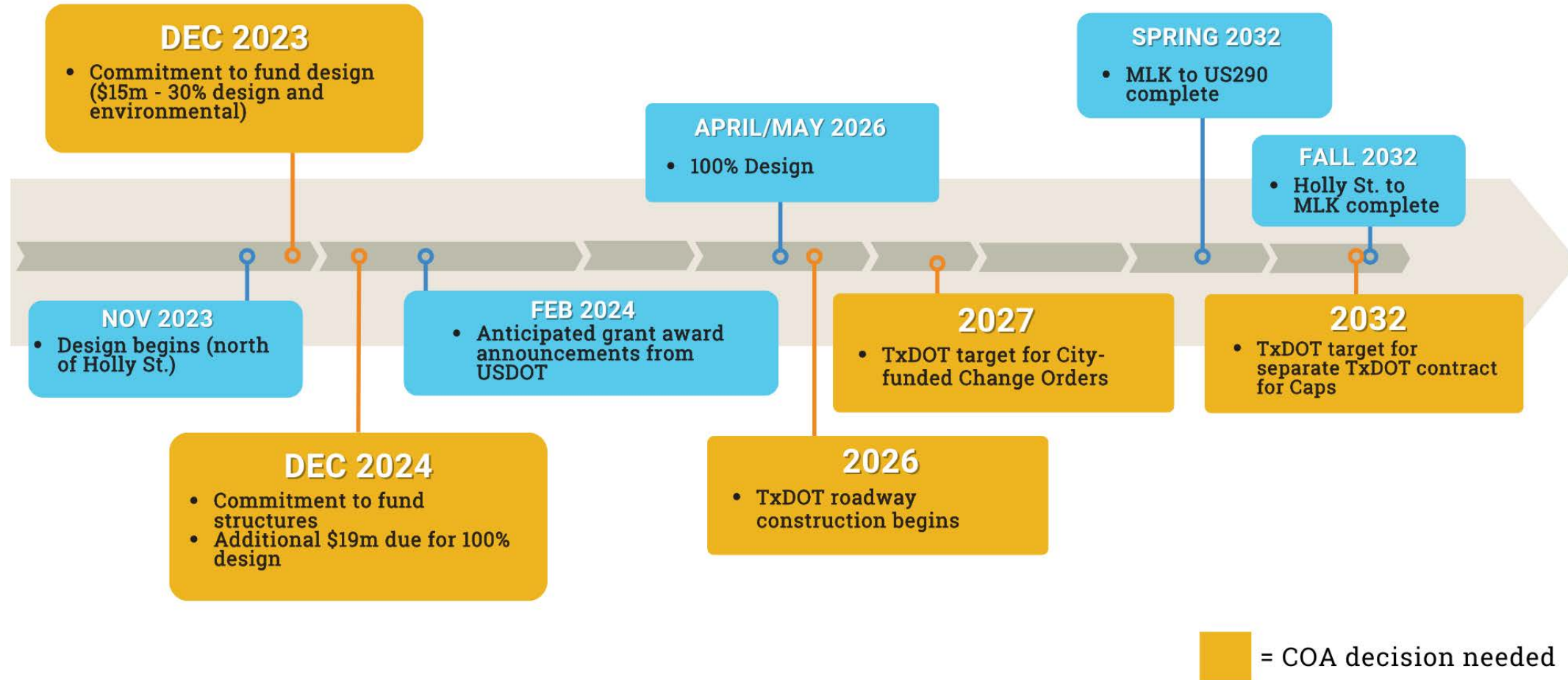
### Alternative Construction Funding timelines

|                                                                                                                                                                        |                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Option 1:</b> Fund requested caps and stitches in TxDOT’s roadway construction contract                                                                             | <u><b>2026</b></u><br>(least expensive) |
| <b>Option 2:</b> Fund requested caps in TxDOT’s roadway construction contract via a change order                                                                       | <u><b>2027</b></u>                      |
| <b>Option 3:</b> Fund requested caps in a separate TxDOT contract that would start after roadway construction is substantially complete                                | <u><b>2032</b></u>                      |
| <b>Option 4:</b> Fund requested caps in a new contract after roadway is completed. TxDOT will not want construction to occur for 10 years after substantial completion | <u><b>until 2042</b></u>                |

*(costs increase due to inflation in later phases)*

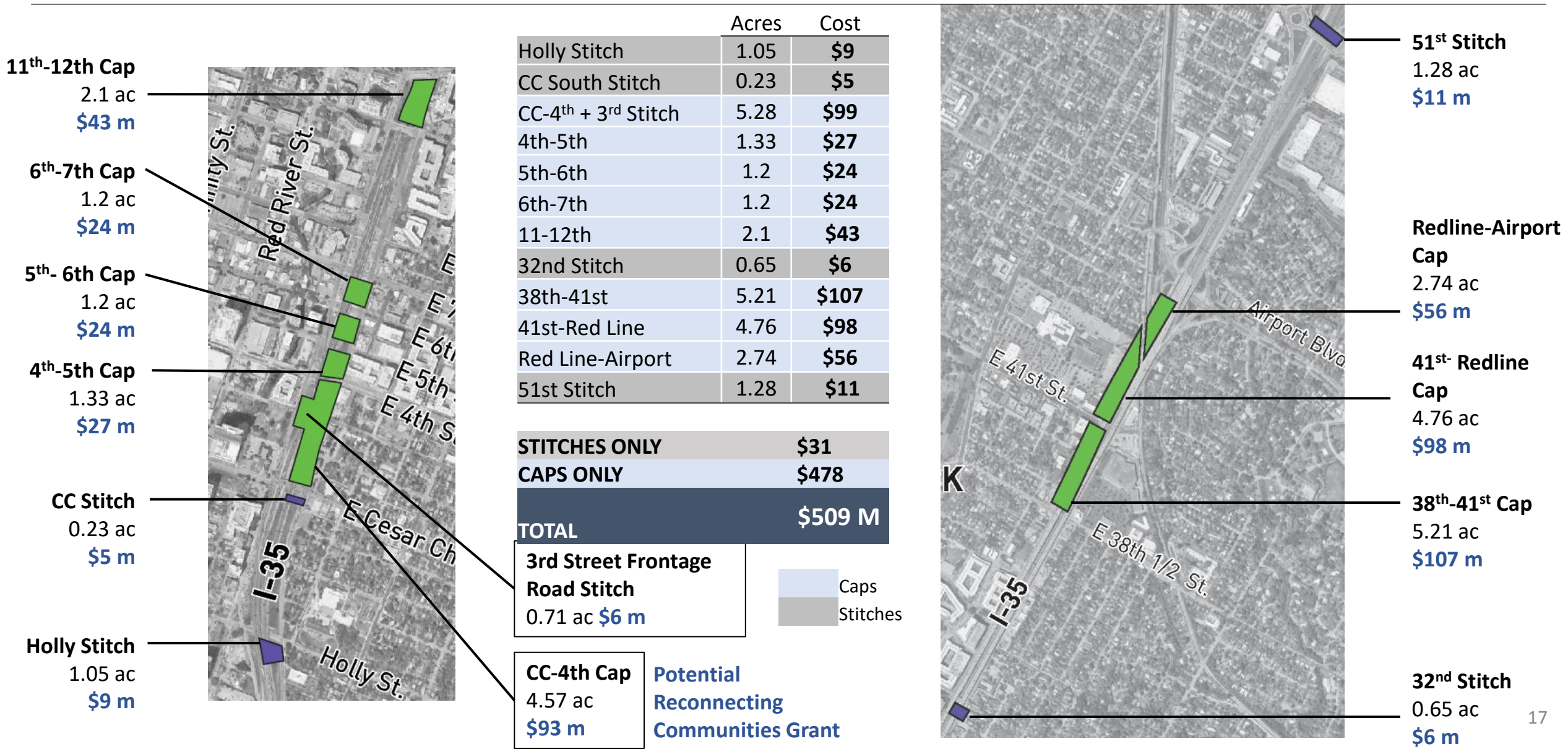
# OUR FUTURE 35

## Timeline



# CAP & STITCH OVERVIEW

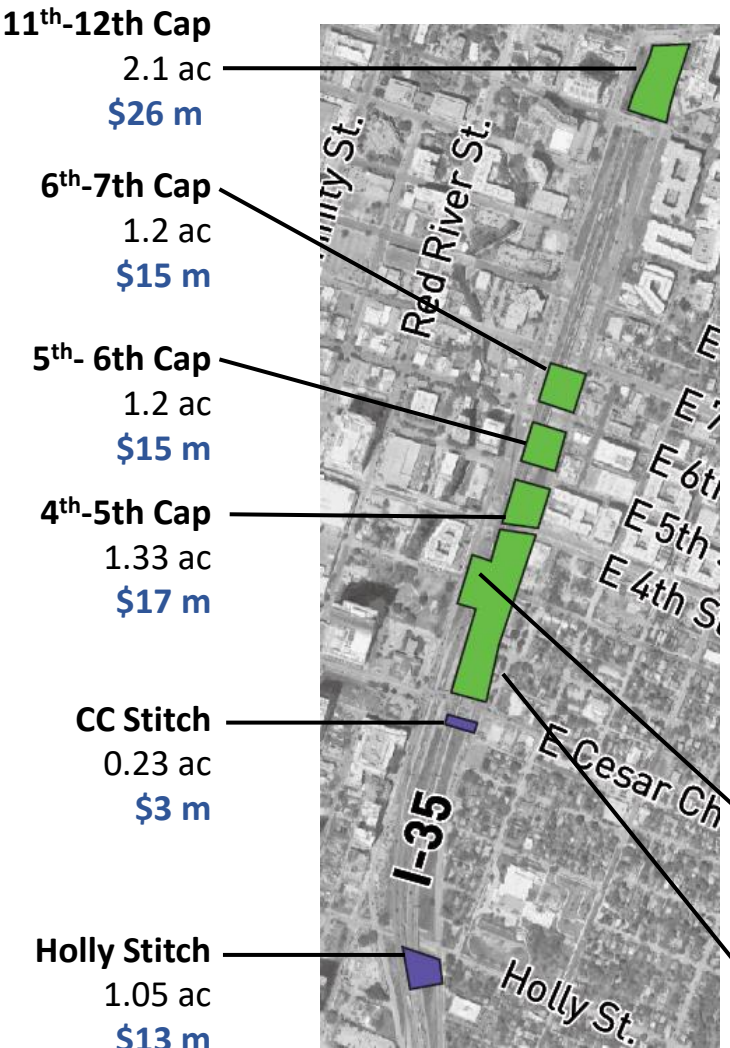
Roadway + Tunnel/Cap Costs - **\$509 M Total Estimate**



# CAP & STITCH OVERVIEW

## Amenity Costs - \$338M Total Estimate

Add how we got amenity



|                     | Acres | Cost |
|---------------------|-------|------|
| Holly Stitch        | 1.05  | \$13 |
| CC South Stitch     | 0.23  | \$3  |
| CC-4th + 3rd Stitch | 5.28  | \$66 |
| 4th-5th             | 1.33  | \$17 |
| 5th-6th             | 1.2   | \$15 |
| 6th-7th             | 1.2   | \$15 |
| 11-12th             | 2.1   | \$26 |
| 32nd Stitch         | 0.65  | \$8  |
| 38th-41st           | 5.21  | \$65 |
| 41st-Red Line       | 4.76  | \$60 |
| Red Line-Airport    | 2.74  | \$34 |
| 51st Stitch         | 1.28  | \$16 |

|               |                |
|---------------|----------------|
| STITCHES ONLY | \$40           |
| CAPS ONLY     | \$298          |
| <b>TOTAL</b>  | <b>\$338 M</b> |

|                                 |
|---------------------------------|
| 3rd Street Frontage Road Stitch |
| 0.71 ac                         |
| \$9 m                           |

|            |
|------------|
| CC-4th Cap |
| 4.57 ac    |
| \$57 m     |

Caps  
Stitches



# CAP & STITCH COST ESTIMATES

## Comparison



|                       | Acres | Caps<br>Stitches | Scenario 1 -<br>Roadway<br>Elements<br>Only (\$M) | Scenario 2-<br>Roadway/<br>Tunnel/Cap<br>Structure<br>(\$M) | Scenario 3-<br>Full Structure<br>+ Amenities<br>(\$M) | Annual<br>O&M<br>Structural<br>Estimate | Annual O&M<br>Amenities<br>Estimate |
|-----------------------|-------|------------------|---------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------|-------------------------------------|
|                       |       |                  |                                                   |                                                             |                                                       |                                         |                                     |
| Holly Stitch          | 1.05  |                  | N/A                                               | \$9                                                         | \$22                                                  | TBD                                     | \$1.4 M                             |
| CC South Stitch       | 0.23  |                  |                                                   | \$5                                                         | \$8                                                   | TBD                                     | \$300 K                             |
| CC-4th                | 5.28  |                  | \$45                                              | \$99                                                        | \$165                                                 | \$2.8 M                                 | \$7 M                               |
| 4th-5th               | 1.33  |                  |                                                   | \$27                                                        | \$44                                                  | \$800 K                                 | \$1.7 M                             |
| 5th-6th               | 1.2   |                  | \$8                                               | \$24                                                        | \$39                                                  | \$1 M                                   | \$1.6 M                             |
| 6th-7th               | 1.2   |                  | \$8                                               | \$24                                                        | \$39                                                  | \$1 M                                   | \$1.6 M                             |
| 11-12th               | 2.1   |                  | \$15                                              | \$43                                                        | \$69                                                  | \$1 M                                   | \$2.7 M                             |
| 32nd Stitch           | 0.65  |                  | N/A                                               | \$6                                                         | \$14                                                  | TBD                                     | \$900 K                             |
| 38th-41st             | 5.21  |                  |                                                   | \$107                                                       | \$172                                                 | \$2.5 M                                 | \$6.8 M                             |
| 41st-Red Line         | 4.76  |                  | \$89                                              | \$98                                                        | \$158                                                 | \$2.3 M                                 | \$ 6 M                              |
| Red Line-Airport      | 2.74  |                  |                                                   | \$56                                                        | \$90                                                  | \$1.3 M                                 | \$3.6 M                             |
| 51st Stitch           | 1.28  |                  | N/A                                               | \$11                                                        | \$27                                                  | TBD                                     | \$1.7 M                             |
| Caps Only Total       |       |                  | \$165                                             | \$478                                                       | \$776                                                 | \$12.7 M                                | \$31 M                              |
| Caps + Stitches Total |       |                  | N/A                                               | \$509                                                       | \$847                                                 | TBD                                     | \$35 M                              |
| Design Costs          |       |                  | \$34                                              | \$34                                                        | \$34+<br>amenities<br>design                          |                                         |                                     |
| Total Project Costs   |       |                  | \$208                                             | \$543                                                       | \$881+                                                |                                         |                                     |

### NOTES:

- Funding for amenities construction not required until 2031 or later
- O&M funding to be developed, including evaluation of potential partnerships and revenue generation opportunities
- Pending \$105M grant application for Cesar Chavez –4th St. Cap

# FUNDING OPTIONS



| Funding Source                                                            | Infrastructure | Cap Amenities | Operating Expenses | Notes                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------|----------------|---------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transportation Infrastructure Finance and Innovation Act Loan (City Debt) | ✓              | ✗             | ✗                  | <ul style="list-style-type: none"> <li>Federal loan program (TIFIA)</li> <li>Generally limited to 33% of project cost</li> <li>Repayment from City's debt service tax rate</li> <li>Financed as City GO Bonds or COs</li> </ul> |
| Federal Grants                                                            | ✓              | —             | ✗                  | <ul style="list-style-type: none"> <li>\$105M Reconnecting Communities and Neighborhoods grant application submitted</li> <li>Other grant opportunities being monitored</li> </ul>                                              |
| Public Improvement Bonds (City Debt)                                      | ✓              | ✓             | ✗                  | <ul style="list-style-type: none"> <li>Voter approval required</li> <li>Most common local funding source for park, open space, and transportation projects</li> <li>Repayment from City's debt service tax rate</li> </ul>      |
| Tax Increment Financing (City Debt and/or Pay-Go)                         | —              | ✓             | —                  | <ul style="list-style-type: none"> <li>Must be supported by "but-for" analysis</li> <li>Timing of value capture constrains use for infrastructure costs</li> <li>Repayment from taxes in "Tax Increment"</li> </ul>             |



Better Options



Lower Potential



Not Eligible or Available

# FUNDING OPTIONS (contd)



| Funding Source                             | Infrastructure | Cap Amenities | Operating Expenses | Notes                                                                                                                                                                                                                                     |
|--------------------------------------------|----------------|---------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Certificates of Obligation (City Debt)     | —              | —             | ✗                  | <ul style="list-style-type: none"> <li>• Voter approval not required</li> <li>• Not eligible for economic development</li> <li>• Not aligned to City financial policies</li> <li>• Repayment from City's debt service tax rate</li> </ul> |
| Public Private Partnership or Ground Lease | —              | ✓             | ✓                  | <ul style="list-style-type: none"> <li>• Sell development rights on caps</li> <li>• Timing of development activity constrains use for infrastructure costs</li> </ul>                                                                     |
| Fees (Pay-Go)                              | —              | —             | ✓                  | <ul style="list-style-type: none"> <li>• Transportation user fee</li> <li>• Parkland dedication fees</li> <li>• Lease fees for events conducted on caps</li> </ul>                                                                        |
| O&M Tax Revenue (Pay-Go)                   | —              | —             | ✓                  | <ul style="list-style-type: none"> <li>• Primarily sales and property taxes</li> <li>• Limits revenue available for other priorities</li> <li>• Tax rate election is an option</li> </ul>                                                 |
| Philanthropy                               | —              | ✓             | ✓                  | <ul style="list-style-type: none"> <li>• Naming rights</li> <li>• Waterloo Greenway Conservancy model</li> <li>• Uncertainty regarding amount and timing</li> </ul>                                                                       |

✓ Better Options

— Lower Potential

✗ Not Eligible or Available

# HYPOTHETICAL FUNDING STACK\*



| Infrastructure<br>\$543M |                 | Cap Amenities<br>\$336M    |        | Annual Operating<br>Expenses<br>\$50M |       |
|--------------------------|-----------------|----------------------------|--------|---------------------------------------|-------|
| Federal Grants           | \$105M          | Philanthropy               | \$75M  | Philanthropic Trust                   | \$5M  |
| TIFIA Loan               | \$181M - \$438M | Public Private Partnership | \$50M  | Ground Lease                          | \$10M |
| Bond Election            | \$0M - \$257M   | Tax Increment Financing    | \$170M | Fees                                  | \$20M |
|                          |                 | Bond Election              | \$41M  | Tax Revenue                           | \$15M |

\* For illustrative purposes only. All amounts are estimates.

# OUR FUTURE 35

## Upcoming Design Commitment Funding Decision

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- Consider commitment for design funding (*We are still finalizing numbers with TXDOT, these are estimates*)
  - Fund through 30% Design - **\$15 Million - December 2023**
  - Fund to Final Design – **additional \$19 Million - December 2024**
- Or - Prioritize Caps/Stitches and then reduce required design funding commitment, future construction costs, future costs for amenities/maintenance

# CAP COST ESTIMATES

Staff Recommendation – Move Forward with Caps Only



|                            | Acres | Scenario 1 -<br>Roadway<br>Elements<br>Only (\$M) | Scenario 2-<br>Roadway/<br>Tunnel/Cap<br>Structure<br>(\$M) | Scenario 3-<br>Full Structure<br>+ Amenities<br>(\$M) | Annual<br>O&M<br>Structural<br>Estimate | Annual O&M<br>Amenities<br>Estimate |
|----------------------------|-------|---------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------|-------------------------------------|
| CC-4th                     | 5.28  | \$45                                              | \$99                                                        | \$165                                                 | \$2.8 M                                 | \$7 M                               |
| 4th-5th                    | 1.33  |                                                   | \$27                                                        | \$44                                                  | \$800 K                                 | \$1.7 M                             |
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| Red Line-Airport           | 2.74  |                                                   | \$56                                                        | \$90                                                  | \$1.3 M                                 | \$3.6 M                             |
| <b>Caps Only Total</b>     |       | <b>\$165</b>                                      | <b>\$478</b>                                                | <b>\$776</b>                                          | <b>\$13 M</b>                           | <b>\$31 M</b>                       |
| <b>Design Costs</b>        |       | <b>\$30</b>                                       | <b>\$30</b>                                                 | <b>\$30+<br/>amenities<br/>design</b>                 |                                         |                                     |
| <b>Total Project Costs</b> |       | <b>\$195</b>                                      | <b>\$508</b>                                                | <b>\$806+</b>                                         |                                         |                                     |

\*Numbers are rounded to the nearest whole number

# OUR FUTURE 35

**WWW.OURFUTURE35.COM**



OurFuture35@austintexas.gov



/ATXmobility



@AustinMobility