



TRANSPORTATION
PUBLIC WORKS

City Council Briefing
November 7, 2023





AGENDA:

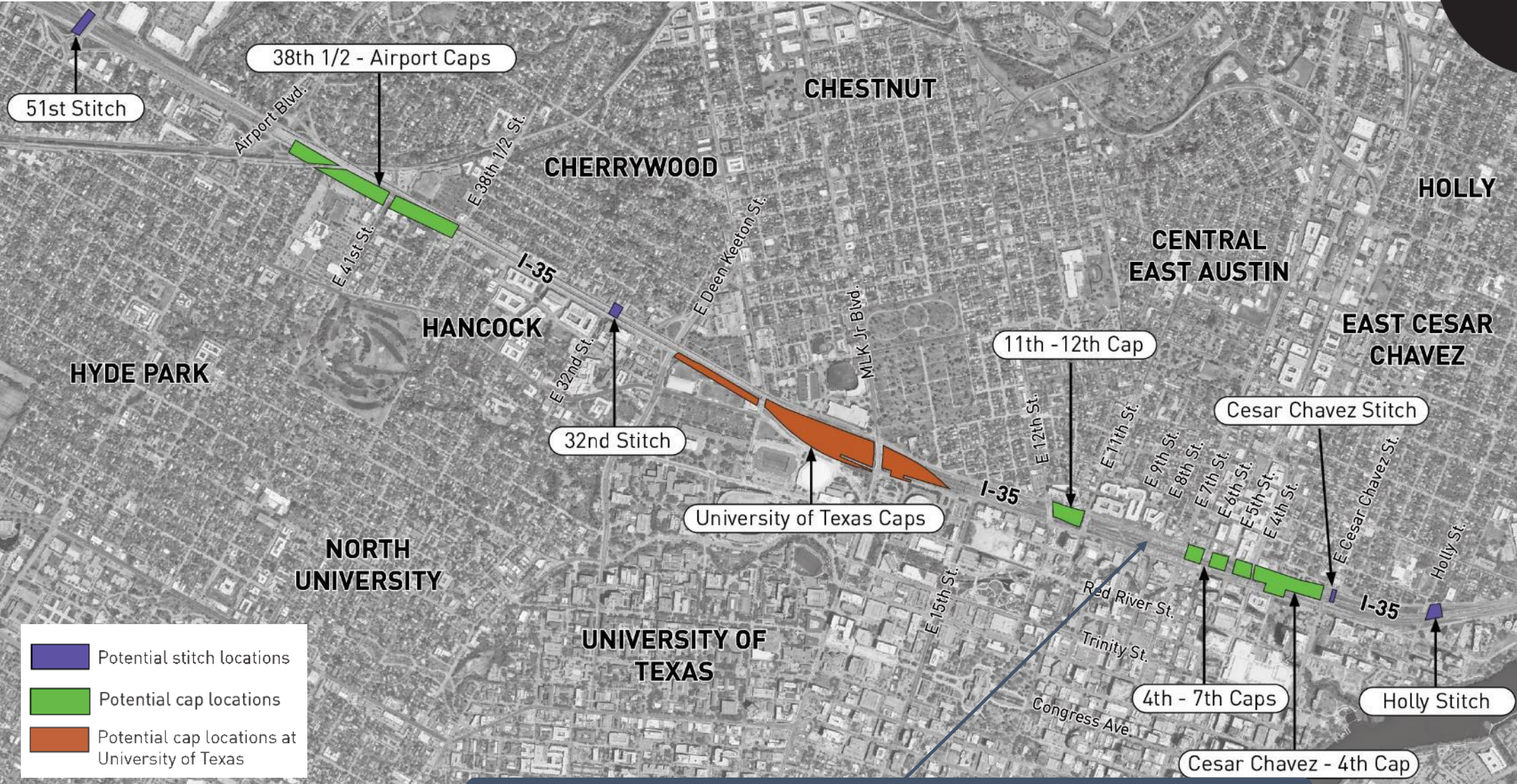
- I. Overview of Cap + Stitch Project
- II. Project Components and Options
- III. Project Costs
- IV. Funding Options
- V. Staff Recommendation

PRESENTATION PURPOSE:

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

CAP AND STITCH OVERVIEW

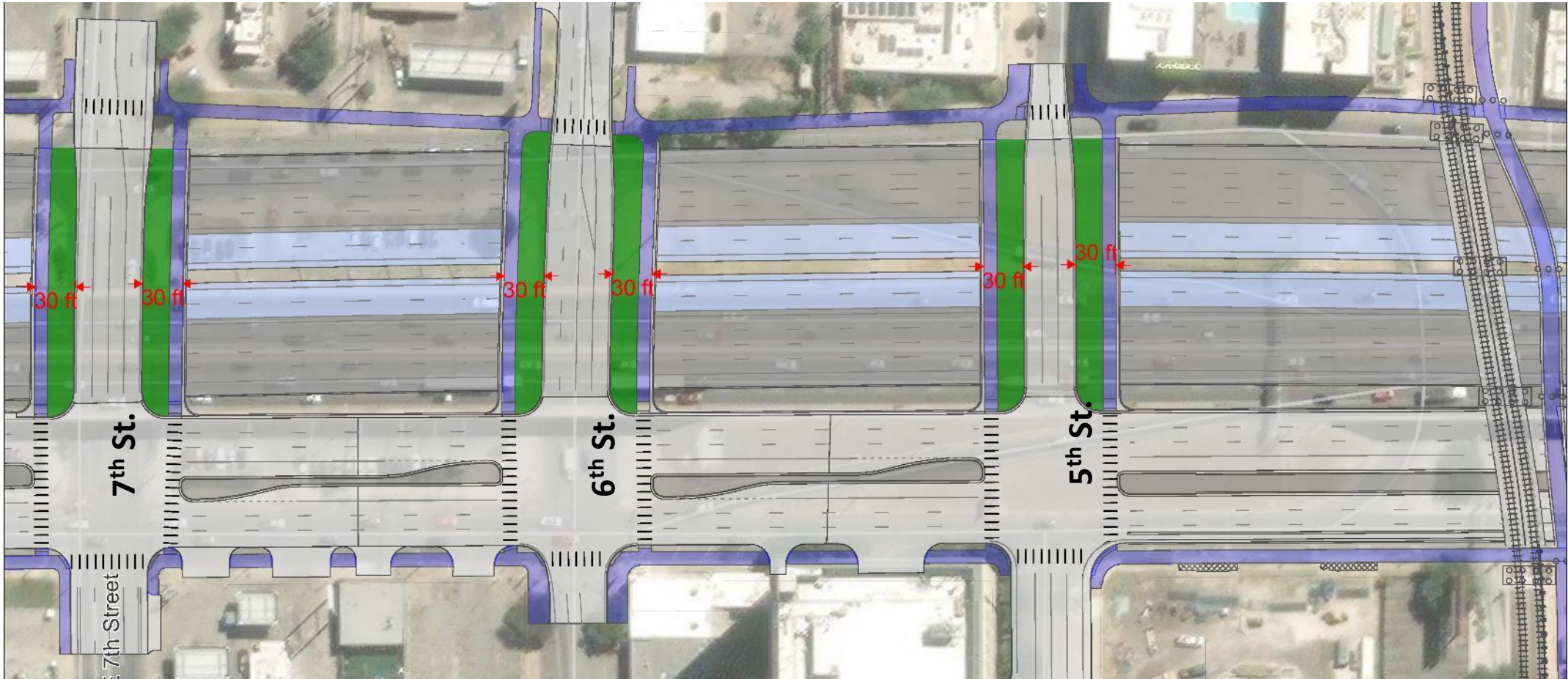
Potential Cap and Stitch Locations



**7th-9th Cap removed to accommodate 11th-12th 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



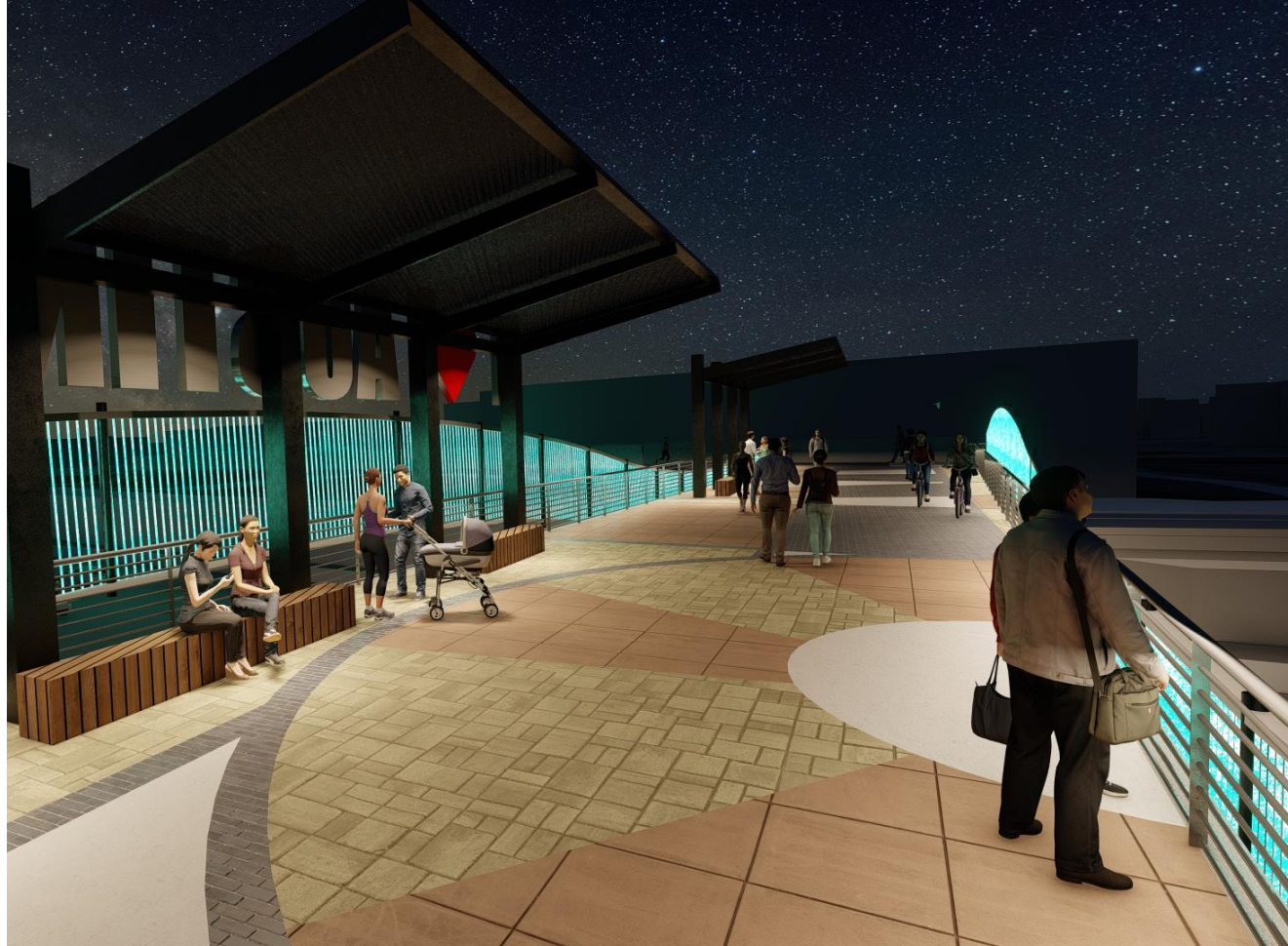
TxDOT-funded 30ft
behind curb



OUR
FUTURE
35

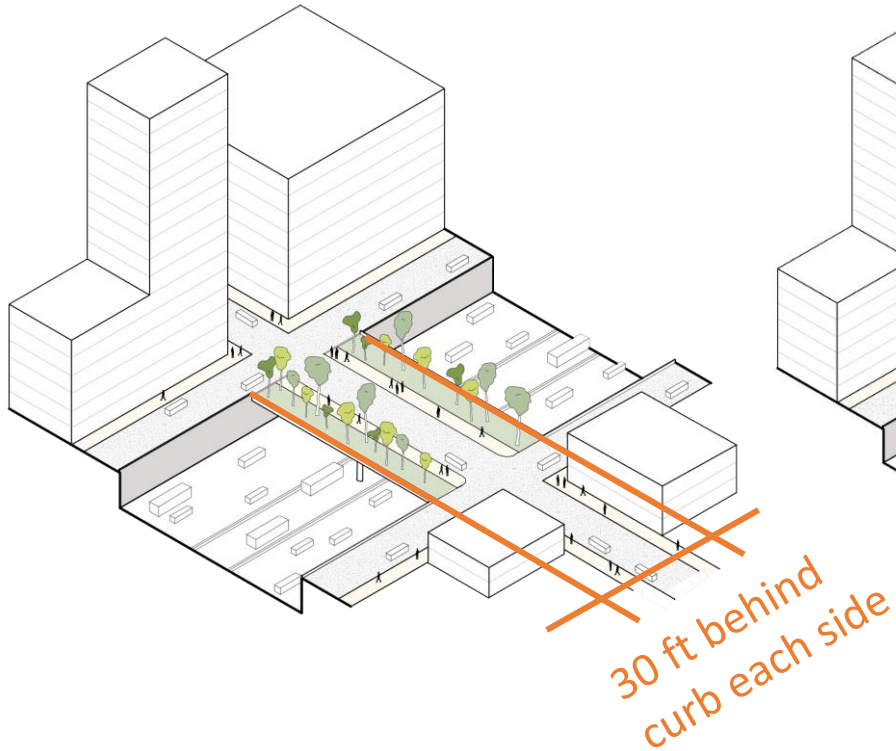
OUR FUTURE 35

TxDOT Baseline Stitch - Woodland



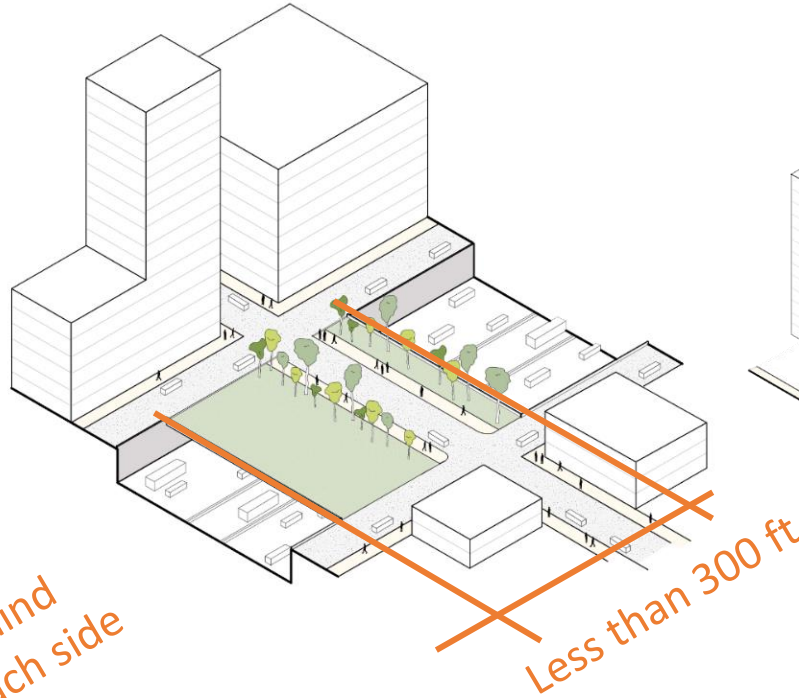
OUR FUTURE 35

Cap and Stitch Definitions

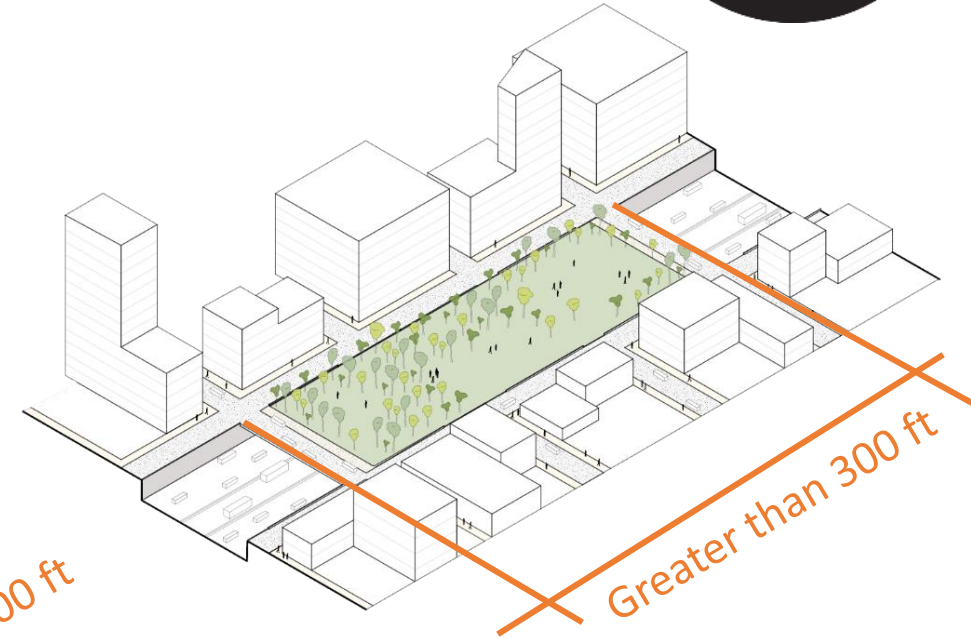


TX DOT BASELINE STITCH –

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



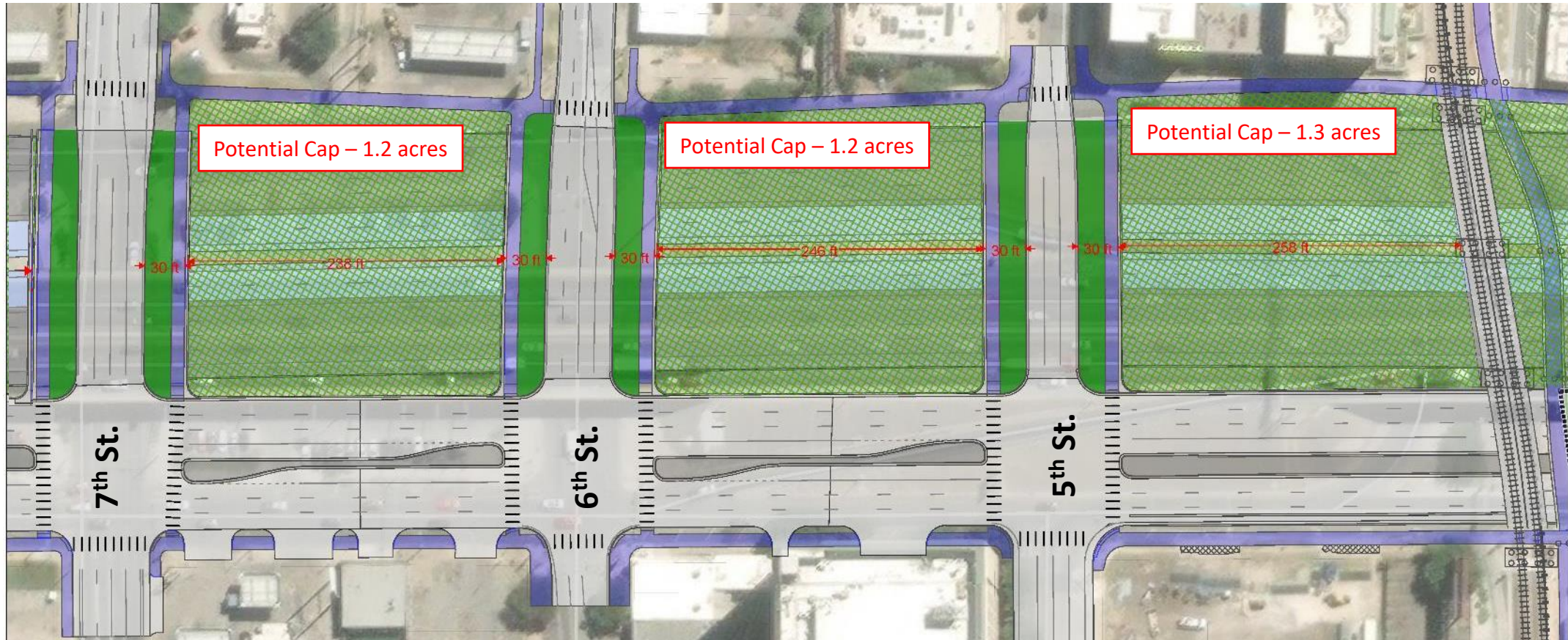
COA STITCH – Freeway deck less than 300 feet long (no tunnel ventilation required)



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



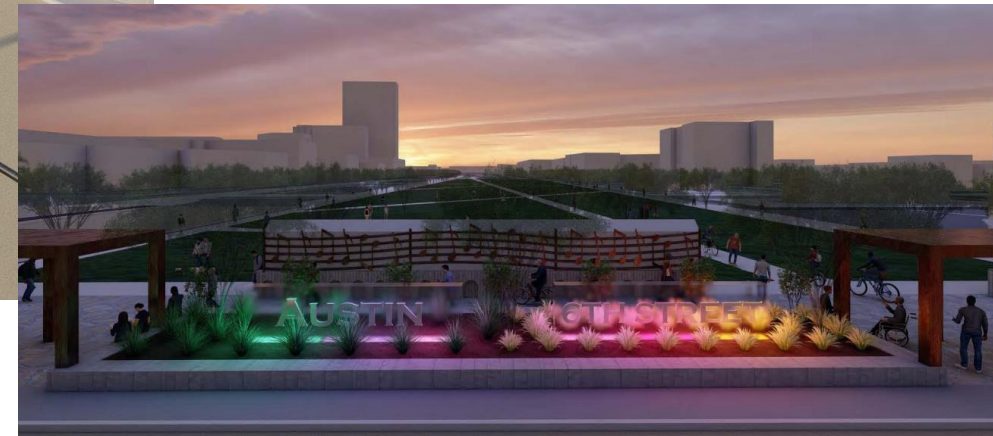
OUR FUTURE 35

TxDOT Baseline Stitch + Potential COA Caps



6th Street with Cap
(courtesy TxDOT CapEx website)

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



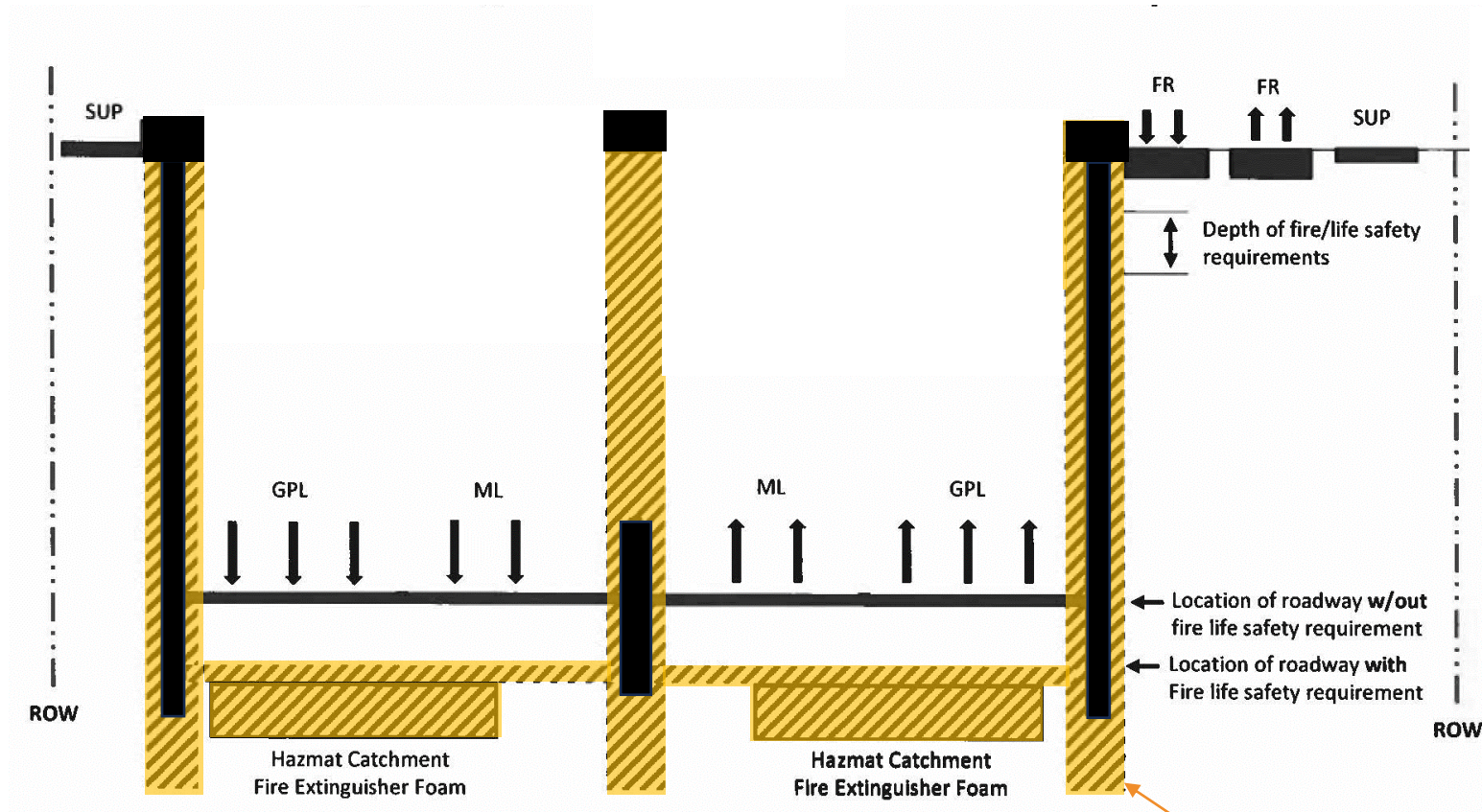
Project Components include:

- 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

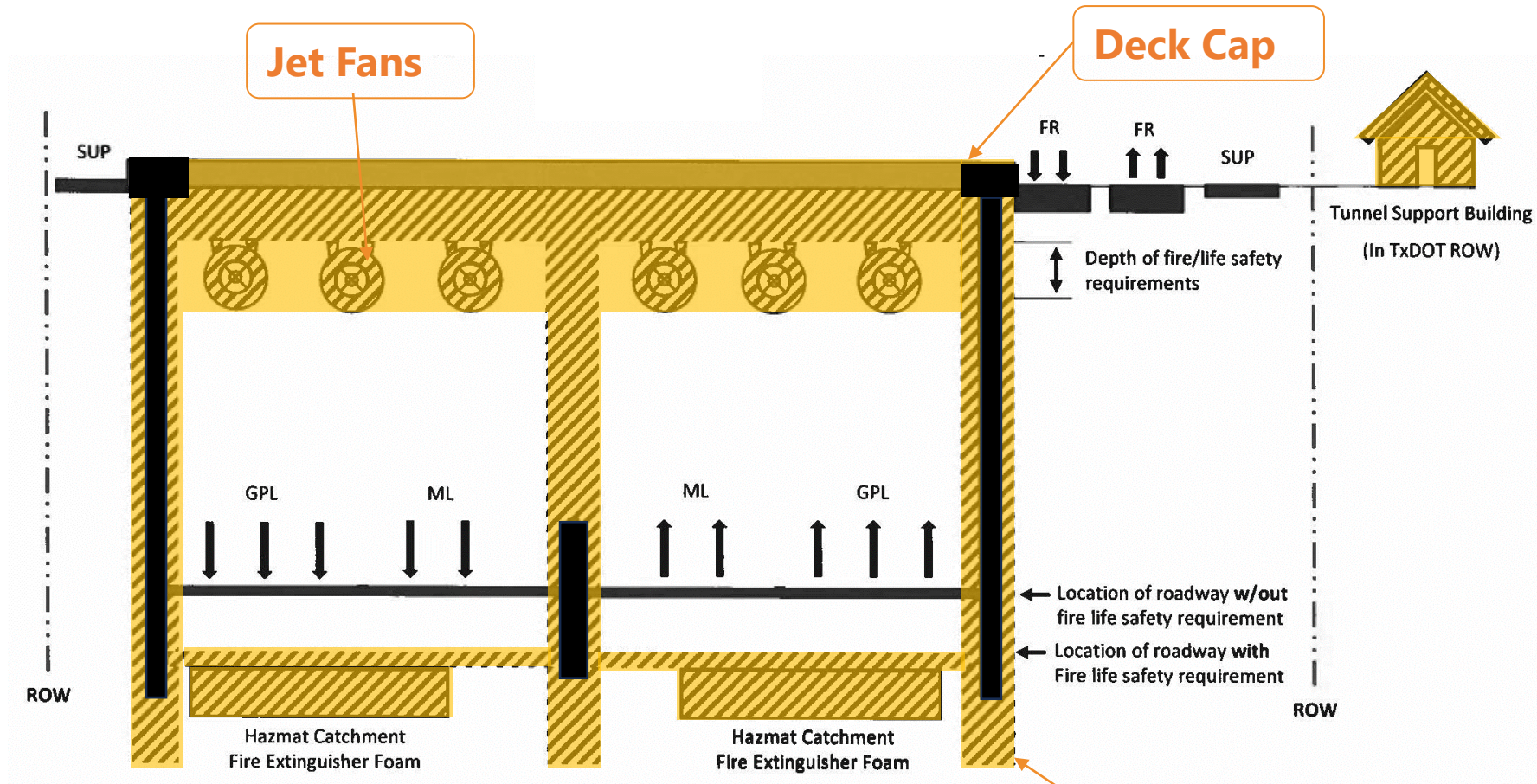


 = COA-Funded Elements

Roadway Elements

CAP & STITCH COMPONENTS

Roadway Elements + Tunnel Elements and Cap

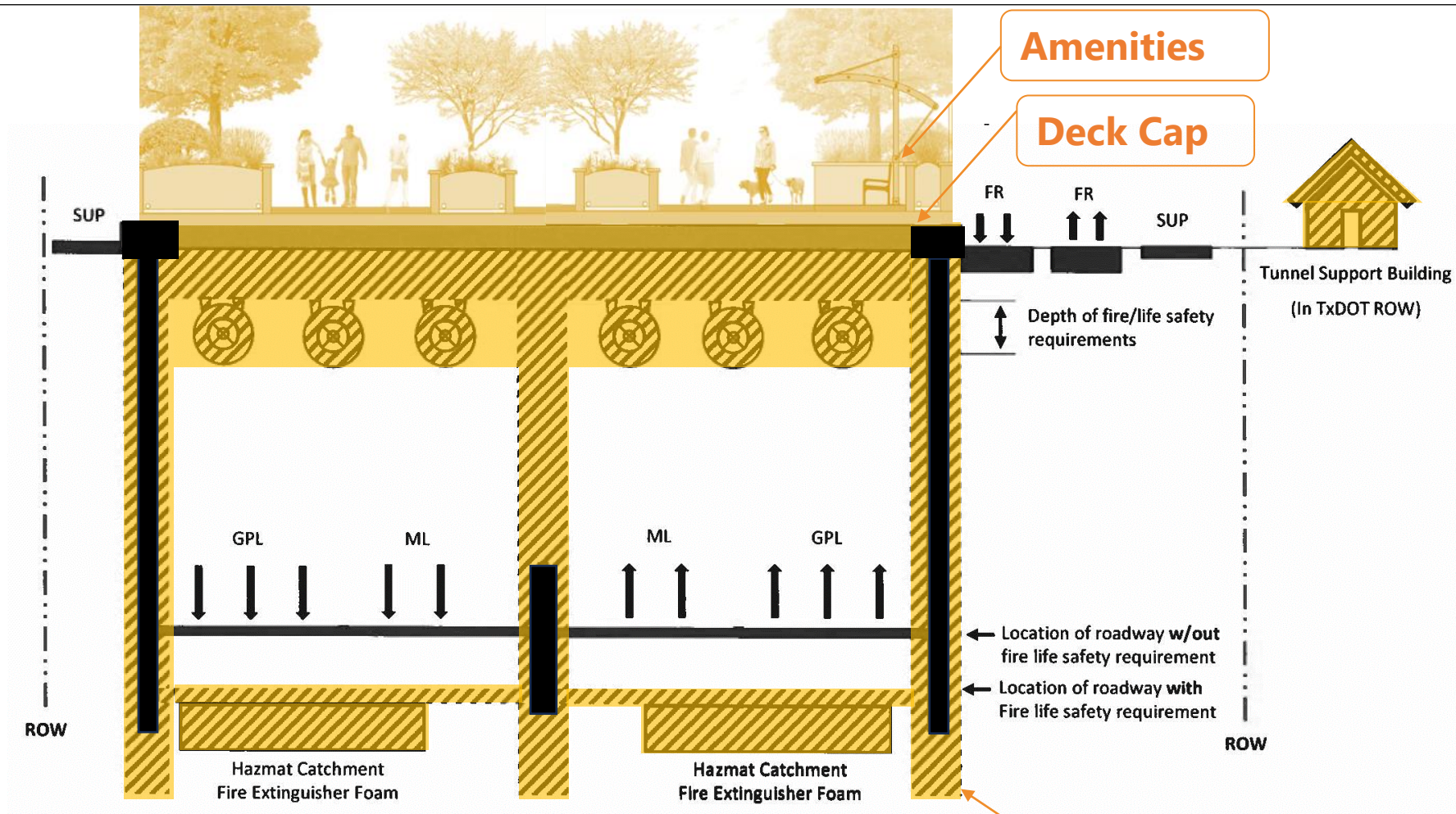


 = COA-Funded Elements

Roadway Elements

CAP & STITCH COMPONENTS

Roadway Elements + Tunnel Elements and Cap + Amenities



 = COA-Funded Elements

Roadway Elements

CAP AMENITIES - EXAMPLES

Cesar Chavez- 4th and 11th/12th



11th/12th Amenities Example



Cesar Chavez – 4th Amenities Example



Illustrations Only

Design both roadway elements and tunnel/cap elements
(*design of amenities will come later in the project*).

- A. Fund design through 30% - \$15 Million – City commitment Dec 2023
- B. Fund final design – Additional \$19 Million – City Commitment Dec 2024
- **Total design costs (excluding amenities) = \$34 Million**

Construction

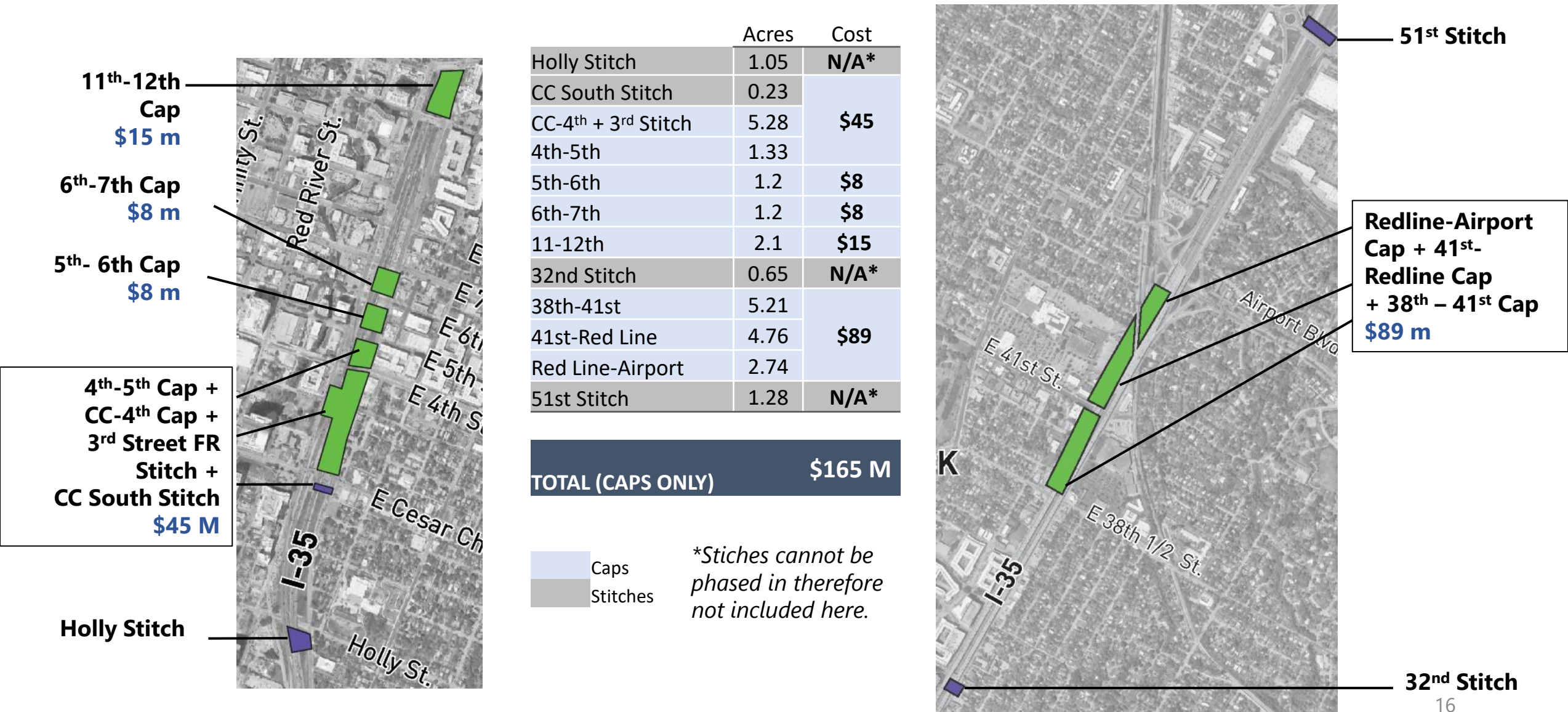
- A. Fund only roadway elements to preserve future cap opportunities
- B. Fund road, tunnel and cap elements, and amenities

Operations and Maintenance (O&M)

- Structural cap components and amenities annually

CAP & STITCH OVERVIEW

Roadway Elements Costs - \$165 M total corridor





COA commitment is needed by December 2024 to fund structures

Note, additional \$19m due to complete design

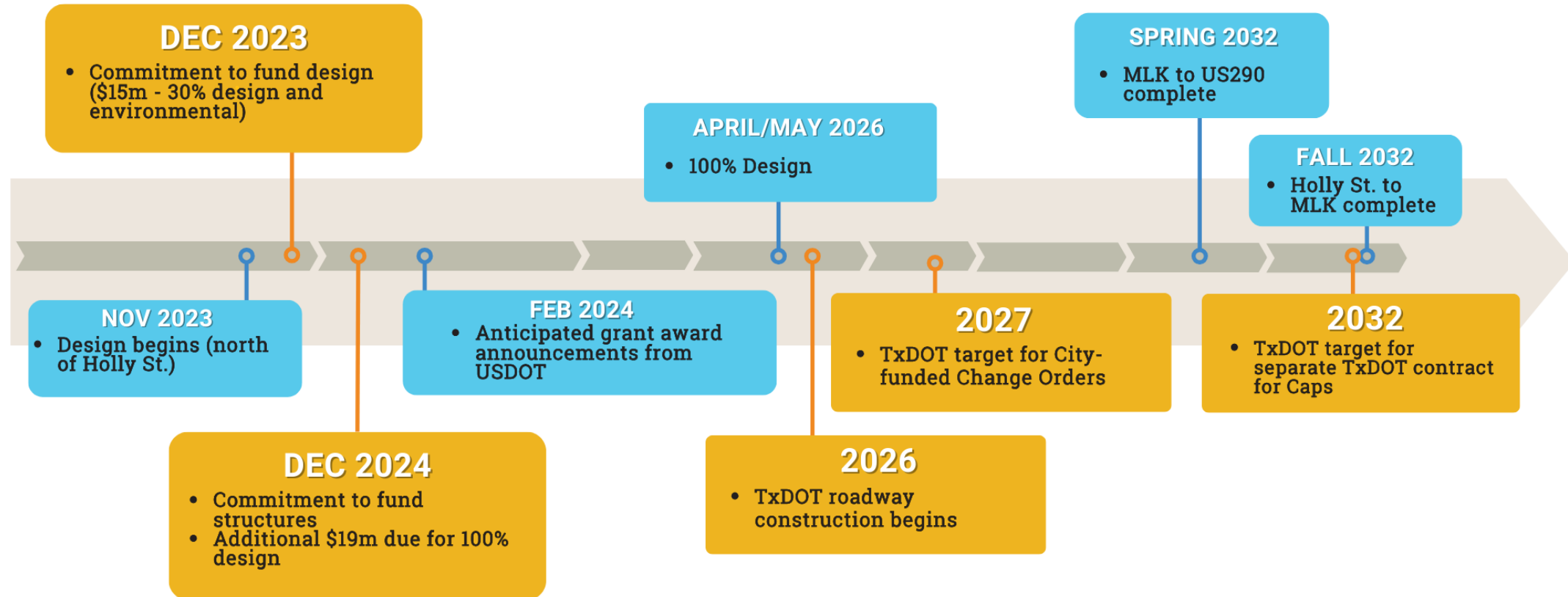
Alternative Construction Funding timelines

Option 1: Fund requested caps and stitches in TxDOT’s roadway construction contract	<u>2026</u> (least expensive)
Option 2: Fund requested caps in TxDOT’s roadway construction contract via a change order	<u>2027</u>
Option 3: Fund requested caps in a separate TxDOT contract that would start after roadway construction is substantially complete	<u>2032</u>
Option 4: 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>until 2042</u>

(costs increase due to inflation in later phases)

OUR FUTURE 35

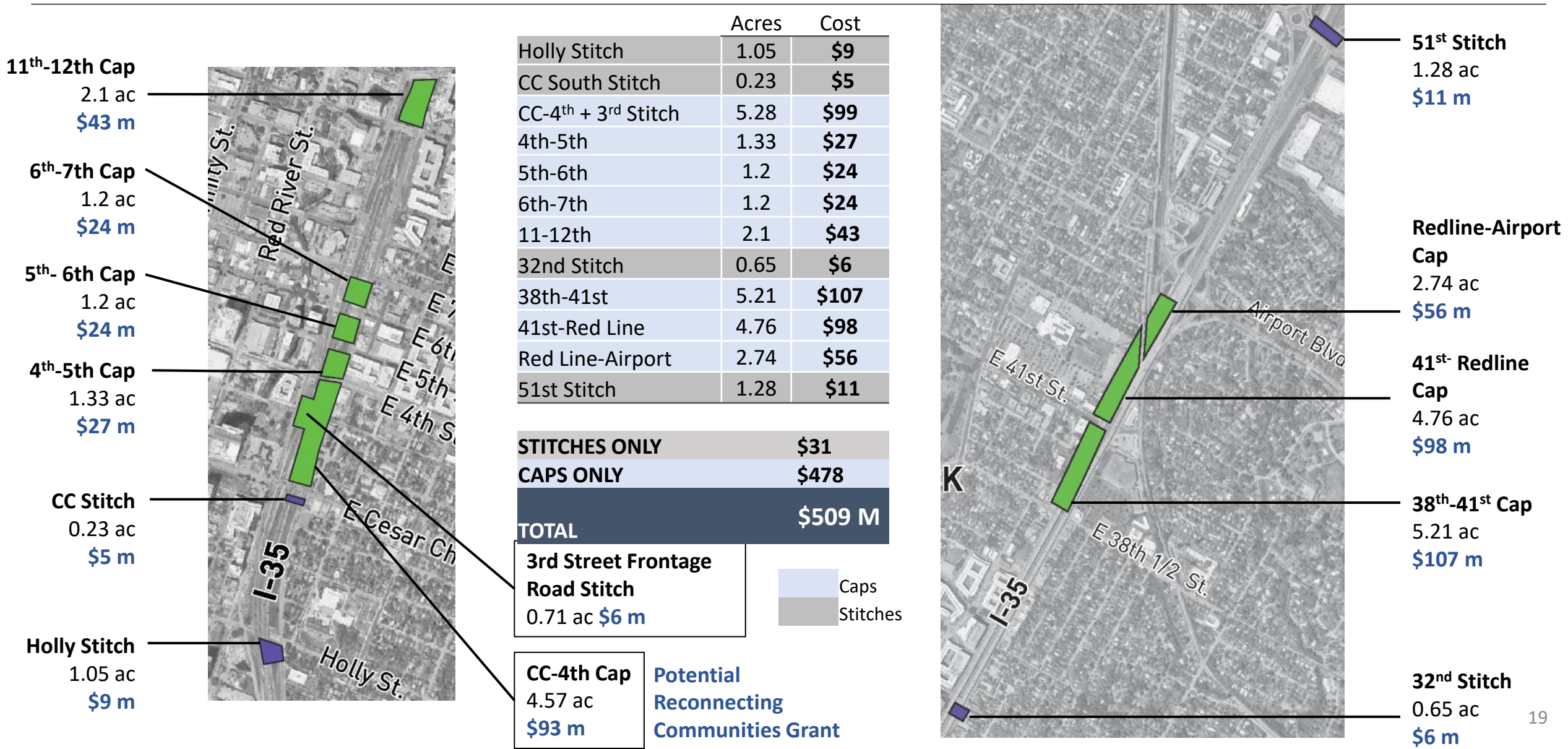
Timeline



 = COA decision needed

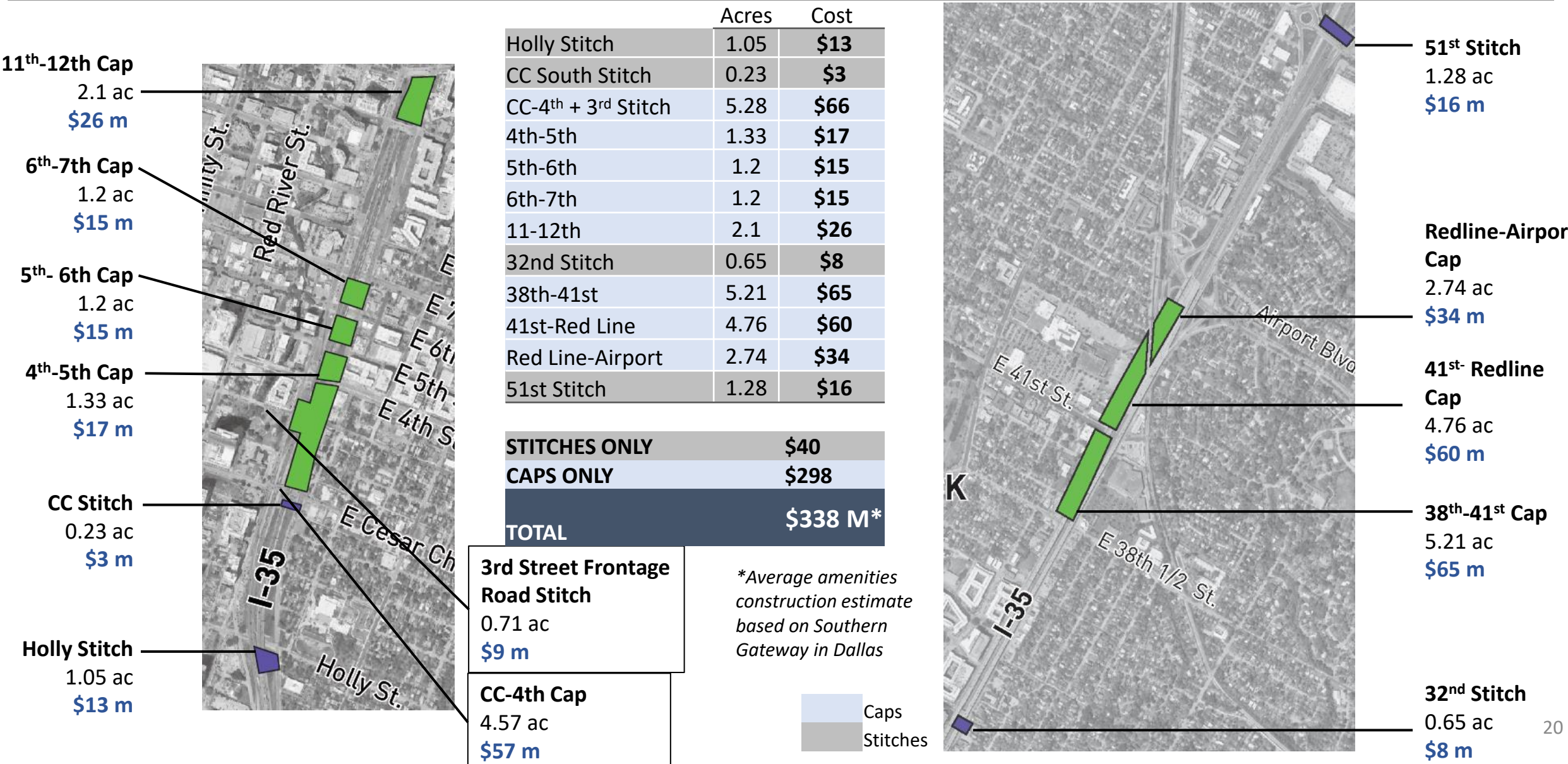
CAP & STITCH OVERVIEW

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



CAP & STITCH OVERVIEW

Amenity Costs - \$338M Total Estimate



CAP & STITCH COST ESTIMATES

Comparison



	Acres	Caps Stitches	Scenario 1 - Roadway Elements Only (\$M)	Scenario 2- Roadway/ Tunnel/Cap Structure (\$M)	Scenario 3- Full Structure + Amenities (\$M)	Annual O&M Structural Estimate	Annual O&M Amenities 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+ amenities 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)	✓	✗	✗	- Federal loan program (TIFIA) - Generally limited to 33% of project cost - Repayment from City's debt service tax rate - Financed as City GO Bonds or COs
Federal Grants	✓	—	✗	\$105M Reconnecting Communities and Neighborhoods grant application submitted - Other grant opportunities being monitored
Public Improvement Bonds (City Debt)	✓	✓	✗	- Voter approval required - Most common local funding source for park, open space, and transportation projects - Repayment from City's debt service tax rate
Tax Increment Financing (City Debt and/or Pay-Go)	—	✓	—	- Must be supported by "but-for" analysis - Timing of value capture constrains use for infrastructure costs - Repayment from taxes in "Tax Increment"



Better Options



Lower Potential



Not Eligible or Available

FUNDING OPTIONS (contd)



Funding Source	Infrastructure	Cap Amenities	Operating Expenses	Notes
Certificates of Obligation (City Debt)	—	—	✗	• Voter approval not required • Not eligible for economic development • Not aligned to City financial policies • Repayment from City's debt service tax rate
Public Private Partnership or Ground Lease	—	✓	✓	• Sell development rights on caps • Timing of development activity constrains use for infrastructure costs
Fees (Pay-Go)	—	—	✓	• Transportation user fee • Parkland dedication fees • Lease fees for events conducted on caps
O&M Tax Revenue (Pay-Go)	—	—	✓	• Primarily sales and property taxes • Limits revenue available for other priorities • Tax rate election is an option
Philanthropy	—	✓	✓	• Naming rights • Waterloo Greenway Conservancy model • Uncertainty regarding amount and timing

✓ Better Options

— Lower Potential

✗ Not Eligible or Available

HYPOTHETICAL FUNDING STACK*



Infrastructure \$543M		Cap Amenities \$336M		Annual Operating Expenses \$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



- 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 - Roadway Elements Only (\$M)	Scenario 2- Roadway/ Tunnel/Cap Structure (\$M)	Scenario 3- Full Structure + Amenities (\$M)	Annual O&M Structural Estimate	Annual O&M Amenities Estimate
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Caps Only Total		\$165	\$478	\$776	\$13 M	\$31 M
Design Costs		\$30	\$30	\$30+ amenities design		
Total Project Costs		\$195	\$508	\$806+		

*Numbers are rounded to the nearest whole number

OUR FUTURE 35

WWW.OURFUTURE35.COM



OurFuture35@austintexas.gov



/ATXmobility



@AustinMobility