



TRANSPORTATION
PUBLIC WORKS

City Council Work Session
April 8, 2025

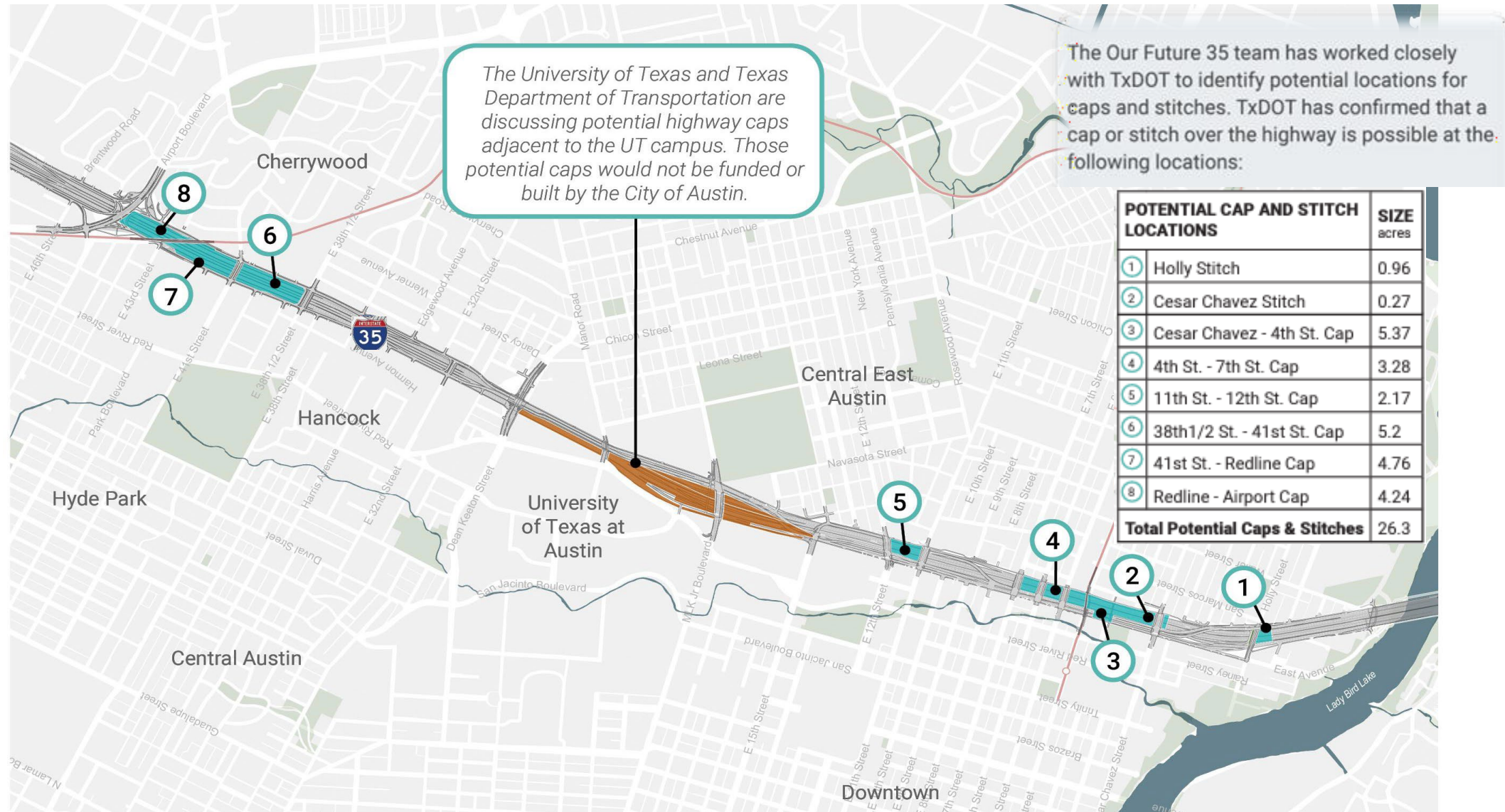


AGENDA



- Recap
 - Cap and Stitch Phasing
 - Decision Timeline
 - November 2024 Scenarios
- Anticipated Cost Increases
- November Work Session Questions
- Financial constraints and trade offs
- Next Steps

POTENTIAL CAP AND STITCH LOCATIONS

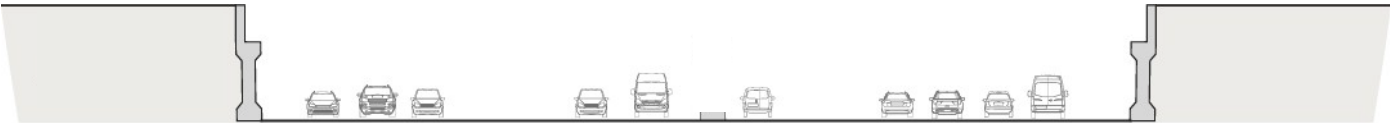


FUNDING AND PHASING



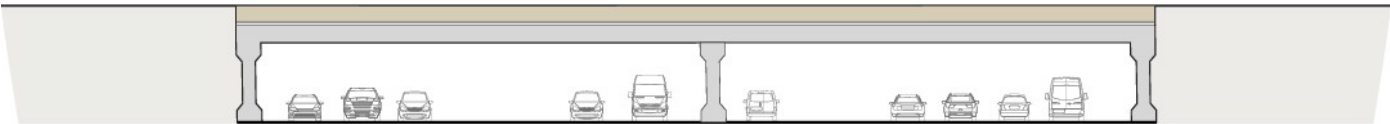
Phase 1: Roadway Elements

- Commitment required May 2025



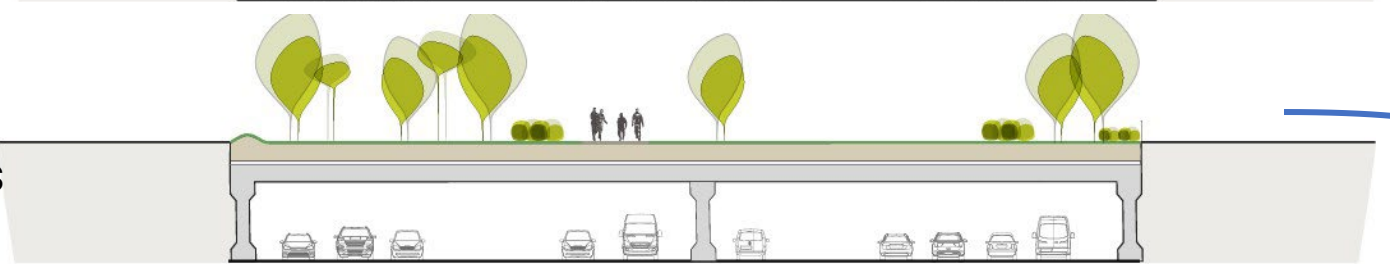
Phase 2: Deck Structures

- Inclusion in Bid Package: Commitment required May 2025
- Change order/contract extension deadline: 2033



Phase 3: Minimum Amenities

- City contract may commence approx. 2031-33 upon TxDOT completion



Phase 4: Full Landscape Amenities



Phase 5: 1-2 Story Building Amenities



Amenities may be constructed in one or multiple phases starting in 2031-33 as funding is available through partnerships

FUNDING AND PHASING MILESTONES

LETTING PACKAGE FUNDING MILESTONES

Design and Engineering

✓

12/2023

FUNDING 30% DESIGN

\$15M

05/2025

FUNDING 100% DESIGN

Up to \$19M

05/2025

COMMITMENT TO FUND ROADWAY ELEMENTS

Up to \$265M

- Identify and secure funds to construct roadway support elements
- Preserves potential capping opportunities

05/2025

CAP PHASING MILESTONE #1

- Commitment to fund cap decks for letting package
- Required for Cesar Chavez to 4th St grant funded gap (pending)

2026

LETTING PACKAGE FUNDS DUE TO TXDOT

- TxDOT construction begins

CAP DECK FUNDING OPTIONS

TxDOT Construction

Mid-2026 to 2033

CAP PHASING MILESTONE #2

- Window after construction letting for change orders to add cap decks to TxDOT construction package, before construction ends

2033

10-YEAR CONSTRUCTION MORATORIUM

- EXCEPTION: City cap amenity construction

2043

CAP PHASING MILESTONE #3

- Next opportunity to fund/construct additional cap decks



COST ESTIMATES BY CAP¹

		STRUCTURES				AMENITIES ⁴			CONSTRUCTION TOTAL (STRUCTURES + AMENITIES)	ONGOING O&M (Est.)	
		PHASE 1 ROADWAY ELEMENTS (REQUIRED BY MAY 2025)	PHASE 2 DECKS AND TUNNEL ELEMENTS ² (REQUIRED BY 2033)		STRUCTURES TOTAL	PHASE 3 MINIMUM AMENITIES	PHASE 4 FULL LANDSCAPE AMENITIES	PHASE 5 BUILDINGS		ANNUAL STRUCTURE O&M	ANNUAL AMENITIES O&M
	Acres	Cost Estimates (\$M)	Cost Estimates (\$M)		Cost Total Estimates (\$M)	Costs (\$M)	Costs (\$M)	Costs (\$M)	Costs (\$M)	Costs (\$M)	Costs (\$M)
Holly Stitch	0.96	\$5	\$9		\$14	\$8	\$4	\$0	\$26	\$1	\$1
CC Stitch	0.27	\$2	\$5		\$7	\$3	\$2	\$0	\$12	\$0	\$0
CC-4th	5.37	\$40	\$131 ³		\$172	\$54	\$33	\$14	\$272	\$3	\$7
4th-7th	3.28	\$29	\$60		\$89	\$27	\$10	\$40	\$166	\$3	\$5
11-12th	2.17	\$9	\$53		\$61	\$21	\$8	\$32	\$123	\$1	\$3
38th-41st	5.21	\$65	\$115		\$180	\$38	\$7	\$36	\$261	\$3	\$7
41st-Red Line	4.76	\$60	\$113		\$172	\$55	\$12	\$50	\$290	\$2	\$6
Red Line - Airport	4.24	\$55	\$127		\$182	\$29	\$15	\$0	\$226	\$1	\$4
Total Acres	26.6										
Design Fees		\$19	Covered in Phase 1 Fee		\$19	Covered above			\$19		
Total		\$284	\$613		\$898	\$235	\$91	\$172	\$1,395	\$14	\$33

¹ Cost estimates will change as project engineering progresses.

² Phase 2 cap decks added via change order or separate contract after TxDOT letting may increase deck costs by 35% to 100% or more.

³ The difference between this estimate (\$131M) and available grant funds must also be committed by May 2025.

⁴ Phase 3-5 (Amenities) will be funded as partnerships are identified.

CAP PRIORITIZATION MATRIX

Cap Location	Ped/Bike/Transit Accessibility to Cap	Equity Benefits	Federal BCA Competitiveness	Adjacent Redevelopment Potential (Value Capture)	On-Cap Revenue Generation Potential (Per Acre)	Total Score (Max 40)
Holly Stitch	High (8)	Low (2)	High (8)	Low (2)	Low (2)	22
CC Stitch	High (8)	High (8)	Low (2)	Medium (5)	Low (2)	25
CC to 4 th	High (8)	High (8)	High (8)	Medium (5)	High (8)	37
4 th - 7 th	High (8)	High (8)	High (8)	Medium (5)	High (8)	37
11 th -12 th	High (8)	High (8)	High (8)	Medium (5)	Medium (5)	34
38 ½ th – 41 st	Medium (5)	Low (2)	Medium (5)	Medium (5)	Medium (5)	22
41 st – Red Line	Medium (5)	Low (2)	Low (2)	Medium (5)	Medium (5)	19
Red Line – Airport Blvd	Low (2)	Low (2)	Low (2)	Low (2)	Low (2)	10

SCENARIOS WITH NAE GRANT	SCENARIO 1	SCENARIO 2A	SCENARIO 2B	SCENARIO 2	SCENARIO 3	SCENARIO 4	SCENARIO 5	SCENARIO 6	Full Vision Plan
	<ul style="list-style-type: none"> C. Chavez-4th 11th/12th 	<ul style="list-style-type: none"> C. Chavez-4th (800') 4th - 7th (800') 11th/12th 	<ul style="list-style-type: none"> C. Chavez-4th (full) 4th - 7th (800') 11th/12th 	<ul style="list-style-type: none"> C. Chavez-4th 4th - 7th 11th/12th 	<ul style="list-style-type: none"> C. Chavez-4th (800') 4th - 7th (800') 11th/12th 1 Northern Cap (800') 	<ul style="list-style-type: none"> C. Chavez-4th 11th/12th 1 Northern Cap 	<ul style="list-style-type: none"> C. Chavez-4th 4th - 7th 11th/12th 1 Northern Cap (800') 	<ul style="list-style-type: none"> C. Chavez-4th 4th - 7th 11th/12th 2 Northern Caps 	(all caps and stitches, full size)
Phase 1. Roadway Elements + CC-4 th Cap Deck for Letting Package (May 2025)	\$49M+ \$6M* Design + \$131M = \$186M	\$55M+ \$7M* Design + \$101M = \$163M	\$66M+ \$8M* Design + \$131M = \$205M	\$78M + \$8M* Design + \$131M = \$217M	\$99M + \$10M* Design + \$101M = \$210M	\$114M+ \$10M* Design + \$131M = \$255M	\$122M+ \$11M* Design + \$131M = \$264M	\$203M+ \$16M* Design + \$131M = \$350M	\$265M+ \$19M Design + \$131M = \$415M
Funding Needed **	\$40	\$17	\$59	\$71	\$64	\$109	\$118	\$204	\$269
Phase 2. Future Deck (May 2026 – 2033+)	\$53M	\$106M	\$106M	\$113M	\$177M	\$168M	\$184M	\$341M	\$482M
Funding Needed **	\$53	\$106	\$106	\$113	\$177	\$168	\$184	\$341	\$482
Phase 3. Min. Amenities (trees/grass only) (2031+)	\$75M	\$77M	\$93M	\$102M	\$119M	\$113M	\$144M	\$195M	\$235M
Funding Needed **	\$75	\$77	\$93	\$102	\$119	\$113	\$144	\$195	\$235
Phase 4-5. Full Landscape Amenities and Buildings (2031+)	\$87M	\$107M	\$121M	\$137M	\$150M	\$130M	\$180M	\$242M	\$263M
Funding Needed **	\$87	\$107	\$121	\$137	\$150	\$130	\$180	\$242	\$263
Total	\$401M	\$453M	\$525M	\$569M	\$656M	\$666M	\$772M	\$1,128M	\$1,395M
Total Funding Needed **	\$255	\$307	\$379	\$423	\$510	\$520	\$626	\$982	\$1,249
Annual Structure O&M (est.)	\$4M	\$5M	\$6M	\$7M	\$7M	\$6M	\$9M	\$11M	\$14M
Annual Amenities O&M (est.)	\$10M	\$11M	\$13M	\$15M	\$16M	\$17M	\$20M	\$27M	\$33M

*Design fees are approximate pending verification from TxDOT

** Accounts for \$41M SIB Loan and \$105M NAE Grant

SCENARIOS ASSUMING <u>NO</u> NAE GRANT	SCENARIO 1	SCENARIO 2A	SCENARIO 2B	SCENARIO 2	SCENARIO 3
	<ul style="list-style-type: none"> C. Chavez-4th 11th/12th 	<ul style="list-style-type: none"> C. Chavez-4th (800') 4th - 7th (800') 11th/12th 	<ul style="list-style-type: none"> C. Chavez-4th (full) 4th - 7th (800') 11th/12th 	<ul style="list-style-type: none"> C. Chavez-4th 4th - 7th 11th/12th 	<ul style="list-style-type: none"> C. Chavez-4th (800') 4th - 7th (800') 11th/12th 1 Northern Cap (800')
Phase 1. Roadway Elements for Letting Package (May 2025)	\$49M+ \$6M* Design = \$55M	\$55M+ \$7M* Design = \$62M	\$66M+ \$8M* Design = \$74M	\$78M + \$8M* Design = \$86M	\$99M + \$10M* Design = \$209M
Funding Needed **	\$9	\$21	\$33	\$45	\$168
Phase 2. Future Decks (May 2026 – 2033+)	\$184M	\$207M	\$237M	\$244M	\$278M
Funding Needed **	\$184	\$207	\$237	\$244	\$278
Phase 3. Min. Amenities (trees/grass only) (2031+)	\$75M	\$77M	\$93M	\$102M	\$119M
Funding Needed **	\$75	\$77	\$93	\$102	\$119
Phase 4-5. Full Landscape Amenities and Buildings (2031+)	\$87M	\$107M	\$121M	\$137M	\$150M
Funding Needed **	\$87	\$107	\$121	\$137	\$150
Total	\$401M	\$453M	\$525M	\$569M	\$656M
Total Funding Needed **	\$360	\$412	\$484	\$528	\$615
Annual Structure O&M (est.)	\$4M	\$5M	\$6M	\$7M	\$7M
Annual Amenities O&M (est.)	\$10M	\$11M	\$13M	\$15M	\$16M

**Current
commitment
needed**

**May be
committed now
for inclusion in
TxDOT letting
package, or
added via
change order
later (with
additional cost)**

*Design fees are approximate pending verification from TxDOT

** Accounts for \$41M SIB Loan

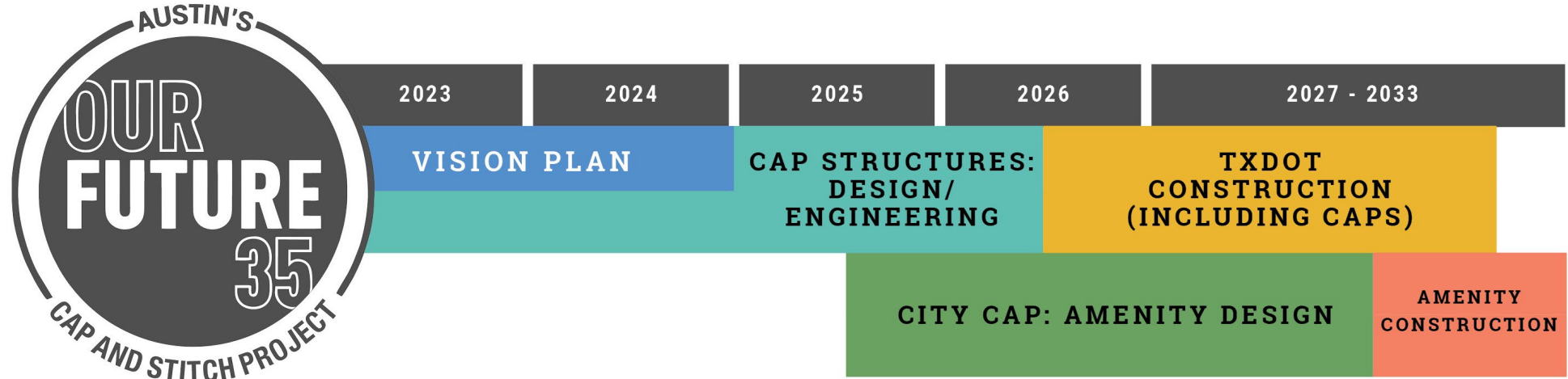
NOVEMBER WORK SESSION QUESTIONS ANSWERED



- Phase 2 cap decks added **via change order or separate contract** after TxDOT letting may increase deck costs by 35% to 100% or more.
- Staff have confirmed via **independent vetting of the 30% TxDOT cost estimates** to be within the expected margin of error based on current TxDOT bid averages.
- The **30% cost estimates for both University of Texas and the City's capping opportunities** do vary from cap to cap due to differences in structural design, roadway design, excavation costs, utility design, and much more. TxDOT used the same engineering firms and similar cost estimating methodologies to provide estimates for UT and the City of Austin.
- **CapMetro is conducting a planning feasibility study of Red Line infill stations**, including a potential station in the Hancock-Cherrywood area.
- Staff do not recommend removing the **new 5th Street connection** across I-35 because of its opportunity to maximize multimodal circulation in, out, and throughout downtown. There will be opportunities for temporary street closures at 5th and 6th Streets to provide space for festivals and events.
- Staff is currently coordinating with TxDOT on the **feasibility and cost estimate of expanding TxDOT's planned 10-foot shared use path** to a widened and shaded bicycle and pedestrian trail (East Avenue Trail). A Betterment Advanced Funding Agreement (AFA) would be developed in Summer 2025.
- (Additional questions regarding **air quality on caps** asked by the CWEP Committee on February 26, 2025 will be answered in an upcoming Memo to the Mayor and Council (MMAC)).

- Debt capacity evaluation
 - Review of current and future debt requirements (voter and non-voter approved) plus pension obligations.
 - Assess estimated impact to tax rates and bond ratings.
 - Evaluate debt capacity wholistically relative to various project/programs
- Monitor Federal and State activity

NEXT STEPS



- **May 6, 2025 Potential City Council Work Session**
 - Debt capacity evaluation
 - Updated staff recommendation for Cap and Stitch
 - Potential Grant Update
- **May 22, 2025 Council Meeting**
 - Commitment to fund
 - 100% design costs
 - Roadway elements
 - Cesar Chavez cap deck (pending NAE grant)
 - Any other decks for integration into TxDOT letting package
- **Partnership, Philanthropy, and Operations and Maintenance (O&M) Strategy**

Looking north, 4th Street – 7th Street Capping Opportunity



Looking southeast, 11th Street – 12th Street Capping Opportunity



Looking north, Cesar Chavez – 4th Street Capping Opportunity



OURFUTURE35

Austin's Cap and Stitch Program

WWW.OURFUTURE35.COM



OurFuture35@austintexas.gov



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