



TRANSPORTATION
PUBLIC WORKS

City Council Briefing
November 7, 2023





AGENDA:

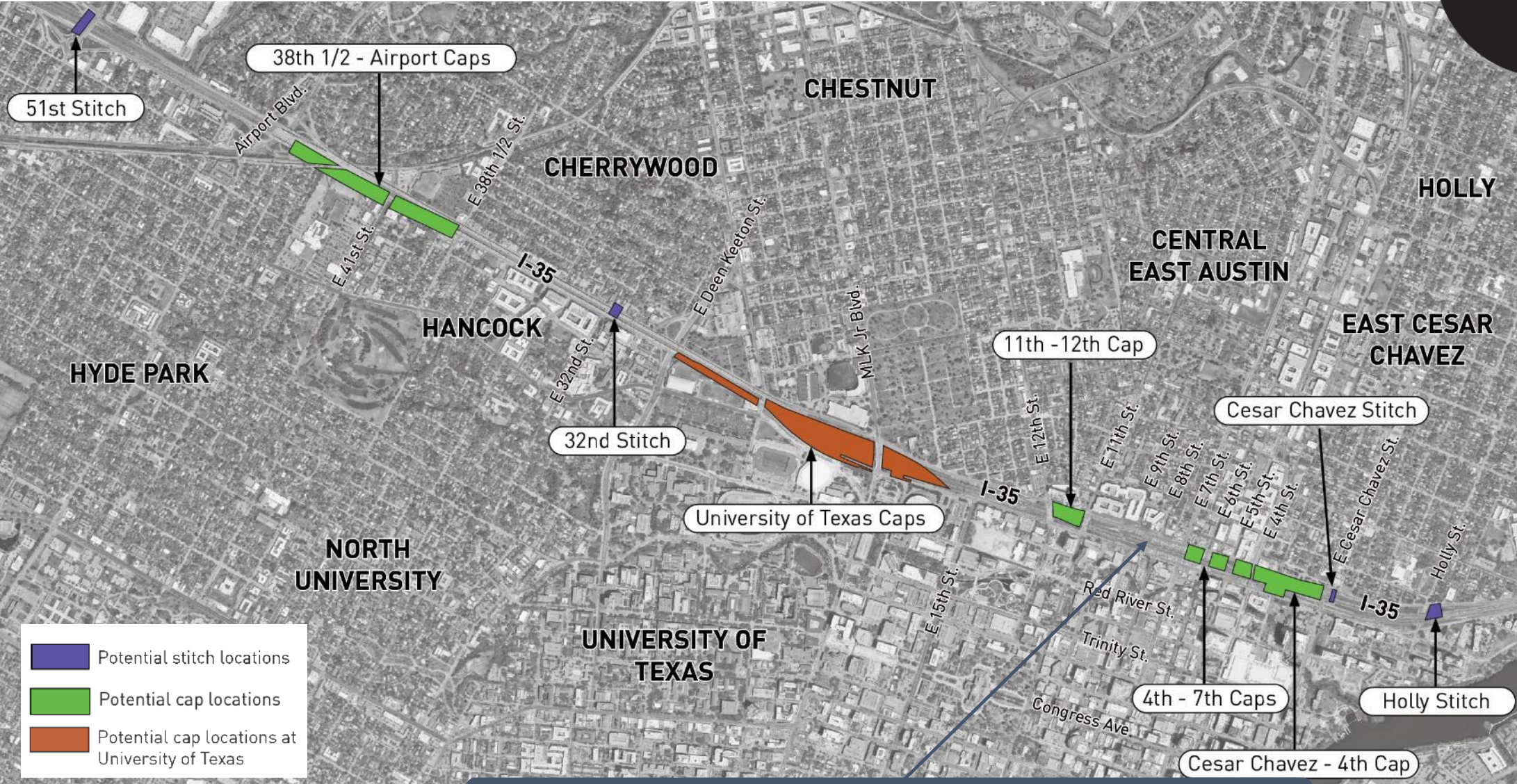
- I. Overview of Cap + Stitch Project
- II. Project Components and Options
- III. Project Costs
- IV. Funding Options
- V. Staff Recommendation

PRESENTATION PURPOSE:

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

CAP AND STITCH OVERVIEW

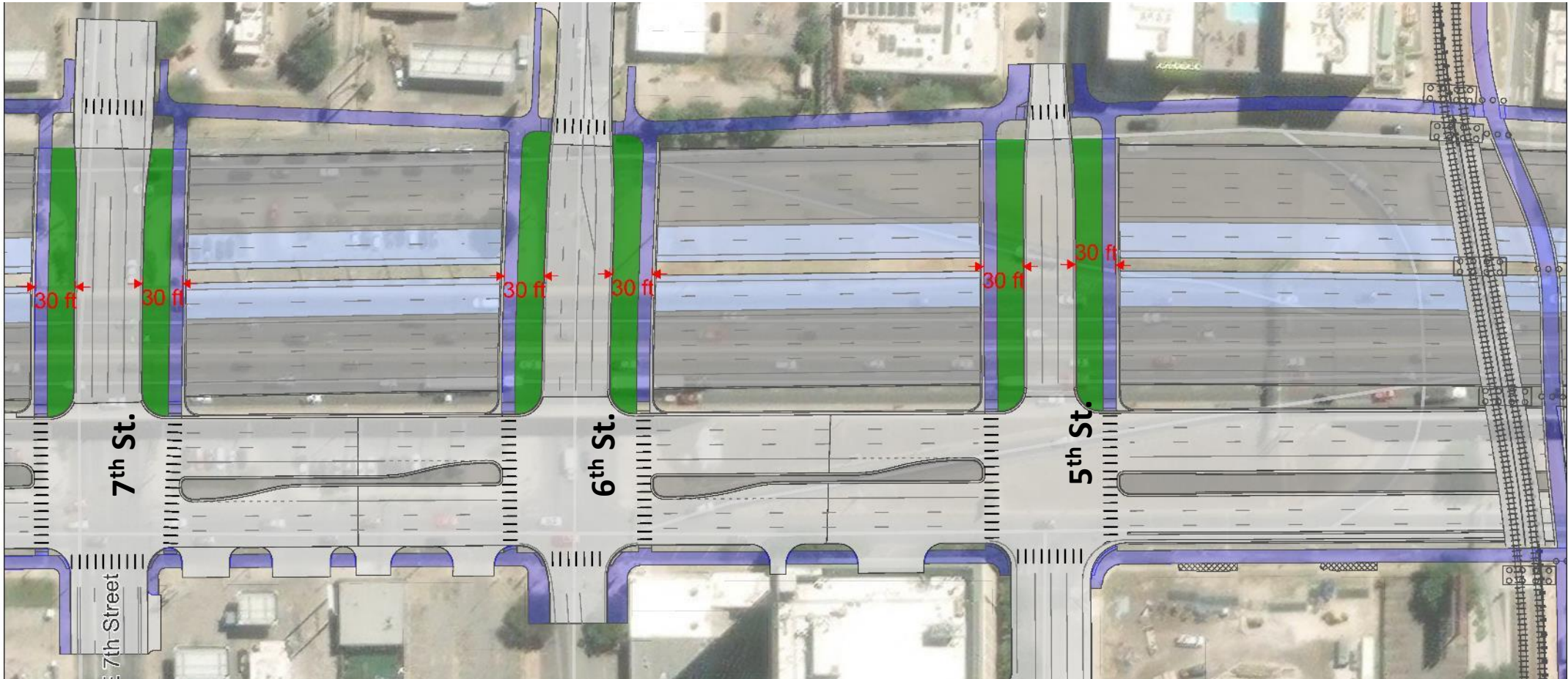
Potential Cap and Stitch Locations



**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



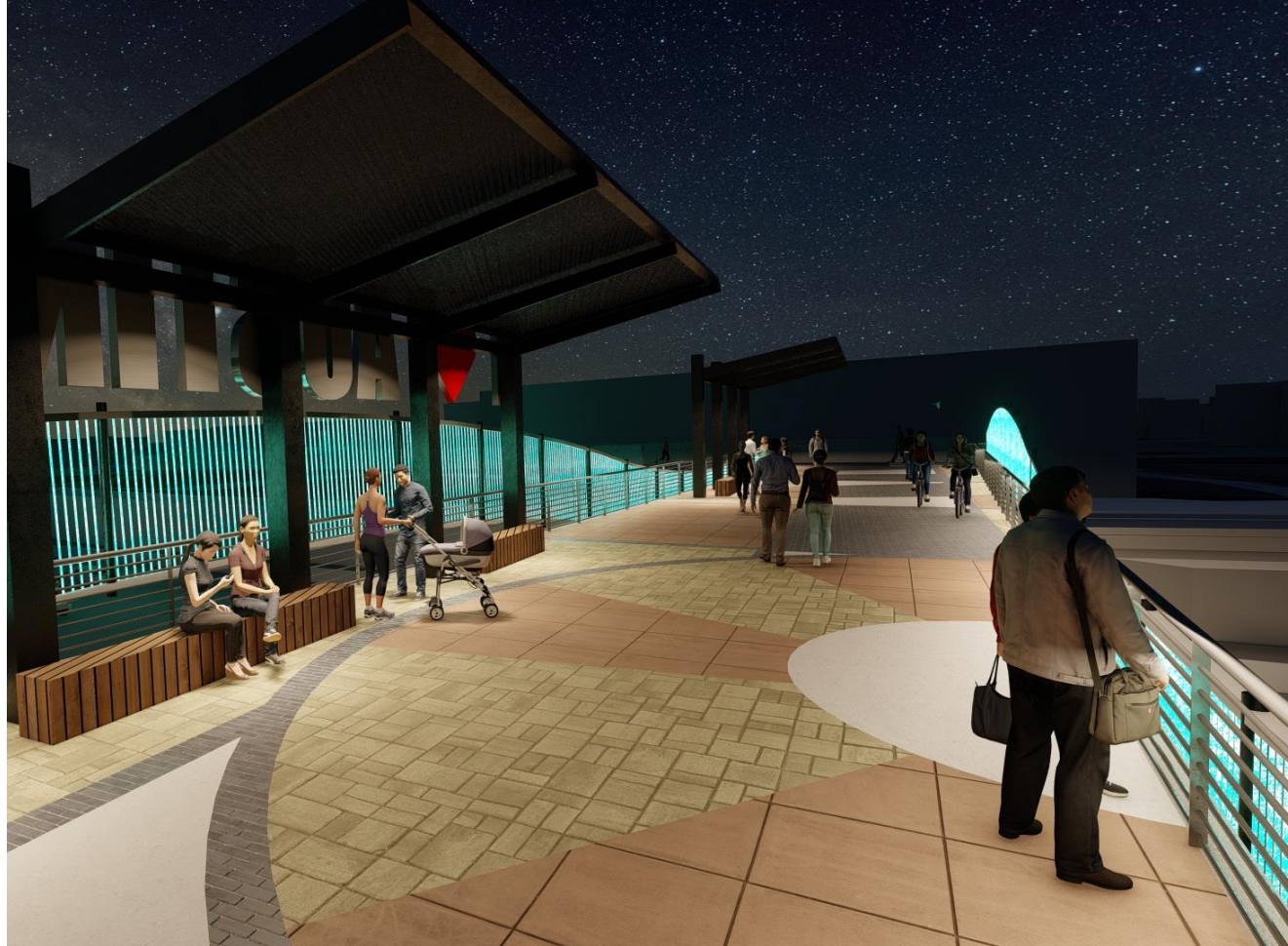
TxDOT-funded 30ft
behind curb



OUR
FUTURE
35

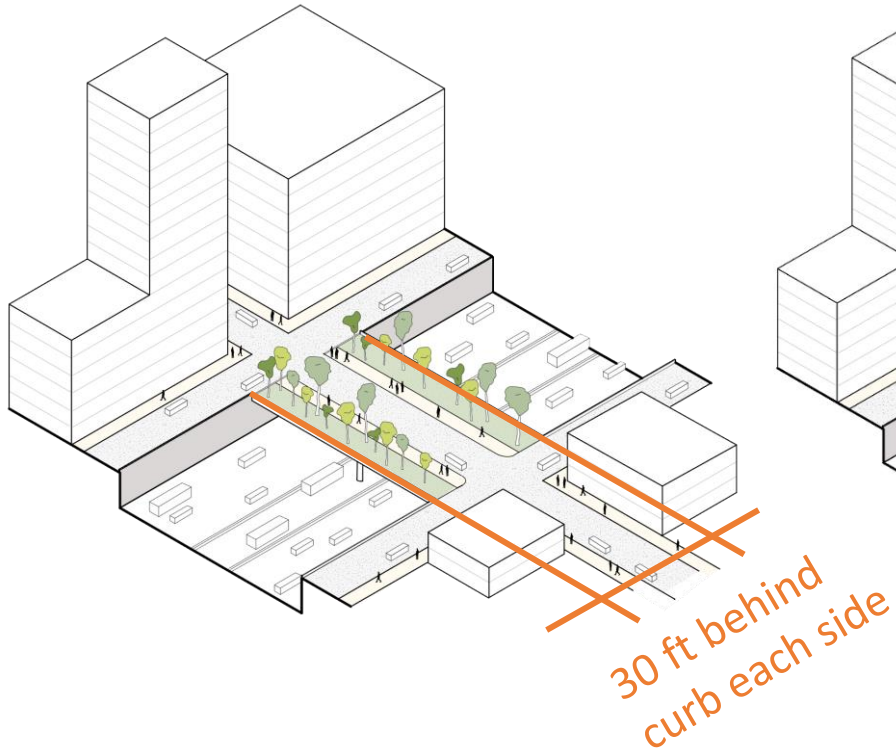
OUR FUTURE 35

TxDOT Baseline Stitch - Woodland



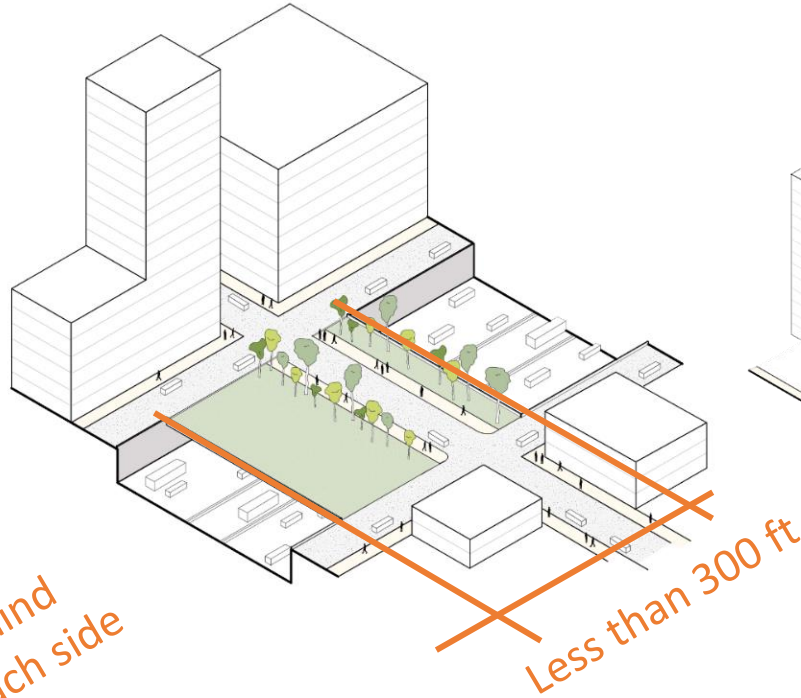
OUR FUTURE 35

Cap and Stitch Definitions

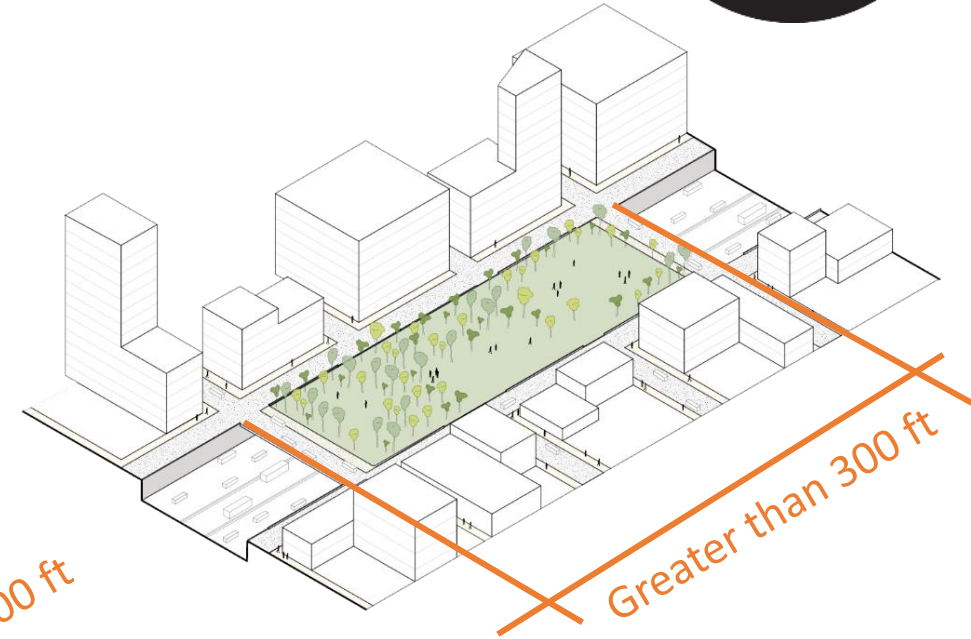


TX DOT BASELINE STITCH –

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



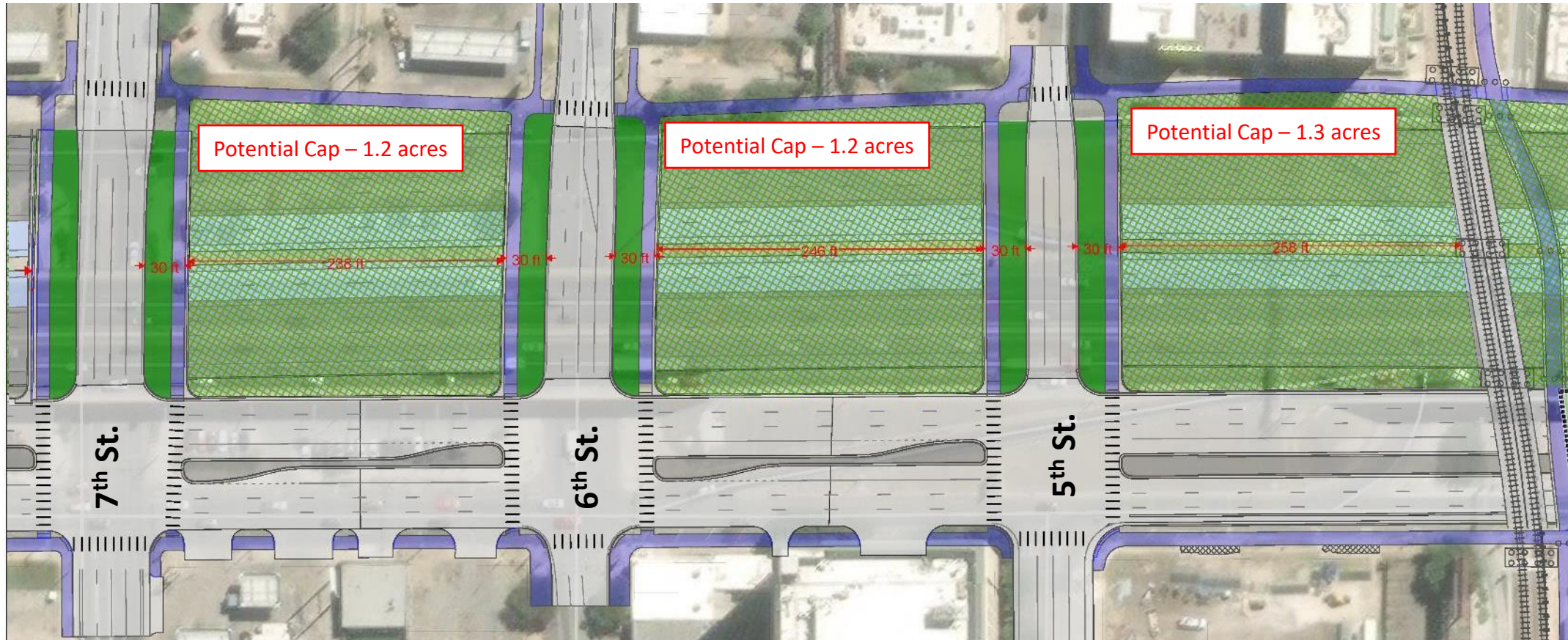
COA STITCH – Freeway deck less than 300 feet long (no tunnel ventilation required)



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



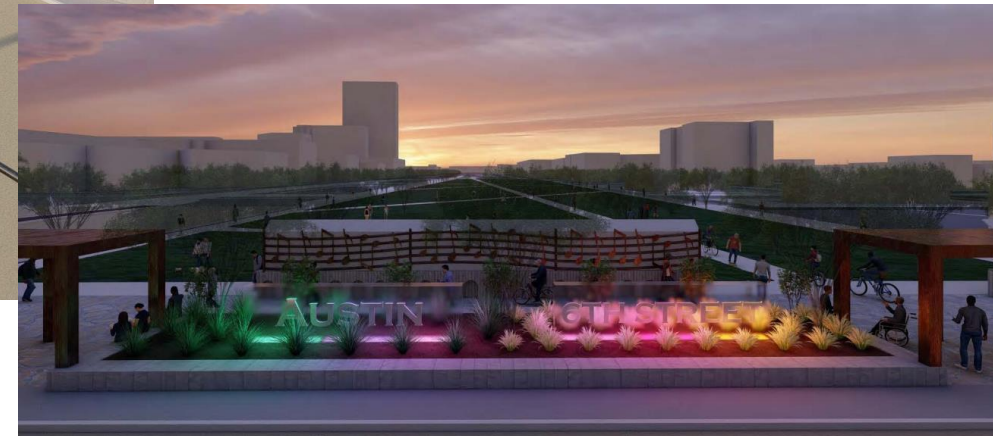
OUR FUTURE 35

TxDOT Baseline Stitch + Potential COA Caps



6th Street with Cap
(courtesy TxDOT CapEx website)

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



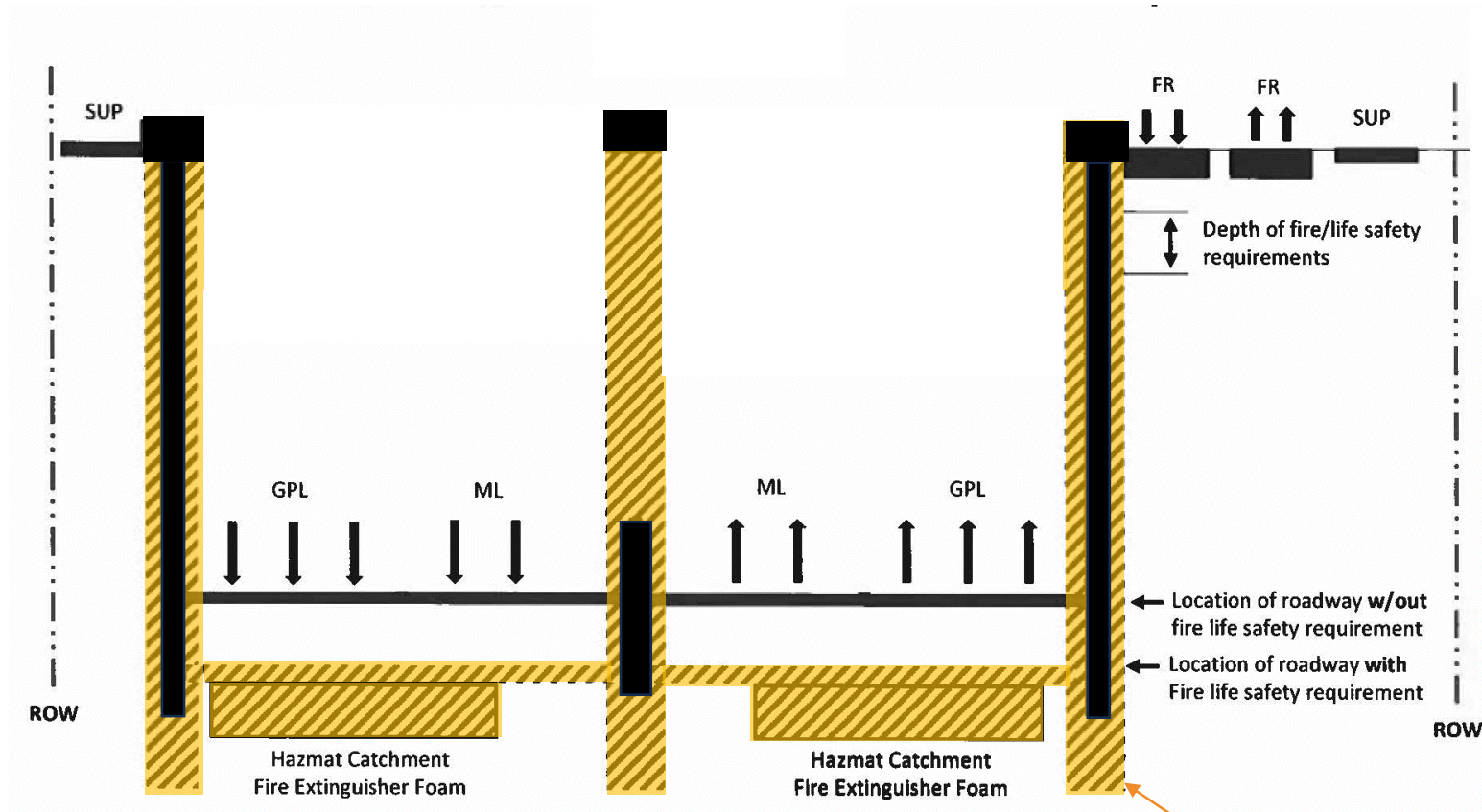
Project Components include:

- 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

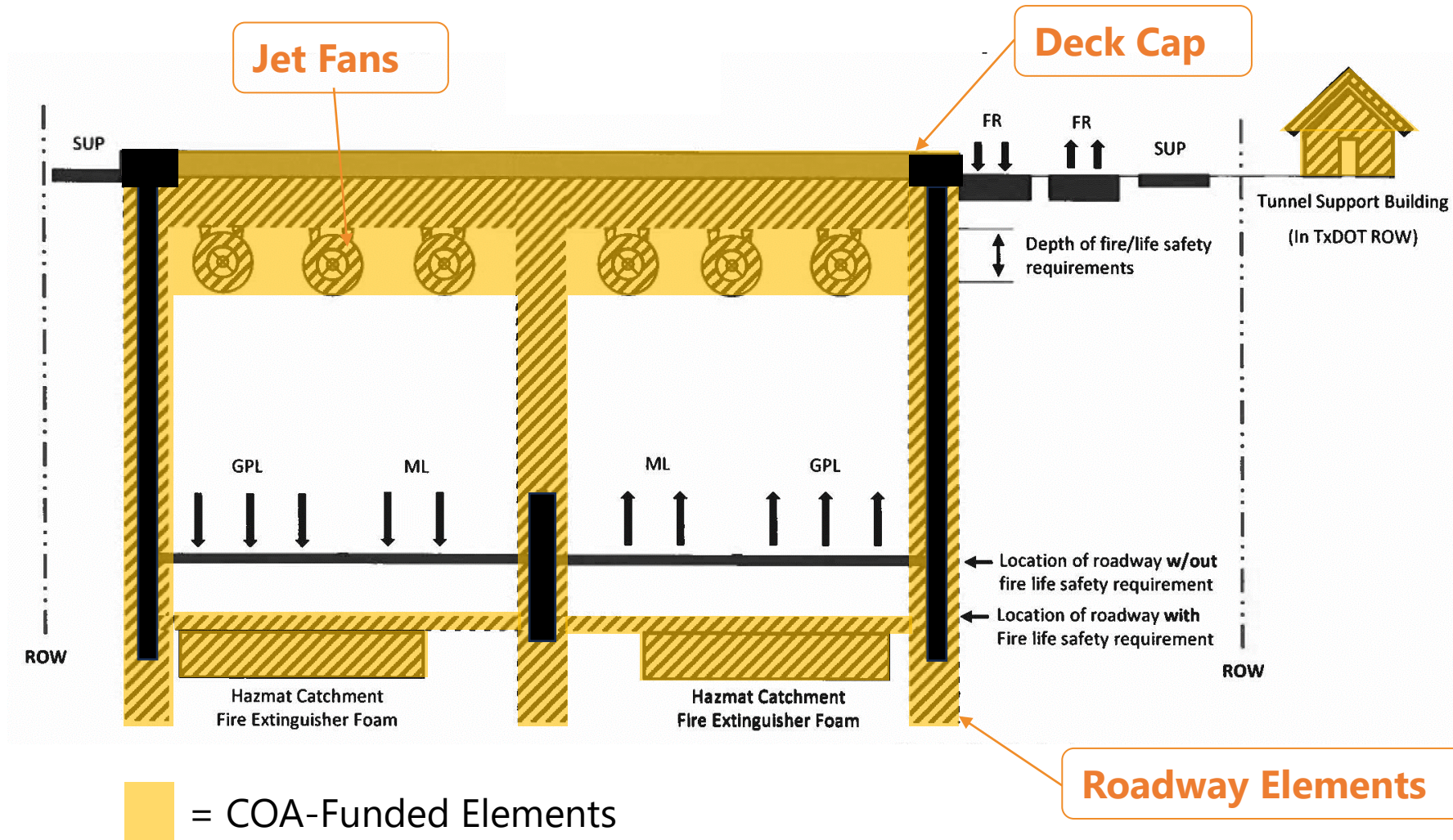


 = COA-Funded Elements

Roadway Elements

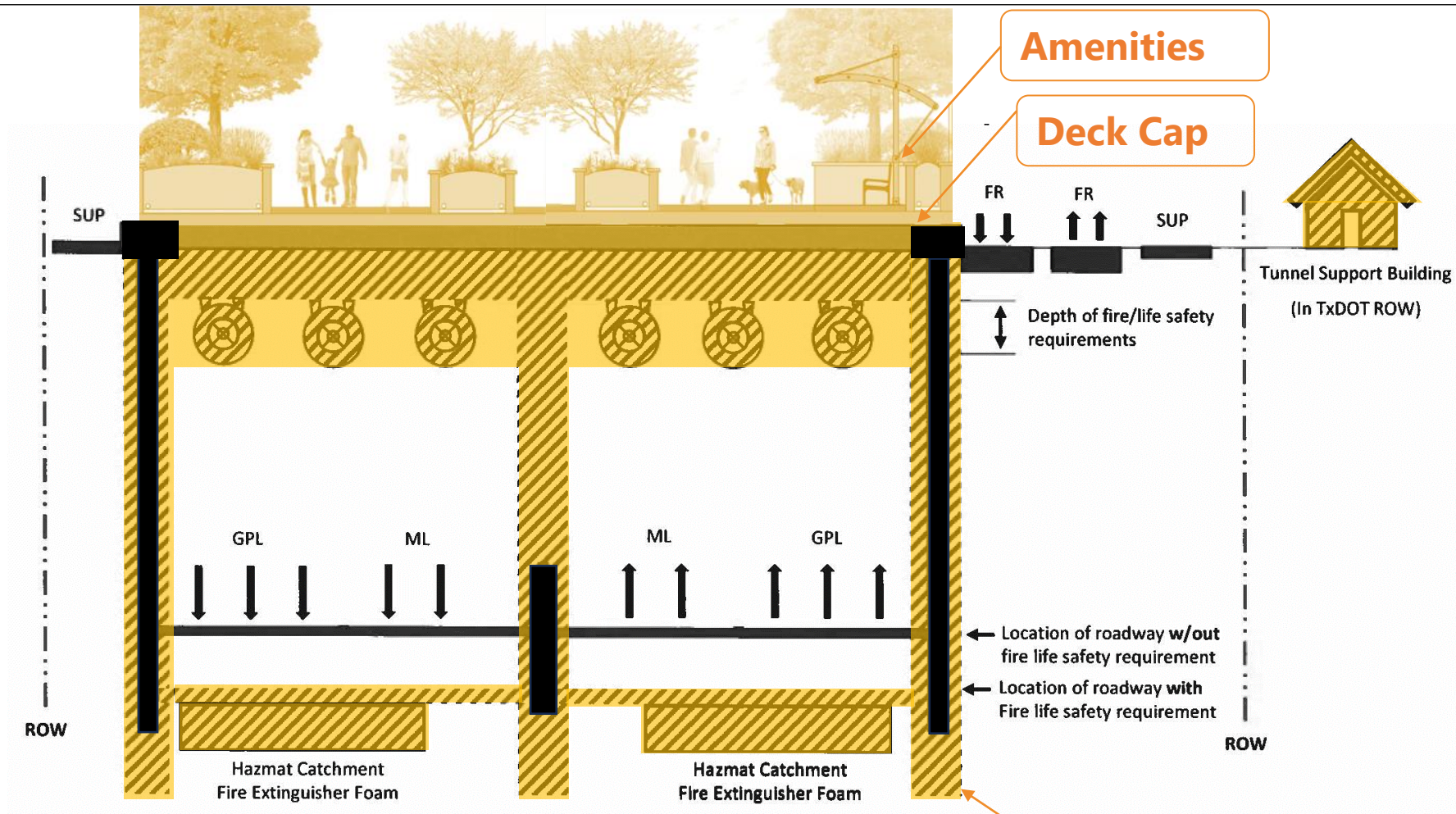
CAP & STITCH COMPONENTS

Roadway Elements + Tunnel Elements and Cap



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

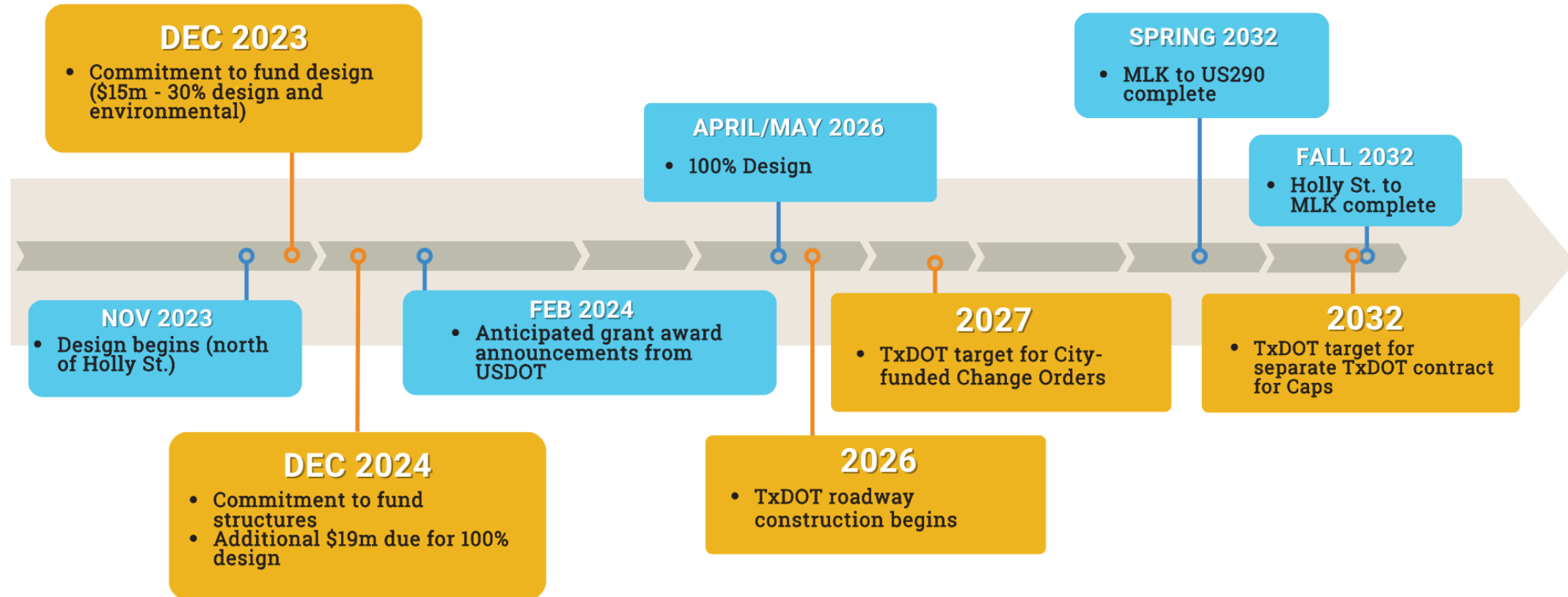
Alternative Construction Funding timelines


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

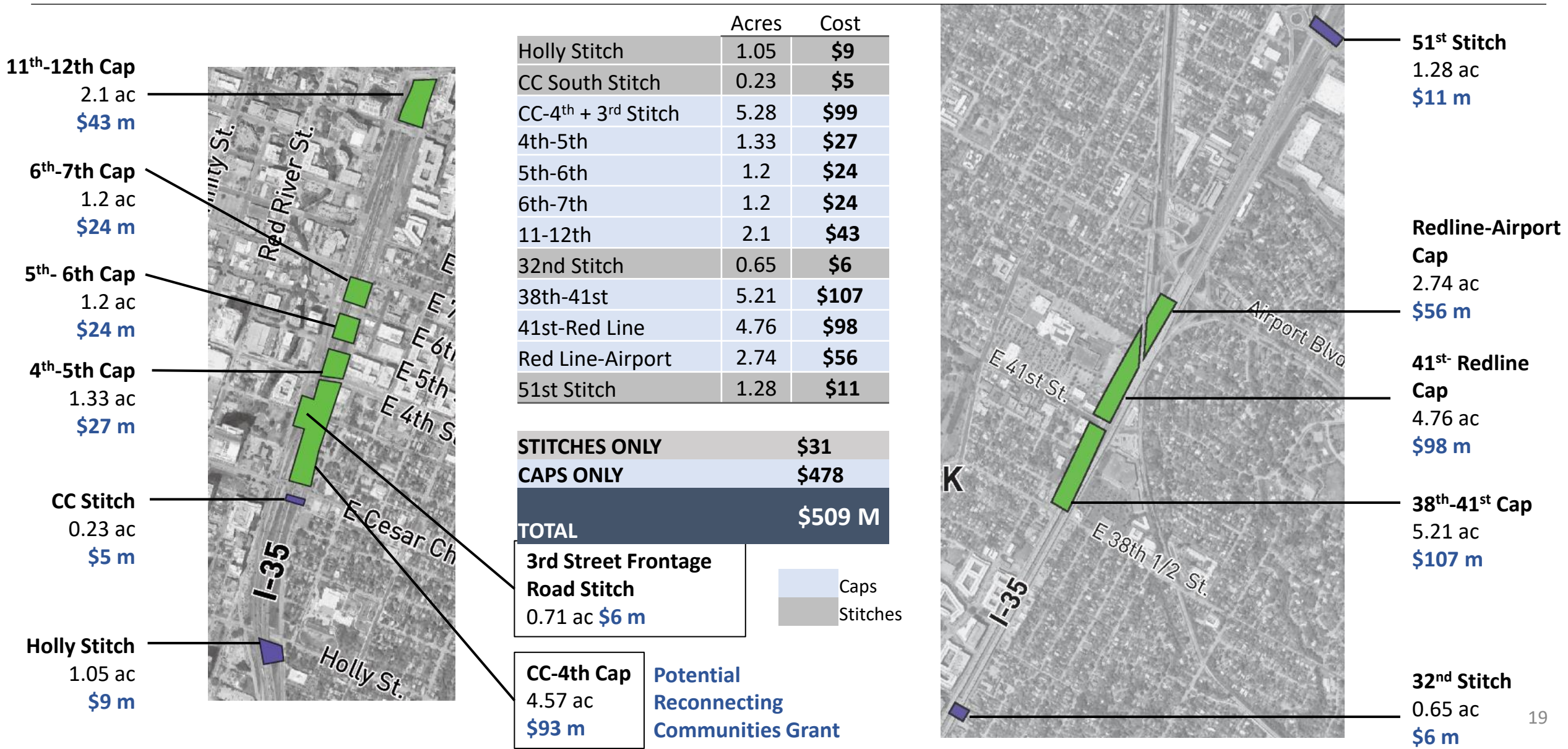
Timeline



 = COA decision needed

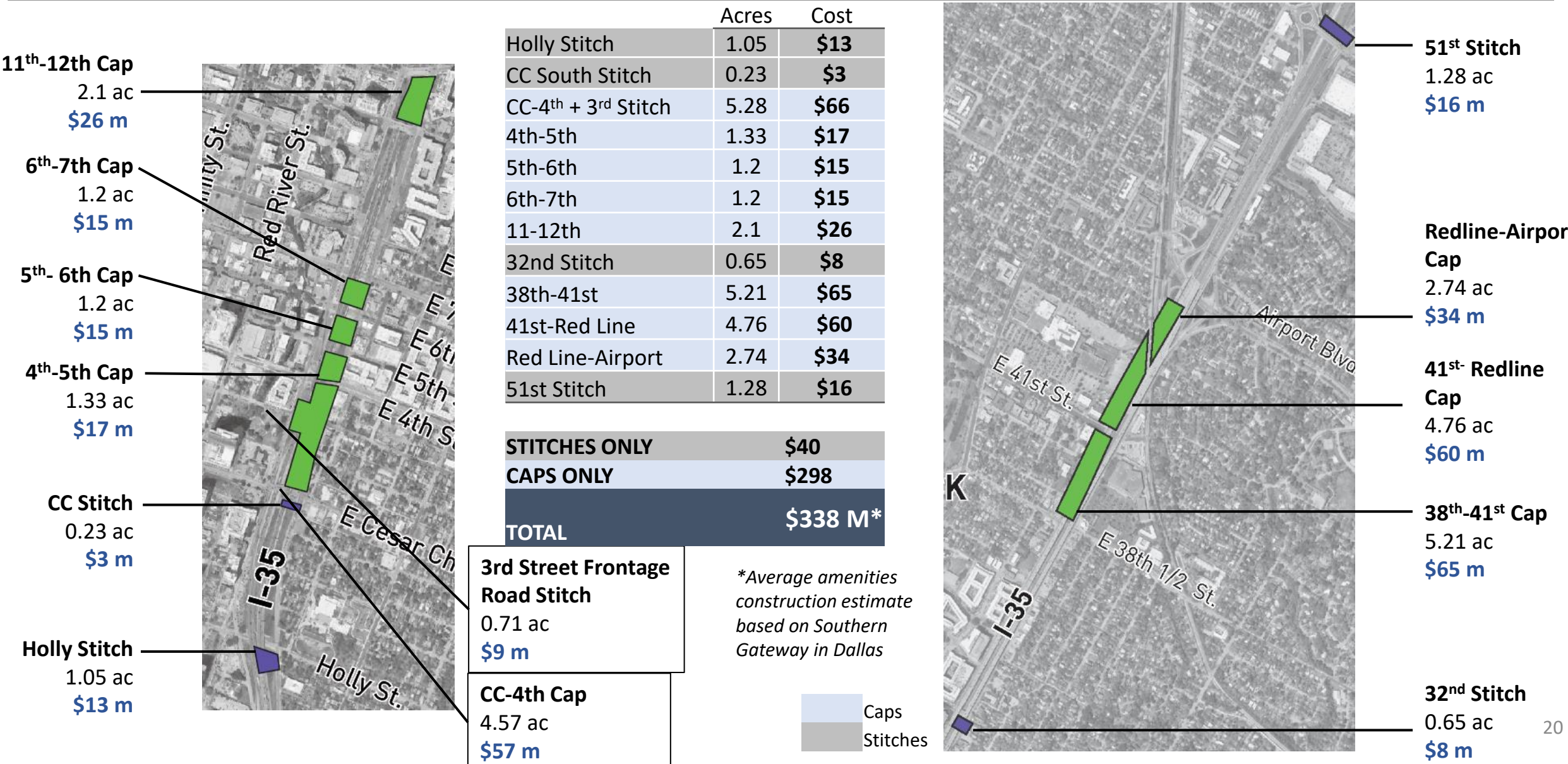
CAP & STITCH OVERVIEW

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



CAP & STITCH OVERVIEW

Amenity Costs - \$338M Total Estimate



CAP & STITCH COST ESTIMATES

Comparison



	Acres	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
Caps						
Stitches						
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)	✓	✗	✗	<ul style="list-style-type: none"> 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	✓	—	✗	<ul style="list-style-type: none"> \$105M Reconnecting Communities and Neighborhoods grant application submitted Other grant opportunities being monitored
Public Improvement Bonds (City Debt)	✓	✓	✗	<ul style="list-style-type: none"> 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)	—	✓	—	<ul style="list-style-type: none"> 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)	—	—	✗	<ul style="list-style-type: none"> • 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	—	✓	✓	<ul style="list-style-type: none"> • Sell development rights on caps • Timing of development activity constrains use for infrastructure costs
Fees (Pay-Go)	—	—	✓	<ul style="list-style-type: none"> • Transportation user fee • Parkland dedication fees • Lease fees for events conducted on caps
O&M Tax Revenue (Pay-Go)	—	—	✓	<ul style="list-style-type: none"> • Primarily sales and property taxes • Limits revenue available for other priorities • Tax rate election is an option
Philanthropy	—	✓	✓	<ul style="list-style-type: none"> • 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

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