

San Pedro Creek Improvements Project



March 28, 2014

Overview

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- ❑ **Background**
- ❑ **Project Overview**
- ❑ **Economic Impact**
- ❑ **Project Team**
- ❑ **Public Involvement**

Background

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- ❑ In 2012 Bexar County authorizes \$700,000 to complete a Preliminary Engineering Report (PER)
 - PER completed in May 2013 by Pape-Dawson Muñoz Team. San Antonio River Authority served as project and contract manager.
- ❑ In 2012, Bexar County, City of San Antonio, and San Antonio River Authority execute Letter Agreement for interagency coordination on San Pedro Creek Improvements Project
- ❑ In December 2013 Bexar County approves \$17.2M design budget & HDR led design team, including a SMWBE participation at 33.88%
- ❑ In February 2014, Commissioners Court approves Cooperative Agreement with San Antonio River Authority authorizing initiation of Final Design Phase

Cooperative Agreement

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- ❑ Agreement between Bexar County and the San Antonio River Authority for design services only
- ❑ Authorizes \$15.9 million for design services, project management and real estate administrative services
- ❑ Establishes roles and responsibilities for San Antonio River Authority and Bexar County

Letter Agreement

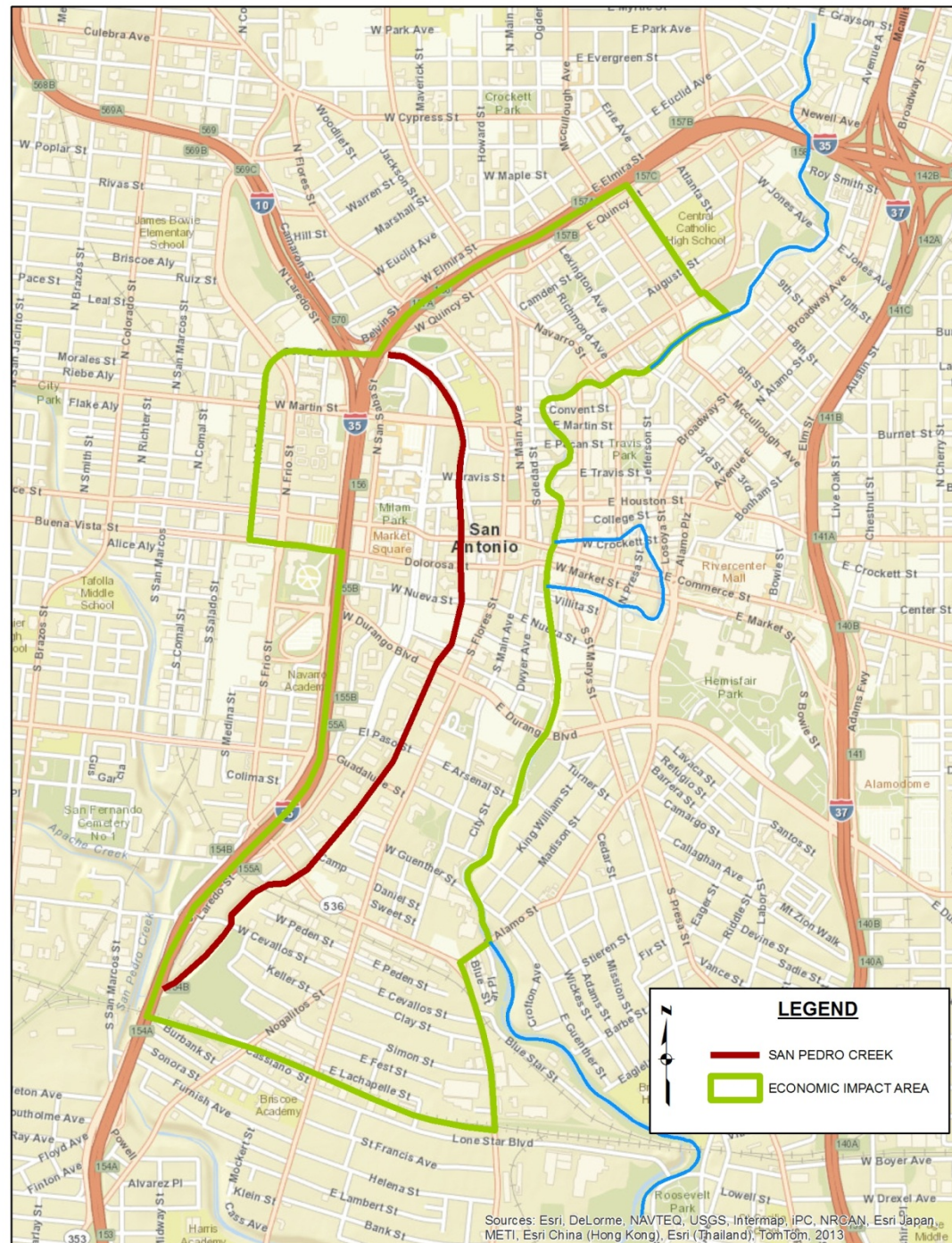
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- ❑ Agreement between Bexar County, City of San Antonio, and the San Antonio River Authority
- ❑ Promotes a coordinated, comprehensive approach to the project
- ❑ Establishes roles and responsibilities

Project Limits

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- ❑ North – Creek Tunnel Inlet
 - IH 35 / W. Quincy St.
- ❑ South – Apache/Alazan Creeks Confluence
 - IH 35 / Near Stockyards
- ❑ Approximately 2 miles



Connections

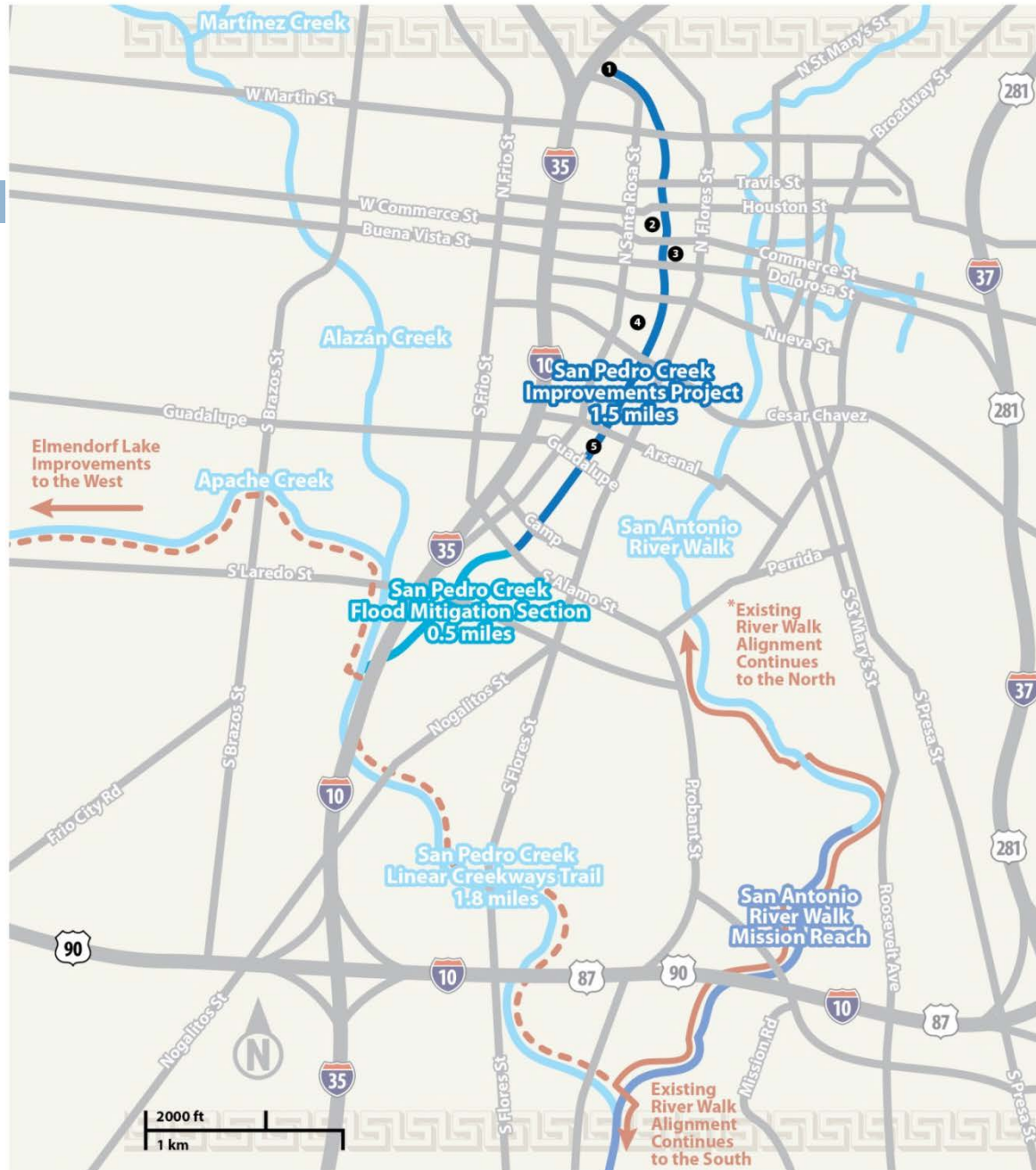
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Future Apache Creekway Linear Trail

- Elmendorf Lake Park
- Our Lady of the Lake University
- San Antonio River

San Antonio River Mission Reach

- Downtown
- Brackenridge Park
- Mission Espada



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❑ **Flood Control**

- Study found FEMA flood plain maps along San Pedro Creek were miscalculated
- 41.8 acres in the heart of downtown San Antonio and 38 adjacent structures will be removed from the 100-year flood plain

❑ **Cultural & Historical Significance**

- Project will highlight the Creek's historic role in development of Bexar County in the 1700s

❑ **Quality of Life**

- Replaces network of unsightly drainage with about 22 acres of parkland, hiking and biking trails, and other recreation amenities

San Pedro Creek Improvements

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□ **Economic Development**

- Adjacent properties have a current assessed value of \$150M; Museum Reach values increased post-project 2 to 5 times the pre-project value
- Removal of structures and properties from flood plain will enhance land use opportunities

□ **Project Cost**

- Current estimated cost is \$175 million, including County approved \$125 million in funding; public and private partnerships, will be needed to fully-fund project

CHARACTER AREAS

VILLA LAGUNILLA
TOWN LAKE

SALON DE ALAMEDA
ALAMEDA VENUE

AGUA ANTIGUA
ANCIENT WATER

EL MERODEO
THE MEANDER

CANAL PRINCIPAL
MAIN CHANNEL

CAMPO ABAJO
LOWER FIELD



Town Lake (Villa Lagunilla)

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- Northernmost reach offering small town lake as neighborhood park

Alameda Venue (Salon De Alameda)

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- Anchored by the Alameda Theatre, the creek provides spaces for both programmed and spontaneous music performances

Ancient Water (Agua Antigua)

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- Runs through the Historic City Center adjacent to the Spanish Governor's Palace

The Meander (El Merodeo)

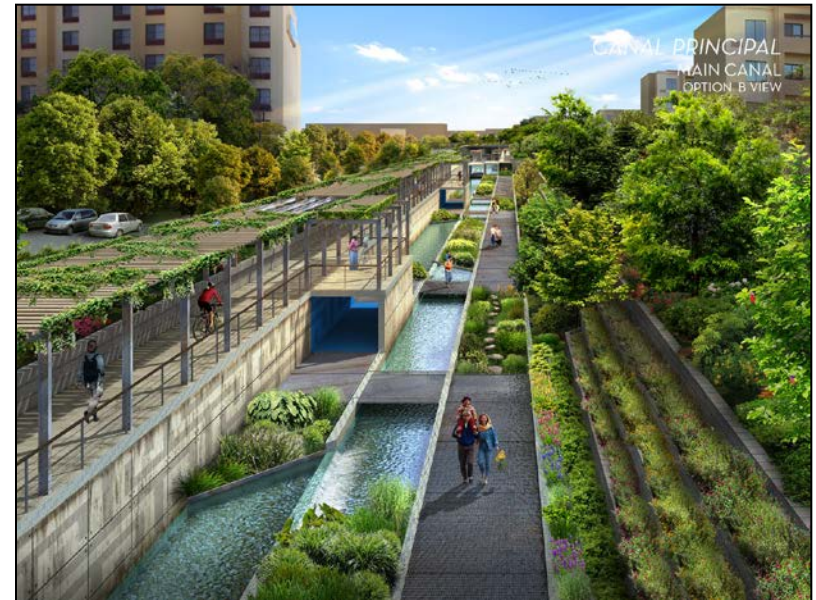
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- Falls within the original 1731 Villa de San Fernando Townsite
- Navarro House Historic Site on south bank

Main Channel (Canal Principal)

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- Daylights San Pedro Creek through the former MKT Railroad Yard
- Recognizes and celebrates the culvert system

Lower Field (Campo Abajo)

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- Design builds upon the character of this emerging art district by adding creatively inspired public gathering place for this growing urban residential neighborhood

Economic Impact Key Findings

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- ❑ Improvements will create synergy with the River Walk
- ❑ Development patterns vary in three areas:
 - North end: Medical/technology area with arts/entertainment venues
 - Center: Core of downtown with public properties converting to private property developments
 - South end: Builds on arts and culture vibe in the area
- ❑ Economic effects may be similar to the Museum Reach Extension
- ❑ Removing properties from flood plain will catalyze development and enhance property values
- ❑ Area would likely see new housing development and population growth
- ❑ Economic and fiscal impacts will be substantial

Economic Impacts

(Including Multiplier Effects)

Economic Impact (2013 Dollars)	Projected Economic Range	
Business Operations (Annual)		
Employment	848 –	1,428
Income	\$40,817,793 –	\$67,946,063
Output	\$120,816,236 –	\$200,565,276
Construction (10 Year Total)		
Employment	7,017 –	12,186
Income	\$355,203,768 –	\$610,951,843
Output	\$895,661,628 –	\$1,504,492,181

Fiscal Impacts

Total Ad Valorem Tax Revenues New Development: 2017-2026 (2013 Dollars)

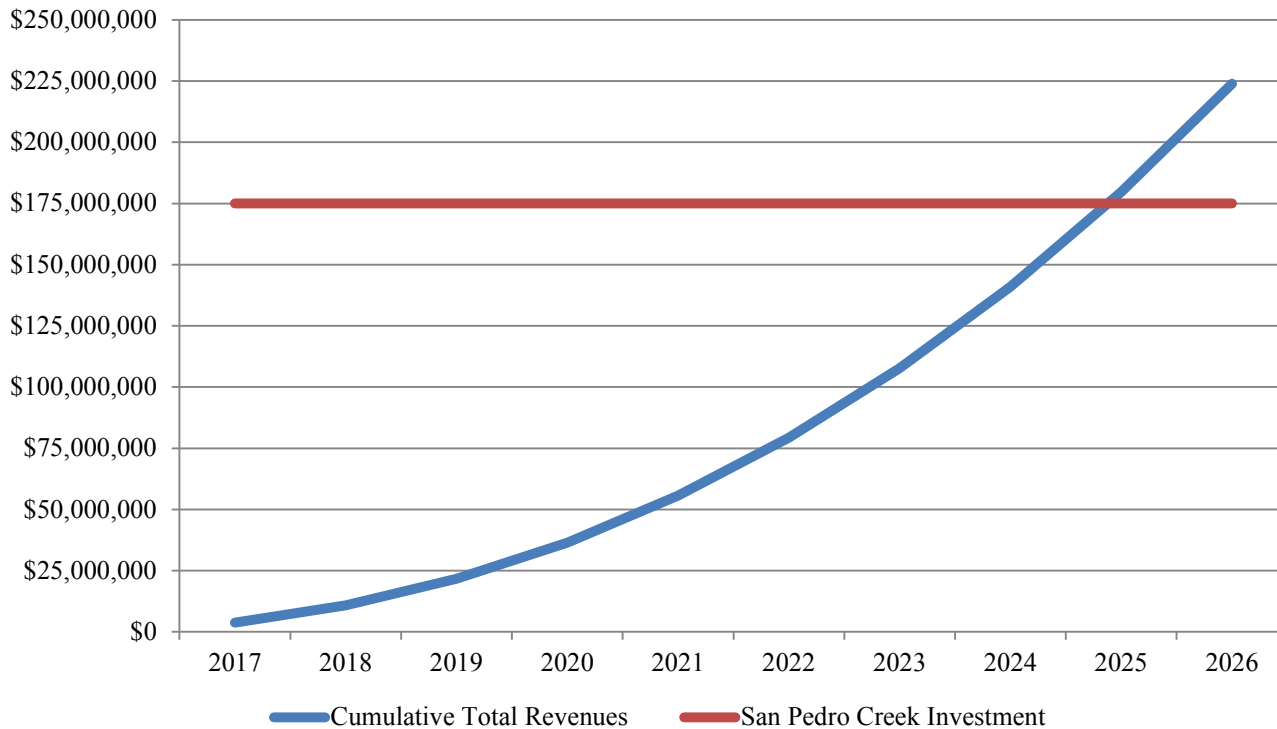
Taxing Entity	Projected Tax Rate Range Per \$100
San Antonio ISD	\$74,876,976 – \$114,649,131
Road and Flood	\$1,692,067 – \$2,590,837
San Antonio River Authority	\$958,024 – \$1,466,894
Alamo Colleges	\$8,226,209 – \$12,595,697
University Health System	\$15,235,446 – \$23,328,007
Bexar County	\$16,335,877 – \$25,012,951
City of San Antonio	\$31,200,027 – \$47,772,442
Total:	\$148,524,625 – \$227,415,959

Sales Tax Revenues (2013 Dollars)

Revenues from Construction (10 Year Total):	\$2,069,251 – \$3,372,541
Revenues from Business Operations (Annual):	\$271,649 – \$426,631

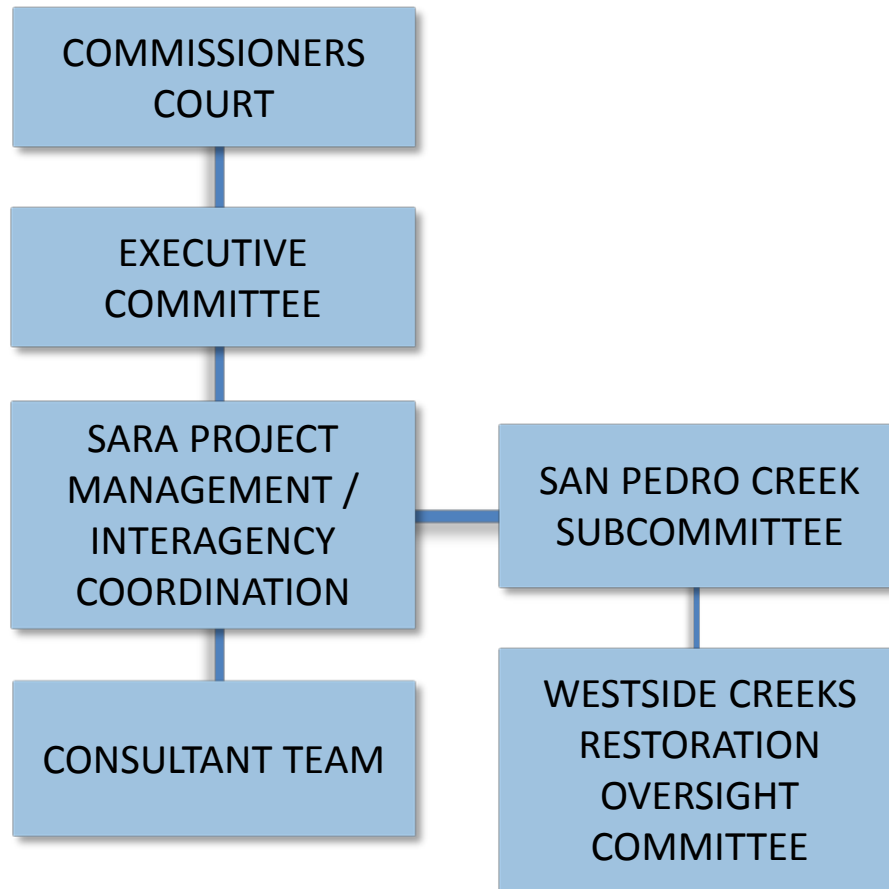
Breakeven Across All Public Agencies (Occurs in About 7 – 8 Years)

Comparison of Ad Valorem & Sales Tax Revenues to Public Agencies and Investment in San Pedro Creek Improvements
(Investment excludes financing costs)



Assumes scenario B1 development pattern.

SAN PEDRO CREEK PROJECT TEAM



Design Team

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- ❑ HDR Engineering – Prime Consultant
 - Muñoz & Company – Lead Architect of Record
 - Pape-Dawson Engineering – Lead Civil Design Engineer
 - Alamo Architects – Associate Architects
 - Ford, Powell, & Carson Architects – Associate Architects

- ❑ SARA serving as Contract and Project Manager including Public Participation and Stakeholder Involvement



Mark Sorenson, PE (SARA)



**Lead Hydraulics/Structural
HDR**

- H&H/Dynamic Modeling**
(HDR)
- Recirculation**
(HDR)
- USACE Section 404 Permitting**
(HDR)
- Water Supply Permitting**
(HDR)
- Bridge, Structural Design**
(HDR)
- Archaeology**
(UTSA CAR)

**Lead Civil Design Engineer
Pape-Dawson**

- Civil**
(Pape-Dawson)
- Utility Coordination/Design**
(Pape-Dawson)
- Traffic Control**
(Pape-Dawson)
- Environmental (ESA)**
(Pape-Dawson)
- Survey**
(Poznecki Camarillo)
- Subsurface Utility Engineering**
(Cobb Fendley)
- Geotechnical**
(Raba-Kistner)
- Structural Design**
(SEA)

**Lead Architect of Record
Munoz**

- Architect**
Steve Tillotson, AIA
(Munoz)
- Associate Architects**
Irby Hightower, FAIA
(Alamo Architects)
- Boone Powell, FAIA
Jay Loudon, AIA
(Ford, Powell & Carson)
- Signage/Wayfinding**
Juliana Marek (Marek-Hill)
- Lighting**
(Fisher Marantz Stone)
- Landscape Architect**
(Munoz)
- MEP**
(GGC)
- CM Services**
(KAI)
- Accessibility**
(Accessibility Unlimited)
- Historic Research**
(Re Search)
- Aquatic Landscape Coordination**
(Cox McLain)

Cost Estimating

Cost Estimating
(AG|CM)

**HDR/Munoz/Pape-Dawson
Contracting Flowchart**

Executive Committee

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- Provides executive management oversight for the project
- Committee Representatives:
 - Bexar County: County Manager David Smith
 - City of San Antonio: City Manager/Designee Lori Houston, Director Center City Development
 - San Antonio River Authority: General Manager Suzanne Scott
- Committee meets monthly to discuss the status of the project, addresses budget, schedule, and policy issues

San Pedro Creek Subcommittee

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❑ **Co-Chairs**

- Michael Cortez
- Jerry Geyer

❑ **Cultural and Downtown Resources**

- Bexar County Historical Commission – Theresa Gold and Catherine Danner
- San Antonio Conservation Society – Janet Dietel
- Alamada Theater – Ernest Bromley
- Centro Partnership – Pat DiGiovanni

❑ **Neighborhood**

- Lone Star Neighborhood Association – Susan Powers
- Five Points – Vacant

❑ **Property Owners**

- San Antonio Independent School District – Patti Radle
- The Vistana – Ed Cross
- Marti's – Jack Suneson
- General Services Administration – Lynn Evans
- Marriott Courtyard – Mark Liberatore
- Saldana & Associates – Humberto Saldana
- Judson Lofts – Caleb Etheredge

Public Involvement

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- ❑ San Antonio River Authority will coordinate and implement an extensive public involvement process
 - Ximenes & Associates will provide San Pedro Creek Subcommittee and public meeting facilitation
- ❑ Meeting notices will be widely distributed, including land owners
- ❑ Website and Social Media will be actively used
- ❑ Public meetings will be held