

San Pedro Creek Improvements Project

Presentation to:
San Antonio City Council



April 9, 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 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, integrated approach to the project development among the public agencies
- ❑ Establishes roles and responsibilities, including participation by the City Manager on the Executive Committee

Executive Committee

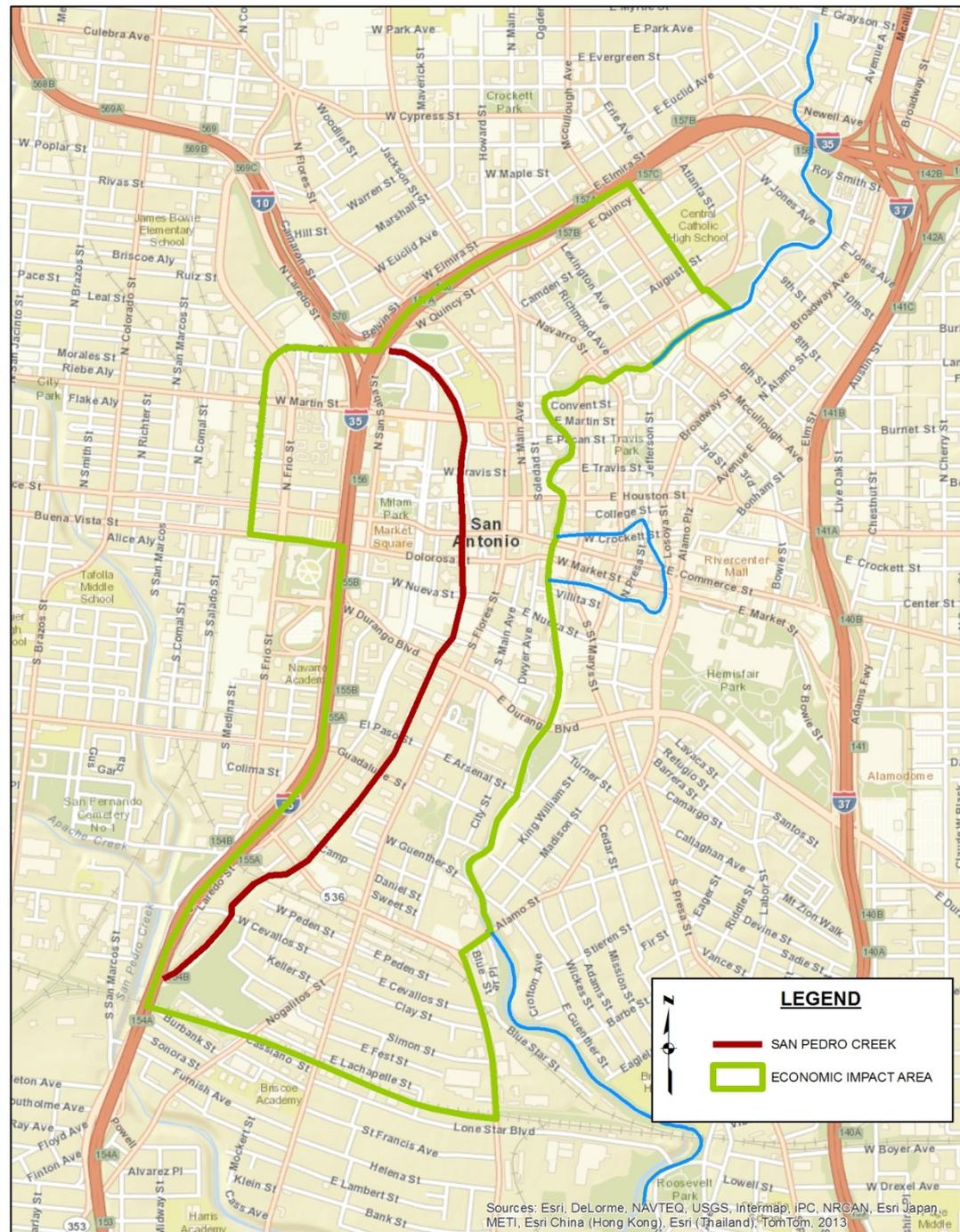
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- Provides executive management oversight for the project
- Committee Representatives:
 - Bexar County: County Manager David Smith
 - City of San Antonio: City Manager/Designee Lori Houston, Director Center City Development
 - San Antonio River Authority: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

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

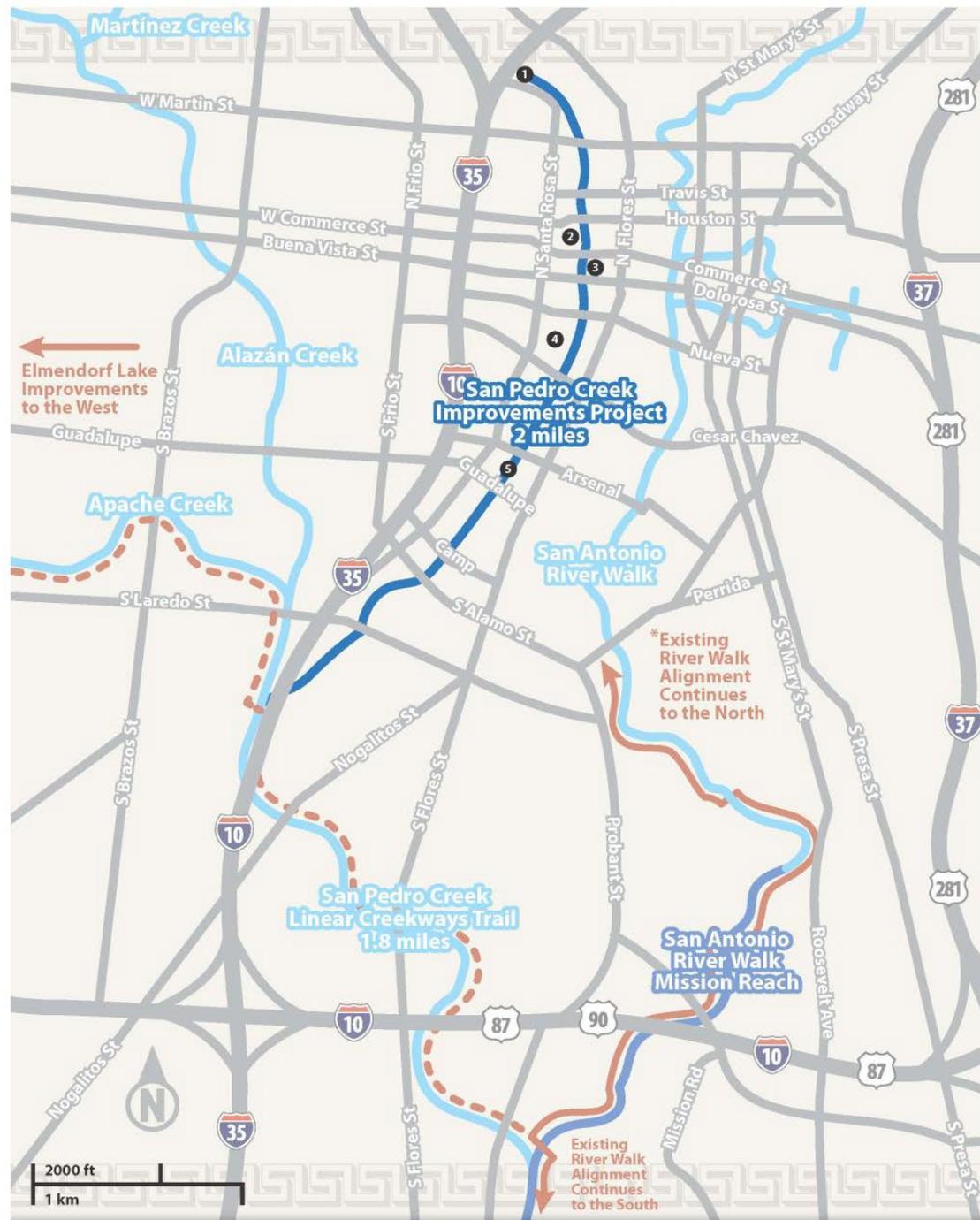
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Future Apache Creekway Linear Trail

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

San Antonio River Mission Reach

- Downtown
- Brackenridge Park
- Mission Espada



San Pedro Creek Improvements

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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**

- Removal of structures and properties from flood plain will enhance land use opportunities
- Transformation of the creek will catalyze adjacent development opportunities

□ **Project Cost**

- Current estimated cost is \$175 million, 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)

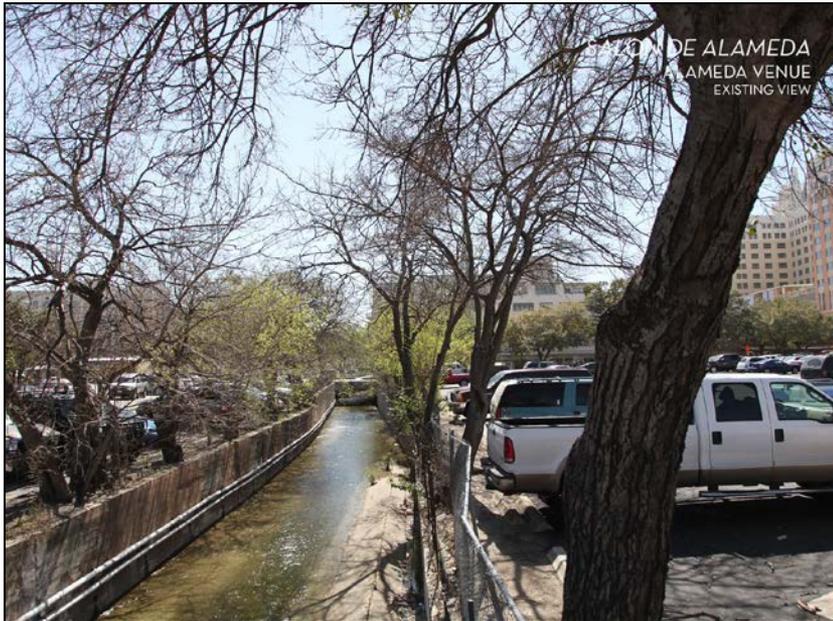
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- Northernmost reach offering small town lake as neighborhood park

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)

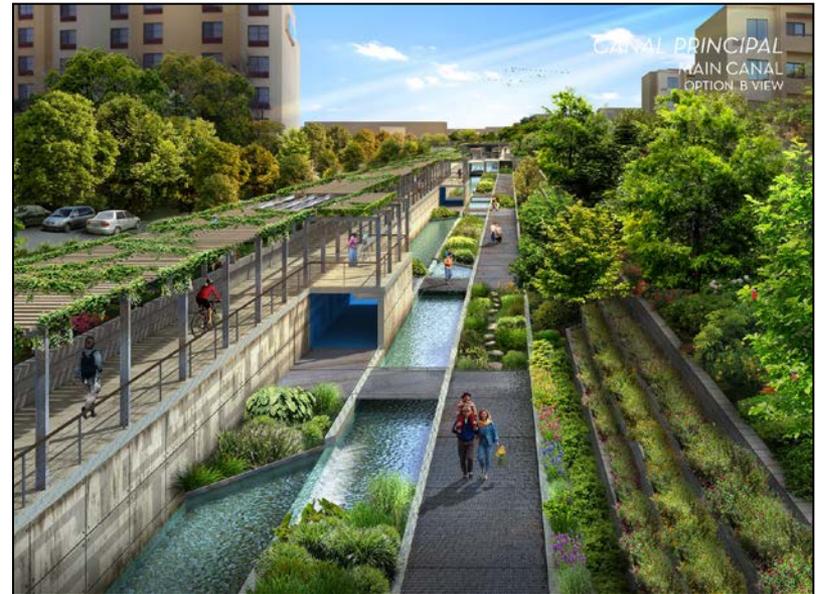
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- Falls within the original 1731 Villa de San Fernando Townsite
- Navarro House Historic Site on south bank

Main Channel (Canal Principal)

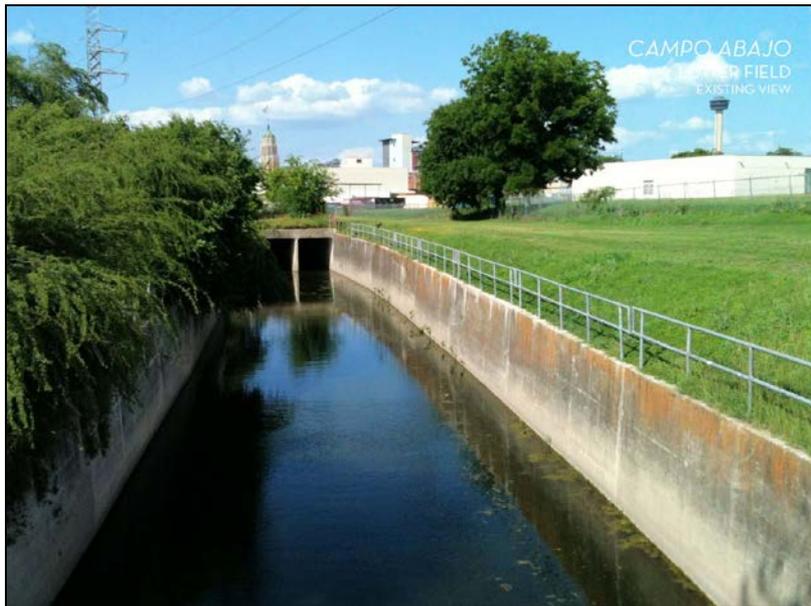
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- Daylights San Pedro Creek through the former MKT Railroad Yard
- Recognizes and celebrates the culvert system

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
- ❑ Economic effects may be similar to the Museum Reach
- ❑ 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)

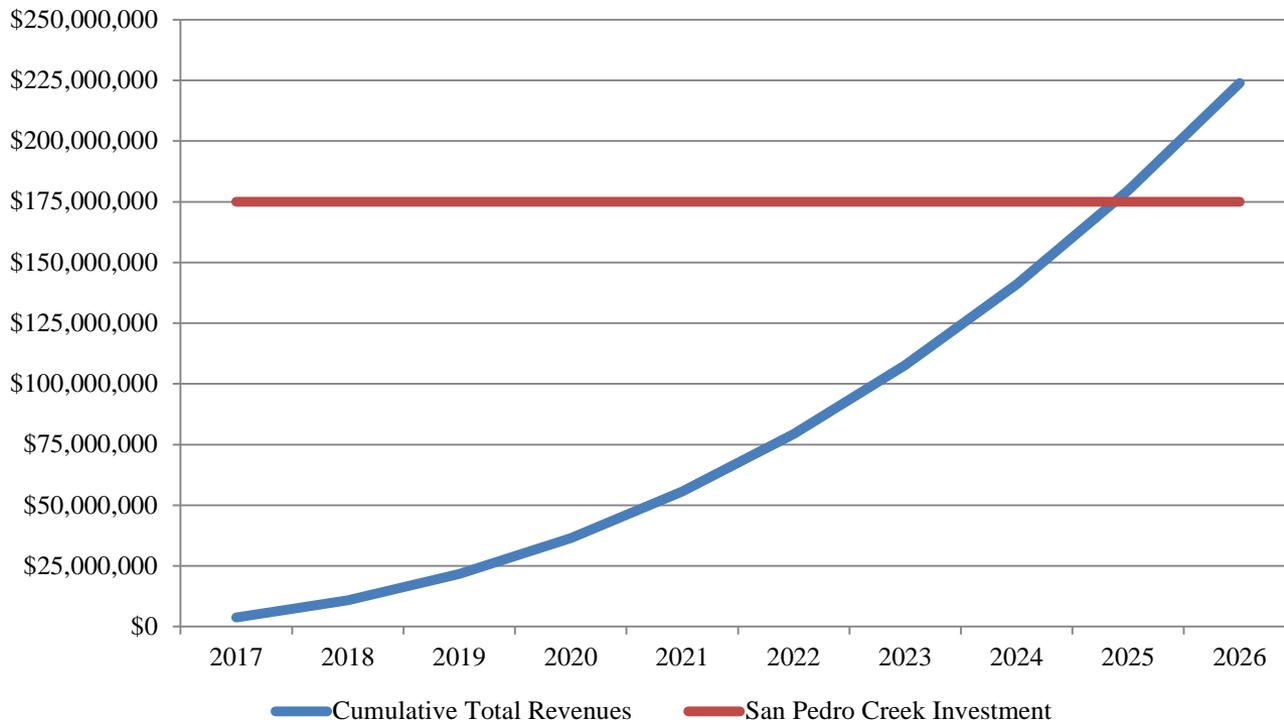
Taxing Entity	Projected Tax Rate Range Per \$100
San Antonio ISD	\$74,876,976 – \$114,649,131
Road and Flood	\$1,692,067 – \$2,590,837
San Antonio River Authority	\$958,024 – \$1,466,894
Alamo Colleges	\$8,226,209 – \$12,595,697
University Health System	\$15,235,446 – \$23,328,007
Bexar County	\$16,335,877 – \$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.

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

Project Schedule and Milestones

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- ❑ 40% Preliminary Design Feb 2015
- ❑ 70% Design Documents Aug 2015
- ❑ 90% Design Documents Jan 2016
- ❑ Design Complete Mar 2016
- ❑ Construction Completion May 2018

San Pedro Creek Subcommittee

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- ❑ **Co-Chairs** Michael Cortez and Jerry Geyer
- ❑ **Cultural and Downtown Resources**
 - Bexar County Historical Commission
 - San Antonio Conservation Society
 - Alamada Theater
 - Centro Partnership
- ❑ **Neighborhood**
 - Lone Star Neighborhood Association
 - Five Points

San Pedro Creek Subcommittee (continued)

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□ Property Owners

- San Antonio Independent School District
- The Vistana
- Marti's
- General Services Administration
- Marriott Courtyard
- Saldana & Associates
- Judson Lofts

Public Involvement

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- ❑ San Antonio River Authority will coordinate and implement an extensive public involvement process
- ❑ Meeting notices will be widely distributed, including land owners
- ❑ Website and Social Media will be actively used
- ❑ Public meetings will be scheduled at project milestones