San Pedro Creek Improvements Project

March 28, 2014
Overview

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

- 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

- 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

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

- **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

- **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

- **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)

- Northernmost reach offering small town lake as neighborhood park
Alameda Venue  
(Salon De Alameda)

- Anchored by the Alameda Theatre, the creek provides spaces for both programmed and spontaneous music performances
Ancient Water
(Agua Antigua)

- Runs through the Historic City Center adjacent to the Spanish Governor’s Palace
Falls within the original 1731 Villa de San Fernando Townsite

Navarro House Historic Site on south bank
Main Channel
(Canal Principal)

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

- 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)

<table>
<thead>
<tr>
<th>Economic Impact (2013 Dollars)</th>
<th>Projected Economic Range</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Business Operations (Annual)</strong></td>
<td></td>
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<tr>
<td>Employment</td>
<td>848 – 1,428</td>
</tr>
<tr>
<td>Income</td>
<td>$40,817,793 – $67,946,063</td>
</tr>
<tr>
<td>Output</td>
<td>$120,816,236 – $200,565,276</td>
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<tr>
<td><strong>Construction (10 Year Total)</strong></td>
<td></td>
</tr>
<tr>
<td>Employment</td>
<td>7,017 – 12,186</td>
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<tr>
<td>Income</td>
<td>$355,203,768 – $610,951,843</td>
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<tr>
<td>Output</td>
<td>$895,661,628 – $1,504,492,181</td>
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# Fiscal Impacts

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

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Projected Tax Rate Range Per $100</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Antonio ISD</td>
<td>$74,876,976 – $114,649,131</td>
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<tr>
<td>Road and Flood</td>
<td>$1,692,067 – $2,590,837</td>
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<tr>
<td>San Antonio River Authority</td>
<td>$958,024 – $1,466,894</td>
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<tr>
<td>Alamo Colleges</td>
<td>$8,226,209 – $12,595,697</td>
</tr>
<tr>
<td>University Health System</td>
<td>$15,235,446 – $23,328,007</td>
</tr>
<tr>
<td>Bexar County</td>
<td>$16,335,877 – $25,012,951</td>
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<tr>
<td>City of San Antonio</td>
<td>$31,200,027 – $47,772,442</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$148,524,625 – $227,415,959</strong></td>
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## Sales Tax Revenues (2013 Dollars)

| Revenues from Construction (10 Year Total): | $2,069,251 – $3,372,541 |
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

- 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
Executive Committee

- 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

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

- 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