

ALAMO HEIGHTS *Texas*

Austin Highway/Lower Broadway Improvement Project

FAQ

What is the Austin Highway/Lower Broadway Improvement Project?

The Austin Highway/Lower Broadway Improvement Project consists of lower Broadway (Austin Highway to Burr - .7 miles), including Broadway and Austin Highway for a total amount of 1.13 miles for:

- Street
- Sidewalk
- Bike Lane
- Storm Water Drainage
- Underground Utilities
- Landscaping Improvements

All funded by different entities with the bulk of work being primarily along Broadway.

What is the project scope?

Proposed street improvements are the reduction of Broadway from six lanes to four lanes, installation of new traffic/crosswalk signals, and center medians with turn lanes. The Texas Department of Transportation (TxDOT) has funded this portion in the amount of \$4,000,000.

Proposed sidewalk improvements and bike lanes include the widening of sidewalks and creation of bike lanes for a pedestrian friendly environment. This will be an extension of the City of San Antonio Broadway Project and primarily funded by the Alamo Area Metropolitan Organization (MPO). MPO committed \$10,000,000 to this specific within the project.

The San Antonio River Authority (SARA) has committed \$1,300,500 for low impact development (LID) landscaping to capture and slow down storm water and improve the quality of run-off at the San Antonio River headwaters.

Replacement of water and sewer lines will be funded by the City of Alamo Heights Utility Fund Certificates of Obligation in the amount of \$2,100,000 paid from water and sewer rates. Improvements will be made for aging infrastructure and to deconflict with new storm drainage.

Storm water drainage improvements will reduce the 25-year flood plain and remove approximately 29 acres from the flood plain. Storm water drainage improvements will improve flooding on Broadway. The issuance of General Obligation Bonds in the amount of \$13,250,000 will be the financial resource to address storm water drainage improvements.

What is the cost breakdown for the Austin Highway/Lower Broadway Improvement Project?

The \$13,250,000 budget is solely for storm water drainage improvements through the issuance of General Obligation Bonds, upon voter approval.

- The City's General Fund balance will earmark \$978,000 for the project contingency costs.
- Water/sewer rates will fund underground utilities in the amount of \$2,100,000.
- Financial commitments from MPO, SARA, and TxDOT is \$15,300,500.
- The total estimated project cost is \$31,628,951 with funding from the City of Alamo Heights, TxDOT, MPO, and SARA.

If the issuance of General Obligation Bond approved, how much can I expect my property taxes to increase?

Depending on your taxable home value, your annual/monthly increase will be as follows, based on an interest rate of 3.5%:

Home Value	Projected Annual Difference*	Projected Monthly Difference
\$350,000	\$70	\$5.83
\$500,000	\$100	\$8.33
\$650,000	\$130	\$10.83
\$850,000	\$170	\$14.17
\$900,000	\$180	\$15.00
\$1,100,000	\$220	\$18.33

The current total tax rate of .384639 would be raised to .406439, if approved by voters.

In addition, property owners that are disabled or over 65 years of age with exemptions will **NOT** be affected by the proposed tax increase.

Are there other financial commitments or entities involved in this project?

Sources	Scope	Committed
MPO	Road, Bike Lane, Sidewalks	\$10,000,000
TxDOT	Roadway	\$4,000,000*
SARA	LID Landscaping	\$1,300,500
	SUB TOTAL:	\$15,300,500

*TxDOT is also absorbing all costs related to cost estimates, design, engineering, environmental and project management

If the bond passes, what is the project construction timeframe?

If approved by the voters, bonds cannot be issued until the beginning of the next year because of the required waiting period. The City of Alamo Heights will be working with all respective entities and Broadway business owners regarding expected construction. Construction could begin in 2022 or 2023 with the anticipated project completion of at least 18 months, subject to change.

How long has the project been in planning?

- The City of Alamo Heights has been working with MPO, SARA, and TxDOT since 2016.
- Stakeholder meetings have been conducted with Broadway business owners since 2017.
- The City Council hosted two workshops in 2019.
- Overland Architects was hired in 2019 as the City's architect for landscape and streetscape design.

What has occurred in preparation for the project?

The following studies were conducted in preparation of the project and will be utilized as resources:

- Economic Impact Study conducted in 2018 by Dr. Steve Nivin
- Parking study was recently finalized in 2020 by the Goodman Corporation

If this bond passes, will there be future community meetings to discuss and provide input on design of Broadway?

If the bond issuance is approved, the City will continue to work with Overland Architects on the landscape design of Broadway and other entities involved in the project.

Virtual town hall meetings will be held via Zoom, livestreaming via Vimeo, YouTube and Facebook Live:

- Wednesday, Sept. 9th at 6:00 p.m.
- Tuesday, Sept. 22nd at 6:00 p.m.
- Thursday, October 8th at 6:00 p.m.

Visit www.alamoheightstx.gov for details.

Does the City have any design goals in mind?

Yes, to have a pedestrian friendly streetscape and the City intends to redesign Broadway as environment efficient as possible, within budget constraints.