

CITY OF SAN ANTONIO
CENTER CITY DEVELOPMENT & OPERATIONS DEPARTMENT



City Council Agenda Item #25

Hagner Arc Closure and Conveyance

Lori Houston, Assistant City Manager
June 21, 2018

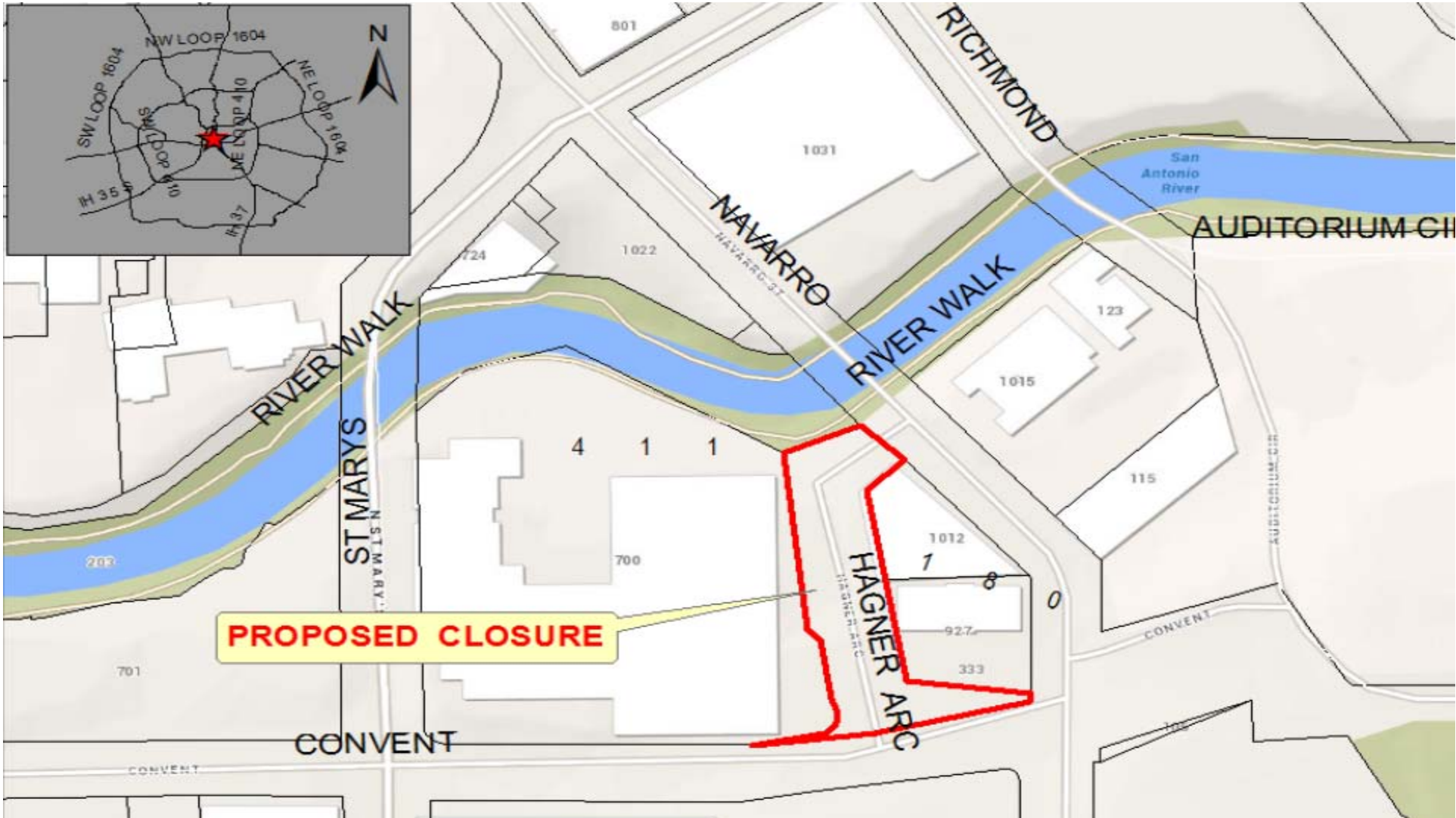
Summary

Ordinance Authorizing:

- A. Closing, vacating, and abandoning a total of 0.368 acres of right of way of Hagner Arc right-of-way located between Convent Street and Navarro Street and of Convent Street.
- B. Conveying a total of 0.368 acres to Convent Ventures, L.P. and 1 Riverwalk, LLC and accepting an in-kind contribution of approximately \$570,085 towards the value of the proposed closure fee.
- C. Negotiation and execution of a Storm Water Agreement with Convent Ventures, L.P. and 1 Riverwalk, LLC to cap and abandon an existing storm drain and provide up to \$94,200 from available funds in the FY 2018 Storm Water Utility Fund.

Background

- In December 2017, Council approved a \$4 million Chapter 380 Agreement with USAA, to facilitate a \$70 million investment and addition of 1,500 new full-time jobs
- USAA's investment requires an expansion of the parking garage at One Riverwalk Place.
- USAA shall also provide \$570,085 in Public Improvements including Riverwalk entry, sidewalk, lighting, street striping, and a new storm drain easement



Proposed Southeast View



MarmonMok
ARCHITECTURE

Phase Two - Garage Addition

Proposed North View

**Relocated
Cooling
Tower**

New Garage Addition

Historical Building

New Exit

**New SA
River Entry**

San Antonio River

**Marm
ARCHITECTS**





Issue

- The closure and conveyance of Hagner Arc and a small portion of Convent St. right of way is required.
- The abutting property owners have executed an Agreement and consent to closure and conveyance.
- The relocation of an existing failing storm drain without an easement is necessary.
- This action will allow the property to be placed on the tax rolls, generating revenue for the City of San Antonio and other taxing entities.



**USAA
Building/Garage**

**Office
Building**

**Parking
Garage**

**Riverwalk
Entry**

**Riverwalk
Entry**

SA River

Recommendation

Staff recommends an Ordinance authorizing:

- A. Closing, vacating, and abandoning a total of 0.368 acres of right of way of Hagner Arc right-of-way located between Convent Street and Navarro Street and of Convent Street.
- B. Conveying a total of 0.368 acres to Convent Ventures, L.P. and 1 Riverwalk, LLC and accepting an in-kind contribution of approximately \$570,085 towards the value of the proposed closure fee.
- C. Negotiation and execution of a Storm Water Agreement with Convent Ventures, L.P. and 1 Riverwalk, LLC to cap and abandon an existing storm drain and provide up to \$94,200 from available funds in the FY 2018 Storm Water Utility Fund.

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