

ORDINANCE 2019-06-13-0499

**AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A DEVELOPMENT AGREEMENT WITH 803 N. CHERRY, LLC TO INCLUDE THE APPROPRIATION OF \$600,000.00 AND DECLARING AS SURPLUS AND AUTHORIZING THE EXCHANGE OF CITY-OWNED REAL PROPERTY CONSISTING OF APPROXIMATELY 2.00 ACRES OR AN 87,120 SQUARE FEET OUT OF LOT 24, NCB 602 LOCATED AT 223 S. CHERRY STREET IN EXCHANGE FOR THE ACQUISITION OF TWO TRACTS OF LAND OUT OF NCB 527, BLOCK 1, LOTS 1 & 2 COMMONLY KNOWN AS 803 N. CHERRY STREET AND 815 N. CHERRY STREET TOTALING APPROXIMATELY 1.69 ACRES OR 73,616 SQUARE FEET FROM 803 N. CHERRY, LLC IN COUNCIL DISTRICT 2.**

\* \* \* \* \*

**WHEREAS**, on August 2, 2012, City Council authorized a Master Economic Development Incentive Agreement with Alamo Beer Company, LLC and the Inner City Tax Increment Reinvestment Zone for the development of the Alamo Beer Micro Brewery; and

**WHEREAS**, the City also agreed to sell 1.69 acres of unimproved land located at 803 N Cherry Street ("North Cherry Property") to Alamo Beer Company, LLC; and

**WHEREAS**, due to litigation, the conveyance of 803 and 815 N Cherry Street was delayed and Alamo Beer Company, LLC then decided to build the microbrewery on adjacent property it owned located at 415 Burnet; and

**WHEREAS**, Alamo Beer Company, LLC subsequently sold the 1.69 acres of unimproved land located at 803 N Cherry Street to 803 N. Cherry, LLC for the purpose of developing a housing project on the site ("Project"); and

**WHEREAS**, the City of San Antonio ("City") currently owns Lot 24, NCB 602, commonly known as 223 S. Cherry Street (South Cherry Property"); and

**WHEREAS**, City staff and 803 N. Cherry, LLC met and developed a framework for a development agreement (the "Development Agreement") that includes a property exchange of 2.00 acres of 223 S. Cherry Street for 803 N. Cherry Street and the allocation of \$600,000.00 for demolition of structures, the environmental cleanup necessary to meet residential standards, and the survey and replatting of the 223 S. Cherry Street site; and

**WHEREAS**, City staff has requested the South Cherry Property, depicted and attached hereto in **Attachment I**, be declared surplus to the needs of the City so that they can sell or convey the property; and

**WHEREAS**, the South Cherry Property with the five-story deed restriction is appraised at \$2,615,000.00; and



**WHEREAS**, 803 N. Cherry, LLC currently owns the North Cherry Property, depicted and attached hereto in **Attachment II**; and

**WHEREAS**, the North Cherry Property is appraised at \$2,580,000.00; and

**WHEREAS**, 803 N. Cherry, LLC desires to convey the North Cherry Property to the City in exchange for acquiring the City-owned South Cherry Property; **NOW THEREFORE**:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Council authorizes the City Manager or designee, in conjunction with the City Attorney, to negotiate and execute a development agreement with 803 N. Cherry, LLC or its affiliate having proper authority to facilitate the following real property exchange pursuant to Section 272.001 of the Texas Local Government Code at no cost:

- A. Declare approximately 2.00 acres or 87,120 square feet of Lot 24, NCB 602 (223 S. Cherry), depicted and attached hereto in **Attachment I**, as surplus and authorizing its disposition to 803 N. Cherry, LLC.
- B. Acquire Lot 1 and Lot 2 out of NCB 527, Block 1 (803 and 805 N. Cherry), depicted and attached hereto in **Attachment II**, from 803 N. Cherry, LLC.

**SECTION 2.** The City Council authorizes the City Manager or designee, in conjunction with the City Attorney, to negotiate and execute a Development Agreement with 803 N. Cherry, LLC or its affiliate having proper authority, in accordance with the Term Sheet attached hereto in **Attachment III** and the following conditions:

- A. The City will provide the same incentives to the project on 223 S Cherry Street that was provided through the previously executed Center City Housing & Infill Policy (CCHIP) Agreement for the North Cherry Property. This includes a 10-year property tax rebate of City ad valorem taxes and a waiver of City and SAWS fees;
- B. Applicable City processes to convey and develop the property shall apply to the conveyance of 223 S Cherry. The development will be subject to HDRC review consistent with the terms of this Term Sheet, for example, the right to build a 5 story building and nothing less;
- C. The City shall deliver 223 S Cherry in an environmentally clean condition that meets all federal, state and local requirements for a residential development of a five-story building in its completed state and the City will fund and oversee the remediation of the site;
- D. The City shall demolish existing buildings and structures on 223 S Cherry Street and work with 803 to retain, recycle and reuse utilities coming into the site without impeding the demolition process;



- E. The future use of 803 and 815 N Cherry will be as a public park, dedicated to the historic Hays Street Bridge, which stands as significant reminder of eighteen-century wrought-iron engineering, of the railroad industry, and of the San Antonians who worked on the railroads, many of whom were African-American or Mexican-American. Any Improvements to the park will include, at minimum, drinking water, restroom facilities, trees, and/or shade structures, picnic areas, and information about the Bridge. City staff and the District 2 Council Office will seek input from community partners to include the members of the Hays Street Bridge Restoration Group, residents of Dignowity Neighborhood, other stakeholders, and surrounding neighborhoods to develop the park's design which will consider how to protect the view of the bridge and from the bridge as it relates to 803 and 815 N Cherry. A funding plan for both capital and operations will be developed and identified on or before December 31, 2019. The process will be done in accordance with the City's public participation principles;
- F. City staff will terminate two license agreements with Alamo Beer LLC for the use of an area of the Hays Street Bridge for restaurant tables and chairs and to construct a skywalk connecting the microbrewery to the Hays Street Bridge. The License agreement to improve and activate the land under the bridge shall remain in place.

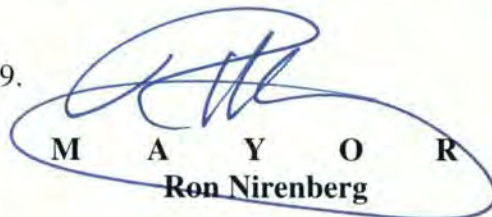
**SECTION 3.** Funding in the amount of \$600,000.00 is available in Fund 29104000, Cost Center 1909010001 and General Ledger 5201040 as part of the FY2019 Budget.

**SECTION 4.** The disposition of surplus property must be coordinated through the City's Finance Department to assure the removal of these assets into the City's financial records and to record the proper accounting transactions.

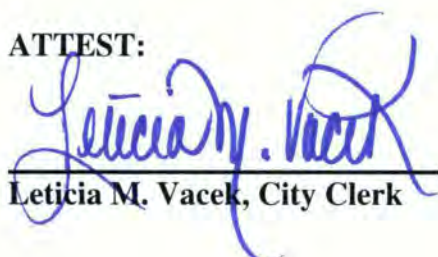
**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 6.** This Ordinance becomes effective immediately upon its passage by eight (8) votes or more and 10 days after passage upon its approval by less than eight (8) votes.

**PASSED AND APPROVED** this 13<sup>th</sup> day of June, 2019.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



<b>Agenda Item:</b>	<b>23</b>
<b>Date:</b>	06/13/2019
<b>Time:</b>	01:27:49 PM
<b>Vote Type:</b>	Motion to Appr w Cond
<b>Description:</b>	Ordinance authorizing the City Manager to negotiate and execute a Development Agreement with 803 N. Cherry, LLC to include the appropriation of \$600,000 and declaring as surplus and approving the exchange of city-owned real property consisting of approximately 2.00 acres or an 87,120 square feet out of property located at 223 S. Cherry Street in exchange for the acquisition of two tracts of land out of commonly known as 803 N. Cherry Street totaling approximately 1.69 acres or 73,616 square feet from 803 N. Cherry, LLC. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]
<b>Result:</b>	Passed

<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Art A. Hall	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6			x			
Ana E. Sandoval	District 7		x				x
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

VS  
06/13/19  
Item No. 23

**Attachment I of III  
(223 S. Cherry)**



## 2.00 Acre Exchange Lot 223 S. Cherry St





# 1.69 Acre Exchange Lot 803/815 N. Cherry St



VS  
06/13/19  
Item No. 23

**Attachment III of III  
(Term Sheet)**



**TERM SHEET**

**BETWEEN**

**THE CITY OF SAN ANTONIO AND 803 N CHERRY, LLC**

This Term Sheet (this "Term Sheet") is entered into on this 7<sup>th</sup> day of June, 2019, by and between the City of San Antonio, a Texas home-rule municipality ("City") and 803 N Cherry, LLC (803), a LLC corporation organized and existing under the laws of the State of Texas. Together, the City and 803 may be referred to herein as the "Parties."

The City and 803 have engaged in preliminary discussions concerning a proposed property transaction consisting of the exchange of real property owned by the Parties. This Term Sheet outlines general parameters under which the City and 803 will pursue the negotiation of a detailed binding definitive agreement (the "Definitive Agreement"), where City Council has approved and granted permission to the City Manager to negotiate and finalize the terms of the Definitive Agreement without any further action from City Council. This Term Sheet is not, nor is it intended to be, an exhaustive or complete discussion of the terms and conditions set forth herein or of any prospective agreement pertaining to the proposed real estate transaction, but is intended to provide a framework for negotiations of a future Definitive Agreement that supplements but does not modify the terms in this Term Sheet.

Subject to the foregoing and the other provisions hereof regarding the nature of this Term Sheet, the following are general parameters pursuant to which the City and 803 would commence negotiations on a Definitive Agreement:

**I. 803 and City's Intended Commitments**

- 803 North Cherry Street, LLC shall convey 803 and 815 N Cherry Street to the City in exchange for 1.69 acres of 223 S Cherry Street.
- The City at the City's sole expense will replat and renumber the two-acre tract at 223 S. Cherry.
- The City will convey a 2 acre portion of 223 S Cherry Street to 803, referenced in Exhibit 1. An additional .31 acres is necessary so that 803 will accept the property with a height restriction requirement of five stories on the deed for the 2 acres of 223 S Cherry. The use of the 2 acres of 223 S Cherry Street that the City conveys to 803 will be limited to multifamily. The City gives 803 the right to construct a five-story multi-family building. The Term Sheet is predicated on the fact that nothing less than a five-story multi-family building will be built.

The City will sign a deed, which is to be unrecorded and undated, for the 223 S Cherry Street property over to 803. The deed must be accepted and recorded on either acceptance of a building permit for the site or thirty six months following the completion of the site demo and cleanup, whichever comes sooner.



- The City will provide the same incentives to the housing project on 223 S Cherry Street that was provided through the previously executed Center City Housing & Infill Policy (CCHIP) Agreement for 803 and 815 N Cherry Street. This includes a 10-year property tax rebate of City ad valorem taxes, as well as, a waiver of City and SAWS fees.
- The City incentives under the CCHIP will be contingent upon 803 commencing construction on the CCHIP project prior to the third anniversary of the execution of a Development Agreement between the City and 803. Extensions will be allowed consistent with CCHIP policy or in the City Manager's opinion.
- Applicable City processes to convey and develop the property shall apply to the conveyance of 223 S Cherry. The development will be subject to HDRC review consistent with the terms of this MOU, for example, the right to build a 5 story building and nothing less.
- The City shall deliver 223 S Cherry in an environmentally clean condition that meets all federal, state and local requirements for a residential development of a five-story building in its completed state and the City will fund and oversee the remediation of the site.
- The City shall demolish existing buildings and structures on 223 S Cherry Street and work with 803 to retain, recycle and reuse utilities coming into the site without impeding the demolition process.

## **II. Coordination**

Except as otherwise permitted herein, no Party will disclose to any person any information or facts regarding the specific terms of the Term Sheet, the fact that the Parties are negotiating a Definitive Agreement or the status thereof; notwithstanding the foregoing, the Parties agree that general references by either party to the existence of the Term Sheet are permitted.

## **III. Understanding**

This Term Sheet is entered into for the purpose of providing a framework for negotiation. The execution and delivery hereof by the City or 803 shall not, and does not, create any contractual rights or obligations in favor of any party vis-à-vis the other, nor shall the submission or acceptance of this Term Sheet constitute any offer by any Party to enter into any transaction with the other or bind any Party to pursue a transaction with the other concerning the transaction that is the subject of this term sheet. No Party hereto shall have any obligations unto the other concerning the transaction or any other matter until such time as a Definitive Agreement is fully negotiated, drafted, approved by the City Manager and signed by 803. Furthermore, any party may, at any time prior to the execution and delivery of a Definitive Agreement, abandon discussions concerning the transaction without liability, it being acknowledged that no Party has any obligation to the other to engage in or continue any negotiations regarding the transaction. Time is of the essence to produce a Definitive Agreement.



IN WITNESS WHEREOF, the parties hereto have caused this Term Sheet to be executed on this the 7 day of June 2019.

For the City of San Antonio:



Lori Houston  
Assistant City Manager

For 803 N Cherry LLC.:



Mitch Meyer  
Managing Member  
803 N Cherry LLC





# STATEWIDE TRANSPORTATION ENHANCEMENT PROGRAM NOMINATION FORM 2006

STEP-6 Nomination Form  
(Rev. 10/28/2005)

TE Tracking Number:

*Please use the Instructions for Nomination Form Completion to assist in completing this form. Additional information can be found in the Statewide Transportation Enhancement Program Guide.*

**I. PROJECT NAME:**

**II. NOMINATING ENTITY NAME:**

Contact Person:

Title:

Mailing Address:

City, State, Zip Code:  Fax:

Daytime Telephone:  Email:

**Type of Entity**

### III. PROJECT ELIGIBILITY CRITERIA

#### A. Relationship

What is the proposed project's relationship to the surface transportation system?

#### B. Above and Beyond Standard Activities

Do the proposed activities go beyond standard activities the Texas Department of Transportation performs?

#### C. Qualifying Categories

#### IV. PROJECT DESCRIPTION AND LOCATION

Project Location:

Address (if applicable):

County:  TxDOT District(s):

Project Limits (point to point):

Project Length (feet/miles), if applicable:

Building Dimensions, (size in square feet), if applicable:

##### STATE OF TEXAS/LEGISLATURE

###### House of Representatives

District #:  Name:

District #:  Name:

District #:  Name:

###### State Senate

District #:  Name:

District #:  Name:

District #:  Name:

##### FEDERAL CONGRESSIONAL

###### House of Representatives

District #:  Name:

District #:  Name:

District #:  Name:

#### DESCRIPTION OF PROJECT:

*(Limited to 1630 Characters,*

Project includes the design and construction of a new park located adjacent to the Hays Street Bridge (land on Cherry Street to be donated by BudCo to COSA Parks and Recreation Department). Additionally, one of, if not the oldest train depot in San Antonio (according to 1896 and 1911-1924 Sanborn Insurance maps), would be relocated to the site from a nearby rail yard to prevent its demolition. The depot, which dates back to the late 19th century, will have its historic character revealed through the removal of its modern layers and will then provide the community with a multi-functional asset. The park and the renovated railroad building could serve the neighborhood and visitors as a small, yet flexible, community meeting facility with restrooms and interpretive signage about San Antonio's railroad industry. The park will provide two parking areas: one serving the visitor center, as well as the large open space that has been envisioned by the community for use as a farmer's market and the other primarily serving Hays Street Bridge visitors who wish to walk or cycle to the top of the historic structure for one of the best vantage points of downtown San Antonio. The park will also include meandering paths (will comply with AASHTO guidelines for bikes and will be ADA accessible) around native South Texas plantings and underneath the bridge, sidewalks around the perimeter of the park, a small plaza adjacent to the depot, a couple of picnic areas, a static rail display for educational purposes, and rest areas along the bridge trail.

#### ADDITIONAL INFORMATION REQUIRED

**DIRECTIONAL MAPS, SITE MAPS, GENERAL FLOOR PLANS AND PHOTOGRAPHS - LABEL AS 'PROPERTY DESCRIPTION AND LOCATION - ATTACHMENT A' (NO MORE THAN 10 PIECES)**



## V. PROJECT USE AND BENEFITS

**A. Describe how the project will complement the movement of people and goods of the surface transportation system:**

*(Limited to 800 Characters,*

The park and depot project will provide a direct link to the adjacent TEA-21-funded Hays Street Bridge project that includes the rehabilitation of a historic bridge as the terminus for a hike/bike system. The park will be a multi-use facility that will, not only provide a direct link to the bridge, but could also serve as a meeting space for multi-modal transportation organizations, such as the Bicycle and Pedestrian Mobility Committees, while also providing other amenities that could transform the property into a regional destination. The depot will also include bike racks and bicycle network maps to promote safe and efficient bicycle transit. The proposed park trails also tie in to the existing multi-modal transit system of bus stops and bicycle routes (see third map in Attachment A).

**B. Describe the activities and benefits that the project provides under the category which it qualifies:**

*(Limited to 800 Characters,*

Because the primary project focus is on the rehabilitation of one of the earliest railroad depots in San Antonio, one of the most significant benefits is the preservation and interpretation of an important piece of local history. The building symbolizes the utilitarian function and rare form of early (late 19th century) architecture for San Antonio railroad depots, compared with the ornate design and large massing of other early 20th-century depots in San Antonio that still exist. The rehabilitated depot will provide a flexible space featuring the history of the building and its significance to the railroad industry. This education objective will be accomplished through a historic interpretive trail system and a static rail display consisting of historic rail cars next to the depot.

**C. Describe how the project will improve social, economic and environmental aspects of the area, region or state:**

*(Limited to 800 Characters,*

The park will provide a place for recreation and gathering, in addition to educational opportunities, since it would include benches, a plaza and interpretive walking trails. The park also will include a significant amount of open space that is envisioned by the community as a weekend farmer's market, but could be used for other active recreation uses. The park, combined with the Hays Street Bridge, has the potential to spur economic development within the area by demonstrating the potential to revitalize a neglected urban area and should significantly increase the amount of recreational activity in the area. Environmental improvements would result from the remediation of both the land and the depot, which would require lead and asbestos abatement.

**D. Tell us who will benefit from the project and how:**

*(Limited to 800 Characters,*

The park would provide a significant asset to the entire San Antonio community, but the near Eastside would benefit the most. By tying into the proposed hike/bike system of the Hays Street Bridge, the park would serve as a place where runners, walkers, and cyclists could embark on a variety of interesting loops. The restored depot would benefit community groups interested in having meetings or functions in the historic building. The park would provide an ideal start and finish for fun runs and other community functions because of its location in the shadows of the Hays Street Bridge and the downtown skyline, yet with ample parking.

## VI. PREVIOUS ENHANCEMENT PROGRAM FUNDED PROJECTS

Has the nominating entity submitted any nominations under previous Transportation Enhancement Program calls? ☒ Yes ☐ No

Has the nominating entity received funding for any nominations submitted under previous Transportation Enhancement Program calls? ☒ Yes ☐ No

If yes, please input the total federal funding amounts and the number of projects selected:

Federal Funds: \$  Number of Projects:

Total Number of Projects Completed:

Has this project been submitted in previous Transportation Enhancement Program calls?

☐ Yes ☒ No

Is this project a part of another previously selected Transportation Enhancement project?

☐ Yes ☒ No

If yes, please describe *(Limited to 900 Characters)*:

## VII. PROJECTED TIME ESTIMATE

Estimate the amount of time it will take to complete the project from start to finish. Approximate the time required for each activity. The activities can run concurrently causing the total time to be different from the total of the activities. Consider time for (but not limited to):

Months

### Planning Activities

(Executing contract, hiring consultant, planning, schematic and design, utility relocation, etc...)

### Environmental Clearance

(Assessments, possible mitigation for Hazardous Materials, permits, review by THC, COE, etc...)

### ROW Acquisition

(Surveying, appraisals, title transfer, clearance...)

### Project Design and Plan Preparation of PS&E Package

(Including PS&E Review by TxDOT District, Austin Divisions, TDLR, and other agencies...)

### Project Construction/Implementation

(Advertising/hiring contractor, demolition, construction, inspection...)

### Other

Total Time in Months



## VIII. ITEMIZED BUDGET SUMMARY

List all costs to be incurred by the nominating entity on attachment B for a complete cost estimate. (No more than 10 pieces)

*Do not include in-kind donations as costs in itemized budgets.*

<b>Preliminary Engineering/Architectural Planning Total:</b>	140,800
<b>Environmental Costs Total:</b>	101,000
<b>Real Property Costs Total:</b>	0
<b>Construction Costs Total:</b>	1,149,621
<b>Other Costs Total:</b>	0
<b>TOTAL ITEMIZED BUDGET:</b>	1,391,421

## IX. FUNDS REQUESTED

Total Itemized Budget (from above):	1 .	1,391,421
In-Kind Contributions (if applicable - apply values here):		
Real Property		150,000
Materials		
Preliminary Engineering (services)		
*Total In-Kind Contributions	2 .	150,000

*\*All in-kind is limited to 20% of the total project cost and must provide supporting documentation. Label attachments as 'In-Kind Contributions - Attachment C' (No more than 10 pieces)*

Subtotal Value of Project (Line 1 + Line 2)	3 .	1,541,421
TxDOT Administrative Expenses ( 15% of Line 3 )	4 .	231,213
Total Value of Project (Line 3 + Line 4)	5 .	1,772,634
Local Match:		
20% of Total Value of Projects (Line 5)	6 .	354,527
Less In-Kind Contributions (Line 2)	7 .	150,000
Local Cash Match (Line 6 less Line 7)	8 .	204,527

*If the local match on line 8 shows a total of "0", be aware that there will still be a minimum local cash match required for TxDOT administrative cost. See instructions for more information.*

Federal Funds Requested ( 80% of Line 5)	9 .	1,418,107
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*The minimum amount of local match required is 20%. Sponsors are not limited in their maximum local match. If a larger local match is provided, please adjust accordingly the percentage shown on this page for the local match.*

This space for TxDOT use only

## X. PUBLIC INVOLVEMENT AND SUPPORT

(Label attachments as 'Public Involvement and Support - Attachment D')

- A. Attach letters of support and other documentary evidence of public interest (no more than 10 pieces)
- B. Provide dates and information about public meetings and events held to discuss the project.

(Limited to 1640 Characters)

The idea for this project originated from a diverse group of community advocates for the Hays Street Bridge. The Hays Street Bridge Restoration Group, as they are called, meet with City staff monthly to discuss items related to the TEA-21 funded project to adapt the 125-year old landmark as a hike/bike facility. It was discussed in a few of the meetings that the vacant 1.69-acre property adjacent to the bridge from the north would make an ideal park to complement the bridge and improve its viability as a multi-functional community facility. Since the inception of the idea, the Restoration Group has successfully convinced Budco, the current owner of the property, to donate the land for the park. Before becoming aware of the SAFETEA-LU funding opportunity, the Group raised funds for enhancements to the park. One such fundraiser was called "Trails to Treasures" and was successful not just in the amount of money raised for the project but also for introducing the park idea to hundreds of new potential advocates. Among the group members are bicycle advocates, neighborhood residents, artists, local business owners, and historic preservation advocates. They have met every 4th Tuesday of each month since the summer of 2004 to share ideas about their collective vision for revitalizing the area, using the Hays Street Bridge as the centerpiece. This application was discussed at the January, February, and March 2006 Bicycle and Pedestrian Mobility Committees (BMAC and PMAC, respectively), as well.

## C. Ranking by Nominator

of

## XI. PROPERTY OWNERSHIP AND ACQUISITION INFORMATION

(Label attachments as 'Property Ownership and Acquisition Information - Attachment E'. (No more than 10 pieces) Provide a written statement from the current property owner stating their willingness for sale, lease, easement or donation of the property, the fair market value, and a description of the property's location.)

### A. Who currently owns the property where the project is to be implemented?

Bud Co, Union Pacific Railroad

Will property be acquired for the project? ☒ Yes ☐ No

If yes, provide the following:

### B. How will property be acquired?

	Size (ac)	Duration	Owner	Value
<input type="checkbox"/> Lease	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Easement	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input checked="" type="checkbox"/> Donation	3		Bud Co	150,000
<input type="checkbox"/> Purchase	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Size	3			150,000



## **XII. ENVIRONMENTAL PROJECT IMPACTS**

**(Label attachments as 'Environmental Impacts - Attachment F') (No more than 10 pieces)**  
**By applying to the program you are agreeing to comply with all applicable local, state and federal environmental laws, regulations and requirements, if your project is selected.**

Attach any previously prepared environmental documentation to the application. If no previously approved environmental documentation is available, the applicant must complete necessary studies for selected projects if any, and have them approved prior to project implementation. Please indicate below any anticipated impact the project is expected to cause. (This requirement does not apply if the application is only for planning or educational and research studies that do not involve construction activities.)

<b>IMPACT:</b>	<b>YES</b>	<b>NO</b>
Displacement of residences or businesses	<input type="radio"/>	<input checked="" type="radio"/>
Disruption of neighborhoods	<input type="radio"/>	<input checked="" type="radio"/>
Impacts to agricultural or recreational lands	<input type="radio"/>	<input checked="" type="radio"/>
Impacts to historical/archeological sites	<input type="radio"/>	<input checked="" type="radio"/>
Impacts to wetlands, streams, lakes, floodplains	<input type="radio"/>	<input checked="" type="radio"/>
Located within a coastal zone	<input type="radio"/>	<input checked="" type="radio"/>
Endangered species in area	<input type="radio"/>	<input checked="" type="radio"/>
Impacts to air/water quality	<input type="radio"/>	<input checked="" type="radio"/>
Adverse effects of noise	<input type="radio"/>	<input checked="" type="radio"/>
Hazardous waste site	<input type="radio"/>	<input checked="" type="radio"/>

*Any county, state, and/or federal permits or approvals required will have to be secured by the applicant prior to construction. These may include the Army Corps of Engineers, Office of Coastal Resource Management, Coast Guard, Texas Historical Commission (State Historic Preservation Office), Lower or Upper Colorado River Authority, Texas Parks and Wildlife Department, Texas Commission of Environmental Quality, Texas Department of Licensing and Regulations, etc*

**Additional Comments** *(Limited to 830 Characters):*

## **XIII. CERTIFICATION OF FUNDING AND SUPPORT**

(Label attachment as 'Certification of Funding and Support - Attachment G') (No more than 10 pieces)

## **XIV. MPO and/or COG PROJECT SUPPORT (if applicable)**

(Label attachment as 'MPO/COG SUPPORT - Attachment H') (No more than 10 pieces)-(if applicable)

**Ranking by MPO/COG**  **of**

## **XV. DETERMINATION OF ELIGIBILITY FOR THE NATIONAL REGISTER OF HISTORIC PLACES**

(by the State Historic Preservation Officer) - (if applicable)

(Label attachment as 'Determination of NR Historic Eligibility by SHPO - Attachment I')

(No more than 10 pieces)

## XVI. MAINTENANCE & OPERATIONS

- A. Identify all parties responsible for operation and maintenance of the projects.

City of San Antonio Parks and Recreation and Public Works Department,  
Hays Street Bridge Restoration Group

- B. Estimate the annual cost to operate and maintain the facility.

\$

- C. Identify the source of funding.

City of San Antonio General Fund,  
Volunteer labor

- D. Expected annual operational income from the facility.

\$

- E. Intended use of that income.

### COMMENTS:

Attendance at a 2005 Transportation Enhancements Workshop was STRONGLY encouraged.  
Did anyone from the nominating entity attend a 2005 workshop?

☒ Yes ☐ No

Has an early review of the nomination been performed by the District?

☒ Yes ☐ No

#### To be completed by TxDOT District Office:

Does the application contain all requested information?

☐ Yes ☐ No

\_\_\_\_\_  
*Signature of District Personnel / Date*

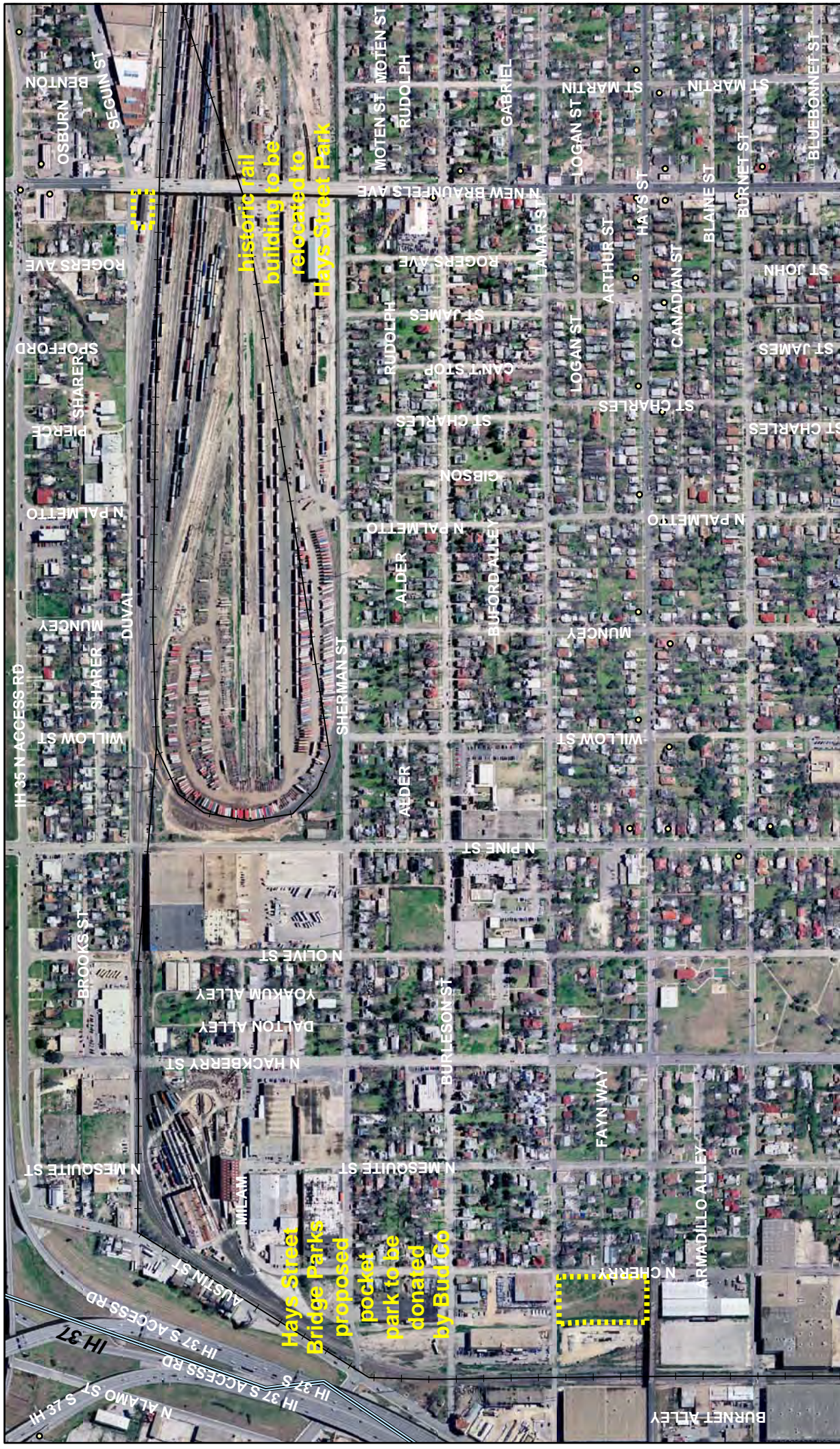
\_\_\_\_\_  
*Type or Print Name*

***Complete nomination packages must be received at the district by the final due date. One signed original, twelve additional copies and a CD containing an electronic file of the nomination form in Excel. The TxDOT District has the right to refuse a nomination if it is determined to be incomplete.***

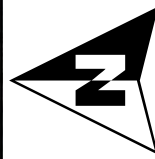
**FINAL SUBMISSION DUE DATE  
FOR ALL DOCUMENTATION  
April 28, 2006 by 5:00 pm**



## Hays Street Bridge Park



PROPERTY DESCRIPTION AND LOCATION - ATTACHMENT A





# Hays Street Bridge Park



PROPERTY DESCRIPTION AND LOCATION - ATTACHMENT A





# Hays Street Bridge Park

Hays Street Bridge Restoration Project  
past enhancement project  
received 2002

## Proposed Hays Street Bridge Park

Salado Creek Hike and Bike Trail  
Phase I and II  
past enhancement project  
received 2000, 2002

Mission Trails  
past enhancement project  
received 1994

proposed MLK Feature Street

Ellis Alley Transit Station

### Map Elements

- Hays Street Bridge Park
- VIA Bus Stops
- railroads
- highways
- San Antonio Bike Facilities AO10.05
  - Lane
  - Path
  - Trail
  - Route
  - Parcels
  - parks
  - Public Schools



### PROPERTY DESCRIPTION AND LOCATION - ATTACHMENT A





East elevation

**Attachment A**



Northeast elevation

**Attachment A**





West elevation

**Attachment A**



South elevation

**Attachment A**



Interior beveled siding    **Attachment A**



Roof brackets    **Attachment A**



Original ship-lap siding and window opening

**Attachment A**



Interior bead board wall and ceiling

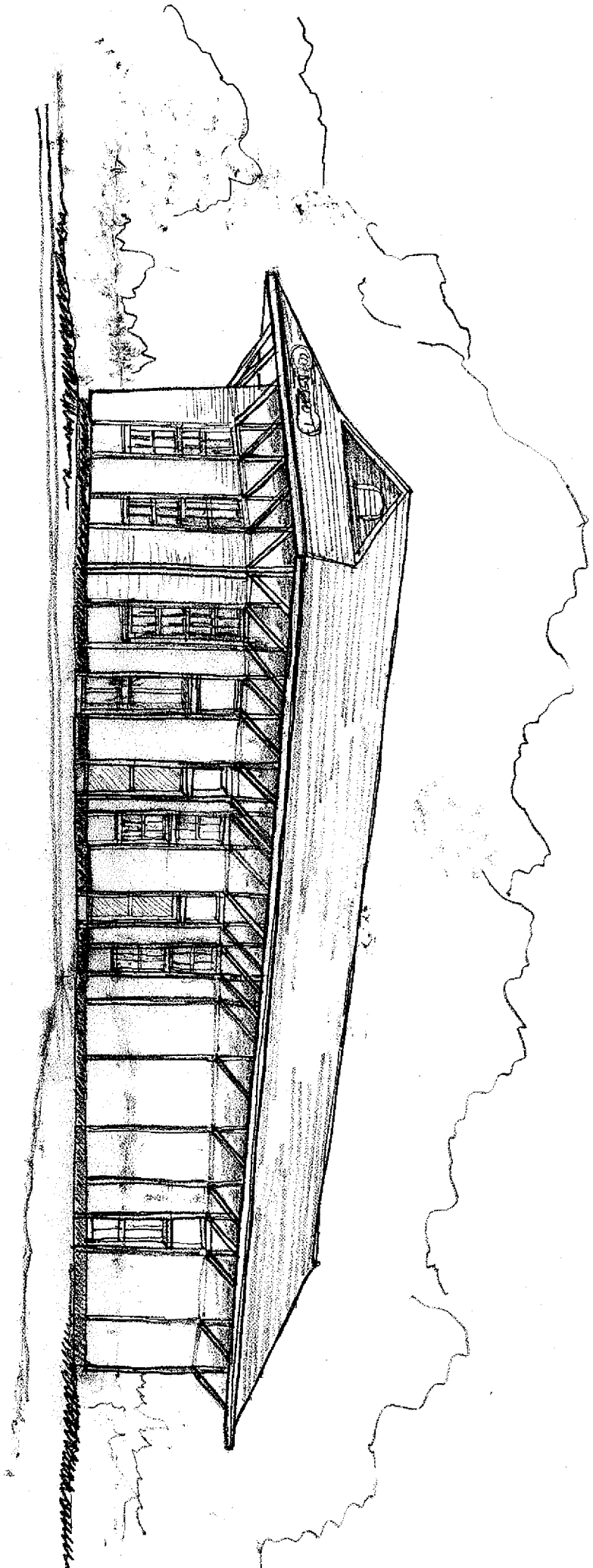
**Attachment A**



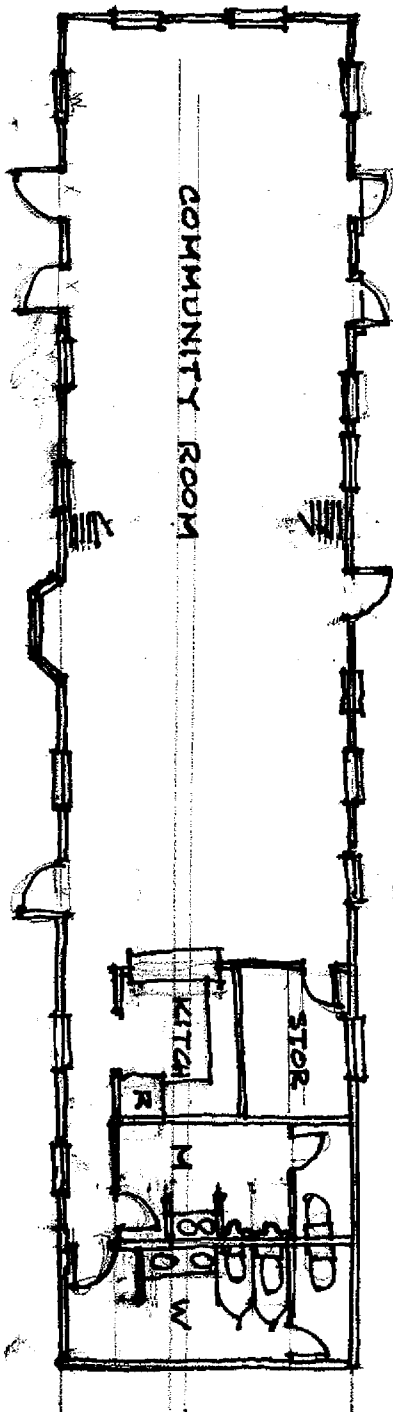
PROPERTY DESCRIPTION AND LOCATION - ATTACHMENT A



PROPERTY DESCRIPTION AND LOCATION - ATTACHMENT A



PROPERTY DESCRIPTION AND LOCATION - ATTACHMENT A



SCHEMATIC  
TRAIN DEPOT RENOVATION  
SAN ANTONIO, TEXAS



## Itemized Budget - Attachment B

### Preliminary Engineering/Architectural Planning Costs:

Work Activities:	Quantity	Unit	Unit Price	Amount
TDLR Review and Inspection Fees	1	LS	800.00	800
AE Professional Services	1	LS	80,000.00	80,000
Stormwater Management Participation Fee	1	LS	6,000.00	6,000
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
Total:				9,800

### Environmental Costs:

Work Activities:	Quantity	Unit	Unit Price	Amount
Removal of Asbestos	2	LF	1,500.00	3,000
removal of lead paint	5	LF	4,500.00	22,500
geotesting/survey	1	LS	2,500.00	2,500
environmental survey	1	LS	3,000.00	3,000
NEPA assessment	1	EA	0,000.00	0,000
				0
				0
				0
				0
				0
				0
				0
				0
Total:				0,000

### Real Property Costs:

Work Activities:	Quantity	Unit	Unit Price	Amount
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
Total:				0

## Itemized Budget - Attachment B

### Construction Costs:

<b>Work Activities:</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Amount</b>
<b>RAIL BUILDING RELOCATION AND SITE WORK</b>				<b>0</b>
Moving	1	LS	46,500.00	46,500
Replace exterior wall studs	1	LS	8,500.00	8,500
Mobilization	1	LS	5,973.00	5,973
Site Preparation and Cleaning	1	LS	3,500.00	3,500
Infrastructure/Utilities	1	LS	12,000.00	12,000
Decomposed Granite (8' wide with conc edge)	750	LF	45.00	33,750
Trail signage	10	LS	750.00	7,500
Interpretive Signage	10	EA	3,500.00	35,000
Security Lighting	25	EA	1,525.00	38,125
Benches	10	EA	750.00	7,500
Trash Receptacle	7	EA	450.00	3,150
drinking fountain	2	LS	1,000.00	2,000
picnic units	5	EA	3,500.00	17,500
park toilet enclosure	1	LS	17,500.00	17,500
bollards	20	EA	125.00	2,500
concrete walks on site (6 ft typical)	3,000	SF	5.75	17,250
sidewalks along street	573	SY	40.00	22,920
curbs along street	1,290	LF	22.00	28,380
parking lot	25	SP	1,500.00	37,500
handicapped signage @ parking	4	EA	450.00	1,800
HC parking markings and signage	1	LS	1,500.00	1,500
trees/shurbs	50	EA	450.00	22,500
irrigation	1	LS	15,000.00	15,000
topsoil and fine grading	25,000	SF	0.45	11,250
revegetate/hydromulch disturbed areas	25,000	SF	0.45	11,250
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
<b>Subtotal:</b>				<b>410,348</b>



## Itemized Budget - Attachment B

### Construction Costs:

[illegible]



March 21, 2006

Mr. Richard F. Williamson  
Chairman  
Texas Transportation Commission  
125 East 11<sup>th</sup> Street  
Austin, TX 78707-2483

Dear Mr. Williamson:

This letter is to express BudCo's continued interest and support for the Hays Street Bridge Project, as well as the current application for additional funds to relocate a historic rail station onto vacant land located at 803 N. Cherry Street.

As owners of the 1.69 acres at 803 N. Cherry, it is our desire to donate that land to the City for redevelopment into a park to serve visitors to the Hays Street Bridge and as a site for the renovated rail station building. We feel that the redevelopment of this currently vacant and underutilized land is vital to the success of the project and ultimately to the revitalization of the entire area.

It is our understanding that the Hays Street Bridge Restoration Group has been discussing rehabilitating the building into a community meeting room, classroom, or welcome and information center. The development of the property will increase the visibility and usefulness of the bridge and benefit the entire east side area of San Antonio.

We wholeheartedly support the request for Enhancement Funds, since this will become a good example of what can be done when public and private interests work together to reach a beneficial common goal.

Sincerely,

A handwritten signature in black ink, appearing to read "J.J. Amaro", is written over a horizontal line.

J.J. Amaro  
Vice President of Marketing

JJA/gcm

# Bexar CAD - 2005

**Prop ID:** 105254 **Owner:** BUDCO INC **Legal:** NCB: 527 BLK: 30 LOT: E IRR 226.34 FT OF BLK ARB B

[\[Property\]](#) [\[Improvements\]](#) [\[Land\]](#) [\[Roll History\]](#) [\[Deed History\]](#) [\[Summary\]](#)

## Name, Address and Property Information

<b>Owner ID</b>	72935	<b>Property ID</b>	105254 (Real)	<b>Geo ID</b>	00527-030-0302
	BUDCO INC		NCB: 527 BLK: 30 LOT: E IRR 226.34 FT OF BLK ARB B		
<b>Name &amp; Address</b>	PO BOX 937 SAN ANTONIO, TX 78294-0937	<b>Legal Description</b>			
<b>% Ownership</b>	100%	<b>Situs</b>	803 N CHERRY		
<b>Exemptions</b>	n/a	<b>Neighborhood</b>	11810 (NBHD)	11810	
<b>Map ID</b>	<a href="#">Show Map</a>	<b>Agent Code</b>	60001		
<b>Mapsco</b>	617A4				

## Property Value and Taxing Jurisdiction Information

Property Values			
(+)Improvement Homesite Value:	+	\$0	
(+)Improvement Non-Homesite Value:	+	\$0	
(+)Land Homesite Value:	+	\$0	
(+)Land Non-Homesite Value:	+	\$150,000	<b>Ag / Timber Use Value</b>
(+)Agricultural Market Valuation:	+	\$0	\$0
(+)Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=)Market Value:	=	\$150,000	
(-)Ag or Timber Use Value Reduction:	-		
<hr/>			
(=)Appraised Value:	=	\$150,000	
(-) HS Cap:	-		
<hr/>			
(=)Assessed Value:	=	\$150,000	

Owner	Percent Ownership	Total Value
BUDCO INC	100%	\$150,000

Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06 BEXAR CO RD & FLOOD	0.012719	\$150,000	\$150,000	\$19.08
08 SA RIVER AUTH	0.016425	\$150,000	\$150,000	\$24.64
09 ALAMO COM COLLEGE	0.107050	\$150,000	\$150,000	\$160.58
10 UNIV HEALTH SYSTEM	0.243869	\$150,000	\$150,000	\$365.80
11 BEXAR COUNTY	0.318471	\$150,000	\$150,000	\$477.71
21 CITY OF SAN ANTONIO	0.578540	\$150,000	\$150,000	\$867.81
57 SAN ANTONIO ISD	1.720000	\$150,000	\$150,000	\$2,580.00
Total Tax Rate: 2.997074				

Taxes w/Current Exemptions:	\$4,495.61
Taxes w/o Exemptions:	\$4,495.61

[\[Property\]](#) [\[Improvements\]](#) [\[Land\]](#) [\[Roll History\]](#) [\[Deed History\]](#) [\[Summary\]](#) [\[Search\]](#) [\[Home\]](#)



IN-KIND CONTRIBUTIONS - ATTACHMENT C

**Bexar CAD - 2005****Prop ID:**  
105254**Owner:**  
BUDCO INC**Legal:**  
NCB: 527 BLK: 30 LOT: E IRR 226.34 FT OF BLK ARB B

(**Property**) (**Improvements**) (**Land**) (**Roll History**) (**Deed History**) (**Summary**)

**Name, Address and Property Information**

<b>Owner ID</b>	72935	<b>Property ID</b>	105254 (Real)	<b>Geo ID</b>	00527-030-0302
<b>Name &amp; Address</b>	BUDCO INC PO BOX 937 SAN ANTONIO, TX 78294-0937	<b>Legal Description</b>	NCB: 527 BLK: 30 LOT: E IRR 226.34 FT OF BLK ARB B		
<b>% Ownership</b>	100%	<b>Situs</b>	803 N CHERRY		
<b>Exemptions</b>	n/a	<b>Neighborhood</b>	11810 (NBHD code11810)		
<b>Map ID</b>	<a href="#">Show Map</a>	<b>Agent Code</b>	60001		
<b>Mapsco</b>	617A4				

**Property Value and Taxing Jurisdiction Information**

		<b>Property Values</b>	
(+)Improvement Homesite Value:	+	\$0	
(+)Improvement Non-Homesite Value:	+	\$0	
(+)Land Homesite Value:	+	\$0	
(+)Land Non-Homesite Value:	+	\$150,000	<b>Ag / Timber Use Value</b>
(+)Agricultural Market Valuation:	+	\$0	\$0
(+)Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=)Market Value:	=	\$150,000	
(-)Ag or Timber Use Value Reduction:	-		
<hr/>			
(=)Appraised Value:	=	\$150,000	
(-) HS Cap:	-		
<hr/>			
(=)Assessed Value:	=	\$150,000	

<b>Owner</b>	<b>Percent Ownership</b>	<b>Total Value</b>
BUDCO INC	100 %	\$150,000

<b>Entity Description</b>	<b>Tax Rate</b>	<b>Appraised Value</b>	<b>Taxable Value</b>	<b>Estimated Tax</b>
06 BEXAR CO RD & FLOOD	0.012719	\$150,000	\$150,000	\$19.08
08 SA RIVER AUTH	0.016425	\$150,000	\$150,000	\$24.64
09 ALAMO COM COLLEGE	0.107050	\$150,000	\$150,000	\$160.58
10 UNIV HEALTH SYSTEM	0.243869	\$150,000	\$150,000	\$365.80
11 BEXAR COUNTY	0.318471	\$150,000	\$150,000	\$477.71
21 CITY OF SAN ANTONIO	0.578540	\$150,000	\$150,000	\$867.81
57 SAN ANTONIO ISD	1.720000	\$150,000	\$150,000	\$2,580.00
<b>Total Tax Rate: 2.997074</b>				

Taxes w/Current Exemptions:	\$4,495.61
Taxes w/o Exemptions:	\$4,495.61

## IN-KIND CONTRIBUTIONS - ATTACHMENT C

**Improvement / Building Information**

No Improvements Found

**Land Information**

ID	Type	Description	Acres	SqFt	Eff Front	Eff Depth	Market Value	Prod. Value
1	IND	Industrial	1.69	73616			\$150,000	\$0

**Roll Value History Information**

Year	Imprv	Land Market	AG Valuation	Appraised	HS Cap	Assessed
2006	n/a	n/a	n/a	n/a	n/a	n/a
2005	\$0	\$150,000	\$0	\$150,000	\$0	\$150,000
2004	\$0	\$150,000	\$0	\$150,000	\$0	\$150,000
2003	\$0	\$150,000	\$0	\$150,000	\$0	\$150,000
2002	\$0	\$103,100	\$0	\$103,100	\$0	\$103,100
2001	\$0	\$103,100	\$0	\$103,100	\$0	\$103,100
2000	\$0	\$87,900	\$0	\$87,900	\$0	\$87,900
1999	\$0	\$87,900	\$0	\$87,900	\$0	\$87,900

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type Description	Grantor	Grantee	Volume	Page
0 -		Deed Deed		BUDCO INC	4874	0647

[\[Property\]](#) [\[Improvements\]](#) [\[Land\]](#) [\[Roll History\]](#) [\[Deed History\]](#) [\[Summary\]](#) [\[Search\]](#) [\[Home\]](#)

2005 data current as of Mar 10 2006 3:27AM.

2004 and prior year data current as of Feb 20 2006 5:52PM

For property information, contact (210) 242-2432 or (210) 224-8511 or [email](#).

For website information, contact (210) 242-2500.

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System Requirements: Microsoft Internet Explorer 6.0 Or Higher. Sketches Require Microsoft Java Virtual Machine Enabled.





March 28, 2006  
Folder No. 02377-95

Ann Benson McGlone,  
Historic Preservation Officer,  
City of San Antonio,  
PO Box 839966, SA, TX 78283-3966

Dear Ms. McGlone,

Union Pacific is submitting this letter of support for the City of San Antonio's application to the State Transportation Enhancement Program for the Hays Street Bridge Park Development and Relocation/Rehabilitation of Rail Station Project. This letter is intended to meet the application requirements relating to Section IX "Funds Requested", and specifically Attachment C "In-Kind Contributions".

Should the project be awarded by TxDOT, Union Pacific is willing to donate to the City of San Antonio for public purpose the building currently located in Union Pacific's East Yard and identified as Union Pacific Railroad building number 4249, contingent upon it being removed from Union Pacific's property and relocated as part of the City's project.

UP and City of San Antonio understand that conveyance of the structure cannot take place until after the award is announced and written agreements are executed.

Very truly yours,

  
Jim Hild  
Manager - Real Estate

cc: Tom Wendorf, Director, Department of Public

**Real Estate**

UNION PACIFIC RAILROAD  
1400 Douglas Street, Stop 1690  
Omaha, Nebraska 68179-1690  
fx. (402) 501-0340



March 28, 2006

Richard Perez, Chairman  
Transportation Policy Board  
San Antonio-Bexar County Metropolitan Planning Organization  
1021 San Pedro, Suite 2200  
San Antonio, Texas 78212

Dear Chairman Perez,

The Pedestrian Mobility Advisory Committee (PMAC) would like to take this opportunity to extend our support to the Hays Street Bridge Park Development and Relocation/Rehabilitation of Rail Station project nominated by the City of San Antonio. PMAC members feel the presentation showed the project supports the vision of the PMAC and ensures the continued availability of green space throughout San Antonio. The project compliments the previously adopted Hays Street Bridge Restoration project and could be used as a rest station or visitor center.

The park and the renovated railroad building could serve the neighborhood and surrounding community as a gathering place for the community by revitalizing a portion of land that has been underutilized for some time. Adding green space in neighborhoods supports a healthy and active community.

Sincerely,

Commissioner Tommy Adkisson  
Chairman  
Pedestrian Mobility Advisory Committee





March 28, 2006

Richard Perez, Chairman  
Transportation Policy Board  
San Antonio-Bexar County Metropolitan Planning Organization  
1021 San Pedro, Suite 2200  
San Antonio, Texas 78212

Dear Chairman Perez,

The Bicycle Mobility Advisory Committee (BMAC) would like to take this opportunity to extend our support to the Hays Street Bridge Park Development and Relocation/Rehabilitation of Rail Station project nominated by the City of San Antonio. BMAC members feel the presentation showed the project supports the vision of the BMAC and ensures the continued availability of bicycle friendly amenities throughout San Antonio. The project complements the previously adopted Hays Street Bridge Restoration project and could be used as a rest station or visitor center.

The park and the renovated railroad building could serve the neighborhood and surrounding community as a gathering place for the community by revitalizing a portion of land that has been underutilized for some time.

Sincerely,

Judge Oscar Kazen  
Chairman  
Bicycle Mobility Advisory Committee

**DIGNOWITY HILL NEIGHBORHOOD ASSOCIATION****811 N. Pine San Antonio, Texas 78202-1257**

March 27, 2006

Mr. Richard F. Williamson  
Chairman  
Texas Transportation Commission  
125 East 11<sup>th</sup> Street  
Austin, TX 78807-2483

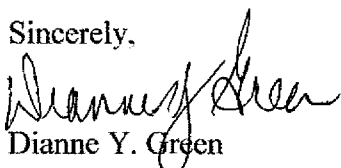
Dear Mr. Williamson,

I am writing on behalf of the Dignowity Hill Neighborhood Association to express our strong support of the "Hays Street Bridge Park Development and Relocation/Rehabilitation of Rail Station" and the "Eastside Hike and Bike Amenities" projects. Both of these projects will provide diverse benefits to our community.

Many of our residents have fond memories of traveling over the Hays Street Bridge in cars, on foot and on their bicycles. Restoring this historic bridge with hike and bike amenities will reestablish and enhance the connections to downtown San Antonio and the San Antonio River corridor, provide a safer alternate route for pedestrians and cyclists, and greatly help our efforts to restore and preserve Dignowity Hill.

Our Association is committed to preserving and renovating of our historic neighborhood and to providing a quality environment in which to enjoy our rich multi-cultural heritage. We ask that you join in our efforts by giving your approval to these two worthwhile projects.

Sincerely,

  
Dianne Y. Green  
President





## SAN ANTONIO CONSERVATION SOCIETY

March 3, 2006

Richard F. Williamson  
Chairman  
Texas Transportation Commission  
125 East 11<sup>th</sup> Street  
Austin, Texas 78701-2483

Dear Chairman Williamson:

The San Antonio Conservation Society would like to express its support for the City of San Antonio's application to the Texas Department of Transportation for Statewide Transportation Enhancement Program projects.

The project nominations, eligible for reimbursement of up to 80% if accepted, include the **Hays Street Bridge Park**—a project encompassing relocation of a historic railroad building from the eastside rail yard to the Park.

Land on Cherry Street is to be donated by BudCo and the relocated historic railroad building will be developed into a trailhead, restroom facility, visitor center and East Side neighborhood museum.

These projects would not only provide needed enhancements to community neighborhood and historical sites, but also important solutions to safety concerns for pedestrians, bicyclists and schoolchildren. The Conservation Society's board of directors strongly endorses the city's application for projects that will contribute to the environmental health, safety, aesthetics and citizen and tourist appreciation in San Antonio.

Sincerely,



Barbara Johnson  
President

c: Abigail Kinnison, AICP, Dept. of Public Works, COSA  
gbl/C:\mmap\756\01\061104 Enhance Hays St Bridge Park

107 KING WILLIAM STREET ♦ SAN ANTONIO, TEXAS 78204-1312 ♦ 210/224-6163 ♦ FAX: 210/224-6168



The Purpose of this Society is to preserve and to encourage the preservation of historic buildings, objects, places and customs, relating to the history of Texas, its natural beauty, and all that is admirably distinctive to our State; and by such physical and cultural preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow, with knowledge of our inherited regional values.



## **PUBLIC INVOLVEMENT AND SUPPORT – ATTACHMENT D**

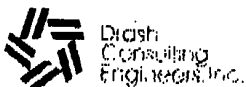
Insert letter of support from District 2 here

**PHASE II  
LIMITED SITE INVESTIGATION  
HAYS STREET BRIDGE  
SAN ANTONIO, BEXAR COUNTY, TEXAS**

**Prepared for:  
BudCo Limited  
San Antonio, Texas**

**Prepared by:  
Drash Consulting Engineers, Inc.  
6911 Blanco Road  
San Antonio, Texas 78216  
Phone: 210-641-2112**

**DCE Project N° 90057378  
September 28, 2005**





## INTRODUCTION

### Authorization

Our scope of services has been performed in accordance with DCE proposal number H051206 dated June 13, 2005.

### Purpose

A DCE report titled *Phase I Environmental Site Assessment, Hays Bridge Site, San Antonio, Bexar County, Texas, DCE Project N° 90057108* (submitted under separate cover) concluded that there appeared to be environmental concerns associated with the site due to the following:

Information obtained for the Phase I ESA indicated that revealed evidence of potential environmental conditions associated with past use of the site and adjacent properties. Crown Chemical Company, an oil and paint storage business, Buick Auto Shop, a chemical laboratory and warehouse, Louie Specialty Works sheet metal, and Metal Fixture Manufacturing warehouse are all historical facilities of potential concern that were once located on the site. Mission Ice & Fuel Annex and an asphalt mill are historical facilities of concern that were identified on adjacent properties. Due to the years that these facilities were in operation and lack of available information, impacts to the site cannot be ruled out. For these reasons, DCE recommended that a Phase II Limited Site Investigation be conducted on the site, and that recommendation was subsequently approved. The purpose of this report is to summarize the results of the Limited Phase II ESA conducted on September 4 & 11, 2005. Resulting conclusions and recommendations are also presented

### Site Location

The site is an approximately 1.69-acre tract of land located northwest of the intersection of Hays Street and North Cherry Street in San Antonio, Texas. The site is located within a mixed commercial and residential area and is currently a vacant lot covered in grass. A Vicinity Map (Figure 1), Boring Location Plan (Figure 2), and Topographic Map (Figure 3) are provided at the end of this report.

## EXECUTIVE SUMMARY

Drash Consulting Engineers, Inc. (DCE) previously performed a Phase I Environmental Site Assessment (ESA) on an approximately 1.69-acre tract of land located northwest of the intersection of Hays Street and North Cherry Street in San Antonio, Texas. Based on our review of historical information, potential environmental concerns were identified which prompted a recommendation for a Phase II Limited Site Investigation. The findings of the Phase I Environmental Site Assessment (DCE Project #90057108) identified the following potential environmental concerns with the property:

- **On-Site Facilities:** Crown Chemical Company, an oil and paint storage business, Buick Auto Shop, a chemical laboratory and warehouse, Louie Specialty Works sheet metal, and Metal Fixture Manufacturing warehouse are all historical facilities of potential concern that were once located on the site.
- **Off Site Facilities:** Mission Ice & Fuel Annex and an asphalt mill are historical facilities of concern that were identified on adjacent properties. Due to the years that these facilities were in operation and lack of available information, impacts to the site cannot be ruled out.

For these reasons, DCE recommended that a Phase II Limited Site Investigation involving the collection and laboratory analysis of subsurface soil and groundwater be conducted at the site. Potential contaminants of concern include Heavy Metals, Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), and Total Petroleum Hydrocarbons (TPH). The summary of the results of these tests are discussed below:

All TPH results were found to be below the reporting limit for the method except as follows: In Boring #3, the 0-2 foot interval was slightly elevated at a concentration of 58 mg/Kg for the higher molecular weight (C<sub>28</sub> to C<sub>35</sub>) petroleum hydrocarbons. This value does not exceed the Texas Risk Reduction Program (TRRP) Tier 1 Protective Concentration Levels (*Total Soil Combined*). This sample was subsequently analyzed for Semivolatile Organic Compounds (SVOCs). The results indicated that all target compounds were found to be below the detection limits for the method and below Texas Risk Reduction Program (TRRP) Tier 1 Protective Concentration Levels (*Total Soil Combined*).

All results for Volatile Organic Compounds (VOCs) were found to be below the detection limits for the method and below Texas Risk Reduction Program (TRRP) Tier 1 Protective Concentration Levels (*Total Soil Combined*).

A number of samples tested for heavy metals were found to be above the expected range for naturally occurring background concentrations for Mercury and Lead. All of these results were shown to be below the Texas Risk Reduction Program (TRRP) Tier 1 Protective Concentration Levels (*Total Soil Combined*). The samples exhibiting the highest value for each of these metals was subsequently analyzed for leachability characteristics by the Synthetic Precipitation of the

Leaching Procedure (SPLP) method. The SPLP results were found to be below the reporting limit for the method with the exception of Lead. The highest *total* lead value was detected in the sample from B-3 (0 - 2ft) with concentration of 50.5 mg/Kg and was subsequently found to have a result for the SPLP method of 0.14 mg/L. Although above the groundwater protection limit of 0.015 mg/L, this sample was from near surface soil and deeper intervals did not indicate elevated levels of lead. Thus, this situation does not constitute a threat to groundwater. It is possible that the slightly elevated levels of Lead and Mercury encountered at the site in a few of the near-surface samples collected at the site are representative of the background levels for the area.

The findings of this Limited Phase II Site Investigation indicate slightly elevated levels of TPH, Lead and Mercury at the site, but the values are below the applicable Texas Risk Reduction Program (TRRP) Tier 1 Protective Concentration Levels and do not pose a threat to receptors. However, DCE recommends that future development plans for the site be discussed with the Texas Commission on Environmental Quality and other appropriate governmental agencies.



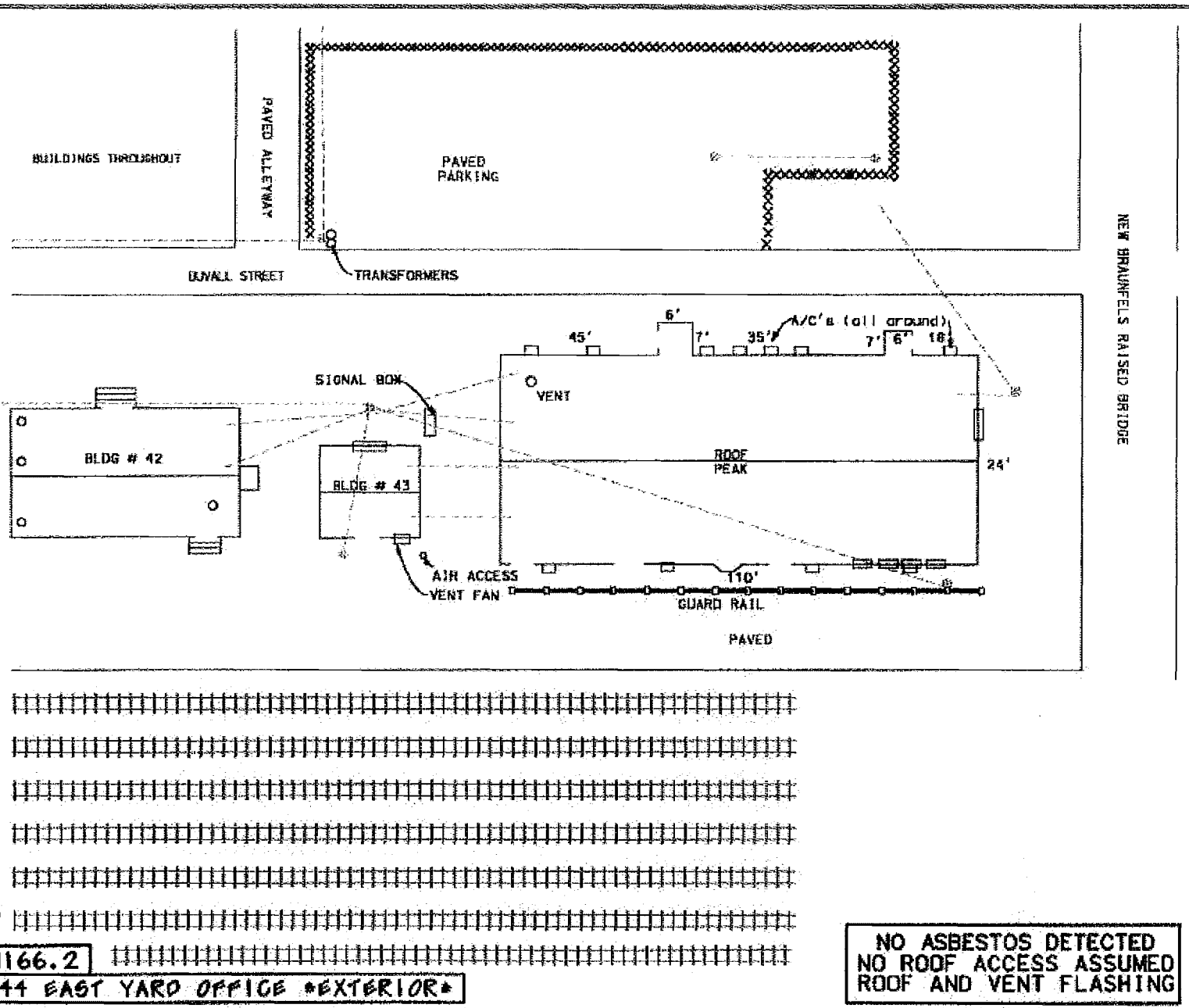


# **SECTION IV**

## **CADD DRAWINGS**

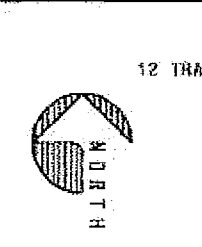
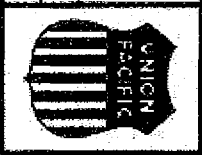
### **SCHEMATICS**

ENVIRONMENTAL IMPACTS - ATTACHMENT F



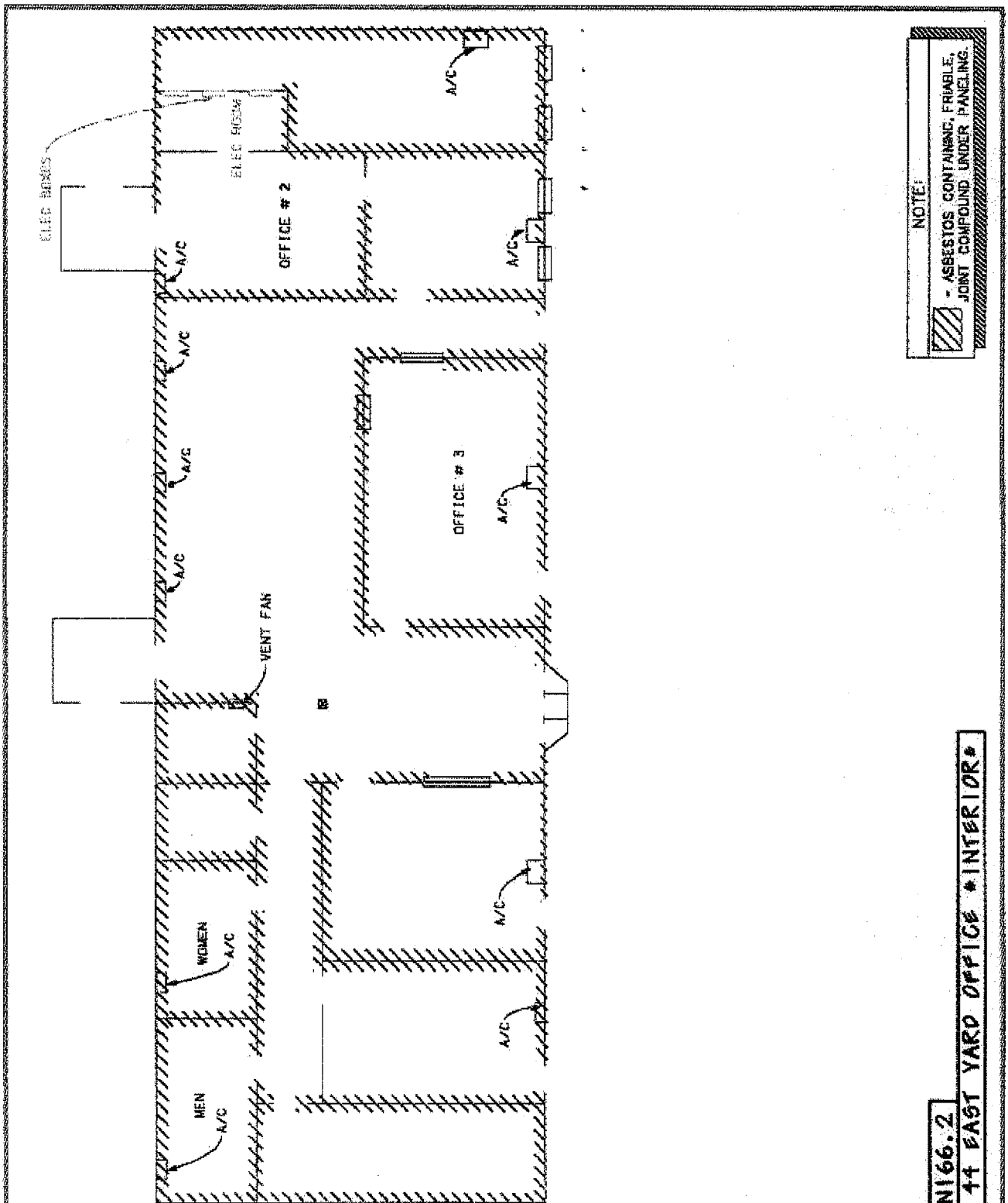
**AMM GROUP**  
Environmental Services  
704 SQ. 75TH ST. PHONE (402) 367-5501  
OMAHA, NE 68114 FAX (402) 367-3313




**DRIVING TITLE**  
ENVIRONMENTAL ASSESSMENT  
UNION PACIFIC RAILROAD  
EAST YARD  
SAN ANTONIO, TEXAS  
SCALE AS SHOWN  
SHEET 44-1



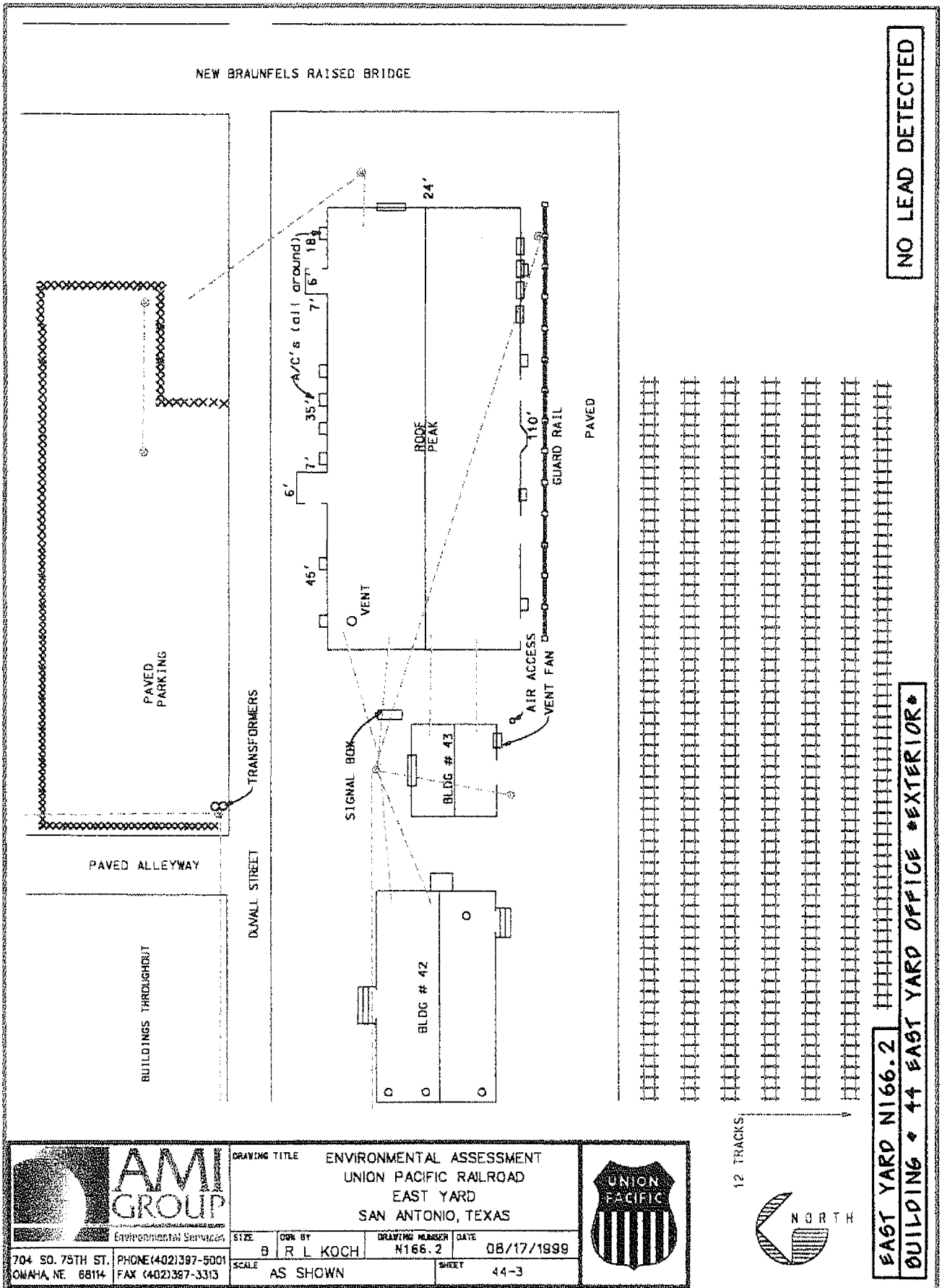
**EAST YARD N166.2**  
**BUILDING # 44 EAST YARD OFFICE \*EXTERIOR\***

**NO ASBESTOS DETECTED**  
**NO ROOF ACCESS ASSUMED**  
**ROOF AND VENT FLASHING**



 <b>AMI GROUP</b> Environmental Services		DRAWING TITLE ENVIRONMENTAL ASSESSMENT UNION PACIFIC RAILROAD EAST YARD SAN ANTONIO, TEXAS				
		SIZE 8	DRAWN BY R L KOCH	DRAWING NUMBER N166.2	DATE 08/17/1999	
704 SCL 75TH ST. PHONE (402) 397-5001 OMAHA, NE 68114 FAX (402) 397-5313		SCALE AS SHOWN		SHEET 44-2		
EAST YARD N166.2 BUILDING # 44 EAST YARD OFFICE - INTERIOR						





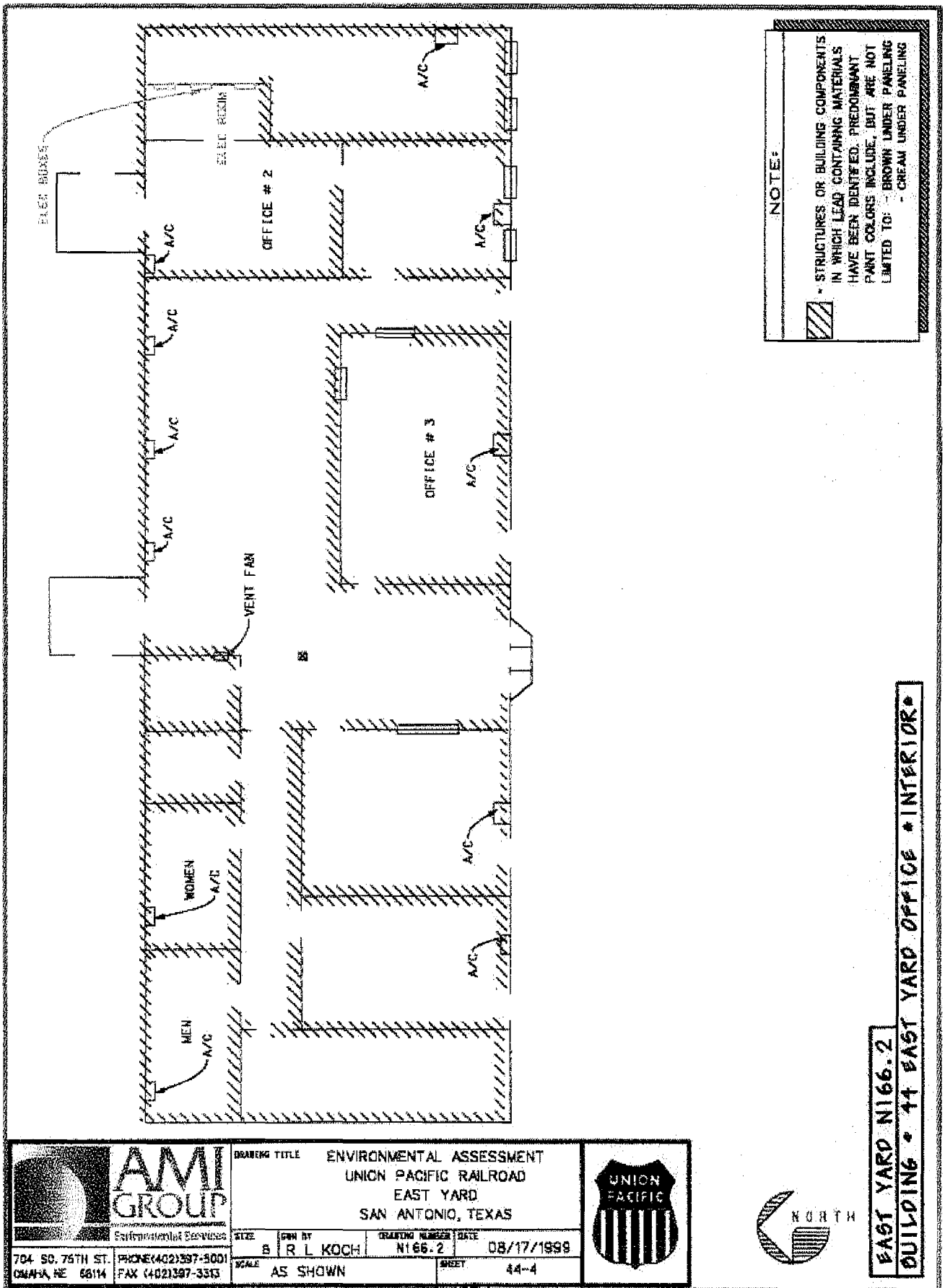
**AMI GROUP**  
Environmental Services  
704 SO. 75TH ST. PHONE (402) 397-5001  
OMAHA, NE. 68114 FAX (402) 397-3313

DRAWING TITLE ENVIRONMENTAL ASSESSMENT  
UNION PACIFIC RAILROAD  
EAST YARD  
SAN ANTONIO, TEXAS

SIZE 8	OWN BY R L KOCH	DRAWING NUMBER N166.2	DATE 08/17/1999
SCALE AS SHOWN		SHEET 44-3	



# ENVIRONMENTAL IMPACTS - ATTACHMENT F



704 SO. 75TH ST., PHONE (402) 387-5000  
OMAHA, NE 68104 FAX (402) 387-3315

**AMM GROUP**  
Environmental Services

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DATE: 08/17/1999  
BY: R. L. KOCH  
SCALE: AS SHOWN

PROJECT TITLE:  
**ENVIRONMENTAL ASSESSMENT  
UNION PACIFIC RAILROAD  
EAST YARD  
SAN ANTONIO, TEXAS**

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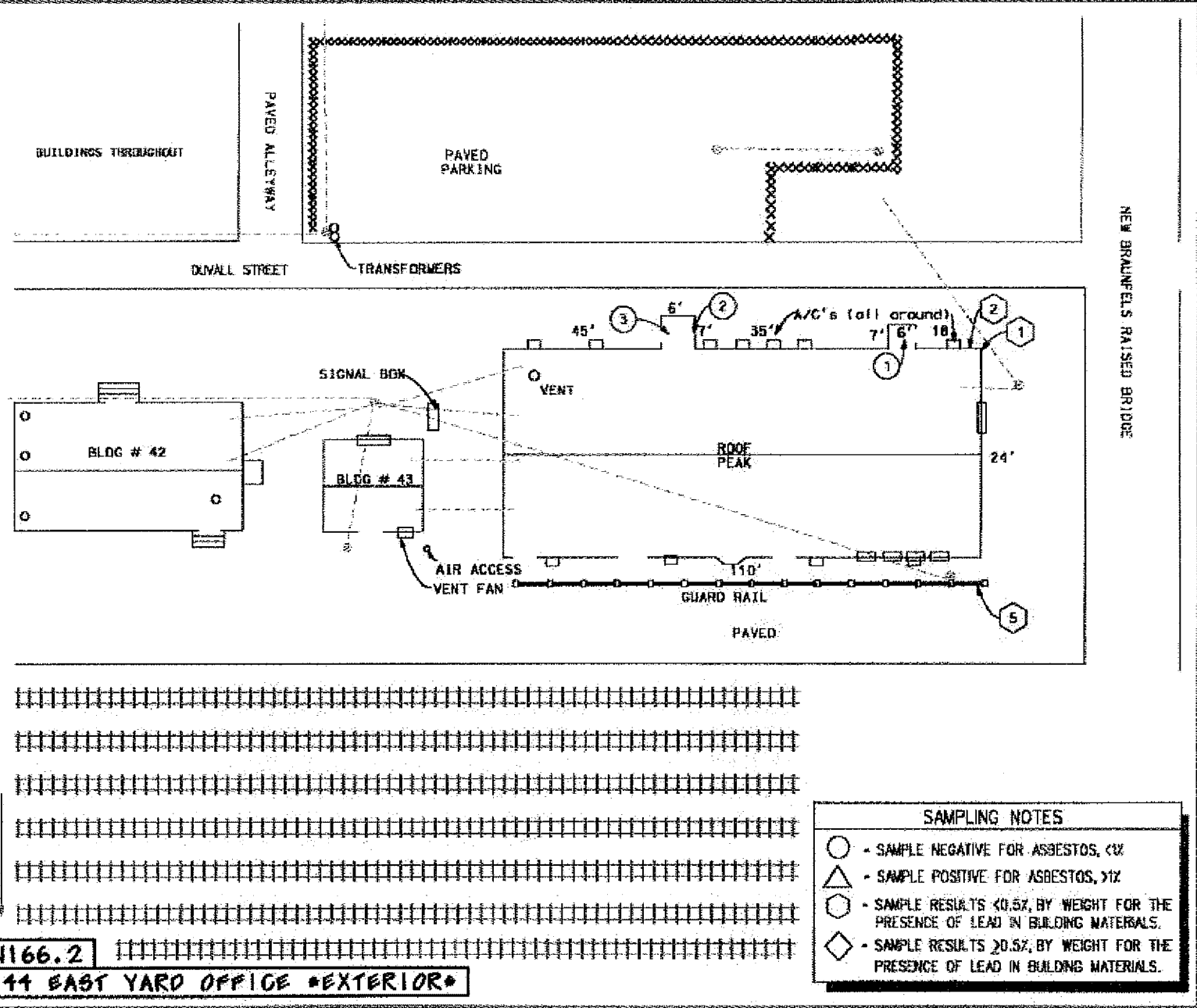
DATE: 08/17/1999  
BY: R. L. KOCH  
SCALE: AS SHOWN

PROJECT TITLE:  
**ENVIRONMENTAL ASSESSMENT  
UNION PACIFIC RAILROAD  
EAST YARD  
SAN ANTONIO, TEXAS**

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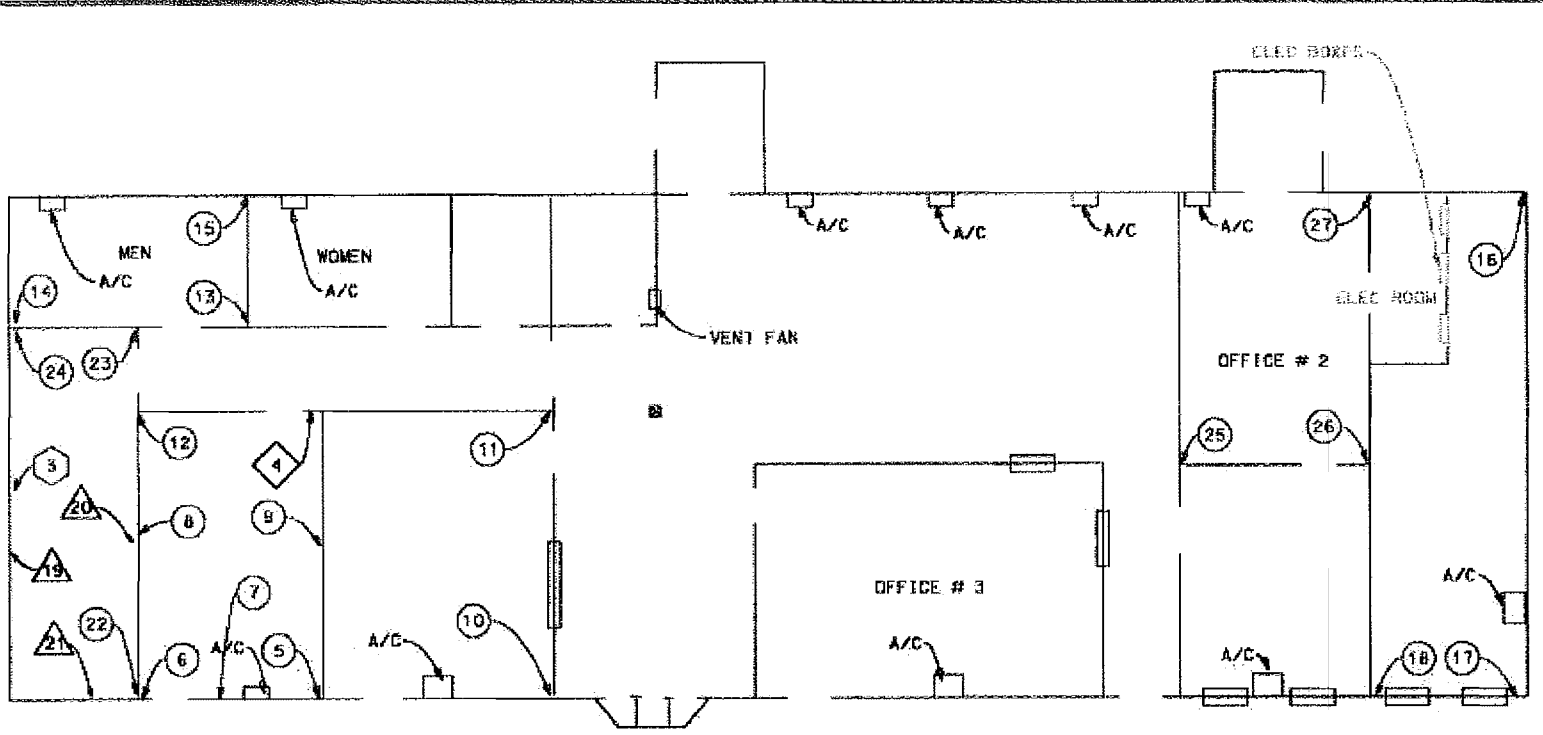
DATE: 08/17/1999  
BY: R. L. KOCH  
SCALE: AS SHOWN

PROJECT TITLE:  
**ENVIRONMENTAL ASSESSMENT  
UNION PACIFIC RAILROAD  
EAST YARD  
SAN ANTONIO, TEXAS**

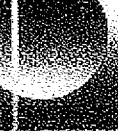


**EAST YARD N166.2**  
**BUILDING # 44 EAST YARD OFFICE \*EXTERIOR\***





SAMPLING NOTES	
○	- SAMPLE NEGATIVE FOR ASBESTOS, <1%
△	- SAMPLE POSITIVE FOR ASBESTOS, >1%
⬡	- SAMPLE RESULTS <0.5% BY WEIGHT FOR THE PRESENCE OF LEAD IN BUILDING MATERIALS.
◊	- SAMPLE RESULTS >0.5% BY WEIGHT FOR THE PRESENCE OF LEAD IN BUILDING MATERIALS.

  
**AMM GROUP**  
 704 SO. 75TH ST. POKERMOBILE, AL 36867  
 OKLAHOMA, NE 68114 FAX (402) 387-3313

DRAWING TITLE: ENVIRONMENTAL ASSESSMENT  
 PROJECT: UNION PACIFIC RAILROAD EAST YARD  
 LOCATION: SAN ANTONIO, TEXAS  
 DRAWN BY: R. L. KOCH  
 CHECKED BY: N. B. 2  
 DATE: 08/17/1999  
 SCALE: AS SHOWN  
 SHEET: 44-6



**EAST YARD N166.2**  
**BUILDING - 44 EAST YARD OFFICE - INTERIOR -**

AN ORDINANCE 2006-03-02-0301

**AUTHORIZING THE SUBMISSION OF GRANT APPLICATIONS BY THE CITY OF SAN ANTONIO TO THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR STATEWIDE TRANSPORTATION ENHANCEMENT PROGRAM GRANTS AND AUTHORIZING THE ACCEPTANCE OF SUCH GRANTS WHEN OFFERED.**

\* \* \* \* \*

**WHEREAS**, the Statewide Transportation Enhancement Program provides municipalities with the opportunity to fund transportation enhancement projects throughout the community ; and

**WHEREAS**, previous San Antonio area funded Enhancement Program projects include the Mission Trails Project, Salado Creek Hike and Bike Phases 1 and 2, and the Hays Street Bridge Renovation, totaling over \$6,800,000.00; and

**WHEREAS**, the City of San Antonio proposes the submittal of eight transportation enhancement projects for 80% TxDOT funding; and

**WHEREAS**, applications are due April 28, 2006 and require City Council, Metropolitan planning (MPO) Technical Advisory Committee, and MPO Transportation Policy Board approval; and

**WHEREAS**, approval of this Ordinance will be a continuation of City Council policy to seek funding and leveraging opportunities to promote the safety, education, and enhancement of our community, **NOW THEREFORE;**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The submission of grant applications by the City of San Antonio to the Texas Department of Transportation (TxDOT) for Statewide Transportation Enhancement Program grants for projects shown in Attachment I, attached hereto and incorporated herein by reference for all purposes, is hereby authorized. Proposed Enhancement Program project maps and associated amenities are shown in Attachment II, attached hereto, and incorporated herein by reference for all purposes. The City of San Antonio is hereby authorized to accept Statewide Transportation Enhancement Program grants when offered.

**SECTION 2.** This Ordinance shall be effective on March 12, 2006.

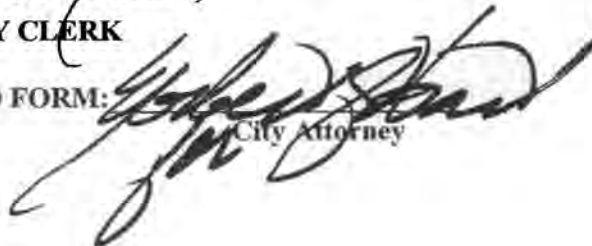
**PASSED AND APPROVED** this the 2<sup>nd</sup> day of March, 2006.

  
M A Y O R  
PHIL HARDBERGER

**ATTEST:**

  
CITY CLERK

**APPROVED AS TO FORM:**

  
City Attorney

Project Description	Estimated Cost
<p><b>Eastside Hike and Bike Amenities</b> – This project contains 3 components working together to provide enhanced pedestrian and bicycle amenities for visitors and residents of the Eastside of San Antonio. The first component will build upon the 2.6-mile route included in the Hays Street Bridge Restoration Grant and other City bike facilities, currently planned, funded and designed. The proposal includes enhancement to the more than 8-mile network to accommodate both walkers and bicyclists. New sidewalks will be constructed in areas where none exist and substandard sidewalks will be replaced along the network. The route will traverse some of San Antonio's oldest neighborhoods, connecting 5 schools, 14 parks, 1 community college and 8 community centers. In addition, it will provide access to mass transit, a connection to 31 historic cemeteries, Sunset Station Train Depot and St. Paul's Square Commercial District, as well as a connection to the Salado Creekway linear park system. The second component includes retrofitting Martin Luther King Drive into a feature street; providing streetscape enhancements, such as landscaping, street furniture, public art elements, decorative lighting, wider sidewalks and dedicated bicycle lanes. The last component provides a hike/bike shelter along the network, at the intersection of New Braunfels and East Commerce. This important component will provide and connection to the VIA bus routes, shelter, hike/bike/transit route information, seating and bike parking at this prominent location in the middle of the route.</p>	\$20 Million
<b>City Council Districts</b> - 1 and 2	
<b>Leverage Funding Source</b> – Other City Funding Sources to include: Advanced Transportation District, Tax Increment Reinvestment Zone (TIRZ), VIA Metropolitan Transit (in kind)	
<p><b>San Antonio Bike Stations and Related Amenities</b> - This project will design and construct 1 bike station, 2 bike shelters and 1 pedestrian bridge throughout San Antonio. These amenities will provide needed amenities for bicyclists and pedestrians. The bike station is proposed for the historic Smith House located in HemisFair Park in SA's downtown. It is proposed that this station will be open from 6 am to 9 pm, 7 days a week. These hours will accommodate bike commuters, as well as visitors and convention goers that may be in need of local information. The amenities will include a City staffer who can intake bikes similar to a valet, vending machines with light refreshments and bicycle related, restroom, drinking fountain, locker/changing rooms and bicycle maps and transit route information. The two smaller shelters will include some of the same amenities, such as bicycle parking, drinking fountain, bicycle maps and transit route information, but without the need for staff. The shelters will be located in Woodlawn Lake Park and Apache Creek Park (near Our Lady of the Lake University). The shelters will also include an emergency call button in the case of an emergency. The pedestrian bridge will be constructed at Woodlawn Lake Park in an area that sees a great deal of use but the current bridge does not safely accommodate users. All locations are near existing bicycle facilities and VIA routes to ensure the highest usage. San Antonio currently has approximately 70 miles of bicycle facilities, and in the</p>	\$ 5 Million



Statewide Transportation Enhancement Program Project List

next year the City will be installing an additional 40 miles.	
<b>City Council Districts – 1, 5 and 7</b>	
<b>Leverage Funding Source – Other City Funding Sources to include: ATD, VIA (in kind contribution)</b>	
<b>Landscape enhancement of medians throughout San Antonio</b> - Enhance individual <b>medians</b> throughout the City, to include:	\$1 Million
<ul style="list-style-type: none"> <li>• Austin Highway (suggested by Planning Department)</li> <li>• Blanco Road (Bitters to 1604)</li> <li>• Thousand Oaks</li> <li>• General McMullen</li> <li>• N. New Braunfels (Commerce to Houston)</li> <li>• Pecan Valley</li> </ul>	
<b>City Council Districts – 2, 3, 9 and 10</b>	
<b>Leverage Funding Source - Other City Funding Sources to include: ATD</b>	
<b>Design and construction of pedestrian refuge islands throughout San Antonio</b> - Install pedestrian islands at 25 locations throughout San Antonio. Locations include:	\$1.75 Million
<ul style="list-style-type: none"> <li>• Oblate at El Montan (Oblate School of Excellence)</li> <li>• Midcrown at Prince Valiant (Ed White Middle School)</li> <li>• Raybon (at Camelot Elementary School)</li> <li>• Raybon (at Roosevelt High School)</li> <li>• Walters at St. Phillips (Stella)</li> <li>• Walters at St. Phillips (Maryland)</li> <li>• Woodlake Parkway at Woodlake Middle School</li> <li>• Pecan Valley at Garcia Apartments</li> <li>• Pecan Valley at Kellis</li> <li>• Horal at Angel Valley</li> <li>• S. Zarzamora near Mayfield</li> <li>• Zarzamora at the Centro de Barrio Clinic</li> <li>• Nogalitos between Saldana and Carroll</li> </ul>	

Statewide Transportation Enhancement Program Project List

<ul style="list-style-type: none"> <li>• Marbach at John Jay High School</li> <li>• Military Drive West at Guerra Library</li> <li>• Seascape between Tiger Path and Lynk Range (Lewis Elementary School)</li> <li>• Hillcrest between Havenview and Vantage (Lee's Creek Park)</li> <li>• Broadway at Allensworth</li> <li>• Bitters at MacArthur High School</li> <li>• Nacogdoches at Commanche Lookout Park</li> <li>• Stahl Road at Stahl Elementary School</li> <li>• San Pedro from Myrtle to Courtland</li> <li>• San Pedro at VIA/Bill Millers</li> </ul>	
<b>City Council Districts – 1, 2, 3, 4, 5, 6, 7, 9 and 10</b>	
<b>Leverage Funding Source - Other City Funding Sources to include: ATD</b>	
<b>Hays Street Bridge Park Development and Relocation/Rehabilitation of Rail Station</b> – Project includes the design and construction of a new park located adjacent to the Hays Street Bridge (land on Cherry Street to be donated by BudCo to COSA Parks and Recreation Department). Additionally, a historic railroad building owned by Union Pacific has been suggested to be relocated to the site from a nearby rail yard to the park. The park and the renovated railroad building could serve the neighborhood and visitors as a trail head with a restroom, visitor center or neighborhood museum.	\$1 Million
<b>City Council District – 2</b>	
<b>Leverage Funding Source – Other City Funding Sources to include: ATD, Land donation (in kind contribution)</b>	
<b>Safe School Route Educational Campaign</b> - Provide safe school routes to 54 elementary schools in the Northside Independent School District. Evaluate the areas around each school, prepare maps and distribute to users.	\$1.8 Million
<b>City Council Districts – 4, 6, 7 and 8</b>	
<b>Leverage Funding Source - Other City Funding Sources to include: ATD</b>	
<b>Brooks City Base Multi Use Path System</b> - Installation of approximately 2 miles of 10-foot multi-use path connecting retail, office, school, transit, municipal and recreational opportunities throughout the complex.	\$1 Million
<b>City Council District - 3</b>	

Statewide Transportation Enhancement Program Project List

<b>Leverage Funding Source – Other City Funding Sources to include: ATD and Brooks Development Authority</b>	
<b>San Juan Acequia Trail</b> – construction of a hiking trail along the San Juan Acequia through the National Park land stretching from Mission San Juan to the southern end of the river project near Mission Espada.	\$605,000
<b>City Council District – 3</b>	
<b>Leverage Funding Source – Other City Funding Sources to include: ATD</b>	



## **MPO/COG SUPPORT – ATTACHMENT H**

Insert letter from MPO

# CHERRY STREET / HAYS ST. BRIDGE POCKET PARK



From a Summary written by Doug Steadman\*\*

**HISTORY:** The Hays Street Bridge built in 1881 and moved to San Antonio and widened in 1910 (over 100 years ago). It has been designated a Historic Bridge by the City, the Historic Bridge Foundation, the Texas Historic Commission, and by the American Society of Civil Engineers. The Texas Historic Commission Board on January 20th voted to submit the Bridge for listing on the National Register of Historic Places. In 2000 the effort to restore the Bridge that had been closed since 1982 was begun. Federal Funds of 80% (2.89 million dollars) were obtained to restore it as a Pedestrian and Bicycle Bridge, and the City pledged the additional 20%. The Hays Street Bridge Restoration Group was formed by the City Planning Commission, the Conservation Society, East Side representatives and the Engineering Community, and fund raising enabled the Restoration Group to turn over \$189,000 to the City to assist in providing the 20% required. The Bridge was restored and reopened with a grand ceremony on July 20, 2010.

In 2005 members of the Restoration Group saw the need for an area for visitors and tour bus parking and a community park and approached BudCo to request the donation of the 1.69 acres just north of the Bridge for that purpose. BudCo agreed to the donation, and, since the Restoration Group was not incorporated, the City was asked to accept the donation of this \$250,000 parcel of land. The City agreed to hold the land until it could be developed, if it were cleared environmentally. This was done by two studies totaling about \$25,000 in cost (paid by BudCo). On October 4, 2007 the City Council accepted the property with this statement:

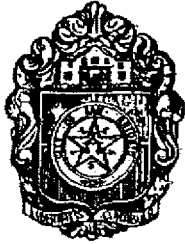
"The acceptance of this property will provide additional opportunity for revitalization of the near Eastside and complement the planned rehabilitation and conversion of the Hays Street Bridge. Once developed this land could become community public space. It has been envisioned by the community as a weekend farmers market, but could be used for other recreation uses as well. This parcel of land combined with the Hays Street Bridge has the potential to spur economic development within the area by demonstrating the potential to revitalize a neglected urban area and create a direct link to the restored Hays Street Bridge."

\*\*Prior to his death on February 12, 2018, Doug Steadman was a leader of the Hays Street Restoration Group and served as a liaison between the Restoration Group and the City. Doug Steadman was a very accomplished, well-respected, and much beloved Engineer with W.S. Simpson. His obituary includes the following:

Doug Steadman was President, CEO and Chairman of the Board at W.E. Simpson, Co. before he retired in 1992. Doug was a registered Professional Engineer in Texas, Arizona, Kansas and Oklahoma. He was active in the Texas Society of Professional Engineers, American Society of Engineers, and Structural Engineers Risk Management Council. He is a Distinguished Engineer of the Texas Engineering Foundation (1990) and an Academy of Distinguished Alumni of the University of Texas at Austin Cockrell School of Civil, Architectural, and Environmental Engineering (2007).

During his 50 years in consulting engineering, Mr. Steadman has been in responsible charge for the structural and civil engineering of numerous significant projects, including the Alamodome, Lila Cockrell Theater for the Performing Arts, San Antonio International Airport Development, Hayes Street Bridge re-development, San Antonio Municipal Auditorium and many, many more. The H.E.B. Grocery Company entrusted their complete site development and structural engineering to his oversight for over 30 years, including the restoration of the Lighthouse Station on Lydia Ann Channel near Port Aransas owned by Charles Butt. Doug had an impressive career and was mentor to many engineers.





**CITY OF SAN ANTONIO**  
**Request for Council Action**

Agenda Item # 20  
Council Meeting Date: 10/4/2007  
RFCA Tracking No: R-2292

2007-10-1  
04-1053

**DEPARTMENT:** Asset Management Department **DEPARTMENT HEAD:** Pat DiGiovanni

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 2

Land Dedication

**SUBJECT:**  
Hays Street Bridge Rehabilitation – Land Donation

**SUMMARY:**

This Ordinance authorizes the acceptance of a one-time donation from BudCo., Ltd for one parcel of land approximately 1.691 acres, in connection with the Hays Street Bridge Rehabilitation project located in Council District 2.

**BACKGROUND INFORMATION:**

The acceptance of this property will provide additional opportunity for revitalization of the near Eastside area and complement the planned rehabilitation and conversion of the Hays Street Bridge. Once developed this land could become community public space. It has been envisioned by the community as a weekend farmer's market, but could be used for other recreation uses as well. This parcel of land combined with the Hays Street Bridge, has the potential to spur economic development within the area by demonstrating the potential to revitalize a neglected urban area and create a direct link to the restored Hays Street Bridge.

The idea for this project originated from a diverse group of community advocates for the Hays Street Bridge. The Hays Street Bridge Restoration Group, as they are called, meets monthly to discuss items related to adapting the 125-year old landmark as a hike/bike destination. Among the Hays Street Bridge Restoration Group members are cycling enthusiasts, neighborhood residents, artists, local business owners, and historic preservation advocates. They have met every 4th Tuesday of each month since the summer of 2004 to share ideas about their collective vision for revitalizing the area, using the Hays Street Bridge as the centerpiece. Since the inception of the idea, the Restoration Group has successfully convinced BudCo. Ltd, the current owner of the property, to donate this property as a gift to the City.

The property is a tract of land containing 73,660.0 square feet (1.691 ac.) being arbitrary Tract B, Block 30, N.C.B. 527, City of San Antonio, Texas (Parcel 17433) and is valued at \$256,180.

The Hays Street Bridge Rehabilitation project will benefit the immediate Eastside neighborhood,

the greater Eastside community, and the City of San Antonio. The rehabilitated bridge and bicycle pedestrian route will improve social aspects of the Eastside by reestablishing the pedestrian-bicycle linkage to downtown.

**ISSUE:**

This ordinance will authorize the acceptance of a donation of approximately 1.691 acres of land from BudCo., Ltd. Approval of the ordinance will be a continuation of City Council policy to participate in the development and construction of City selected projects, which are approved annually by City Council.

**ALTERNATIVES:**

BudCo., Ltd. has decided to sell said property should the City not accept the donated land.

**FISCAL IMPACT:**

There is no financial impact to the City. This donation is valued at \$256,180.

**RECOMMENDATION:**

Support of this project achieves the goals outlined in the Downtown Strategic Plan, the City of San Antonio's Master Plan, the Bicycle Master Plan and the Downtown Neighborhoods Plan, therefore staff recommends approval of this ordinance.

**ATTACHMENT(S):**

File Description	File Name
Deed, Plat & Field Notes	Hays St Bridge-Cherry St Warranty Deed.pdf
Map	Map.jpg
Voting Results	
Ordinance/Supplemental Documents	200710041053.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Steve Hodges Real Estate Manager for Asset Management Asset Management Department

**APPROVED FOR COUNCIL CONSIDERATION:**

Pat DiGiovanni Deputy City Manager

AN ORDINANCE 2007-10-04-1053

**AUTHORIZING ACCEPTANCE OF A GIFT OF APPROXIMATELY  
1.691 ACRES, IN CONNECTION WITH THE HAYS STREET BRIDGE  
REHABILITATION PROJECT, DISTRICT 2, FROM BUDCO, LTD.**

\* \* \* \* \*

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager and her designee, severally, are authorized and directed to accept on behalf of the City a gift of the real property described in **Attachment I**, which is incorporated herein by reference for all purposes as if it were fully set forth. The City manager and her designee, severally, are further authorized and directed to take all other actions reasonably necessary or convenient to effect the gift, including agreeing to the form of conveyance and executing and delivering ancillary documents and instruments conducive to effectuating the gift. Recordation of a deed in favor of the City is conclusive evidence of the City's acceptance of the property.

**SECTION 2.** As per GASB 33 and COSA Administrative Directive 8.8, the value of the land will be recorded as a COSA asset at its appraised value of \$256,180. The department will coordinate to recording of the asset with the General Ledger Section of the Finance Department.

**SECTION 3.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 4.** This ordinance becomes effective 10 days after passage..

**PASSED AND APPROVED** this 4<sup>th</sup> day of October 2007.

  
M A Y O R

**PHIL HARDBERGER**

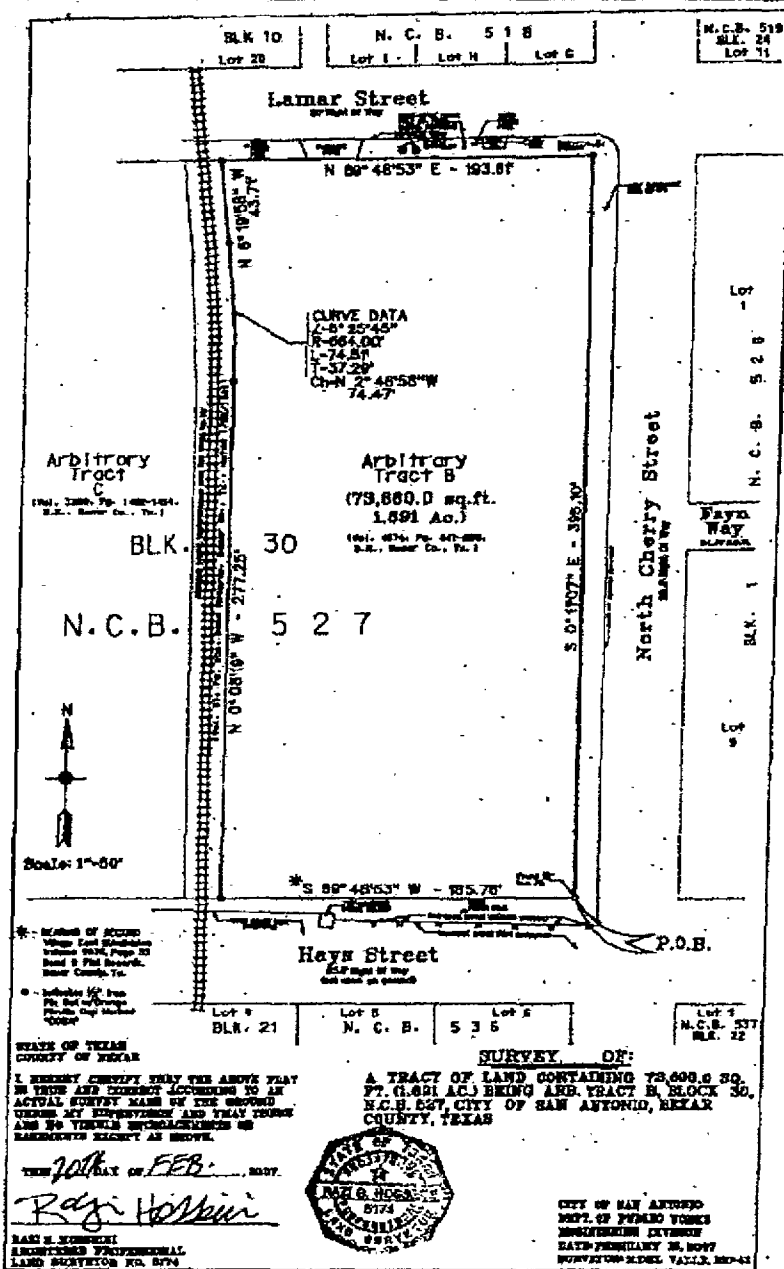
Attest:

  
City Clerk

Approved As To Form:

  
City Attorney KLB

## Attachment I





field notes for a tract of land containing 73,660.0 square feet (1.691 Ac.) being Arbitrary Tract B, Block 30, N.C.B. 527, City of San Antonio, Texas and being more particularly described by names and bounds as set forth as follows:

BEGINNING: at a 1/2" iron pin found in the ground at the point of intersection of the south right-of-way line of Hayes Street and the west right-of-way line of North Cherry Street, said point also being the southeast corner of Arbitrary Tract B, Block 30, N.C.B. 527 as identified in the records of the Bexar County Appraisal District and described in Volume 4874, Pages 647-650, Deed Records, Bexar County, Texas;

THENCE: S 89°48'53" W with the south right-of-way line of Hayes Street and the south boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 a distance of 135.78 feet to a 1/2" iron pin set in the ground for the southwest corner of Arbitrary Tract B, Block 30, N.C.B. 527, said point also being along the east boundary line of the Southern Pacific Transportation Spur Tract (PCC Tract No. 93) for the southwest corner of this tract;

THENCE: N 0°08'19" W with the west boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 and the east boundary line of the Southern Pacific Transportation Spur Tract (PCC Tract No. 93) a distance of 277.25 feet to a 1/2" iron pin set in the ground at the point of curvature of a circular curve to the left having a central angle of 6°25'45" and a radius of 664.00 feet for a corner of this tract;

THENCE: in a westerly direction with the west boundary line of Arbitrary Tract B, Block 30, N.C.B. 527, the east boundary line of the Southern Pacific Transportation Spur Tract (PCC Tract No. 93) and with the arc of said circular curve to the left having a chord bearing of N 2°46'58" W, a chord distance of 74.47 feet, and an arc distance of 74.51 feet to a 1/2" iron pin set in the ground at the point of tangency of said curve for a corner of this tract;

THENCE: N 6°19'48" W with the west boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 and the east boundary line of the Southern Pacific Transportation Spur Tract (PCC Tract No. 93) a distance of 43.71 feet to a 1/2" iron pin set in the ground along the south right-of-way line of Lamar Street, said point also being the northwest corner of Arbitrary Tract B, Block 30, N.C.B. 527 for the northwest corner of this tract;

THENCE: N 89°48'53" E with the south right-of-way line of Lamar Street and the south boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 a distance of 193.61 feet to a 1/2" iron pin set in the ground at the point of intersection with the west right-of-way line of North Cherry Street, said point also being the northeast corner of said Arbitrary Tract B, Block 30, N.C.B. 527 for the northeast corner of this tract;

THENCE: S 0°11'07" E with the west right-of-way line of North Cherry Street and the east boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 a distance of 395.10 feet to the POINT OF BEGINNING for this tract of land containing 73,660.0 square feet (1.691 Ac.), more or less.

2/20/07



*R. B. Moseni*