



City of San Antonio

Agenda Memorandum

File Number:17-3878

Agenda Item Number: 24D.

Agenda Date: 6/22/2017

In Control: City Council A Session

DEPARTMENT: Center City Development and Operations Department

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: Council District 1 & 2

SUBJECT:

This action authorizes four Ordinances for the design and construction of a surface parking lot at the intersection of Broadway and the IH35/US Hwy 281 interchange for a total cost of \$1,393,581.00.

SUMMARY:

This action authorizes the following ordinances for the design and construction of a surface parking lot at the intersection of Broadway and the IH35/US Hwy 281 interchange for a total cost of \$1,393,581.00, funded by the Inner City TIRZ, the City's Parking Fund, SARA's Watershed Wise Rebate program, and the Midtown TIRZ.

- A. Approving an agreement with the Texas Department of Transportation for use of 5.723 acres of State property under IH35 to be developed as a surface parking lot for public use;
- B. Approving a funding agreement between the City of San Antonio and Inner City TIRZ #11 for the amount of \$1,000,000;
- C. Approving a funding agreement between the City of San Antonio and Midtown TIRZ #31 for the amount of \$250,000 of which \$43,581 will be used for survey and conceptual design of the Broadway Underpass Improvements project; and,
- D. Amends the FY 2017 Capital Improvements Program and appropriates \$1,393,581 to the project, of which \$1,000,000 is available from the Inner City TIRZ, \$250,000 is available from the Parking Fund's FY 2017 Adopted Budget, \$100,000 is available from the SARA Watershed Wise Rebate program, and \$43,581 is available from the Midtown TIRZ.

BACKGROUND INFORMATION:

In July 2013, the Transportation and Capital Improvement (TCI) Department received a grant from the Texas

Department of Transportation to beautify five underpass sites around the City with landscaping. The underpass located between Broadway and Alamo St. at the intersection of IH35 and Hwy 281 was one of the sites selected. As part of the public outreach effort in anticipation of the project, area stakeholders felt that the site could be better utilized to help alleviate parking conditions in the area.

The proposed parking lot is within easy walking distance to destinations such as Pearl, the Museum Reach of the San Antonio River, the San Antonio Museum of Art, the Luxury, Rosella Coffee, and popular music venues such as Sam's Burger Joint and Maverick Park - all of which have very limited public parking options. The demand for parking in the area is also expected to grow substantially from anticipated development as a result of the Broadway Corridor Improvements Project and from office, retail, restaurant, and housing developments currently being planned in the area.

In response to stakeholder feedback, staff coordinated with area stakeholders and agency partners including VIA, Centro San Antonio, San Antonio River Authority (SARA), and others to gauge interest in such a project and plan its funding and design.

The entire underpass site was surveyed and given a conceptual design. Based on construction estimates, available funding, and anticipated impact, the Central Zone was identified for the first phase of the project, which is the focus of this action. Additional phases of the underpass parking project will be evaluated after assessing the success of the Central Zone and as additional funding is identified.

The six-acre Central Zone project site, as proposed, will include approximately 180 parking spaces, ample green space with landscaping and trees, and will include a walking trail to facilitate connectivity between the east and west sides of Broadway. The City is also partnering with the San Antonio River Authority to include three Low Impact Development (LID) features to showcase best practices for slowing and treating storm water runoff before leaving the site. Later phases of improvement for the site may include a skate park, public art, and/or a food truck court. These additional uses and improvements will be considered as future funding and partners are identified to activate this critical gateway into downtown.

Notices were sent and two public meetings were held to share project information and solicit input on December 12, 2016 and January 19, 2017.

The estimated cost of the project is approximately \$1,393,581. Funding for the project has been identified from four sources as outlined below.

Midtown TIRZ	43,581.00*
SARA Watershed Wise Rebate	100,000.00
Parking Fund's FY 2017 Budget	250,000.00
<u>Inner City TIRZ</u>	<u>1,000,000.00</u>
TOTAL FUNDING	1,393,581.00

* Midtown TIRZ approved a total of \$250,000 for underpass improvements in the Midtown TIRZ area. Although the Central Zone lies just outside the Midtown TIRZ boundaries, \$43,581 of the total cost can be paid by the Midtown TIRZ for surveying and schematic design costs for the entire underpass area. As future funding is identified for phase two, the remaining balance of \$206,419 will be used to complete proposed improvements of the Broadway Underpass Improvements project within the Midtown TIRZ boundary.

SARA will manage the project through the design and construction phase using an existing Interlocal Agreement with the City. They will also provide maintenance of the LID features for the first three years after

construction in exchange for a portion of the parking revenues to cover their cost. The City of San Antonio's Parking Division of the Center City Development and Operations Department will manage and maintain the parking lot, and the Transportation and Capital Improvements Department will maintain the remainder of the site.

Once all the necessary agreements and funding commitments are approved through this action, construction of the Central Zone will commence in September 2017 and be completed in January 2018.

ISSUE:

Through this action, staff is seeking City Council approval for the following Ordinances to initiate the project and commence construction of the underpass improvements:

- A) an agreement with the Texas Department of Transportation for use of the underpass property;
- B) a funding agreement with the Inner City TIRZ #11 for the amount of \$1,000,000;
- C) a funding agreement with the Midtown TIRZ #31 for the amount of \$250,000 of which \$43,581 will be used for survey and conceptual design of the Broadway Underpass Improvements project; and,
- D) amends the FY 2017 Capital Improvements Program and appropriates \$1,393,581 to the project, of which \$1,000,000 is available from the Inner City TIRZ, \$250,000 is available from the Parking Fund's FY 2017 Adopted Budget, \$100,000 is available from the SARA Watershed Wise Rebate program, and \$43,581 is available from the Midtown TIRZ.

ALTERNATIVES:

Funding for the project has been identified through the two impacted TIRZ Boards, the City's Parking Fund, and the SARA Watershed Wise Rebate Program. Alternatives include modifying the amounts contributed by each partner, seeking private funding, or canceling the project. Seeking alternative funding sources will delay the project and compromise the availability of the rebate from SARA. Canceling the project will leave the parking issues in the area unaddressed and will be exacerbated as development in the area continues to grow.

FISCAL IMPACT:

This is a one-time capital project to construct a surface parking lot under the IH35/US Hwy 281 interchange. This will amend the FY 2017 Capital Improvements Program and appropriate \$1,393,581 to the project, of which \$1,000,000 is available from the Inner City TIRZ, \$250,000 is available from the Parking Fund's FY 2017 Adopted Budget, \$100,000 is available from the SARA Watershed Wise Rebate program, and \$43,581 is available from the Midtown TIRZ.

RECOMMENDATION:

Staff recommends approval of this action authorizing the necessary Ordinances and agreements to support and commence construction of the proposed Broadway Underpass Improvements project.