



City of San Antonio

Agenda Memorandum

File Number:18-6331

Agenda Item Number: 12.

Agenda Date: 11/28/2018

In Control: Planning Commission

DEPARTMENT: Center City Development and Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT: Resolution Approving a Sidewalk Extension for Burns Building Parklet

SUMMARY:

A Resolution approving the extension of sidewalk into approximately 1,100 square feet of existing street right of way along the east side of Jefferson Street between Houston Street and Peacock Alley to facilitate the creation of a Parklet adjacent to the Burns Building in collaboration with 401 East Houston Street, LLC in Council District 1.

BACKGROUND INFORMATION:

The Burns Building project a renovation of a five story historic building constructed in 1918 located at 401 East Houston Street. The structure showcases Chicago-style windows and minimalist storefront with a glazed terra cotta fifth floor cap that provides iconic detail throughout the façade. The rehabilitation project has an estimated development cost of \$11.3 million for 39,413 square feet of office space, as well as, 14,449 square feet of retail space along Houston and Jefferson Street. Project construction is anticipated to commence January 2019 with a tentative completion date of June 2021.

The developer approached the City about implementing a concept unique to San Antonio on the existing street right of way along the east side of Jefferson Street between Houston Street and Peacock Alley called a "Parklet". 401 East Houston Street has received a \$335,000 reimbursable grant from the Houston St. TIRZ of which a portion be reimbursed for the Parklet Improvements.

ISSUE:

A Parklet is the repurposing of a portion of an existing street right of way into a public space intended to enhance the streetscape and create increased public open spaces. Parklets provide amenities like seating, planting, bike parking, and art. Parklets are funded and maintained by the adjacent property owner; however they are accessible and available to the public. Planning Commission must approve Parklets as required under Section 123 of the City Charter which states:

“Following the adoption of the master plan by the council, no subdivision, street, park, nor any public way, ground or space, public building or structure and no public utility whether publicly or privately owned, shall be constructed or authorized in the city, nor shall any real property be acquired by the city, until and unless the location and extent thereof shall have been submitted to and approved by the commission...The widening, narrowing, relocation, vacation or change in the use of any street, river, or watercourse, or other public way or ground or the sale of any public building or real property shall be subject to similar submission and approval.”

ALTERNATIVES:

Planning Commission could choose not to approve this resolution; however, if not approved the Parklet would not be created and the area will continue to be utilized as 4 metered parking spaces and a commercial loading zone.

RECOMMENDATION:

Staff recommends approval of a Resolution approving the extension of sidewalk into approximately 1,100 square feet of existing street right of way along the east side of Jefferson Street between Houston Street and Peacock Alley to facilitate the creation of a Parklet adjacent to the Burns Building in collaboration with 401 East Houston Street, LLC in Council District 1.