



City of San Antonio

Agenda Memorandum

File Number:15-1932

Agenda Item Number: 1.

Agenda Date: 3/11/2015

In Control: City Council B Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: Lori Houston

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Hemisfair Project Updates

SUMMARY:

An update on Hemisfair Park Area Redevelopment Corporation activities, including Yanaguana Garden, Park Streets, Civic Park, Public-Private Partnerships (P3), and philanthropy.

BACKGROUND INFORMATION:

Hemisfair Park Area Redevelopment Corporation (HPARC) was established in 2009 to manage and oversee the redevelopment and management of the site formerly referred to as HemisFair Park. The Hemisfair Master Plan, approved by City Council in February 2012, contemplates the establishment of public park space surrounded by development of P3 mixed-use vertical structures. To accomplish this goal, Hemisfair and the City have dedicated 18.5 acres of parkland and identified 14.5 acres of developable parcels for future development.

In May 2012 voters approved the use of \$30 million towards the creation of parks, rehabilitation of historic assets, and reestablishment of streets at Hemisfair. In December 2014, City Council created the Hemisfair Park Public Facilities Corporation (HP PFC) which then authorized a Master Lease Agreement with HPARC to allow for long-term ground leases of the HP PFC properties. The City also approved a Master Agreement with HPARC to manage and oversee the parkland and buildings within the parkland.

Yanaguana Garden

Yanaguana Garden is located in the southwestern quadrant of Hemisfair, surrounded by Alamo, Chavez, Water, and E. Nueva streets. Yanaguana Garden is a four-plus acre public park designed for active play and

recreational activities for people of all ages and abilities. It will attract residents from throughout the city, provide business and job opportunities, and strengthen the local community. It will offer dynamic educational, physical, and social experiences that encourage interaction, creativity, exploration, learning and fitness. Its integration of art, culture, history, and sustainability will be recognized as the new standard for innovative play environments.

Funded by 2012 bond dollars, Yanaguana Garden is currently under construction and scheduled for substantial completion by July 1, 2015.

Park Streets

Using 2012 bond dollars, HPARC will create and convert existing and re-established right-of-ways to Park Streets - streets designed for all modalities (pedestrians, cyclists, automobiles and wheelchairs), utilizing low impact development technologies and connecting HemisFair Park to its neighbors. Water Street will connect to the north side of Cesar Chavez Blvd and intersect at E Nueva Street which will extend from its current location at S. Alamo Street.

Park Streets are flexible, multi-purpose shared urban streets that knit together future parks and other destinations to surrounding neighborhoods.

Construction started in January 2015 on Water and E Nueva streets with anticipated completion of the first phase in June 2015 and final completion in mid-2016.

Civic Park

The civic park is located at the northwestern quadrant of HemisFair Park, including the site of the westernmost portion of the Convention Center that is slated for demolition in 2016. Schematic design of the civic park, funded by 2012 bond proceeds, was completed in December 2014. The process involved multiple public outreach meetings and substantial coordination with local stakeholders. The design includes a source plaza opening up to the streets, a walking promenade surrounding two large green open spaces, a zocalo that can also function as a stage for concerts accommodating 10,000 fans, a series of shallow waterways, and a mural room that opens up to the Riverwalk.

An Urban Design Manual (UDM) defines the conditions for the developable parcels and consolidates guidelines from multiple sources, such as zoning, historic, RIO-3, downtown development, urban design, and LEED. The UDM also provides a framework for the future P3 development, describing conditions that are required to create access to the park.

Public-Private Partnerships (P3)

Public-Private Partnerships at HemisFair Park deliver several benefits: (1) activate the park; (2) provide leasable space for residences, local businesses, and office workers; (3) give passive security to the open public spaces; and (4) deliver lease revenues to HPARC to pay for park operations, maintenance and activation.

On February 17, 2014, the Economic & Community Development Committee (ECDC) approved HPARC to enter negotiations with the selected developer for the first P3 at Water Street. The concept includes over 235 public parking spaces and 160 mixed-income residential units along with commercial ground floor amenities.

On March 3, 2014, ECDC approved issuing an RFQ for the second P3 opportunity, which will be located at the northwest quadrant. The RFQ will be marketed nationally.

Philanthropy

HemisFair Conservancy was launched in 2014, received its non-profit status in November 2014 and City

Council approved a naming rights policy in December 2014. Its purpose is to raise capital and endowment dollars for park improvements and maintenance at HemisFair. Grants, donations, and donor recognition strategies are expected to provide philanthropic investment.

Donor recognition naming rights is structured to require 70% of total project budget, and the funds are contemplated primarily as unrestricted, allowing investment in park construction, maintenance, operation and activation or programming.

ISSUE:

HPARC was created to oversee the redevelopment of HemisFair Park, to fundraise for the construction of new park assets, and to activate and maintain the parks. New park amenities, combined with infrastructure improvements and the development of P3 projects, are consistent with the approved Master Plan.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.