



City of San Antonio

Agenda Memorandum

File Number:15-2736

Agenda Item Number: 27.

Agenda Date: 6/18/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICT(S) IMPACTED: Council District 1

SUBJECT:

Property acquisition for Development Services Department (DSD) Parking Expansion Project

SUMMARY:

An ordinance for the Development Services Department (DSD) Parking Expansion Project, a Development Services Enterprise Fund project, located in Council District 1; authorizing the acquisition, through negotiation, of interests in land sufficient for project purposes, of one parcel of privately-owned real property at 1920 S. Alamo containing approximately 1.062 acres (46,261 square feet) of land in NCB 1009; and declaring it to be a public use project for the acquisition and appropriating an amount not to exceed \$1,175,000 from the Development Services Enterprise Fund, payable to the selected title company for land and associated title fees.

BACKGROUND INFORMATION:

The increase in the number of City employees housed at the Cliff Morton Development and Business Services Center (One Stop) at 1901 S. Alamo has significantly impacted the ability of patrons to find parking. Currently, 338 parking spaces exist at the One Stop.

Staff identified seven properties that were within walking distance of the One Stop and could be utilized for parking. After a thorough comparison and analysis of these properties by DSD and TCI, six were eliminated from consideration either because the size of the parcel would not suit the needs of the department or the property owner was not willing to sell. The property located at 1920 S. Alamo was determined to be the most desirable due to its size and location.

State law requires an appraisal to be provided to property owners in order to set the basis (a value) for negotiations for public acquisitions. Noble & Associates, Inc. provided the City with an updated appraisal of the property at 1920 S. Alamo on November 2014. Good faith negotiations, as required by state law have brought the price of the property to \$1,150,000.

ISSUE:

An ordinance authorizing the acquisition, through negotiation, of interests in 1.062 acres of land located at 1920 S. Alamo to provide up to 95 temporary overflow parking spaces for use by City employees in order to allow sufficient parking for patrons visiting the Cliff Morton Development and Business Services Center (One Stop) at 1901 S. Alamo.

This additional parking at the One Stop will ensure all visitors can find parking. Because the One Stop generally operates Monday through Friday, both the existing One Stop parking lot and the additional overflow lot will be leveraged for use by the neighboring King William and La Vaca communities for evening and weekend events. The temporary overflow surface parking lot will be designed with low impact features and include trees. It will also include a public art component and an enhanced crosswalk.

The five year plan for DSD expansion includes plans to build an office, retail and parking structure on the existing parking lot adjacent to the One Stop along San Pedro Creek. DSD, Center City Development (CCDO) and TCI will work on a potential Public Private Partnership (P3) to leverage this plan.

The construction of this facility will not occur until the debt has been paid on the One Stop building which will be in 2020. After this structure is built, the temporary overflow parking lot will be repurposed for development as suitable at the time.

ALTERNATIVES:

City Council could choose not to approve this acquisition needed for completion of this Project; however, this action would result in the project being delayed in order to find another property that will meet the project needs.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in the amount of \$1,175,000 (\$1,150,000 purchase price; \$25,000 closing costs) payable to the selected title company for land and associated title fees. Funds are available within the Development Services Enterprise Fund.

RECOMMENDATION:

Staff recommends the acquisition of the property at 1920 S. Alamo to be used as a temporary overflow surface parking lot for the Development Services Department (DSD) Parking Expansion because of its proximity to the One Stop, the future consideration of the San Pedro Creek project and the site is properly zoned, platted and environmentally acceptable.