



City of San Antonio

Agenda Memorandum

File Number:15-3673

Agenda Item Number: 12.

Agenda Date: 6/24/2015

In Control: Planning Commission

DEPARTMENT: Center City Development and Operations

DEPARTMENT HEAD: Lori Houston

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Declaration as Surplus and Conveyance of City Owned Real Property Interests Along and Near San Pedro Creek

- A. A resolution approving the declaration of City owned real property interests located along or near the existing San Pedro Creek as surplus and authorizing conveyance to the San Antonio River Authority. The properties are located in City Council District 1 and generally described as approximately 0.320 acres at 303 West Houston Street, 0.305 acres at 302 West Houston Street, 0.693 acres at 506 Dolorosa, 0.636 acres at 214 West Nueva, 0.102 acres at 201 West Cesar Chavez Boulevard, 0.619 acres at 834 South Laredo Street, 836 South Laredo Street, 147 Guadalupe Street, 149 Guadalupe Street, and 151 Guadalupe Street, 0.469 acres at 150 Guadalupe Street and 900 South Laredo Street, and 0.064 acres at 1901 South Alamo.**
- B. A resolution approving the declaration of City owned real property interests located along or near the existing San Pedro Creek as surplus and authorizing conveyance to the San Antonio River Authority. The properties are located in City Council District 1 and generally described as approximately 0.013 acres and 0.127 acres abutting 600 North Santa Rosa Street, 0.373 acres abutting 500 North Santa Rosa Street, 0.052 acres abutting 343 West Houston Street, 0.016 acres abutting 426 South Santa Rosa Street, 0.088 acres abutting 301 South Flores Street, 0.017 acres abutting 319 South Flores Street, and 0.022 acres abutting 331 South Flores Street.**

Staff recommends approval. (Ryan Kuhl, Real Estate Manager, (210) 207-4081, ryan.kuhl@sanantonio.gov, Center City Development & Operations Department)

SUMMARY:

Center City Development and Operations is requesting two resolutions that will allow the City to declare as surplus and convey City owned real property interests to the San Antonio River Authority (SARA) for their use in the San Pedro Creek Improvements Project. All of the properties are located along or near the existing San Pedro Creek in City Council District 1. The proper method of conveyance for each parcel will be determined by the City Attorney's Office and legal representatives from the San Antonio River Authority prior to consideration by City Council. The types of conveyance for City owned real property interests along or near San Pedro Creek may include, among other things, the granting of licenses, permanent or temporary easements, and fee simple ownership if necessary. Approval of this request will result in the development of improvements along and near the San Pedro Creek that will create a world class experience for residents and visitors of San Antonio. The improvements will also enhance flood control along San Pedro Creek and provide an opportunity to elevate our community's natural resource sustainability efforts.

BACKGROUND INFORMATION:

Many times mistaken for a drainage ditch, modest San Pedro Creek is a functional but unsightly creek that runs through the historic Westside of downtown San Antonio. In an attempt to reconstitute its life-giving qualities, reflect on its rich history and create a sense of place, Bexar County and the San Antonio River Authority, in coordination with the City of San Antonio, have undertaken the San Pedro Creek Improvements Project.

In May 2013, the San Pedro Creek Study, also referred to as the Preliminary Engineering Report, was completed and the Bexar County Commissioners Court allocated \$125 million toward the completion of the San Pedro Creek Improvements Project. The study explored opportunities for containing the 100-year floodplain, restoring and improving water quality and the creek's functions, and reconnecting people to the community's storied and historic natural resource. Upon completion, the San Pedro Creek Improvements Project is expected to catalyze economic growth and revitalization efforts to progress the social and economic well-being of the community.

On February 18, 2014, the Bexar County Commissioners Court entered into an agreement with the San Antonio River Authority to begin the design phase of an ambitious \$175 million revitalization of a two-mile segment of the creek through downtown. The project limits begin at IH-35 at the flood tunnel inlet to the north and ends at the confluence with the Alazan/Apache Creeks at IH-35 on the south. The design phase of the project is expected to reach 70% by August 2015 and completion by March 2016. Construction is slated to commence on the improvements during the spring of 2016 and a significant portion will reach completion in 2018 to celebrate the 300th anniversary of the establishment of the City of San Antonio.

Engineering studies recently completed by Pape-Dawson and Poznecki-Camarillo, Inc. identified multiple City owned parcels along the entire stretch of the creek totaling approximately 3.916 acres for conveyance to SARA. These parcels have been determined as essential to the construction phase of the project and City staff has worked closely with SARA and their engineers to move the conveyance process forward in a manner that would allow SARA to meet their development goals.

The property at 214 West Nueva is located on the site of the former police headquarters and is currently under contract to the General Services Administration ("GSA"). The city has been coordinating with the GSA regarding proposed changes to the site, and will continue to coordinate any necessary approvals or review prior to conveyance of any City owned real property interest situated on that site.

All of the parcels have been canvassed through the appropriate City departments.

ISSUE:

The San Antonio River Authority (SARA) has requested the conveyance of real property interests owned by the City of San Antonio along and near San Pedro Creek. The conveyance of these property interests are needed for the development of the San Pedro Creek Improvements Project.

ALTERNATIVES:

The Planning Commission could choose not to approve this resolution, however, that would prevent the San Antonio River Authority from constructing essential components of the San Pedro Creek Improvements Project.

RECOMMENDATION:

Staff recommends approval of both resolutions authorizing the conveyance of City owned real property interests located along and near San Pedro Creek that have been determined as essential to the development of the San Pedro Creek Improvements Project.