

AN ORDINANCE 2008-05-29-0424

**APPROVING THE PURCHASE OF THE DRAFT RIVER NORTH MASTER PLAN FROM THE SAN ANTONIO DOWNTOWN COMMUNITY DEVELOPMENT CORPORATION, AS PREPARED BY MOULE & POLYZOIDES, IN AN AMOUNT NOT TO EXCEED \$650,000.00.**

\* \* \* \* \*

**WHEREAS**, the City of San Antonio has sought to revitalize the area currently known as River North through a history of planning efforts, including the 1999 Downtown Neighborhood Plan, and, in December 2006, Tax Increment Reinvestment Zone (TIRZ) #27, with the Downtown Alliance playing a key role as TIRZ Collaborator, was created in order to implement the goals of the Downtown Neighborhood Plan that pertained to this area; and

**WHEREAS**, Moule & Polyzoides were selected as master planners, and held an extensive series of public workshops, charrettes, and presentations leading up to a set of Master Plan documents for River North; and

**WHEREAS**, the City of San Antonio, at this time, proposes purchasing of the current draft of the River North Master Plan from the San Antonio Downtown Community Development Corporation as prepared by Moule and Polyzoides and approving the composition of the newly constituted River North Planning Team, **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager, or her designee, is hereby authorized to purchase the draft River North Master Plan in an amount not to exceed \$650,000 from the San Antonio Downtown Community Development Corporation, as prepared by Moule and Polyzoides. Payment shall be contingent upon staff's review of the submitted invoices and providing a written report to City Council on the recommended reimbursement amount to the San Antonio Downtown Community Development Corporation.

**SECTION 2.** The River North Planning Team shall be comprised of representatives in accordance with Exhibit "A" which is attached and made a part hereof and incorporated herein for all purposes and in addition shall include five (5) property owners from within the Plan area.

**SECTION 3.** Funding for this ordinance is available through a loan from Fund 72001000 Equipment Renewal Replacement Fund, Cost Center 1503200001 Administration, General Ledger 5201040.

**SECTION 4.** Payment in an amount not to exceed \$650,000 is authorized to San Antonio Downtown Community Development Corporation and should be encumbered with a purchase order.

Item No. 4B Amended

SECTION 5. Interest on this loan will be calculated at the City's actual pooled investment portfolio quarterly rate. Repayment of the principal and interest on this loan to the 72001000 Equipment Renewal Replacement Fund will be paid from Fund 29086018 River North TIRZ as funding is available.

SECTION 6. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 7. This ordinance shall take effect June 8, 2008.

PASSED AND APPROVED on this 29<sup>th</sup> day of May 2008.

ATTEST:

*Letitia M. Vance*  
City Clerk

*Phil Padberg*  
M A Y O R

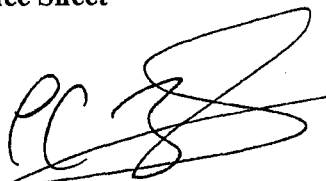
APPROVED AS TO FORM:

*Jason Stein*  
for City Attorney

**CITY OF SAN ANTONIO  
CITY MANAGER'S OFFICE  
Interdepartmental Correspondence Sheet**

**TO:** Pat DiGiovanni, Deputy City Manager

**FROM:** T.C. Broadnax, Assistant City Manager



**COPIES TO:** David D. Garza, Director; Dionne Roberts, Assistant Director; Patrick Howard, Assistant Director; Lori Houston, Special Projects Manager; Richard Milk, Community Development Coordinator; File

**SUBJECT:** River North TIRZ Board and Planning Team

**DATE:** May 14, 2008

**Background**

The City of San Antonio has sought to revitalize the area currently known as River North through a history of planning efforts, including the 1999 Downtown Neighborhood Plan. In December of 2006, Tax Increment Reinvestment Zone (TIRZ) #27 was created in order to implement the goals of the Downtown Neighborhood Plan that pertained to this area. The Downtown Alliance played a key role as TIRZ Collaborator and early in 2007 initiated an RFP process to secure the completion of a master plan that would inform the TIRZ Final Project & Financing Plans. Moule & Polyzoides were selected as master planners, and held an extensive series of public workshops, charrettes, and presentations leading up to a final set of Master Plan documents for River North.

At this time, the City of San Antonio proposes to establish a Planning Team to review these Master Plan documents and make recommendations to the City Council regarding the formal adoption of a River North Master Plan.

**River North Planning Team**

The River North Planning Team will be formed to conduct a review and public process for the Master Plan as described below. The River North Planning Team will provide a briefing to the TIRZ Board on its recommendations and go to City Council for approval in the Fall of 2008, at which time the Planning Team will dissolve.

Due to the size and technical issues associated with the River North TIRZ, its future infrastructure needs, and various advisory commissions' and community/professional organizations' involvement, staff recommends the following planning team structure: SAWS (1), CPS (1), SARA (1), Bexar County (1), VIA (1), Affordable Housing Providers (1), Downtown Alliance (1), River North Improvement Association (1), Downtown Residents Association (1), Downtown Advisory Board (1), HDRC (1), Planning Commission/Technical Advisory Committee (1), Zoning Commission (1), American Institute of Architects (1), American Planning Association (1), Conservation Society (1), Public Art Committee (1), TIRZ Board (1), and At Large (2).

**EXHIBIT A**

### **River North Planning Process**

The River North Planning Team will be charged with preparing a final River North Master Plan for presentation to City Council. In order to complete its charge by September of this year, the Planning Team will meet from June through September in accordance with the following schedule:

1. **Initial Public Meeting** to present River North Planning Team, to establish expectations regarding planning schedule, and to collect initial feedback from the public (June)
2. Review current draft of plan (June – August)
  - a. **Master Plan: First 3 to 6 meetings.** Assess general goals of plan, as indicated in the Master Plan.
    - i. If River North Planning Team concurs with these provisions of draft master plan, then Technical Sub-committee will form to address technical implementation provisions.
    - ii. If River North Planning Team does not concur with these provisions, then the Planning Team will recommend alternate provisions prior to forming Technical Sub-committee to address technical implementation provisions.
  - b. **Regulating Plan: Next 3 to 6 meetings.** Given Planning Team's consensus regarding Master Plan and general goals, Technical Sub-committee will assess technical provisions in Regulating Plan, to include recommendations specific to TIRZ Final Project & Financing Plan.
    - i. If Sub-committee concurs with technical provisions, then entire Planning Team will re-convene to hear sub-committee recommendation
    - ii. If Sub-committee does not concur with technical provisions, then sub-committee will recommend alternate provisions to entire Planning Team
3. **Second Public Meeting: presentation of first draft** (August)
  - a. Public Comment period (2-3 weeks)
4. **Third Public Meeting: Final recommendation** (September)
  - a. Presentation of final plan
5. **Presentation to City Council** (Fall of 2008)

The Planning Team will be led by the Planning & Community Development Department, who will also assist in briefing the Economic & Community Development Council Committee on a regular basis throughout the term of the planning process.

**Impact on TIRZ #27**

As of May 2, 2008, the River North TIRZ Board applications are posted on the Housing and Neighborhood Services website. City staff has reviewed options that will maximize the public process to ensure the community's voice is heard and a good and effective master plan is approved for River North. Due to the heightened interest of the project and the goals and objectives for this area staff recommends that both the TIRZ Board and Planning Team be representative of specific organizations and institutions that can bring expertise and resource to the TIRZ. As previously stated, it is expected that the River North Master Plan adopted by Council will include recommendations specific to the TIRZ #27 Final Project & Financing Plan.

**City staff recommends:**

Briefing the City Council at the May 28<sup>th</sup> B Session in regards to the proposed composition of the River North Planning Team, staff recommendation to purchase the current draft Master Plan and the proposed schedule for the public process. Staff is in the process of developing an interim financing plan to purchase the draft Master Plan, however, future TIRZ revenues will be utilized to repay the City for the Master Plan.

City Council take formal action during A Session on May 29<sup>th</sup> to approve the purchase of the current draft of the River North Master Plan from the San Antonio Downtown Community Development Corporation as prepared by Moule and Polyzoides, adoption of the schedule and process outlined above and approval of the composition of the newly constituted River North Planning Team;

Staff will request City Council approval to appoint Board Members to the TIRZ Board this summer; and

Future identification of a permanent River North Plan Steward. An entity needs to be identified after Master Plan adoption by City Council that can oversee and manage plan implementation over the long term. This entity may contract with the TIRZ board, if appropriate, to ensure that infrastructure and other projects are completed according to schedule, and that the goals of the Master Plan are implemented.

Please contact me or Dionne Roberts with any questions or comments.