



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 11

Agenda Date: February 2, 2023

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Greenline North Affordable Housing Project Pedestrian Improvements

SUMMARY:

An Ordinance approving Omnibus Amendment agreement amending the Contract for the Sale of Land for Private Redevelopment and Assignment Agreement with Franklin Development Properties, Ltd and the San Antonio Housing Trust Public Facility Corporation to increase the scope of work to add pedestrian improvements to the Greenline North affordable housing development, a 2017 Neighborhood Improvements Bond project.

BACKGROUND INFORMATION:

In October 2019, City Council approved Ordinance # 2019-10-03-0806 to redevelop an approximate 9.38-acre tract of vacant land, formerly the Southeast Service Center, owned by the City of San Antonio in partnership with the Office of Urban Redevelopment San Antonio (“OUR SA”) and approving a Contract for the Sale of Land for Private Redevelopment to Franklin Development Properties, Ltd. (“Developer”) for \$485,000 and reimbursement of up to \$4,200,000 under the 2017 Neighborhood Improvement Bond Program Urban Renewal Plan to build a 292 mixed-income affordable housing development, Greenline North (“original contract” or “Contract”). The project is located next to the Brooks Greenline trail that includes 1.5 miles of

illuminated hike, bike and jogging trails, a fitness station, play structure, food truck court, pavilions, restrooms, outdoor game areas, Wi-Fi access, six plazas and a fully stocked pond. The project received 4% Housing Tax Credits in partnership with the San Antonio Housing Trust Public Facility Corporation (SAHTPFC) and is still currently under construction on its final phase. The project has been open and leasing initial phases since October 2022. In August of 2020, the City, through OUR SA, approved an assignment agreement through which the Developer assigned its rights and obligations under the Contract to the SAHTPFC.

The Neighborhood & Housing Services Department (NHSD) and the Developer later determined that certain public improvements and a mid-block pedestrian crossing would be required in order to safely connect residents to adjacent amenities. These proposed pedestrian improvements are in alignment with the San Antonio Vision Zero Plan to eliminate traffic fatalities and to enhance the safety of our transportation system.

ISSUE:

The proposed action would authorize amendments to the Contract with Franklin Development Properties and the Assignment Agreement between the City, Franklin Development Properties and the San Antonio Housing Trust Public Facility Corporation (“Omnibus Amendment”) to include construction of the below public improvements. The amendments will increase the original contract amount by \$796,876.86, bringing the total amount in funding for the project to \$4,996,876.86.

The construction of a mid-block pedestrian crossing in front of the Greenline North development will add an elongated z-crossing to create a safer pedestrian crossing across S. New Braunfels. The design includes the infrared pedestrian imaging detection system with flashing beacon lights. This crossing is directly in front of the Greenline North development and connects to the movie theater and shopping center that houses Pre-K for SA across the street.

The construction of right-of-way improvements along S. New Braunfels will create a 10’ wide bicycle and pedestrian sidewalk as a connection from the Greenline North development to the intersection at S.W. Military across from Brooks City Base and the Greenline North trail system. The design includes low impact development design (LID) that filters stormwater runoff through planting beds featuring native plants and shade trees. This ordinance also appropriates \$52,041.79 from the FY 2022 Tree Canopy Preservation and Mitigation Fund Adopted Budget which will be used for tree plantings and supporting irrigation at the right-of-way improvements of which \$17,634 will be reimbursement for earlier tree design costs.

ALTERNATIVES:

City Council could choose not to approve the Omnibus Amendment, which would eliminate the pedestrian crossing and public improvements.

FISCAL IMPACT:

The Omnibus Amendment will require payment to the developer in an amount up to \$796,876.86, that includes \$744,835.07 from the 2017-2022 General Obligation Bond Program and \$52,041.79 from the FY 2022 Tree Canopy Preservation and Mitigation Fund Adopted Budget.

RECOMMENDATION:

Staff recommends approving the Omnibus Amendment to the Contract for the Sale of Land for Private Redevelopment and Assignment Agreement with Franklin Development Properties, Ltd, and the SAHTPFC to provide for additional scope of work to include pedestrian safety and connectivity improvements for the Greenline North affordable housing development and for additional funds to be paid to the developer in the amount not to exceed \$796,876.86.