



**CITY OF SAN ANTONIO
REQUEST FOR INTEREST (RFI)
FOR
FORMER CONTINENTAL HOTEL**

AMENDMENT #2

May 6, 2016

Amendment #2 includes information regarding answers to questions received and clarifications to the Request for Interest

I. QUESTIONS AND ANSWERS

Question: What current overlay districts will the properties on the attached aerial fall under and can you provide me with the plans?

There are multiple overlays that this property lies within including the Main and Military Plazas Historic District, the Downtown District, and the proposed RIO-7 District for San Pedro Creek. The Historic Design Guidelines can be found at <http://www.sanantonio.gov/historic/HistoricDistrictGuidelines.aspx> and the Downtown Design Guide has been provided as an attachment to this RFI. More information regarding the proposed RIO-7 District for San Pedro Creek can be found at <http://spcproject.org/design-overlay-district/>.

The San Antonio River Authority is currently working on providing the City with a draft of the RIO-7 (San Pedro Creek) design guidelines. City staff will review and finalize the guidelines and initiate the adoption process which will include consideration by the Historic and Design Review Commission, the Zoning Commission, relevant City Council committees, and San Antonio City Council. The expected time for final consideration by City Council is currently projected for the Fall of 2016. Public comments are welcomed and will be accepted until final consideration by City Council.

Question: Is the former Continental Hotel listed on the national register?

Yes, the property lies within the Main and Military Plazas Historic District and is on the national register. An overview of the Main and Military Plazas Historic District has been provided as an attachment.

Question: Is the addition to the back of the former Continental Hotel considered historic? If not, what are the rules for removal?

Non-original additions to historic structures are generally allowed to be removed, but they would first need to be reviewed and approved by the City's Historic Design and Review Commission (HDRC). More information about the application and review process for completing work on a historic building is available on the attached brochure.

Question: Do you have access to the as-built drawings for the former Continental Hotel?

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Please see the drawings provided as an attachment for further information.

Question: Is workforce housing suggested or required? How is workforce housing defined?

The RFI states that “preference may be given to a mixed use development that has a workforce housing component,” but incorporating workforce housing is not required. All redevelopment concepts will be considered.

Workforce housing refers to residential units aimed at accommodating households earning between 80% and 120% of the area’s median income (AMI).

Question: Is the awning on the front of the building historic?

It is unknown if the awning is considered historic. Non-original additions to historic structures are generally allowed to be removed, but they would first need to be reviewed and approved by the City’s Historic Design and Review Commission (HDRC). More information about the application and review process for completing work on a historic building is available on the attached brochure.

Question: Can surveys, plats, etc. be provided?

This information is now available at the following link:

<http://www.sanantonio.gov/purchasing/biddingcontract/opportunities.aspx>

II. REVISIONS AND CLARIFICATIONS

Please note that several attachments are now available on the website along with all of the other solicitation documents and can be found at: <http://www.sanantonio.gov/purchasing/biddingcontract/opportunities.aspx>.

Please also note that City staff is addressing additional questions and will be posting responses in the near future. Continue to check the website listed above for updated information.

Please note that the deadline for questions and the submittal deadline have been extended. Please see the new tentative schedule of events.

RFI Release	April 6, 2016
Joint Pre-Submittal Conference 2:00 p.m. Culture Commons 115 Plaza de Armas	April 25, 2016

Questions to RFI Due to City Staff Contact by 4:00 p.m.	May 13, 2016
Responses to RFI due to City Clerk at 2:00 p.m. CST 100 Military Plaza	June 21, 2016
Anticipated Issue of RFP to Short-Listed Respondents, if needed	July 12, 2016
Anticipated Date for Detailed RFP Submittals Due, if needed	August 25, 2016
Anticipated County Commissioners Consideration	October 2016
Anticipated City Council Consideration	October 2016

END OF REVISIONS