



CITY OF SAN ANTONIO
Request for Proposals
St. Paul Development Properties

AMENDMENT NO. 2

DECEMBER 20, 2013

Amendment 2 includes the responses to questions received at the pre-submission meeting held on Friday, December 13, 2013.

I. RFP QUESTIONS AND CLARIFICATIONS

1. **Question:** Can you post a copy of the 2010 Eastside Summit report?

Response: Yes, the Summit Report will be posted online with this RFP.

2. **Question:** What if bidders do not meet the minimum bids for the properties?

Response: The City strongly recommends meeting the minimum bids for the properties. While price is not the only factor to be considered, it is an important factor, and minimum bids were established based on BCAD appraisals.

3. **Question:** What are the parking requirements in the area?

Response: Commercial and non-commercial parking lots are allowed in C-3 zoning. Parking lots are not allowed by right as a principal use in RM-4 zoning. The future land use designation for these properties is low density mixed use, so alternatives exist for rezoning purposes. For example, C-2P is related to this designation and allows both commercial and non-commercial parking lots. If no structures are proposed, there is no requirement for a minimum number of parking spaces, only compliance with the development standards identified in the applicable sections of the UDC.

The properties are located in a historic district and it appears one has its own unique historic designation, so consultation with the Office of Historic Preservation is essential for any development on these lots.

4. **Question:** Are there utilities underground along Swiss?

Response: Public Works does not have citywide utility infrastructure information. If it is part of a development, the developer calls the utilities for a utility locate as part of their development project. Likewise, if it's part of a capital project, the project manager works with the utilities to conduct a utility locate as part of the project. Swiss is not part of a capital project, so this would be up to the developer to determine by working with CPS and SAWS.

5. **Question:** What is the process for closing and abandoning a street?

Response: Requests to purchase City of San Antonio properties that are declared as surplus to the needs of the City and utility agencies should be submitted in writing. Include exhibits such as a plat or map of the area, pictures of signage or monuments and other visuals that can assist in processing the request. The request should include the date, the request, purpose, the petitioner (requestor), a representative if applicable, and contact information such as address, phone number and email. Requestors may also use the petition form.

Requests should be mailed to: Real Estate Dispositions, CIMS Department, P. O. Box 839966, San Antonio, TX 78283-3966

The following steps will assist in the process of purchasing City properties.

1. Send the request
2. Pay the processing fee
3. Request and processing fee are received and requestor is contacted
4. Canvassing (Acceptance or Denial) - or - End of process for permits
5. Survey conducted
6. Appraisal conducted
7. Item is presented to Planning Commission
8. Item is presented to City Council

For a Close/Vacate/Abandonment of a public right-of-way (street or alley); signatures are required by ALL abutting property owners before your request will be processed.

Once a request is received, it will be assigned to a Management Analyst who will review the request. The Management Analyst will contact the requestor to confirm that the request is in process, request additional information if needed and/or to ask questions to clarify the request. The Management Analyst will guide the requestor throughout the process by providing updates on the status of the request and providing a task list of items to be completed.

END OF CLARIFICATIONS
