



AGENDA MEMO
4/18/2017 Agenda

TO: Honorable Mayor and City Council

FROM: Robbie Corder, City Manager

SUBJECT: Consider: Easements and Operation Agreement with SPC Hillcrest

BACKGROUND:

The City is moving forward with the purchase of property located on the 3400 block of Haynie. The purchase of this property would allow the City to explore the feasibility of providing underground parking. The available property for purchase represents a total area of 22,500 square feet spread over the following addresses:

1. 3424 Haynie (half lot)
2. 3428 Haynie
3. 3432 Haynie

SPC Hillcrest intends to construct a mixed-use office and retail development with above and below-grade parking on property abutting the potential City property. The City is initiating a meeting with stakeholders in the area to determine the feasibility of a below-grade parking facility on the City property. There are no designs for the potential parking facility; however, due to the limited size of the City property, the City can gain substantial efficiencies by utilizing the driveways, ramps, elevators, and stairwells of the abutting property owner, SPC Hillcrest. The attached agreement provides for a permanent and non-exclusive easement to the "Shared Access Facilities."

There are no financial considerations for the Shared Access Facilities at this time. However, the agreement does require the City to pay for a proportionate share of the costs associated with the repair, maintenance, and replacement (if necessary) of the facilities if the City ultimately constructs a below-grade parking garage. The costs are unknown at this time.

RECOMMENDATION: Staff recommends approval of the agreement.