

AGENDA ITEM / MAYOR AND COUNCIL ACTION

---

8. [Mayor and Council Direction Regarding Executive Session – Potential Sale of City-Owned Property Located at 930-948 E. Broadway Boulevard \(former Broadway Volvo Site\) \(Ward 5\) SS/FEB21-18-30](#)

It was MOVED by Council Member Fimbres, duly seconded, to direct the City Manager to proceed as discussed in Executive Session, and prepare a solicitation that invites proposals for the purchase and redevelopment of the property. That solicitation will require that proposals satisfy certain conditions, including a minimum purchase price based on appraised value, as well as to include conditions relating to future redevelopment that track the goals that have been identified through the public process that has already occurred, including the feedback from the Barrio San Antonio and Miles neighborhoods and the 2014 charrettes that were conducted. The conditions will include prohibition of incompatible uses, such as high-density student housing, convenience store with gasoline sales, large retail establishments, billboards, and auto repair.

The solicitation will advise the proponents that purchase price will be a factor in the evaluation, but the award will be based upon the proposal's overall benefits to the City, and compatibility with the goals as stated. Those goals would include transit-oriented, or mixed-use development; development that is aesthetically compatible and in scale with surrounding development and neighborhoods; ongoing coordination with the neighborhood liaisons, including Barrio San Antonio and Miles neighborhoods; how the proposal will deal with neighborhood concerns over property maintenance, excessive noise, construction activity, and other public nuisances; how the proposal will provide street-level amenities, and encourage pedestrian activity; and identifying parking strategies that encourage shared-parking in existing or new parking lots or structures at or near the site.

Michael Rankin, City Attorney, confirmed that, pursuant to the direction from Mayor and Council, the solicitation would factor in all input received to date as part of the public process, and would advise the proponents that zoning would be accomplished through a Planned Area Development (PAD) subject to Mayor and Council approval and any conditions in the PAD. He said he expected that any proposal would make closing on the purchase of the property contingent on the finalization of the rezoning.

The motion was CARRIED by a voice vote of 7 to 0.

---

---

---