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## Plans revealed for 51-acre development next to Randolph AFB (slideshow)

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Multiple potential plans have been revealed for a 51-acre, mixed-use development in Northeast San Antonio, which would sit right next to Randolph Air Force Base in Converse.

***Click on the slideshow above to see renderings of the proposed development.***



GRACE PG DESIGN GROUP LLC

Being led by Bexar County Commissioner Tommy Calvert of Precinct 4, plans for the development, called Santé 51, call for commercial pad sites, retail space, a hotel, restaurants, a new Bexar County Sheriff's substation and a new Precinct 4 building that could house various county services. The county bought the 51-acre plot in 2015 for \$3.4 million. The Bexar County Sheriff's substation is under construction on the property, and phase one plans call for nearly \$4 million of infrastructure improvements including an extension to Rocket Lane.

The scope of the project is still being discussed, and according to a presentation released Wednesday, the development team is deciding between two designs for the rest of the site. These two designs, referred to as Scheme A and B, also feature multiple phases and options for how they'll be developed.

## **Scheme A**

The first phase of Scheme A features plans for a six-story hotel on 3.6 acres. Option one could feature 18,000 square feet of retail space and a three-story, 60,000-square-foot office building with half being reserved for Precinct 4 and half devoted to spec space. Option two removes the retail space and gives Precinct 4 its own 30,000-square-foot building, while shrinking the three-story office building to 45,000 square feet of spec space. Phase two would feature three single-story structures with one featuring 21,054 square feet of retail, one featuring 68,916 square feet of office space and the last featuring 66,097 square feet of restaurant space. Phase three would feature a single-story, 15,000-square-foot building intended for use by University Health System. With both options considered, Scheme A could cost \$53.1 million to \$55.7 million.

## **Scheme B**

The first phase of Scheme B features the same options as Scheme A — a hotel and either 18,000 square feet of retail and 60,000 square feet of office, or two office spaces. Phase two changes things by adding more retail and office space to the plans while taking out the space planned for University Health Systems. In Scheme B phase two, retail would get 51,000 square feet of space, and there would be 81,000 square feet of office space and 83,000 square feet of restaurant space. Despite the increased footprint, this plan is estimated to cost less than Scheme A, ranging from \$38.3 million to \$40.9 million.

In both schemes, no hotel operator was named, and would be selected following a request for quotation. Contracts for the project have been awarded to local engineering firm Vickrey & Associates, Grace PG Design Group LLC and engineering and planning firm Huitt-Zollars.

Calvert, along with Grace Rose Gonzales, principal at Grace PG Design Group, will present the project before Northeast Partnership at noon Thursday at the Olympia Hills Golf Club in Universal City.

### **Ryan Salchert**

Reporter

*San Antonio Business Journal*

