

MEETING SUMMARY

Medical Center Area Planning Team Meeting #3

Meeting Date: October 24, 2017

Time: 10:00 AM – 12:00 PM

Location: San Antonio Medical Foundation Office: 8431 Fredericksburg Rd, Ste 548

Attendees:

Calvin Finch, Dreamhill Estates

Jim Reed, SAMF

Misty Downing, SARA

Bill Thomas, NNOD

Wes Waite, Mockingbird Hill NA

Vicki Vaughan, Mockingbird Hill NA

Pam Leissner, SAMF

Patrick Kaminski, UTHSCSA

Art Herrera, VIA

Ceema Feizollahi, Cude Engineers

Krystin Ramirez, Kaufman & Killen

Sakib Shaikh, District 8 Council Office

Laura Garza, District 8 Council Office

Meeting Objectives

The purpose of Planning Team Meeting #3 was to review stakeholder input from the PARK and Visioning exercises from Community Meeting #1 and Planning Team Meeting #2, as well as consider themes and analysis findings, review and discuss the draft vision and goals, and lastly to review opportunity areas through the map plan framework exercise.

Process Update

The Medical Center Area plan is currently transitioning between phase 2 and 3 of the planning process. Phase 2 involves analysis and visioning through existing conditions research, vision and goals framework, and analyzing stakeholder input from Community Meeting #1 and previous planning team meetings. The 3rd phase of the project will be developing plan framework by identifying opportunity areas, catalytic projects, developing plan elements and analyzing input from Community Meeting #2 in January.

Review Visioning Input

The next agenda item was to review the initial visioning input gathered from the previous planning team meeting and community meeting. During Planning Team Meeting #2, team members provided visioning and goals for the plan area. Common themes include: healthy living, mobility and becoming a “world leader” in medical services and research and care.

Community Meeting #1 provided an opportunity for the public to participate in the planning process and included an interactive activity which participants were asked to list what they would like to preserve, add, remove or keep out of the plan area. Consistent phrases included, preserving walking trails, transportation, green spaces and single family neighborhoods; adding connectivity, pedestrian way finding, outdoor amenities, mixed use nodes and linear greenways; removing vacant buildings, dark areas and neighborhood divestment; and keeping out industrial uses, pollution, and large bill boards.

Participants also took part in a visioning exercise where they were asked what they would like the Medical Center Area to look like in the future. Vision themes included: additional green spaces, parks, outdoor amenities, connectivity, public spaces, access, sustainable living, and urban design.

Emerging Themes Analysis

Matt Prosser from EPS then presented the Emerging Themes Analysis. The Analysis focused on key themes that identified within the SA Tomorrow Comprehensive Plan effort. The themes include: Innovation (Innovation Districts) EcoDistricts (Sustainability), Transit-Oriented Development, Trail-Oriented Development.

Innovation Districts are areas designed to foster entrepreneurship and support formal and informal interactions to spur innovation. The Brookings Institute has identified models for Innovation Districts and the Medical Center Area would be categorized as the “Anchor Plus Model” due to the large scale mixed uses development centered around anchor institutions. The Innovation Audit provided background information on the economic, physical, and network assets that support innovation districts. EPS also provided an Innovation Audit Measurement and identified the Medical Center as having many attributes that need to be present to create an innovation district, including; sufficient anchor institutions, population density, educational attainment for residents and employees.

EcoDistricts are neighborhoods or districts where neighbors, community institutions and businesses join with city leaders and utility providers to meet ambitious sustainability goals and co-develop innovative district-scale projects. Eco districts are important in addressing global challenges such as climate change, resource scarcity and urbanization. EcoDistricts can be applied in existing neighborhoods, brownfield sites, business districts, institutional campuses, industrial lands and mixed use districts. There are several indicators and metrics, including; social growth and civic participation, the need for economic decline preparedness, the need for environmental degradation preparedness, economic opportunity, a vulnerable community health and wellbeing, lacking elements of a quality physical setting, and the need to optimize energy use.

Transit Oriented Development is important in planning for reduced dependence on automobiles. Overall it makes streets safer, reduces congestion and promotes healthy cities; and it is beneficial for transit users, developers, municipalities, cyclists, pedestrians, and non-participants. This type of development can be applied at stations along transit corridors, and public, vacant or underutilized land in close proximity to a transit station. Key indicators that support Transit Oriented Development include: the presence of transit supported urban form, market strength, presence of a quality pedestrian environment, status of transit, amenities along corridors, connectivity to transit, activity density, mixed-use developments near transit and opportunity areas.

Trail-Oriented Development is a development pattern focused on pedestrian and cyclists needs. This type of development pattern seeks to combine the active-transportation benefits of a trail with the revitalization of potential associated with linear amenities such as parks, greenways and creeks/rivers helping create more livable communities. Trail-Oriented Development can be applied along multi-use pathways or trail corridors as well as public, vacant or underutilized land within a quarter mile of trail nodes. Indicators include: the presence of a linear amenity, existing trails, amenities along trail corridors, connectivity to trails, adjacent public space, mixed-use developments near trails and opportunity areas.



The Planning Team agreed that elements of all four of the theme concepts fit well in the Medical Center Area. The strongest connection was to the innovation district, with the potential use of the other themes within the overall vision and goals for the Center.

Draft Vision & Goals

The Draft Vision & Goals were formed through a compilation of results from the previous planning team exercises and community meeting input. Carlos Guerra, City of San Antonio Project Manager, presented the draft version to the team and provided time for additional input or questions.

DRAFT Vision

*The Medical Center Area Regional Center strives to be a world leading medical **care**, research and education district setting an educational example of an **innovative**, vibrant, healthy attractive and inviting community for not only the healthcare community to enjoy, but for residents and visitors alike.*

*The Medical Center Area will set the standard for a **healthy community** by offering a variety of public gathering spaces, outdoor recreation options, housing and transportation choices, with a vibrant, **accessible**, mixed use environment that attracts the highest quality talent and delivers a high quality of life for everyone.*

The Planning Team generally agreed that the draft vision encompassed key vision themes that had been discussed during previous meetings. The team also agreed that “innovation” should be considered and included in the vision, as it plays a large role in the vision of “becoming a world leader”. Also, including “medical care” is essential to the vision as the facilities do not just provide service but also care.

DRAFT Goals:

1. *Develop a multi-modal network that provides **multiple mobility** options for pedestrians, bicyclists, and public transit riders that provides stellar connectivity to other major employment hubs as well as to the rest of the city.*
2. *Encourage innovative traffic congestion solutions and parking management strategies.*
3. *Capitalize on natural assets and underutilized areas to provide centralized public open and green spaces that promote healthy living and community wellness that are inviting to area residents, works and visitors.*
4. *Foster an innovative economic environment that leverages the world class medical service providers, education, and research to generate business creation and attract patients, workers, students, and investment from throughout the world.*
5. *Facilitate the addition of parks, open spaces and public plazas that are accessible for patients, visitors, and community members.*
6. *Promote urban design standards that create healthy and sustainable neighborhoods.*
7. *Increase pedestrian safety through street design.*
8. *Encourage vibrant, walkable, mixed use activity nodes that serve the needs of the surrounding neighborhoods and for area workers and visitors.*

The draft goals were introduced in no particular order. Planning Team members agreed that the goals included several constant themes and terms that have been recorded in previous engagement exercises.

Opportunity Areas:



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The Opportunity Areas described in this part of the presentation were identified from previous planning team meetings. Opportunity areas are areas that are vacant and could attract development. The parcels include; publicly owned parcels, which have are owned by the public or quasi-public entities that have potential for new development or attractive as a catalyst development. Vacant parcels are parcels with no buildings, and underutilized parcels are identified as private parcels that have a combination of low floor area ratio and low improvement (building) value to land ratio.

The San Antonio Medical Foundation properties are generally located around the intersection of Hamilton Wolfe and Floyd Curl Drive. It is the largest vacant area within the plan boundaries; however the properties are tightly deed restricted for future medical research use. Drainage ways and creeks, located on the Northern boundary of the plan area, have also been identified as opportunity areas to encourage trail development. The remaining vacant areas are scattered and limited in size but have opportunities to be developed as catalyst projects.

Potential Focus Areas:

Focus areas are well-known areas that have potential catalyze development. The San Antonio Medical Foundation properties, the creeks and drainage ways, as well as the center of the Medical Center Area have been identified as potential focus areas.

Small Group Mapping Exercise: Preliminary Plan Framework

After the formal presentation, the planning team was divided into two groups to participate in the mapping exercise. The purpose of the mapping exercise was to identify preliminary plan elements such as: focus areas, mixed use corridors, parks and open space, trails, priority transit and bicycle routes, plazas, improved pedestrian crossings, priority streetscape improvements, gateway opportunities and key anchors.

Group #1 Results:

Group #1 recognized the San Antonio Medical Foundation properties, Denman Estate Park, Zarzamora creek, the area near the VIA South Texas Medical Center Transit Center, the area around Datapoint drive, and the physical center of the Medical Center Area as focus areas. Mixed use corridors were also identified on Fredericksburg Road and Medical Drive. Denman Estate Park and the former Turtle Creek Event Center property were branded as “parks or open spaces.” Areas for trails include: along Huebner Creek Tributary A and along Zarzamora Creek. Priority transit routes for busses were drawn along Fredericksburg Rd, Wurzbach Rd, Babcock Rd, Medical Drive, and Floyd Curl Drive. Priority bicycle routes were drawn from Louis Pasteur to Ewing Halsell. Improved pedestrian crossings were drawn along major intersections including: Medical Drive and Babcock Rd, Sid Katz and Floyd Curl, Wurzbach and Floyd Curl, Fredericksburg Rd and Wurzbach, Medical Drive and along the Fredericksburg corridor at Data Point, Chambers, and Callaghan. Priority Streetscape improvements were also drawn on the map the highlighted areas include; Wurzbach, Hamilton Wolfe, Floyd Curl, Fredericksburg Rd, and Medical Drive. Gateway opportunities are described as areas that provide a unique entryway into the Medical Center Area. The areas Group #1 identified include: on Medical Drive after entering from Interstate 10, on Fredericksburg Road after exiting Balcones Heights, at Louis Pasteur and Babcock Road and at Huebner and Floyd Curl Drive.



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Group #2 Results:

Group #2 participated in the same exercise and identified preliminary plan elements, the majority of which were similar to Group #1. The group identified focus areas the center of the plan area, the former Turtle Creek Event Center, the area near the VIA South Texas Medical Center Transit Center, the area at the intersection of Medical Drive and Wurzbach (formerly “Aldo’s”), the area near the UTHSCSA Campus, the commercial area at the intersection of Babcock and Wurzbach as well as south of the plan boundary, and a small “context sensitive” parcel close to Denman Estate Park. The group suggested a mixed use corridor along Babcock Road. Priority bus transit routes were drawn along Medical Drive, Fredericksburg Road, Babcock Road, and Wurzbach. The focus on trails included the areas parallel to Huebner and Zarzamora creeks. Priority streetscape improvements were identified at Hamilton Wolfe Drive and Floyd Curl. Improved pedestrian crossings were also identified at the intersections of Babcock and Wurzbach, Medical Drive and Babcock, Medical Drive and Fredericksburg Road. The group identified Denman Estate Park and the area near Babcock and Wurzbach as key anchor points in the plan area; and a gateway opportunity south of the plan area, entering into the plan boundary.

NEXT STEPS:

The next Planning Team Meeting will be the week of the December 4th. The topics to be discussed will be the emerging themes and a preliminary land use exercise. Community Meeting #2 will be held the week of January 15th.












The Medical Center Area Website is being developed, but if you sign up for the email list at www.satomorrow.com; you will receive an email when the site has been published.

If you have questions about the Medical Center Area planning project, please contact Project Manager Carlos Guerra II, City of San Antonio Planning Department.

Email: carlos.guerra2@sanantonio.gov Phone: (210) 207-5425



Plan Elements “Framework”

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|---|----------------------------------|---|-----------------------------------|
|  | Focus Areas |  | Plaza |
|  | Other Mixed Use Corridors |  | Improved Pedestrian Crossings |
|  | Park, Open Space, and Recreation |  | Priority Streetscape Improvements |
|  | Trails |  | Gateway Opportunities |
|  | Priority Transit Routes |  | Key Anchors |
|  | Priority Bicycle Routes | | |

Group #1



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Group #2

