

MEETING SUMMARY

Medical Center Area Planning Team Meeting #4

Meeting Date: December 6, 2017

Time: 10:00 AM – 12:00 PM

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

Attendees:

Jim Reed, San Antonio Medical Foundation
Ed Castor, Camino Bandera HOA
Pam Leissner, San Antonio Medical Foundation
Bill Thomas, NNOD
Calvin Finch, Dream Hill Estates, NA
Jaymie Mangelsdorf, UTHSCSA
Misty Downing, SARA

Arturo Herrera, VIA
Krystin Ramirez, Kaufman & Killen
Bianca Maldonado, District 7 Council Office
Erin Nichols, District 8 Council Office
Laura Garza, District 8 Council Office
Ceema Feizollahi, Cude Engineers

Meeting Objectives:

The purpose of Planning Team Meeting #4 was to finalize the refined vision and goals, and discuss the draft plan framework map that was drafted during planning team meeting #3. The meeting objectives also included discussing the purpose, character, range of building heights, transition areas and potential catalytic sites of the focus areas within the plan boundary.

Process Update

The Medical Center Area Regional Center Area Plan is in Phase 3 of the plan process. Phase 3 will begin to develop the plan framework through identifying focus areas and possible catalytic projects for the area.

Revised Draft Vision & Goals

The revised vision and goals were presented to the planning team during the meeting. The vision remained the same, and the goals had been categorized to reflect common themes from results of previous planning team and community meeting exercises. Major themes include: strengthened mobility, additional parks and open spaces, supporting a healthy environment, and fostering innovation. The planning team agreed that the goals were consistent with the major themes and had no opposition to the revised vision.

Plan Framework Mapping Activity

A draft plan framework map was created during Planning Team Meeting #3. Planning Team members were asked to identify preliminary focus areas, mixed use corridors, priority streetscape improvements, gateway opportunities, pedestrian crossings, and priority mobility routes. The purpose of the Plan Framework Mapping Activity during Planning Team Meeting #4 was to inform the intended purpose and character of the focus areas and mixed use corridors, shown on the Draft Plan Framework Map, and identify potential catalytic sites and discuss other framework elements if they arose during the activity. The results are as follows:

FOCUS AREA #1: Intersection of Medical Drive and Wurzbach:

PURPOSE: Heart of the Center. It should be a central gathering place. It is a 24 hour area and could provide more 24 hour services: restaurants, cafés etc. Pocket parks or parklets for outdoor activities. The med center should be a place where people want to be as opposed to only during the workday.

FUTURE CHARACTER: accessible, safe, open to a variety of architectural styles to be unique to San Antonio, and support an iconic building. Parking should be centralized. The area should be safe. The area could support a “campus feel.” Meditative gardens would achieve the “healthy” environment goal.

BUILDING HEIGHTS: “As tall as the University Hospital” (9 floors)

CATALYTIC PROJECTS: Tupelo & Chambers on the back side of the creek.

FOCUS AREA #2: Floyd Curl/Huebner/Babcock

PURPOSE: Active recreation: sports fields, trails, etc. Parks and open spaces. There is property within the drainage way, that is cannot be built on. The area could serve as a trail/park/open space when the drainage ways are dry (the majority of the year).

FUTURE CHARACTER: Mix of natural and functional open spaces. The basin collection area can also function as an open green space.

BUILDING HEIGHTS: up to 4 stories

TRANSITION AREAS: How to address parking. (permeable pavers?). Connectivity is key.

CATALYTIC PROJECTS: Active recreation.

FOCUS AREA #3: Fredericksburg Rd and Loop 410

PURPOSE: The property is owned by VIA and will be utilized as a bus garage. There are opportunities to apply a buffer with additional development.

FUTURE CHARACTER: VIA

BUILDING HEIGHTS: One to Two

TRANSITION AREAS: Opportunity for additional landscaping.

CATALYTIC PROJECTS: Formerly “Graham’s Central Station” will not be repurposed by VIA.

FOCUS AREA #4: VIA Med Center Station

PURPOSE: Transit Oriented Development. Medical & Social Services.

FUTURE CHARACTER: Tie into creek.

BUILDING HEIGHT: 2 stories.

TRANSITION AREAS:

FOCUS AREA #5: Wurzbach and Babcock

PURPOSE: Senior living and amenities.

FUTURE CHARACTER: A safe and inviting environment.

BUILDING HEIGHTS: 2 Stories.

TRANSITION AREAS: Connection to existing surrounding neighborhoods.

CATALYTIC PROJECTS: Expansion of the Bob Ross Senior Center, and additional parking for the VA hospital. The Dreamhill Center for Education (Dreamhill Estates) is also being constructed.



FOCUS AREA #6: Hamilton Wolfe & Fredericksburg Road.

PURPOSE: mixed uses: Offices and amenities

FUTURE CHARACTER:

BUILDING HEIGHTS: 5 stories.

TRANSITION AREAS:

FOCUS AREA #7: USAA Blvd and Fredericksburg Road

PURPOSE: Office, Medical Office

FUTURE CHARACTER:

BUILDING HEIGHTS: Up to 8-10 stories

TRANSITION AREAS: Power line easements.

ADDITIONAL COMMENTS AND DISCUSSION:

- Current design standards allow for zero setback lot lines, which are prohibitive of a buffer or wide sidewalks and impedes vision of traffic.
- Cell towers in the right of way are “ugly” and hard to keep out due to lack of local control.
- Current development is not reflective of our vision for the Medical Center Area Plan.
- There is disposed land from Incarnate Word, adjacent to Denman Estate Park. It is 7 acres and can be an area of focus.

NEXT STEPS:

January 16, 2018: All Plan Area Community Meeting (open to the public): This meeting is open to the public and will discuss land uses and the overall SA Tomorrow Comprehensive Plan. A formal, more detailed, invitation will be emailed to planning team members. **6:00 PM, Henry B. Gonzalez Convention Center, 900 E. Market Street.**

Community Meeting #2 will be held on **January 29, 2018** at **Phil Hardberger Park at 8400 NW Military** in the evening. The meeting will be an open house format, with no formal presentation, and will combine the UTSA Area and Medical Center Area Regional Plans. The meeting is open to the public, a formal invite will be sent out via email after the time is confirmed.

Planning Team Meeting #5 will be held in February 2018. Location: TBD.

The Medical Center Area Website is up, please share with your neighborhood associations, friends or colleagues: <https://medical-center.sacomplan.com/>

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

Email: Carlos.Guerra2@sanantonio.gov

Phone: (210) 207-5425



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CATALYTIC PROJECTS: 1
Medical and Wurzbach

- Non-Medical or Work only
- Functional Green space (LTP, Green wall)
- Green p into area
- Maybe Residential
- Hotels
- Cultural/Authentic/Local/healthy
- Restaurants
- Pockets for gathering
- Services (morning)
- Bunklets
- Walkable
- Public Art + Health/Restorative
- Icon for Rated Center
- Open and spread out
- Campus feel

- PURPOSE

- Heart of Center
- Central gathering, 24 hour

- FUTURE CHARACTER

- Walkable
- Safe
- Parking/Centralized
- Open to variety Arch. style

- BUILDING HEIGHTS

- Up to University hospital at most
- Factor in topography

- TRANSITION AREAS

CATALYTIC PROJECTS: 2
Floyd Curt/Huebner/Babeoch

Good site for focus

- Trails on drainage-way
- Sports Science on Foundation land
- Active Recreation
- Park in flood plain
- Proposed Residential
- Permeable treatments
- Mix of Natural and functional Open space
- Basin Collection area that functions

- PURPOSE

- FUTURE CHARACTER

- BUILDING HEIGHTS

- Up to 4 stories

- TRANSITION AREAS

- How to address Parking
- Connectivity is Key. Allow access
- Permeable Parking

CATALYTIC PROJECTS: 3
Frank Road and 410

Was a Club

- Grand Central Station
- VIA owns it
- trans/maintenance

- PURPOSE

- VIA
- How to Prop or Buffer with development

- FUTURE CHARACTER

- BUILDING HEIGHTS

- Open to height since next to highway

- TRANSITION AREAS

CATALYTIC PROJECTS: 4
VIA Med Center Site

FRAMWORK

- PURPOSE

- TOD
- Medical/Social Services

- FUTURE CHARACTER

- Tie to Creek

- BUILDING HEIGHTS

- 2 stories

- TRANSITION AREAS



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CATALYTIC PROJECTS: 5
 Wurzbach / Babcock

Dreamhill Center for Education
 - Veterans uses Babcock
 - Senior living near the Senior Center

PURPOSE
 - Expansion of Senior Center
 - Parking for VA?

FUTURE CHARACTER
 - Safe, inviting

BUILDING HEIGHTS
 - 2 story

TRANSITION AREAS
 → Connection to Neighborhoods
 → Integrated into Dreamhill and others

CATALYTIC PROJECTS 6
 Hamilton Wolfe and Fred Road

PURPOSE - Mixed use
 - Office / amenities

FUTURE CHARACTER

BUILDING HEIGHTS
 - 5 stories

TRANSITION AREAS

Does USAA own?

CATALYTIC PROJECTS:
 USAA Blvd. + Fred Road

PURPOSE - ~~Office~~
 Office, Medical office

FUTURE CHARACTER

BUILDING HEIGHTS
 Could be up to 8-10

TRANSITION AREAS
 Power line easement

FRAMEWORK COMMENTS

► Setbacks too close to
 → Street. No room for Peds/Bikes
 - No relation to Context

► Cell towers in ROW
 - Ugly, both top (cell) and bottom (CRS)
 - Hard to deny, loss of local control
 - Points on design Criteria

► Development occurring now not reflecting our vision
 - Quiktrip / Babcock + Lewis Pasture



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