

## MEETING SUMMARY

### Medical Center Area Planning Team Meeting #5

**Meeting Date:** February 22, 2018

**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*

*Bill Thomas, NNOD*

*Calvin Finch, Dream Hill Estates, NA*

*Arturo Herrera, VIA*

*Raymond Winn, Methodist Health Systems*

*Patrick Kaminski, UTHSCSA*

*Krystin Ramirez, Kaufman & Killen*

*Bianca Maldonado, District 7 Council Office*

*Susan Guinn, City Attorney's Office*

*Wes Waite, Mockingbird Hill NA*

*Vicki Vaughan, Mockingbird Hill NA*

*Cherie Short, Northside Chamber*

**Meeting Objectives:**

The purpose of Planning Team Meeting #5 was to review and discuss focus areas and input from the Community Meeting held on January 29<sup>th</sup>, as well as consider catalytic sites and review and discuss housing and economic development issues and strategies.

**Meeting Format**

The Medical Center Area Regional Center Project Manager, Carlos Guerra presented an update on the planning process, and an overview on the focus areas identified by the Planning Team, followed by an introduction and brief description of catalytic sites. Next, Matthew Prosser, Co-Project Manager and Vice-President of Economic and Planning Systems presented on housing and economic development issues, opportunities and potential tools. The presentation involved discussion and explanation on opportunities for housing and economic development.

**Revised Focus Areas**

The focus areas, along with their character, purpose and building heights were presented to the team and feedback related the character, purpose and building heights was encouraged. The planning team generally agreed with the first focus area- the center of the medical center area. A team member suggested that any new building heights should consider any existing height restrictions due to the helicopter pad serving Methodist Hospital. The second focus area, the Babcock, Huebner, Floyd Curl area was discussed. A conversation regarding a proposed residential development for approximately 160 units began; the planning team agreed that the site could facilitate the addition of green spaces and provide an opportunity for trail development. The general building heights, the planning team stated, should be complimentary to the other buildings in the area. The third focus area, the Bob Ross Senior Center and former fire station was discussed. A team member noted that the property is owned by the San Antonio Medical Foundation, and there are restrictive deed covenants that may limit redevelopment. Although the property can support a larger development, the use of the property is restricted to medical or research use only. The fourth focus area is the area by USAA Blvd. and Huebner. The space is largely vacant. Team members generally agreed that the future purpose of the area should supplement the surrounding areas and support office or retail uses. The topic of building heights was discussed. The team suggested the building heights not exceed the existing structures, and should blend in with the surrounding area. The planning team recognized the need to support density but also the

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importance of blending the building heights with the surrounding areas. The opportunity to provide linear trail and access from Fredericksburg road was suggested. The planning team suggested making sure new pathways or green spaces support development of the area. Generally the planning team agreed with the purpose of the focus area, but suggested that uses should complement the surrounding area, and building heights could be flexible but should not exceed the height of the existing buildings in the area. A potential focus area was discussed at the south end of the plan boundary, along Evers Rd and Loop 410, the area is commercial- the planning team chose to omit the area from consideration.

Conversation with the planning team also included highlighting the significance of Huebner Road and the development occurring in the area. The team also placed on emphasis on requiring building setbacks on new development to allow for right of way expansion for bike lanes, sidewalks and landscape buffers in the future. The property along Babcock Road and West Beverly Mae Drive was discussed. The area was recently proposed to be developed as a gas station; however, the development will not occur-likely due to requests from the neighborhood association: Dreamhill Estates. However the area could be considered as an additional focus area to be redeveloped complimentary to the surrounding area and in respect to the neighborhood association. The planning team also discussed the importance of staff to be clearer with the focus areas and have a defined vision, goal and outcome for each focus area.

### Catalytic Sites

Following the discussion on Focus Areas, the project manager introduced two possible catalytic sites for the plan area:

- The Bob Ross Senior Center & Former CoSA Fire Station
  - The team agreed with identifying this area; however, the major challenge will be compatible uses within the property's deed restrictions.
- The "triangle" that exists in the center of the medical center where Medical Drive, Floyd Curl and Wurzbach Road form a triangle.
  - The area is currently being used as temporary parking. It is owned by Methodist Health Systems and the property is restricted to medical use.

Considering the deed restrictions within the subject catalytic sites, the project managers will consider adding a catalytic site to provide a less restrictive option for the design charrette.

### Housing Strategy Overview

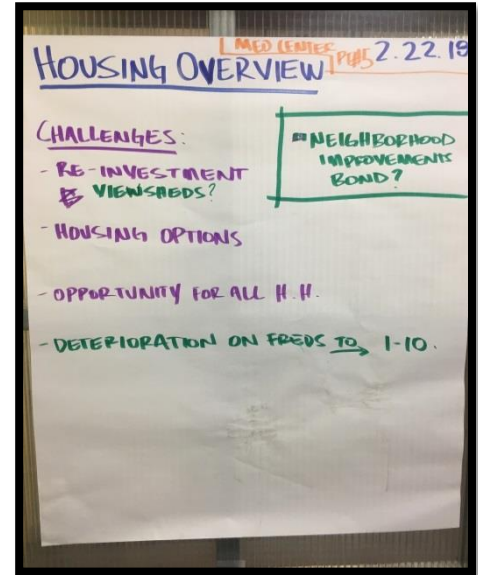
After the discussions on focus areas and catalytic sites, Matt Prosser of Economic Planning Systems presented housing objectives, case studies, and strategies applicable to the plan boundary. Below are a few of the highlights from the presentation. The entire PowerPoint presentation is available in the Documents Library of the Medical Center Sub-Area Webpage.

- The Medical Center has more one-person and non-family households than the City, and households have lower household income than the city overall. Most of the housing in the area is multi-family, with 70% of all housing structures having 5 or more units.



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- Barriers to Housing Development include:
  - Market Barriers: new residential development is primarily infill and redevelopment, which is more challenging due to development regulations being tailored to new development oriented towards suburban, greenfield or urban/downtown redevelopment.
  - Capacity for Growth: there is an estimated capacity of approximately 400 acres for residential development. Growth forecasts for the area estimate over 7,200 new units by 2040.

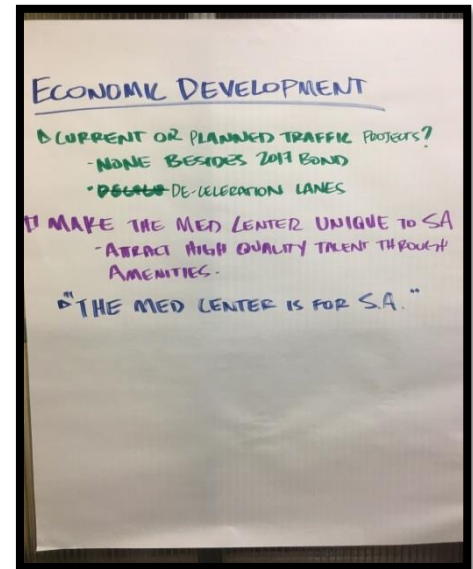


The presentation also included case studies such as: “missing middle housing types project” Chattanooga, TN, “Rehabilitation and preservation of existing affordable multifamily housing, Denver, Co; “Multifamily Property Tax Exemption Program” Seattle, Wa; and “Community Land Trusts” from various locations.

### **Economic Strength, Weaknesses, Opportunity, and Challenges**

Following the presentation on Housing, Matt Prosser presented on the economic strengths, weaknesses, opportunities and challenges in the medical center area. Below are a few key points from the presentation:

- Employment in the area is primarily within large institutional employers. Retail demand is strong driven by growth employment base and new households, but need to bring the missing elements.
- Economic Strengths include: large institutional anchor employers (UTHSCSA, USAA, Methodist Health Systems), higher than average concentrations of employment in target industries, and diversity of jobs.
- Economic Weaknesses include: high reliance on automobile access, which contributes to traffic congestion. Retail options are primarily fast food, or quick/casual dining options. There are limited spaces for new businesses to occupy in the area.
- Economic Opportunities: National model for connecting health to the built environment, the South Texas Medical and bio-science innovation district, and a live work and play center.
- Economic Challenges: creating greater diversity of employers and industries, diversifying the variety of retail and public spaces, entertainment opportunities and services for residents and works to create activity, creating opportunities for additional development of offices spaces to support new business creation, and having the medical center reflect the mission



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- related to healthcare within the surrounding built environment.
- Case Studies on Health Districts included: Buffalo Niagra Medical Campus, Buffalo, NY; Cortex in St. Louis, MO; and Euclid BRT Health Line in Cleveland, OH.

### NEXT STEPS:

**Neighborhood Action Strategies:** Staff will be meeting with neighborhoods-at the neighborhoods request to develop specific neighborhood action strategies unique to the respective neighborhoods. Please contact project manager Carlos Guerra to schedule a meeting or to receive a draft template.

**Planning Team Meeting #6** will be held in April 2018

**Community Meeting #3:** Summer 2018

Meeting summaries and presentations will be available on the sub area plan website:  
<https://medical-center.sacompplan.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.

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