

MEETING SUMMARY

Texas A&M San Antonio Regional Center Planning Team Meeting #7: Housing and Economic Development Strategies Pt. 2

Meeting Date: July 31, 2019

Time: 10:00 AM – 12:00 PM

Location: Texas A&M San Antonio Campus, Building #108

Attendees:

Brandon Herman, SARA

Dr. William Spindle, Texas A&M-SA

Thomas Roth, SAHA

Chris Villa, District 3

Raul Olveda, District 4

Irma Duran, NHSD

Krystin Ramirez, MIG

Andrew Rutz, MIG

Matt Prosser, EPS

Meeting Objectives:

The purpose of Planning Team Meeting #7 was to continue the discussion on Housing and Economic Development strategies, complete the employment allocation game, and review and discuss Housing and Employment Recommendations as well as case studies from other cities in the US.

Meeting Format

The meeting began with a quick recap on the process thus far, followed by: a summary of the issues and opportunities for the plan area, continuing the allocation activity on jobs, housing recommendations and case studies, reviewing employment recommendations and case studies, and an update on the next steps in the process.

Summary of Issues and Opportunities (Housing)

Matt Prosser from EPS provided the group with a summary of the Issues and Opportunities for the plan area. The Issues and Opportunities were identified through the past meeting notes and input from the Planning Team. The forecast was based largely on the Verano MDP and vacant acreage. Other factors include: desirability of new areas for housing, limitations from Toyota, infrastructure costs, and the lack of existing student housing options. Takeaways from the housing allocation activity (during the previous planning team meeting) include; a desire for denser residential uses near campus to activate mixed use areas, the need for a mix of housing throughout the Verano area, utilizing the drainage ways as amenities for residential development, density along major arterial corridors and the importance of preserving the natural feel of the entry from Loop 410 frontage to campus. During the discussion, the group noted that an innovative, quality of life focused housing is key to attracting area employees to the area. The group also suggested capitalizing on the creeks, rivers and waterways as organizational tools for development.

Growth Allocation Activity (Employment)

During Planning Team Meeting #6, the group participated in a growth allocation game to identify areas that would be appropriate to absorb housing. During Planning Team Meeting #7, the group continued the exercise, this time focused on areas that could absorb employment growth in the retail, office/education/health, industrial/flex, and hospitality/entertainment sectors. Each game piece

represented 500 jobs, for example one retail piece represented 500 retail jobs. The team was allocated 5 Retail pieces, 14 Industrial/Flex pieces, 12 Office/Education/Health pieces, and 4 Hospitality/Entertainment pieces. In all cases, one piece represented 500 jobs. Participants were encouraged to place small game pieces that represented employment growth based on the identified sectors.

Retail pieces were placed in the Verano area along University way, Loop 410 & Moursund Road, on Jaguar Parkway, West of the A&M-SA Campus, and one retail piece was placed inside the A&M-SA Campus property. Industrial Flex pieces were placed within the Toyota property representing the anticipated growth of the manufacturer. Other Industrial/Flex pieces were placed along Mauermann Road, south of the A&M-SA Campus, and close to Applewhite Road and Mauermann. The majority of Office/Education/Health related jobs were placed inside the A&M-SA property, and inside the Verano property, as well as close to the north east corner of the plan boundary. Hospitality/Entertainment pieces were placed close to 410 on the northeast side of the plan boundary and along 410 on the northwest side of the plan boundary, and a piece was placed west of the A&M-SA Campus. A photo of the results of the allocation activity is available at the end of this summary.

Housing & Employment Recommendations

After the employment allocation activity, Matt Prosser from EPS provided the first series of Housing and Employment recommendations for the area are in **bold** and were developed based on input and forecasts. The team was asked to discuss the recommendations and provide their input. Their input was recorded and is reflected in *italics*. Housing recommendations area as follows: **Attract a diversity of housing for workers and students at the major employment areas.** *Affordability is important in offering diverse housing choices, land trusts could help maintain affordability, and incentivize appropriate mixed housing developments. Design guidelines should complement the university's aesthetic and have similar architectural styles.* **Focus initially on student oriented single family housing to spur demand for additional retail development.** *The student population is getting younger, as more freshmen and sophomores enroll at the university.* **Utilize a value capture tool to fund major infrastructure improvements. Cluster and orient housing to drainage way, and to partner in investment in enhanced amenities in the center to attract residents.** *Drainage ways could be used as an agricultural tool for development; A&M could use creeks for beautification and be used to attract residents. The plan should capitalize on creeks, river, and waterways as an organizational tool for development.*

Employment recommendations in **bold** include: **locate university uses within town center to help catalyze development** *The team identified Rice University (Houston, Tx) as an example of a mixed-use town center, provide enhanced transportation from Loop 410 to Toyota, and identify opportunities to offer workforce education and training options in conjunction with the campus, cluster campus athletic files with private entertainment and hospitality uses, identify and help address infrastructure needed for standalone employment sites to attract employers desiring built-to-suit locations, and to identify other anchor employment uses to diversify the economic base. Entertainment could be used as an anchor and amenity destination, as well as utilizing natural amenities for a recreational destination. Emphasizing the universities growth, specifically with Research and Development as well as partnerships with Toyota could catalyze economic development.*

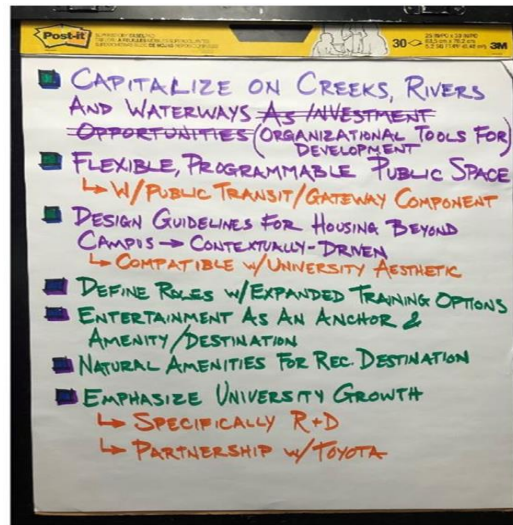
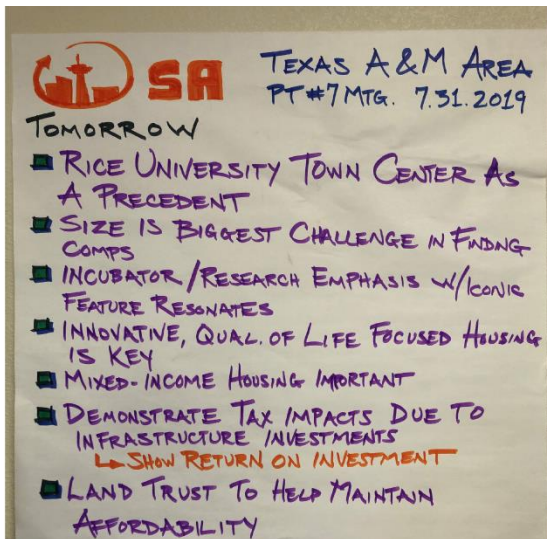


Case Studies

Following the activity and discussion on Housing and Employment Recommendations, Matt Prosser presented three case studies from cities that had similar opportunities and challenges. The case studies are as follows: Daybreak, Utah: formerly an undeveloped and mining site, which was developed into a 4,000 acre master plan community, which provided housing options for the region; Mueller Airport in Austin, Tx a 700-acre master planned community that was oriented around open space and anchored by Dell Children's Medical Center; and SkySong ASU in Scottsdale, AZ a joint effort by Arizona State University and City of Scottsdale to revitalize the area and attract growing technology firms.

The full presentation is available in the document library of the sub area website:

<https://texasam.sacomplan.com/documents/>



NEXT STEPS:

Planning staff will analyze the discussion and exercise results as well as provide updates to the planning team.

Community Meeting #2 – Public Open House

Thursday, August 29, 2019; 5:30 pm – 7:30 pm; Texas A&M SA Campus, Vista Room, 4th floor of the Central Academic Building

Planning Team Meeting #8: Mobility

September 2019. Date TBD

Meeting summaries and presentations will be available on the sub area plan website:

<https://texasam.sacomplan.com/>

If you have any questions about the Texas A&M San Antonio Regional Center Plan, please contact:

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