

COMPREHENSIVE PLANNING COUNCIL COMMITTEE MEETING MINUTES
WEDNESDAY, AUGUST 28, 2014
11:00 AM
MEDIA BRIEFING ROOM, CITY HALL

Members Present: Councilmember Ron Nirenberg, Chair, *District 8*
Councilmember Diego Bernal, *District 1*
Councilmember Rey Saldaña, *District 4*
Councilmember Joe Krier, *District 9*

Members Absent: None

Staff Present: Peter Zanoni, *Deputy City Manager*; John Dugan, *Director, DPCD*; Mike Frisbie, *Director, TCI*; Frank Miller, *Director, Aviation*; Leilah Powell, *Chief of Policy*; Christopher Looney, *Planning Manager, DPCD*; Jacob Floyd, *Senior Planner, DPCD*; Trish Wallace, *Planning Manager*; Ximena Wiggins, *Public Relations Manager, DPCD*; Priscilla Pina, *Project Manager, DPCD*; Rudy Nino, *Planning Manager, DPCD*; Ryan Cook, *Office of the City Clerk*

Also Present: Mayor Ivy R. Taylor; Richard Perez, *San Antonio Chamber of Commerce*; Kerri Collins, *Parson Brinckerhoff*; Chip Haass, *HDR Engineering*; Walter Serna, *Serna&Serna/Patton Boggs*; Mukul Malhotra, *MIG, Inc.*; Stan Mitchell, *Let the People Vote*; Robert Rivard, *Rivard Report*; Byron Gipson, Cecilia Picazo and Adam Conner of *SAWS*; Stephanie Suarez, *VIA*; Cindie Whitehead, *HDR*; Brian Mast, *SARA*

Chairman Nirenberg spoke in support of the newly convened Comprehensive Planning Council Committee and introduced Mayor Ivy Taylor.

Mayor Taylor provided a brief introduction of the newly convened Comprehensive Planning Council (CPC) Committee. She stated that the Committee would be responsible for establishing and overseeing a Community-Based Process to guide the delivery and implementation of the City's Comprehensive Plan. She noted that the Committee would plan for Responsible Growth while maintaining the City's Unique Characteristics. She introduced Mr. John Dugan and spoke of the expertise he was able to offer to the Committee. She spoke of SA2020 and stated that it would be included in the framework of the Plan. She added that the City had grown significantly since the last Comprehensive Plan and the impacts of that growth were less than satisfactory.

1. **Briefing and Committee discussion on the roles and responsibilities of 1) Comprehensive Planning Council Committee; 2) Comprehensive Plan Advisory Board; and 3) Citizens Planning Institute [Ivy Taylor, Mayor; Ron Nirenberg, Committee Chair]**

1. Comprehensive Planning Council Committee

Mr. Dugan stated that the purpose of the Committee would be to oversee the Comprehensive Planning Process. He noted that due to the complexity of the Planning Process, Comprehensive Plans were not often performed. He spoke of the importance of citizen participation and noted that their input was an integral component for Land Use and Comprehensive Planning.

Councilmember Saldaña entered the meeting at this time.

Mr. Dugan mentioned that the CPC would consider any Existing and/or Proposed City Plans, Projects or Initiatives and engage Stakeholders to coordinate each Plan accordingly. He suggested that the Chairman of the CPC serve as Ex Officio on the Comprehensive Plan Advisory Board (CPAB).

Chairman Nirenberg stated that a good Comprehensive Plan would be implemented and should not sit on a shelf. He noted that the Committee would gate keep some of the activities happening throughout the City and be a part of the Comprehensive Planning Efforts.

Peter Zanoni noted that the information presented to the CPC would also be shared with the Infrastructure and Growth Council Committee.

Mr. Dugan suggested that the Committee periodically present at B Session to keep all Councilmembers informed and up to date.

2. Comprehensive Plan Advisory Board

Chairman Nirenberg noted that there was a distinctive difference between the CPC and the CPAB.

Mr. Dugan stated that the CPAB was a part of every Comprehensive Planning Process and was the forum used by Stakeholders and Planners to convey their ideas and/or concerns. He noted that the CPAB would work with Technical Data Support and SA2020 Cause Area Working Groups. He mentioned that Stakeholder Groups would be included on the CPAB and would represent both Civic and Government Entities. He mentioned that recommendations from the CPAB would be presented to the CPC and spoke of the effects their decisions may have. He stated that the City Council was asked to nominate individuals to the CPAB so that each Council District was represented, as well as the Stakeholders. He added that three members from the Planning Commission would serve as Ex Officio on the CPAB.

Chairman Nirenberg introduced Leilah Powell to the Council Committee and asked her to comment on the composition of the Board and how it would relate to the CPC.

Mrs. Powell stated that during conversations with the Planning Commission, Mr. Dugan identified a deficit within the community. She stated that there was no forum for different entities to discuss or coordinate their planning processes. She indicated that citizens and some professionals view the Comprehensive Plan as a document to be produced and referenced; however, the idea of the CPAB was to create an ongoing exchange of information that would allow for coordination and response to new circumstances should they arise.

Chairman Nirenberg stated that the CPC would be vetting organizations that should have a voice in the process. He stated that once a list of organizations has been created, they would be tasked with nominating representatives to sit on the CPAB. He noted that once the Advisory Board has been created and upon the direction of the City Council, the list could be expanded.

Mr. Dugan stated that the CPAB would play a key role in the Comprehensive Plan and that even after the Completion of the Plan; it could continue as an Oversight Committee.

Councilmember Saldaña suggested that Bexar County be included.

Councilmember Krier concurred with Councilmember Saldaña and stated that the City Council should be the deciding factor on policy decisions. He expressed concern that the Council Committee may unintentionally give the impression that it was ceding control over Planning and Growth. In response to Councilmember Krier, Mayor Taylor stated that there was no intention of giving up control or authority. She thanked him for his comments and cautioned that before moving forward, there needed to be a clear understanding of the Committee Purpose.

Mayor Taylor excused herself from the meeting.

Councilmember Bernal spoke of coordination with different entities and stated that when transitioning from a plan to action; progress tends to bottleneck. He suggested that those types of concerns be worked into the planning process.

Chairman Nirenberg concurred with Councilmember Bernal and spoke of the Citizens Planning Institute. He stated that the idea behind the Citizens Planning Institute was to create a culture of Civic Engagement and Civic Awareness to have a voice during the entire planning process.

3. Citizens Planning Institute

Mr. Dugan stated that the idea behind the Citizens Planning Institute was to help engage and educate the City's different public and interest groups so that they may have a robust dialogue. He noted that a Planning Curriculum would be developed and indicated that the Curriculum would develop citizens into informed Planning Partners and Leaders. He mentioned that it had been 15 years since the last Public Planning Session. He stated that the geographically and demographically diverse populations would be represented, as well as residents of the City. He added that they would also serve as Ambassadors for the Comprehensive Plan.

Chairman Nirenberg suggested a follow up meeting to discuss a list of possible organizations for vetting.

Mr. Zanoni asked if the Tri-Chair concept would be applied to the Comprehensive Planning Advisory Board. Chairman Nirenberg replied that it would and added that City Council would be asked to provide two or three names for the Citizen's Planning Institute. He mentioned that the list would be finalized at the next meeting.

Councilmember Krier suggested that the list of names be circulated prior to the meeting.

2. Briefing on the PlanSA 2040 Comprehensive Plan Initiative [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Councilmember Krier excused himself from the meeting at this time.

Mr. John Dugan presented information on the PlanSA 2040 Comprehensive Plan Initiative. He mentioned that it would be an update to the 1997 Master Plan Policies and expand on the SA2020 Vision. He added that it would further integrate the plans of the City and other Major Institutions. He stated that the Department was currently working on Baseline Studies and should have them completed

by December 2014. He noted that Staff was compiling a draft Public Participation Plan, as well as researching Best Practices from other cities. He stated that the department had released a \$250,000 Request for Proposals (RFP) in order to secure consultant assistance with the public participation process, illustrate the recommendation growth scenarios and write the plan document. He noted that the Contract would be presented to the Committee the first meeting in October. He stated that the Department was currently working on a video that would help explain to the public what a Comprehensive Plan was and the importance of planning for the future. He mentioned that round one of the Consultant Studies would be completed December 2014 and the Policy Expert Groups would be brought in to develop the Policy Papers. He noted that a Comprehensive Plan was a statement of objective and policies to deal with major areas of concern. He added that a Media Campaign was also underway in an effort to inform the public. He spoke of the Phase II Consultant Contract and stated that the scope of work being negotiated would include Public Engagement, Comprehensive Plan Website, Draft "White Papers" Addressing Key Policy Issues, 20 Urban Design Illustrations, and a Draft Document.

Councilmember Saldaña asked of the Phase II Contract. Mr. Dugan replied that the contract would be for another Consultant Firm.

Mr. Dugan presented the Summary of Findings for Component 2 of the Comprehensive Plan Initiative completed by Economic and Planning Systems (EPS). He stated that the initial scope of work for EPS focused on 1) Infill Development Capacity Analysis; 2) Future Jobs and Economic Opportunity inside the City Limits; and 3) Alternative Scenarios and Fiscal Impact. He stated that 430,000 new people have populated the Metropolitan Area over the past decade and by 2040; 1.1 million additional people would populate Bexar County. He added that half a million new jobs and housing units would be needed by 2040 to accommodate growth. He stated that EPS would determine where the City had the capacity to facilitate the growth and gauge where demand for development would occur. He mentioned that they would also determine the ability of the City to influence where growth could be encouraged and estimate the fiscal costs and/or benefits of the growth forecast.

Mr. Dugan presented various graphs and statistical analyses compiled by EPS that demonstrated the anticipated growth patterns. He reported that the Alamo Area Metropolitan Planning Organization (MPO) forecasts that Bexar County would increase employment by 675,000 jobs by 2040. He stated that Healthcare, Education, Tourism and Military have been the major driving industries for the City's Economy over the past decade. He indicated that the Traditional Economic Drivers were expected to continue to lead Economic and Employment Growth. He noted that the City was reliant on the traditional driving industries and had difficulty attracting employment within other industries. He stated that the City had a Polycentric Economic Framework with a dispersed set of nodal concentrations of employment. He explained that Polycentric meant an employment cluster. He stated that the City was experiencing a decline of household growth and was losing its competitive market position for single family housing within the Metro Area. He reported that there was a national growing preference by homebuyers to live within walkable, mixed-use communities. He mentioned that market trends combined with the land capacity analysis indicated that growth patterns were changing. He reported that 10 of the 20 subareas had a lack of residentially zoned land to accommodate the forecasted demand for housing. He listed the following recommended changes for growth accommodation: 1) Reuse of underutilized commercial and industrial land for residential neighborhoods; 2) Expand market of potential buyers/residents; 3) New product types for San Antonio; 4) Diversity of housing products/types; 5) Increased density of development; 6) Increased walkability; 7) Increased bicycle access; 8) Transit service and access; and 9) Innovative parking solutions.

Chairman Nirenberg spoke of various Stakeholder Groups that already had future plans and inquired about a coordinated effort between the various groups. Mr. Dugan replied that the first step would be to reach an agreement on the basics of the plan. He noted that if an agreement was unable to be reached, then each entity would go in a different and uncoordinated direction.

Councilmember Bernal asked if it was a fair assumption that the job of the Council Committee was to ensure a cohesive assimilation of plans. Mr. Dugan replied that was correct to an extent and added that the opportunity for change would also be needed. Discussion ensued regarding the Comprehensive Plan and the Planning Process.

3. Briefing and Strategic Multi-Modal Transportation Plan Initiative [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

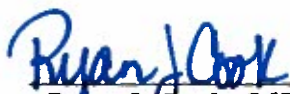
Mike Frisbie presented information on the Strategic Multi-Modal Transportation Plan Initiative. He stated that the Multi-Modal Transportation Plan would work in conjunction with the Comprehensive Plan. He stated that the Metropolitan Area was expected to increase substantially and more people meant more traffic. He presented a map of the anticipated traffic conditions and stated that without proper Infrastructure Planning, the congestion would be exponential. He stated that the expansion of the identified growth centers within the City would afford citizens the opportunity to live, work and play within close proximity. He indicated that citizens needed to be afforded different transportation choices and opportunities. He stated that the public process of the Strategic Multi-Modal Transportation Plan and Comprehensive Plan was extremely important. He mentioned that the beginning of the Transportation Plan would begin this Fall and was expected to be completed by the Spring 2016. He stated that the Transportation Plan complemented the MPO 2040 Metropolitan Transportation Plan, accommodated growth of an additional one million people by 2040, implemented the elements of SA2020, and was a critical component of the Comprehensive Plan. He stated that there were various entities that had separate plans which would be factored into the Strategic Multi-Modal Transportation Plan. He noted that \$1 million was allocated by the City from the FY 2014 Budget; \$2 million was awarded by the Alamo Area MPO; and a TIGER Grant request for \$3 million had been submitted. He stated that if the TIGER Grant was awarded, it would add another level of detail to the plan.

Chairman Nirenberg asked if there would public presentations. Mr. Frisbie confirmed that there would be.


Adjourn

There being no further discussion, the meeting was adjourned at 12:27 p.m.

Respectfully Submitted,



Ryan J. Cook, Office of the City Clerk


Ron Nirenberg, Chairman