

Fort Sam Houston Growth Management Implementation Plan

Status Report

Military Transformation Task Force Meeting

Pat DiGiovanni

February 18, 2009

PR/Marketing Campaign

- Sunday, Jan. 18, 09 RFP for Public Relations and Marketing Consultant issued
- Friday, Jan.23, 09 over 50 attendees at the Pre-submittal conference
- Monday, Feb. 9, 09, a total of 9 proposals were received by the City Clerk's Office
- Friday, Feb. 13, 09 Evaluation Committee meet to discuss and score proposals
- Wednesday, Feb 18, 09 interviews of the top 3 firms will be conducted by the Evaluation Committee
- Week of Feb 23rd negotiate contract of selected firm
- Thursday, March 5 or 12 City Council Consideration of contract
- Late March or early April launch Marketing Campaign

Developing Governance/Structure

■ Potential structures*:

- Local Government Corporation
- Urban Renewal Agency



Developing Governance/Structure

- Restructure City's Urban Renewal Agency
- Urban Renewal Agency Powers
 - Eminent domain
 - Conveying and Encumbering Property
 - Managing Property
 - Invest Money

Developing Governance/Structure

- **Local Government Corporation (LGC)**
 - No eminent domain
 - Issue tax exempt bonds
 - Control of City properties by lease arrangement
- **Develop an LGC called the Eastside Renewal Authority**

Staffing for Eastside Renewal Office

- 5 full time positions funded by OEA grant in the following areas:
 - Housing
 - Neighborhood Services Coordinator
 - Sr. Management Analyst
 - Economic Development
 - Special Projects Manager
 - SAPD
 - Management Analyst
 - Public Works
 - Engineer

GMP Action Plan Status Reports

- GMP Implementation Working Group met Friday, Feb. 13th to provided updates on the GMP Action Plans

Housing

- Several recommendations for housing incentives programs have been presented and staff is researching funding for proposed programs
- Code compliance offices have issued and have notified property owners along and around Walters Street regarding junk vehicles, unclean vacant structures and trailers/18 wheelers
- Staff is exploring the possibilities of a land banking program to improve housing stock

GMP Action Plan Status Reports

Public Safety

- SAPD has identified major crimes and crime clusters through crime mapping of the Fort Sam Houston area
- SAPD has cleared out several homeless camps in the area
- A survey of Wheatley Courts was conducted Dec. 20, 2008 due to the presence of Wheatley Court Gang members
- Crime prevention studies and crime reporting classes were presented to Government Hill Alliance HOA
- Gang resistance strategies and drug resistance techniques have been presented to elementary and middle schools in the area

GMP Action Plan Status Reports

Mobility/Connectivity

Capital Projects

- Walters Street (IH-35 N to Fort Sam Main Gate) - reconstruction and widening of the street to six lanes. The project is at 40% design phase. Construction is anticipated to begin in June 2010 and to be completed by December 2011.
- Currently, staff is working to acquire the property along the west side of Walters Street owned by Union Pacific (UP). Staff anticipates the negotiations with UP to conclude within the next 6 months.
- TxDOT bridge replacement project on Walters will replace the bridge over IH 35 with 6 lanes plus turnarounds. The project is currently 55% complete and is expected to be completed in January 2010.
- TxDOT and UPRR Walters Street Bridge project will repair the bridge deck and miscellaneous items such as asphalt overlay and possible curb, sidewalk and handrail replacement. The project is to be advertised later in 2009 and construction is expected to be completed in later 2010.
- 2007-2012 GO Bond Program project Walters Street (E. Houston to Paso Hondo), further south of IH 35, involves reconstructing the street with curbs, sidewalks and retaining walls. The project is currently at 40% design phase. Staff anticipates construction to begin in March 2010 and to be completed by March 2011

GMP Action Plan Status Reports

Economic Development

- Conduct a feasibility study for a Research and Contractor Park on Fort Sam utilizing OEA grant dollars. Study to be complete by Jun-Jul 2009.
- Staff is focusing on two primary areas for potential development and revitalization
 - Commercial Corridor along Walters Street
 - Research/Contractor Park near BAMC Hospital

Targeted Industries:

Health Care
Intelligence

Health Care Education
Security

Communication
Technology

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