

MINUTES FOR THE MEDICAL CORRIDOR ADVISORY COMMITTEE

PUBLIC MEETING

Tuesday May 10, 2011

3:30 PM – 5:00 PM

City of College Station

Economic & Community Development

1207 Texas Avenue

College Station, TX 77842

Members Present (18):

Rodney Bailey
Carol Bode
Sharon Bond
Patricia Cleere
Ruth Cohen
Chuck Ellison
Frank Hartman
Anne Hazen
Tom Jackson
Nick McGuire
Jan McMurrey
Doug Phillips
Bill Rayburn
Sheila Rinard
Marsha Sanford
Julie Schultz
Kirsten Walker
Gentry Woodard

Staff Present (4):

David Gwin
Debbie Eller
Eric Stein
Jennifer Prochazka

Members Absent (19):

Dennis Anderholm
John Anderson
Bobby Bains
Denise Barnett
James Batenhorst
Joe Brown
Angela Clendenin
Alicia Dorsey
Eleanor Ebanks
Ed Hard
Rajesh Harrykissoo
Shane Lechler
James Mason
Jim Morgan
Tim Ottinger
Chuck Sanders
Jon Turton
Garland Watson
Randy Yates

Guests (3):

Jason Jennings, Chief Executive, Scott & White
Councilwoman Jana McMillan
Councilman Dave Ruesink

A. Call to Order. Linda Jordan, SRA, welcomed committee members and guests and introduced the SRA team. Linda reminded the group of topics covered during the February Committee Meeting, as well as those covered during the March Stakeholder Interviews and the April Transportation Coordination meeting with representatives from the Department of Public Works and TxDOT.

B. Presentation and discussion of MCAC Work Plan and results from the Stakeholder Interview Panel. Ms. Jordan summarized the major takeaways from the Stakeholder Interview process and pointed out the key issues that citizens want the corridor study to address.

C. Presentation and discussion of the Medical Corridor Market Analysis. Lee Bodenhamer, Leland Consulting, discussed nationwide trends in healthcare real estate, how medical corridors fit in

other urban areas, and how local demographics support the idea and realization of a Medical Corridor in College Station.

D. Presentation and discussion of the Medical Corridor Site Analysis. Jim Richards, Townscape, delivered remarks discussing the analysis that went into the preliminary and current graphics for the corridor study area, including their coordination with existing City Comprehensive and Thoroughfare Plans.

E. Presentation and discussion of Preliminary Medical Corridor Land Use and Concept Development. Dennis Wilson, Townscape, stated that the market and area demographics necessitate the creation of a special district that follows a healthy community theme. Concept analysis suggested increasing utilization of the Barron Road interchange in an effort to alleviate or prevent significant traffic congestion at the Rock Prairie Road interchange.

F. Input from Medical Corridor Advisory Committee members. The floor was opened for questions, comments and feedback from the committee members.

Jana McMillan stated her approval of this type of specialized development and expressed concerns over the number of developers necessary to achieve its implementation. She expressed desire to have corridor development spur local development opportunities.

Gentry Woodard asked for and received clarification on whether this was a district or corridor and added that the Rock Prairie interchange and other points of access must be improved before any corridor development begins.

Chuck Ellison requested more information as to whether or not the concepts, as presented, represent the entire study area, and if the presented concepts were aligned with elements from the City's Comprehensive Plan.

Julie Schultz inquired as to the City's monetary contribution toward corridor development, and expressed her concerns over past, specialized developments that fell through due to low return on investment. Mr. Wilson responded that costs were unknown at this time due to the preliminary nature of the concepts.

David Gwin, ECD Director, reiterated how existing investment by the College Station Medical Center and development by Scott & White created the ideal situation for framing up this type of focused development opportunity.

Marsha Sanford stated that the City must capture this opportunity and develop synergism with similar plans at the Health Science Center, Texas A&M and Bryan in order to prepare for extended-term corridor development.

Kirsten Walker stated that the City must capture investment from senior citizens who are looking to downsize and/or relocate to College Station. She was supportive of the presented concepts.

Jana McMillan inquired about incremental infrastructure development and the expected expense to the City. Mr. Wilson stated that there is already significant infrastructure in place

within the corridor study area to accommodate initial sections of this phased development. Additional development would require some additional investment in order to grow as a dynamic medical corridor.

Patricia Cleere requested and received clarification on Mr. Wilson's comments related to the Barron Road interchange. TxDOT is not currently considering additional modifications to this intersection.

G. ADJOURNMENT. Hearing no further questions or comments, Mr. Wilson adjourned the meeting.

NOTE: Please refer to the specific presentation from 5/10/11 to view all slides and graphics related to the above comments.