

# imagineSanAntonio Livable San Antonio Conference “Growing for the Future”

Henry B. Gonzales Convention Center · Friday, November 9, 2012

## Agenda

Time	Activity	Scheduled Speakers
7:30-8:00	Registration	
8:00-8:15	<b>Welcome</b> , introductions, and outline of the Conference	Conference Moderator: Bob Wise, President, imagineSanAntonio
	Define the problem	David Crossley, President and Founder, Houston Tomorrow
8:15-9:00	<b>Total Population Projections</b> for region and by county <ul style="list-style-type: none"><li>- State Data Center projections</li><li>- TWDB projections</li></ul>	Dr. Lloyd Potter, State Demographer, Director of Institute of Demographic and Socioeconomic Research, UT San Antonio Kevin Kluge, AICP, Manager, Water Uses and Projections, Texas Water Development Board
9:00-9:45	<b>Economic Growth</b> <ul style="list-style-type: none"><li>- Important sectors</li><li>- Workforce needed</li></ul>	Dr. Richard Butler, Professor of Economics at Trinity University Mario Hernandez, President, San Antonio Economic Development Foundation
9:45-10:00	Break	
10:00-11:30	<b>Shaping Growth</b> <ul style="list-style-type: none"><li>- <i>Panel Discussion on Shaping Growth</i></li><li>- <i>Houston growth management strategies</i></li><li>- <i>City of San Antonio Master Plan Process</i></li></ul>	<u>Panel Discussion</u> Moderator: Dr. Richard Tangum, Director, Center for Urban and Regional Planning, UT San Antonio <ul style="list-style-type: none"><li>- Ben Brewer, Executive Director, Downtown Alliance</li><li>- Clayton Ripps, Texas Department of Transportation (invited)</li><li>- Tom Long, Senior Manager, Economic Development, CPS Energy</li><li>- Dwaine Rathburn, Manager, Program Planning, SAWS</li></ul> Meredith Dang, AICP, Land Use Transportation Coordinator, Houston- Galveston Area Council John Dugan, Director, Planning and Community Development, City of San Antonio
11:30-12:15	<b>Shifting Demographics</b> <ul style="list-style-type: none"><li>- Projected demographic shifts and impacts on housing and transportation</li></ul>	Todd LaRue, Principal, RCLCO Real Estate Advisors Tony Dutzik, Senior Policy Analyst, Frontier Group
12:15-1:30	<b>Lunch Address</b> Special luncheon speaker Closing	David Crossley, President and Founder, Houston Tomorrow  Bob Wise, imagineSanAntonio

**imagineSanAntonio Growth Conference**  
***“Growth in San Antonio: What the Future Holds”***

Henry B. Gonzales Convention Center – Room 006 River Level  
Friday, November 9, 2012

**Speakers**

**Total Population Projections**



Dr. Lloyd Potter, State Demographer and Director of Institute of Demographic and Socioeconomic Research at The University of Texas at San Antonio

Dr. Potter is a professor in the Department of Demography at The University of Texas at San Antonio. Dr. Potter received a Ph.D. in sociology and demography from The University of Texas at Austin, and was a post-doctoral fellow at Emory University Rollins School of Public Health. Before joining the Institute, Dr. Potter was Director of the Center for Study and Prevention of Injury, Violence, and Suicide at the non-profit company Education Development Center. Earlier he managed the youth violence and suicide prevention program at the U.S. Centers for Disease Control and Prevention. Over his career, his work has focused on

applying demographic methods and social and behavioral science in public health settings. Recently, his work has focused on demographic aspects of mental health and addiction.



Kevin Kluge, AICP, Manager, Water Uses and Projections, Texas Water Development Board

Mr. Kluge manages the Texas Water Development Board's collection and estimation of the water use in Texas, as well as the population projections, water demand projections, and socio-economic impacts of future water needs in the regional and state water plans. Previous to his current position, he had served as the Board's liaison/project manager to three of the 16 regional water planning groups. Outside of his professional duties, Kluge has been active in the American Planning Association, the Pflugerville Council of Neighborhood Associations, and a board member of Envision Central Texas. His educational background includes a Master of Natural Resource Economics from the University of Maine.

## **Economic Growth**



**Dr. Richard Butler, Professor of Economics at Trinity University**

Dr. Butler is Professor of Economics and chair of the Department of Business Administration at Trinity University. He has been a member of the Trinity faculty since 1982.

With his Trinity colleague Dr. Mary Stefl, he has since 1996 prepared the Greater San Antonio Chamber of Commerce’s Economic Impact Studies of the region’s Healthcare & Bioscience, Manufacturing, Aerospace, Hospitality and Information Technology industries.

Of particular relevance to today’s session, Dr. Butler was the founding entrepreneur and longtime CEO of the Alamo Area Academies, San Antonio’s innovative and nationally recognized programs for growing a high-skill workforce for the region’s aerospace, information technology and security, manufacturing and healthcare industries.



**Mario Hernandez , President, San Antonio Economic Development Foundation**

Mario Hernandez serves as president of the Foundation and is responsible for recruiting new business and industry to the San Antonio metropolitan area. Hernandez has worked in the economic development field for more than 30 years in San Antonio, Austin and Corpus Christi. Before joining SAEDF, he served as manager of business development for the Texas Economic Development Commission.

A Texas A&M-Kingsville graduate, Mr. Hernandez has served as president of the Foundation since 1990. During this time, he has overseen the location of such companies as PETCO, Nationwide, Medtronic, Microsoft, Accenture, Toyota, Chase, Texas Cryptologic Center, Citigroup, The Capital Group, Johnson Controls, Maxim and Boeing.

In 2003 Hernandez was named National Economic Developer of the Year by the World Economic Development Alliance, and in 2008 he was named one of the top 100 Most Influential Hispanics in the nation by Hispanic Business Magazine.

## Shaping Growth

### PANEL DISCUSSION



Panel Moderator: Dr. Richard Tangum, Director, Center for Urban & Regional Planning Research, University of Texas at San Antonio,

Dr. Richard Tangum is a registered architect with more than 30 years extensive and varied experience in architecture, housing, urban design, city and regional planning, and economic development. As a project director and researcher, he has been involved in the development of master plans for institutions, cities, districts, and neighborhoods in Europe, North and Central America, and Africa. He has directed studies within communities that address housing needs, commercial corridor and downtown district revitalization, pedestrian and traffic movement, and land utilization. As a Professor of Architecture and Planning, he has taught graduate and undergraduate courses in housing, project development, urban and regional planning, and urban design. His research focuses on affordable housing, sustainable community design and planning, and regional development. Current research projects include a vision plan for Zapata County, Texas and a corridor redevelopment study for the City of Windcrest Economic Development Corporation. Dr. Tangum holds two patents for

an affordable housing building system.

He earned a Bachelor of Architecture from Texas Tech University, a Master of Architecture in Environmental Systems from Virginia Tech University, and a Doctor of Environmental Design from Texas A&M University.



Ben Brewer, President, Downtown Alliance/San Antonio

Mr. Ben Brewer serves as the President of Downtown Alliance/San Antonio and as President of the Centro San Antonio Management Corporation, the downtown Public Improvement District. The Downtown Alliance is a membership organization of property and business owners in San Antonio’s Central Business District. Centro San Antonio provides supplemental maintenance, information and streetscaping services within the District’s boundaries seven days a week throughout the year. Downtown Alliance and Centro San Antonio works with its membership and downtown property owners to promote businesses and the development of downtown with a concentration on maintenance, security, streetscaping, planning, public relations and general advocacy issues.

Brewer is originally from Houston, Texas. He received a Bachelor of Architecture from the University of Oregon in 1977 and practiced in San Antonio and Houston. In 1988, Brewer was named the Executive Director of the DownTown Owners Association and then President of Downtown Alliance/San Antonio in 1994. He has served on various City commissions including: the Convention Center Expansion Committee, the Historic Civic Center Task Force, the Alamo Plaza Study Committee, the Historic Design and Review Commission and the Oversight Committee for the River North Master Plan. Brewer is a member of and Past President of the Texas Downtown Association, and is a member of the International Downtown Association. Brewer is a Board member of The United Arts Fund for San Antonio, a Full

***“Growth in San Antonio: What the Future Holds”***

Member of the Urban Land Institute, a member of the Congress for New Urbanism, a graduate of the 2011/2012 Masters Leadership Class and the 2010/2011 President of the Rotary Club of San Antonio.



**Clayton Ripps, P.E., Advanced Transportation Planning Director, Texas Dept. of Transportation – San Antonio District**

Mr. Ripps manages the Planning Office for the TxDOT San Antonio District. He oversees the long-range and short-range transportation planning projects for the San Antonio District’s 12 county area. His office works closely with the Metropolitan Planning Organizations (MPOs) to develop the annual Transportation Improvement Program and Metropolitan Transportation Plan. His office develops long-range plan schematics and performs the environmental analysis in accordance with NEPA requirements. In his previous position Mr. Ripps was the supervisor of the Central Design Section at the San Antonio District Office. He oversaw the development of the detailed plan sets of

numerous roadway projects. Two of the larger scale project included the design of the last segments of the Wurzbach Parkway in North-Central San Antonio.

Clayton is a graduate of the University of Texas at San Antonio with a Bachelor’s Degree in Civil Engineering. He is a Licensed Professional Engineer in the State of Texas.



**Tom Long, Senior Manager – Economic Development, CPS Energy**

With over 20 years of experience in economic development, Mr. Tom Long has worked in both the private and public sectors for county governments, chambers of commerce and private economic development organizations in North Carolina, South Carolina and Texas.

At CPS Energy (CPS), Tom serves as the principal liaison between the energy company and business prospects, consultants, real estate professionals, chambers of commerce and government agencies (federal, state, local) for targeted corporate recruitment, retention & expansion purposes. His responsibilities at CPS also include interacting with local governments and public sector agencies as the primary point of contact between the utility and elected officials within the 28 “suburban cities” served by CPS Energy from both an economic development and community development perspective.

Tom has a Master’s Degree in Economic Geography from the University of North Carolina with a concentration in Industrial Location Theory. He is a 1982 graduate of the University of North Carolina’s Basic Economic Development Course and a 1989 graduate of the University of Oklahoma’s Economic Development Institute. For the past several years, Tom has also taught at the Texas Basic Economic Development Course. In October 2001, Tom earned the professional designation of Certified Economic Developer (CEcD), awarded by the International Economic Development Council. In July 2003, he earned the professional title of Business Retention & Expansion Consultant, awarded by Business Retention & Expansion International (BREI).

Tom is currently serving on the board of directors of both BREI and the Texas Economic Development Council. He is also an active member of the International Economic Development Council and past board member of the Southern Economic Development Council.



**Dwayne Rathburn, Manager of Program Planning, SAWS**

Dwayne Rathburn is Manager of Program Planning for the San Antonio Water System and has been employed by the system for 24 years. His major responsibilities relate to the growth of the water and wastewater systems. These responsibilities include overseeing the expansion of the SAWS service areas, the acquisition of other utilities, contracts for service with other purveyors and municipalities, updates to the water and wastewater impact fee programs, coordination of annual and multi-year capital programs, and development and implementation of SAWS extension policies.

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**INDIVIDUAL PRESENTATIONS**



**Meredith Dang, AICP, Land Use Transportation Coordinator, Houston-Galveston Area Council**

Ms. Meredith Dang is the Land Use Transportation Coordinator for the Community and Environmental Planning Department with the Houston-Galveston Area Council. She is currently managing the \$3.75 million Regional Plan for Sustainable Development Grant. During her six-year tenure with H-GAC Meredith has also led the Livable Centers, Sub-Regional Planning, and Eco-Logical Programs.

Ms. Dang received her Master’s in Planning from the University of Southern California and BA from Rice University.



**John Dugan, Director, Planning and Community Development, City of San Antonio**

Mr. John Dugan was appointed the Planning and Community Development Director in January 2012. He has more than 30 years of executive experience leading the planning and development functions for various local, county, and state public agencies. For the past two years, he served as the Development and Planning Director for the City of Fresno, California. He also served as the Deputy Director of Planning for the City of Los Angeles, the Director of Planning for the City of Oklahoma City and held director-level planning and development positions in the cities of Topeka Kansas, Washington D.C., Norfolk, Virginia, and Aurora, Colorado.

Mr. Dugan has a Bachelor’s Degree from Tulane University and a Master’s Degree from Harvard University.

## Shifting Demographics



Todd LaRue, Principal, RCLCO Real Estate Advisors

Mr. LaRue brings strong analytical skills in quantitative and qualitative analysis to RCLCO with his civil engineering degree from the University of Virginia and Master in Business Administration degree in real estate and finance from Emory University. He is an active member of the Urban Land Institute (member of the Executive Committee of ULI Austin) and has been a guest speaker/lecturer/panelist at numerous real estate industry events and graduate business schools including the Urban Land Institute, Congress for the New Urbanism, the University of Texas at Austin, and Emory University.

Mr. LaRue joined RCLCO in 2004 and leads the Austin, Texas office. His work has included consulting for numerous types of master-planned communities, mixed-use developments, residential housing, retail, office, and industrial developments. For these engagements, he conducts highest and best use analyses, market opportunity analyses, market analyses, consumer research, economic development assessments, financial analyses, fiscal impact analyses, metropolitan growth trends analyses, and various other analytical tasks to meet clients' particular objectives. Todd has advised some of most prominent master-planned community developers in the country including The Woodlands, Howard Hughes Corporation, and Johnson Development. seeking thoughtful and creative market analytics grounded in economic reality to shape their strategic development plans.



Tony Dutzik, Senior Policy Analyst, Frontier Group

Tony Dutzik is senior policy analyst with Frontier Group, a multi-issue non-profit public policy think tank. He has authored or co-authored more than a dozen reports on transportation policy, focusing on issues related to public transportation, passenger rail, and the intersection of transportation policy and energy policy. Most recently, he is the co-author *Transportation and the New Generation*, which explores changing trends in driving among young people. A former journalist, he is based in Boston.

**Luncheon: What the Future Holds**



David Crossley, President and Founder, Houston Tomorrow

David Crossley is president and founder of Houston Tomorrow, an independent nonprofit organization dedicated to improving the quality of life for all the people of the Houston region through research, education, and discussion. Houston Tomorrow’s vision is that, on its 200th birthday in 2036, the Houston region will be home to the healthiest, happiest, most prosperous people in the United States.

Crossley has led the Livable Houston/Smart Growth Initiative in the Houston Gulf Coast region since the organization’s founding as the Gulf Coast Institute in 1998.

Nationally, he is an executive board member of Smart Growth America, a member of the steering committee of America 2050, and chair of the Growth Management Leadership Alliance. He is a team leader for the Networks & Modes task force of the Congress for the New Urbanism, and also is a member of the American Planning Association, and the Urban Land Institute.