



ALAMO  
COLLEGES

**Minutes**  
**Alamo Colleges District Support Operations (DSO)**  
**Building Citizens' Advisory Committee**  
**George E. Killen Community Education & Service Center**  
**201 W. Sheridan**  
**San Antonio, Texas**  
**July 16, 2015**

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**Committee Chair Gloria Ray Called the Meeting to order at 5:40 p.m.**

***The following Building Citizens' Advisory Committee Members were present:***

Gloria Ray, Committee Chair  
Velma Ybarra  
Tony Leiva  
MaryAnn Aguirre  
Dick Gill  
Michael Burke

***The following Building Citizens' Advisory Committee Members were not present:***

Andres Gonzalez  
Guy Burnett  
Sarah Becher  
Greg Brockhouse  
Marty Wender  
Kate Rogers  
David Nisivoccia  
Richard Perez

Committee Chair Ray introduced Dr. Bruce Leslie and asked if he had any opening comments. Dr. Leslie commented on the progress that the CAC has made to date; he also mentioned that Mr. Burke and others met in the past to examine the possibility of building a DSO at the Playland Park land. The District would benefit with new DSO offices and an appropriate conference center. Dr. Leslie would like to incorporate Playland Park paraphernalia into the administration building based on the history of the Playland Park site, if in fact the DSO will be constructed at the Playland Park site.

Committee Chair Ray commented on the honor of being able to serve on this committee. This DSO building will be for the future for Alamo Colleges and the community, to grow and continue to move on.

**1. Review and approve June 25, 2015 Committee meeting minutes:**

The Minutes stand approved as presented by the committee.

**2. Presentation on 201 West Sheridan Street DSO Building – John Strybos**

John Strybos made a presentation on the Sheridan St. site plan and a concept plan of a building that could be accommodated on the 3.5 acre site. The information was too large to email, so John offered to burn it to a CD and send to CAC members.

John Strybos explained the essential needs of a new building, the need for office space, storage, IT computing center, and facility's needs. At our current Sheridan Street location the proposed DSO building would be 8 stories, 5 above ground and 3 below. We could have retail space on the ground level floor, (Subway, The UPS Store, etc.) that could provide income for Alamo Colleges and gives Alamo Colleges another way to serve our public.

South Flores has been designated by City of San Antonio as a major thoroughfare. There are a lot of constraints to build at Sheridan Street but it can be done; it is a viable site for construction. .

Committee Chair Ray addressed a concern of building at West Sheridan and the possibility of having to dig 3 stories deep, what issues may come up when the construction starts.

CAC member Tony Leiva, expressed concerns about the traffic flow for the new building and asked if any traffic flow studies done on this? Mr. Strybos stated we could initiate a study for the impact of traffic with added persons driving to the new DSO building and also with the new HEB grocery store coming in soon.

CAC member Michael Burke mentioned, if we go down this path, how would the neighbors react? John Strybos stated they could possibly file an injunction to try and stop construction if they are serious about stopping construction of our DSO building at West Sheridan.

Dr. Leslie commented that we will brief the King William Association when/if we decide to construct the DSO building at West Sheridan. If we choose to go to Playland Park then this issue doesn't exist.

**3. Presentation on 2222 North Alamo Street (Playland Park) DSO Building – John Strybos**

John Strybos presented the slides on the land at Playland Park and its current surrounding neighbors - Ft. Sam, their hospital/ clinic and their horse stables for the military funerals. There is current development happening in the Playland Park area along Broadway. If we decide to building at Playland Park we have the opportunity to grow in the future. The DSO at Playland Park could have four

story buildings, parking garage and surface parking, and we will still have room for future growth.

One main concern for the residents around the Playland Park area is the possible increased traffic on Cunningham by our employees, however, Alamo Colleges will not have an entrance on Cunningham. Diane Snyder inquired about access to Broadway from highway 281 especially with current congestion around the Pearl. A formal traffic study will be conducted.

CAC member Dr. Dick Gill remarked on his visit and tour of Playland Park with John Strybos. This property is beautiful, with 12 acres in the center of the city. The acequia forms the boundary between Alamo Colleges property and Ft. Sam. Alamo Colleges employees would be able to utilize this as a place to relax on breaks or during their lunch hour.

Dr. Leslie commented that our Former Alamo Colleges Board of Trustees members' Charlie Conner was the one to bring it to the board's attention to purchase Playland Park.

CAC member Dr. Dick Gill suggested that if Alamo Colleges were to acquire the property in front of the Playland Park, the DSO building entrance could be directly off of Broadway.

Dr. Gil suggested we could think of having an International Architectural competition to participate for the design of the building. We could achieve a building that is outstanding on an international level. The trees on the property and landscape design is a critical part of this land, another suggestion is a landscape competition to produce a design to achieve a great outcome of the building and landscape.

#### **4. Committee Recommendation to Alamo College Board of Directors: Action Item**

CAC Member Dr. Gil moves to the CAC to recommend to the Alamo Colleges Board of Trustees, that the DSO building be built on the Playland Park property. CAC Member MaryAnn Aguirre seconded motion.

Dr. Leslie mentioned the costs of construction for the DSO building appear to be similar between West Sheridan Street and Playland Park.

Dr. Gil amended his motion by adding that the costs of construction for the DSO building are similar between West Sheridan Street and Playland Park. CAC accepts amended recommendation to the full board. All CAC members are in favor, none opposed. By unanimous vote the DSO building recommendation to be constructed at Playland Park is to be forwarded to the Board of Trustees.

#### **5. Schedule Next Meeting**

CAC members will call the next meeting when needed.