



**Near North Community Area**  
Planning Team Meeting #1  
Introductory Meeting and Project Overview  
Thursday, July 11th, 2024  
The Whitley Event Center, Oblate School of Theology  
5:30 pm



Cambridge Systematics, Inc.  
Bowtie  
Economic & Planning Systems, Inc.  
Auxiliary Marketing Services  
Mosaic Planning and Development Services  
Worldwide Languages  
Able City

# Near North Project Staff



***Channary Gould***  
Project Manager  
Planning Department



***Avery Wolfe***  
Senior Project Associate  
MIG, Inc.

# Meeting Agenda

- **Planning Team Introductions**
- **Timeline and Planning Team Meetings Schedule**
- **Existing Conditions**
- **Meeting Objectives:**
  - **Identify Assets, Challenges, Opportunities**
  - **Begin to Identify Vision & Goals for Plan**

# Planning Team

- **Neighborhood Association Representatives and Contacts**
- **Local Stakeholder and Businesses**
- **Public Agencies and Municipalities**
- **Is Anyone Missing?**

# Planning Team Introductions

- **Name?**
- **Organization or Affiliation with the Area?**
- **What you like about the Area?**

# Timeline of Meetings

**Planning Team Meeting 1 (July 11th, 2024)**

**Community Meeting 1 (TBD)**

**Planning Team Meeting 2 (TBD)**

**Planning Team Meeting 3 (TBD)**

**Planning Team Meeting 4 (TBD)**

**Planning Team Meeting 5 (TBD)**

**Planning Team Meeting 6 (TBD)**

**Community Meeting 2 (TBD)**

**Planning Team Meeting 7 (TBD)**

**Planning Team Meeting 8 (TBD)**

**Planning Team Meeting 9 (TBD)**

**Digital Design Charrette (DDC) (TBD)**

**Planning Team Meeting 10 (TBD)**

**Community Meeting 3 (TBD)**

**Planning Team Meeting 11 (TBD)**

**Community Meeting 4 (TBD)**

**Planning Team Meeting 12 (TBD)**

Orientation | Sub-Area Planning Overview | Vision and Goals

Introduction to Land Use | Confirm Vision & Goals

Introduction to Mobility

Introduction to Housing & Economic Development

Introduction to Community Amenities & Public Space

Introduction to Focus Areas

Land Use | Focus Areas

Mobility | Focus Areas

Housing & Economic Development | Focus Areas

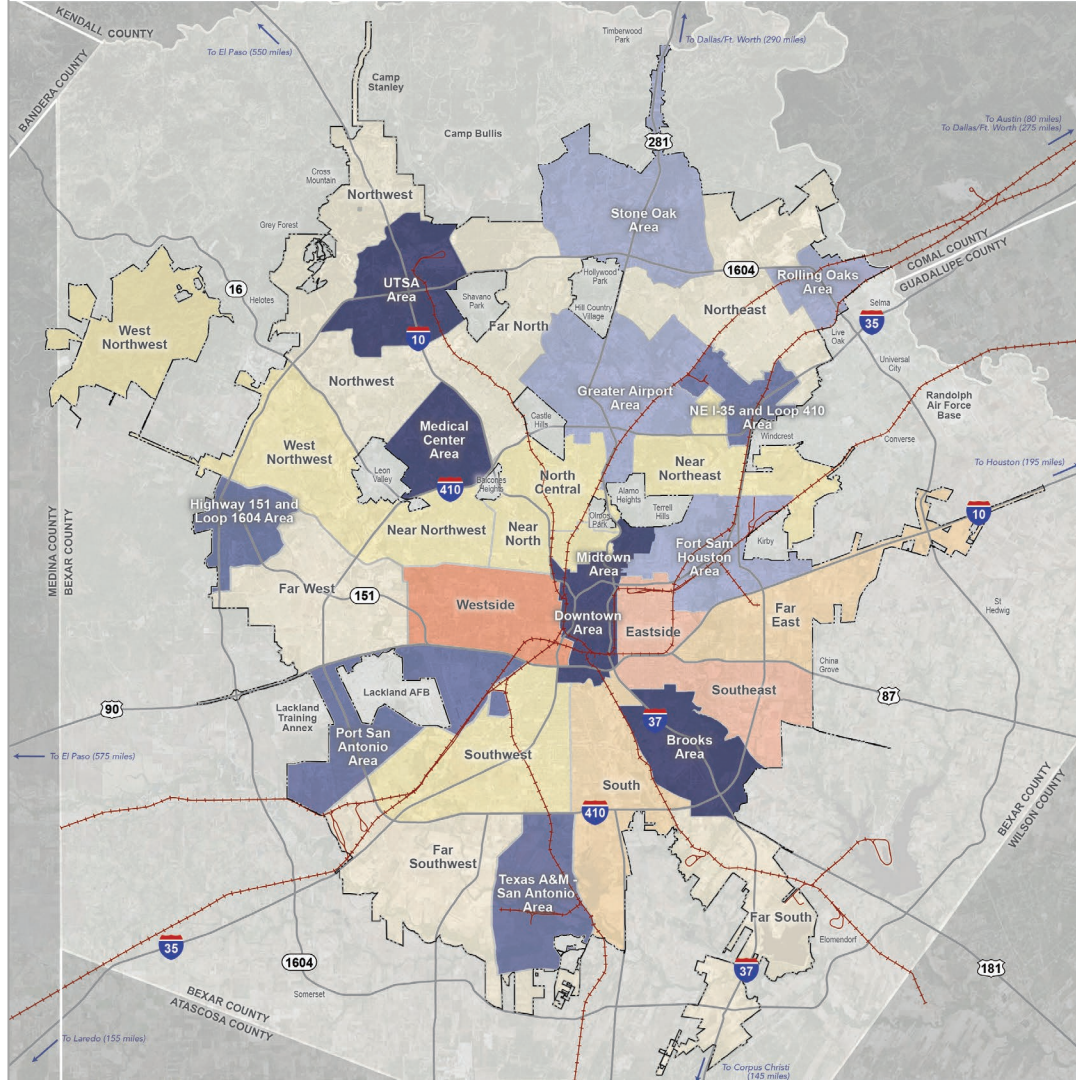
Visualization of Two Selected Sites

Community Amenities & Public Space | Focus Areas | DDC

Plan Priorities & Implementation

Public Draft Review

WE ARE HERE



# **SA** Area Planning Phases

## LEGEND

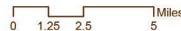
-  City Boundary
-  Major Highway
-  Rail Line

## Regional Center Plan Areas

-  Phase 1
-  Phase 2
-  Phase 3




## Community Plan Areas

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5



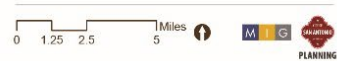




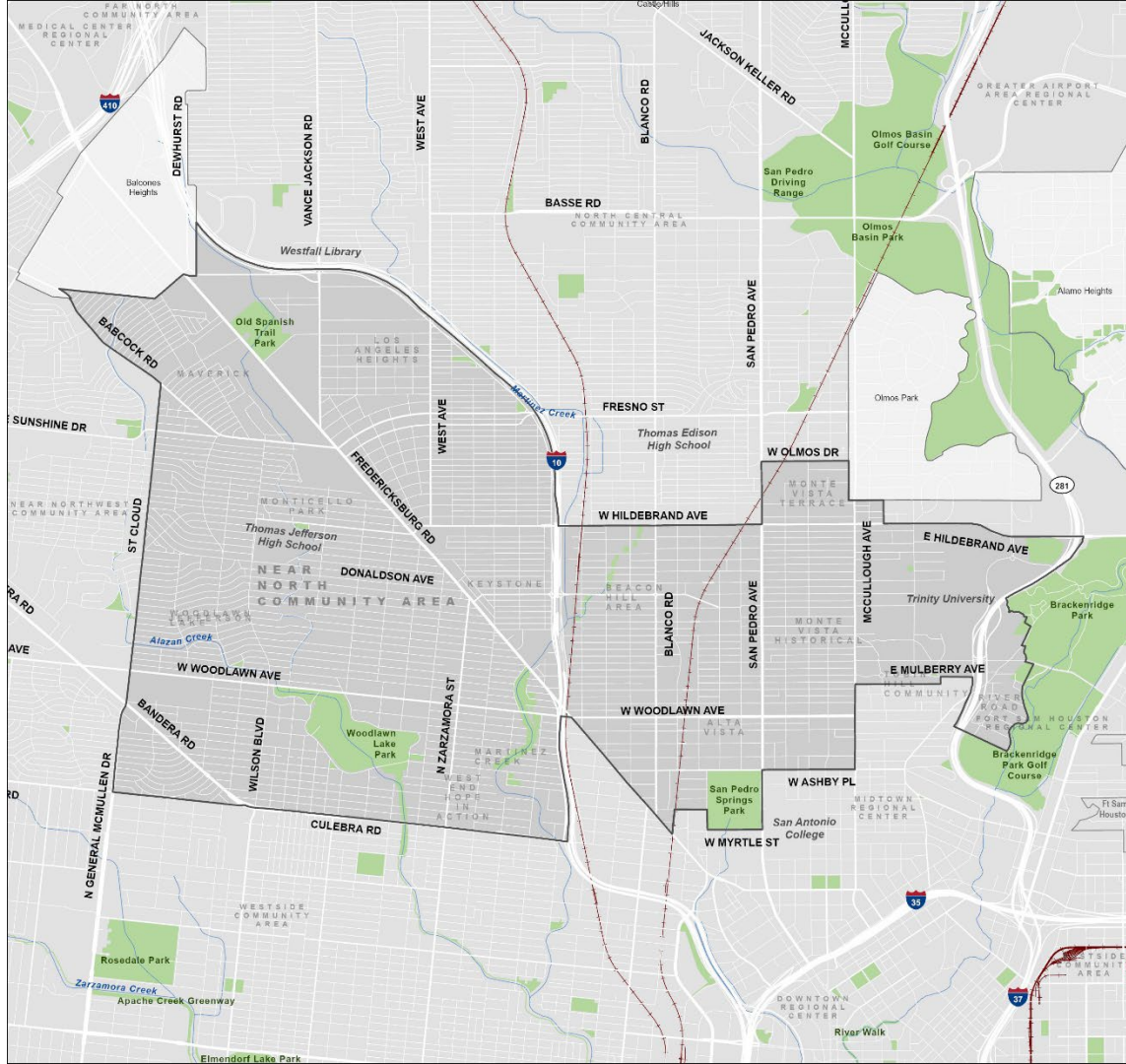
 City Boundary  
 Major Highway  
 Rail Line

Phase 1  
Phase 2  
Phase 3

Phase 1  
Phase 2  
Phase 3  
**Phase 4**  
Phase 5














## Near North Community Area


### Legend

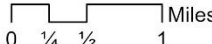
-  SA Tomorrow Sub-Area Boundary
-  City of San Antonio Boundary
-  Rivers or Streams
-  Public or Private Park or Open Space
-  SA Tomorrow Sub-Area
-  City of San Antonio



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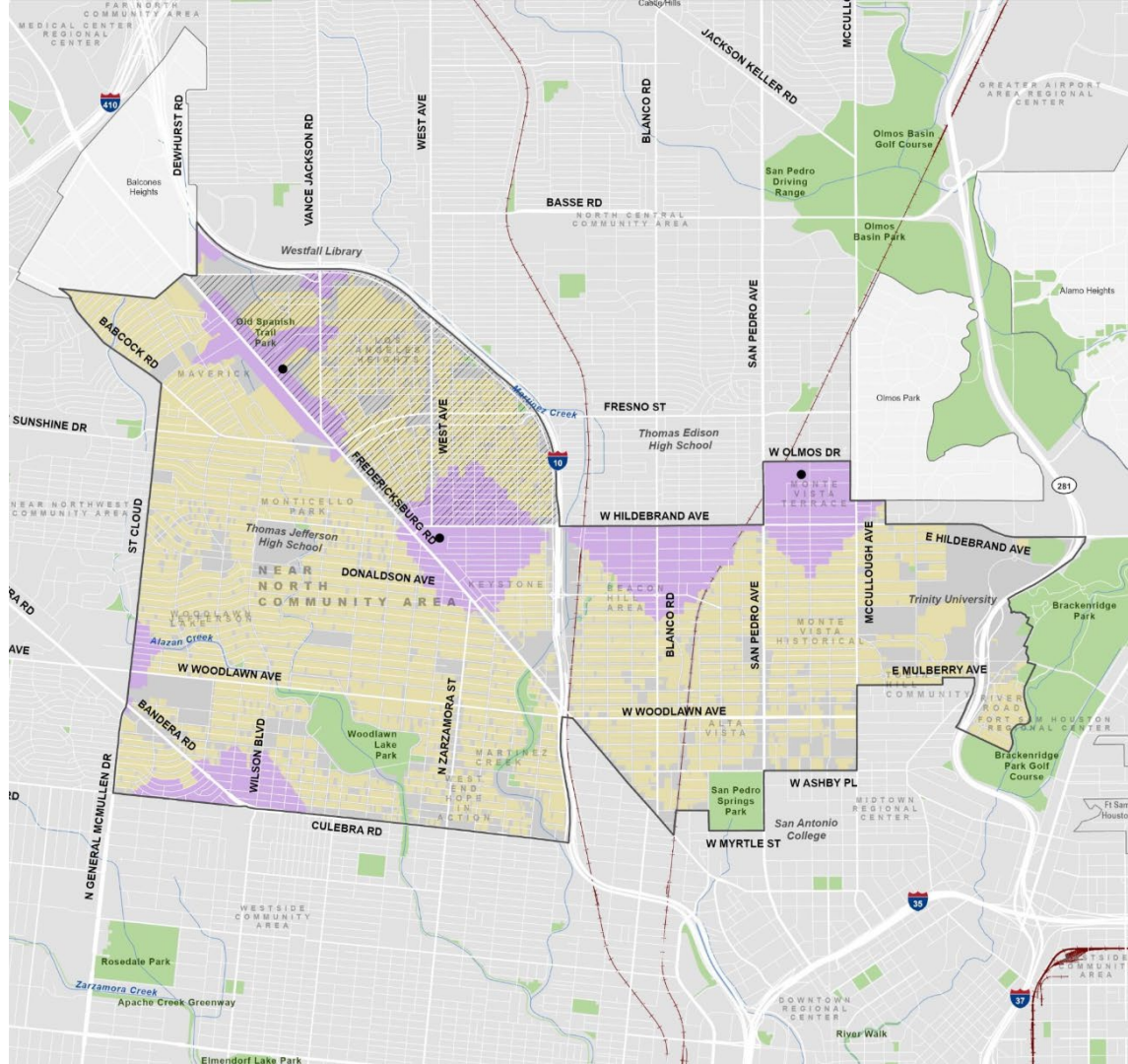
0 1/4 1/2 1 Miles

# Existing Conditions Atlas

- **Analysis and Overview of:**
  - Existing Demographics
  - Existing Land Uses
  - Existing Transportation and Mobility
  - Civic Amenities
  - Parks and Open Space
  - Natural Systems
  - Equity
    - Access to Food
    - Access to Healthcare
    - Access to Parks
    - Access to Transit







## Near North Community Area

### Food Access

- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- Public or Private Park or Open Space
- SA Tomorrow Sub-Area
- City of San Antonio

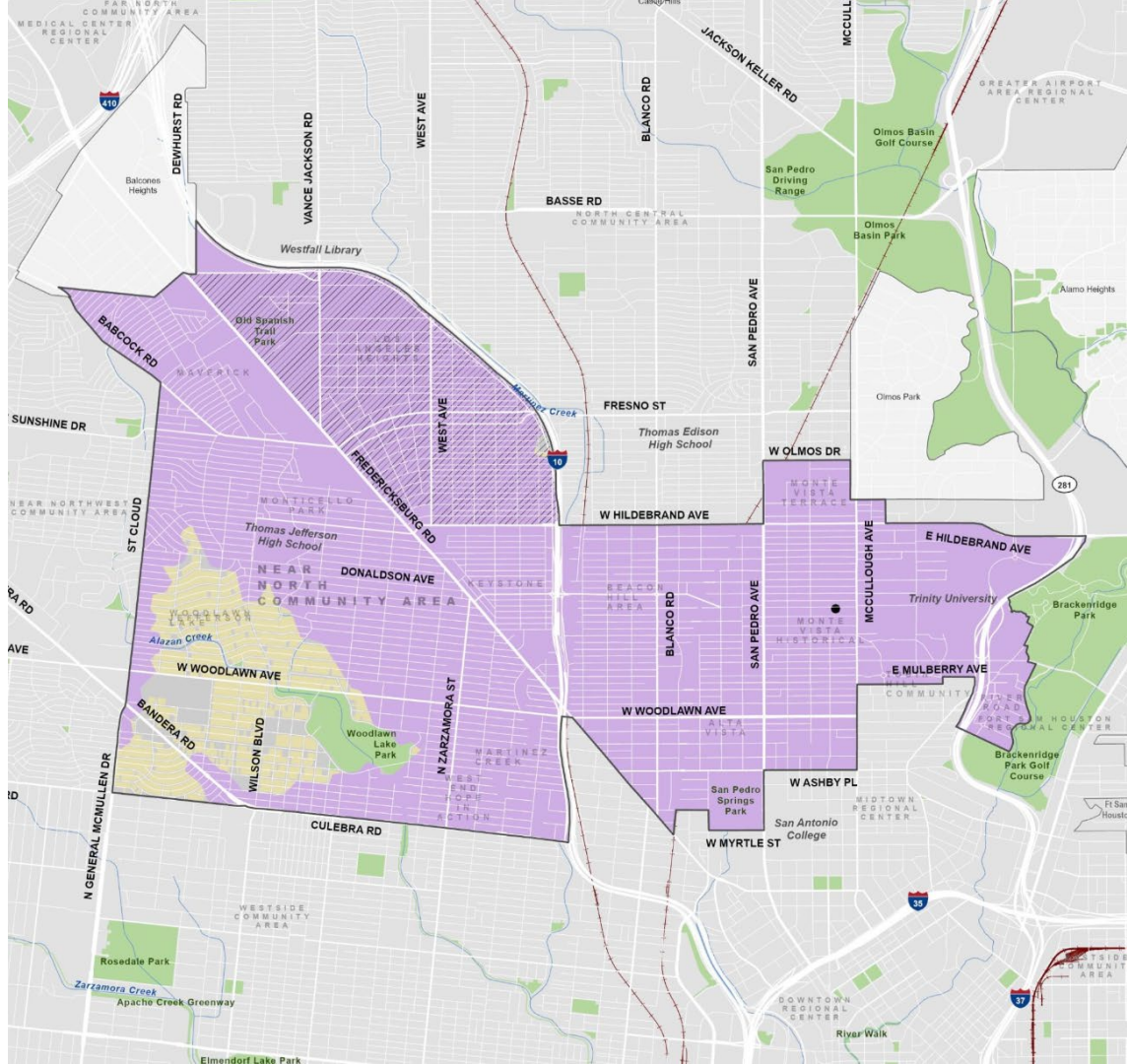
### Food Access

- Supermarket
- 10-Minute Walking Distance to a Supermarket
- Residential Area Beyond 10-Minute Walking Distance to a Supermarket
- High Equity Score Areas\*

\*High Equity Score Areas  $\geq 8$   
For more information visit:  
[www.sanantonio.gov/Equity/Initiatives/Atlas](http://www.sanantonio.gov/Equity/Initiatives/Atlas)



0 1/4 1/2 1 Miles



## Near North Community Area

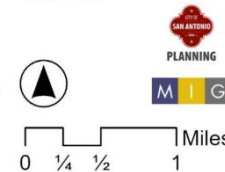
### Healthcare Access

- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- Public or Private Park or Open Space
- SA Tomorrow Sub-Area
- City of San Antonio

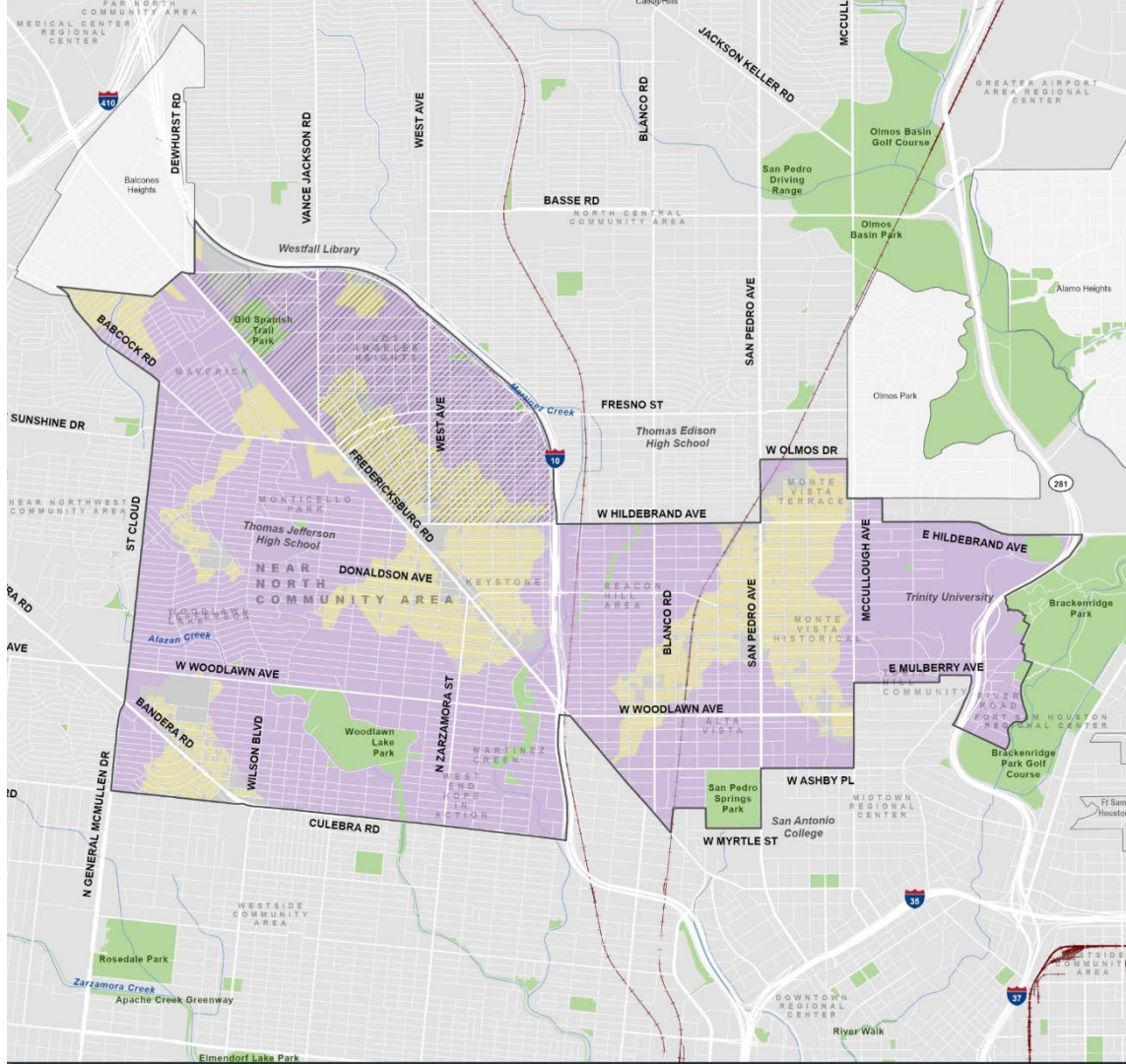
#### Healthcare Access

- Emergency Healthcare
- 30-Minute Transit Ride to Emergency Healthcare
- Residential Area Beyond 30-Minute Transit Ride to Emergency Healthcare
- High Equity Score Areas

\*High Equity Score Areas  $\geq 8$   
For more information visit:  
[www.sanantonio.gov/Equity/Initiatives/Atlas](http://www.sanantonio.gov/Equity/Initiatives/Atlas)








## Near North Community Area

### Park Access


- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- SA Tomorrow Sub-Area
- City of San Antonio

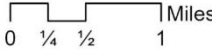
- Park Access**
- Public or Private Park or Open Space
  - 10-Minute Walking Distance to a Park
  - Residential Area Beyond 10-Minute Walking Distance to a Park
  - High Equity Score Areas

\*High Equity Score Areas  $\geq 8$   
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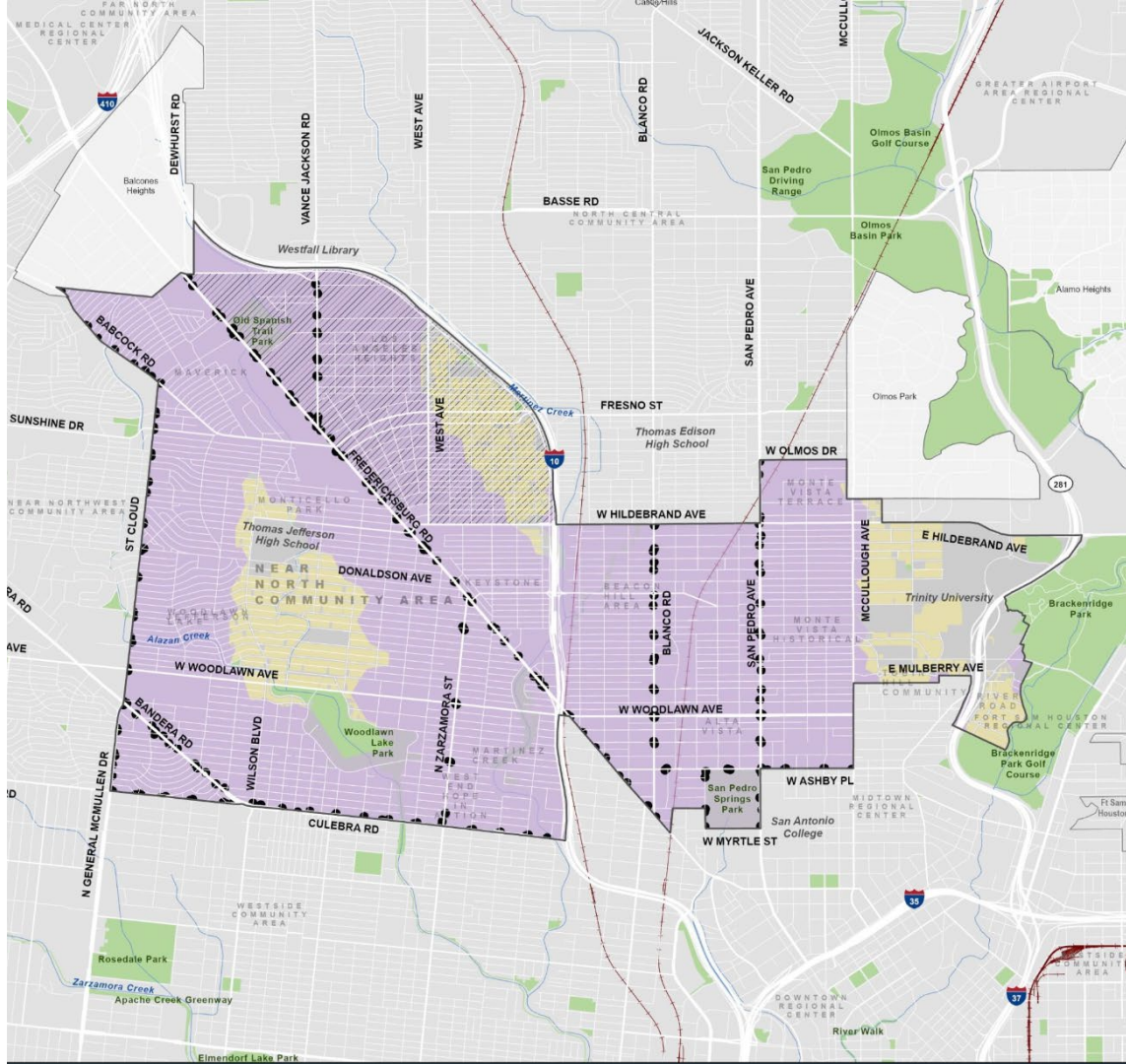


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0 1/4 1/2 1 Miles



## Near North Community Area

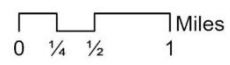
### Transit Access

- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- Public or Private Park or Open Space
- SA Tomorrow Sub-Area
- City of San Antonio

### Transit Access

- High Frequency Transit Stop
- 10-Minute Walking Distance to a High Frequency Transit Stop
- Residential Area Beyond 10-Minute Walking Distance to a High Frequency Transit Stop
- High Equity Score Areas\*

\*High Equity Score Areas  $\geq 8$   
For more information visit:  
[www.sanantonio.gov/Equity/Initiatives/Atlas](http://www.sanantonio.gov/Equity/Initiatives/Atlas)







**SA**



**TOMORROW**

Discussion:  
Visioning  
Assets, Challenges, and Opportunities



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# What is a Vision Statement

- **Describes a place in the future**
- **10 – 15 years into the future**
- **Aspirational**
- **Very General**
- **Sets a broad direction for content of the plan**

# How do we develop a "Vision"

- Initial discussion with the Planning Team 1 [*Today*]
- Repeat with online Questionnaire
- Repeat at Community Meeting 1
- Review of Draft at Planning Team Meeting 2
- Open Draft for Comment at Community Meeting 2

## ***Assets***

**1**

**What do you  
like about  
the Area?**

## ***Challenges***

**2**

**What would you  
change about  
the Area?**

## ***Opportunities***

**3**

**What is  
missing in  
the Area?**



# SA TOMORROW

Next Steps



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# Next Steps

## **Planning Team Meeting 1** | *Today*

- Project Overview
- Vision and Goals

## **Community Meeting 1** | *Late August*

- Project Overview
- Vision and Goals

## **Planning Team Meetings 2** | *Late September*

- Confirm Vision and Goals
- Introduction to Land Use

## **Planning Team Meetings 3** | *Late October*

- Introduction to Mobility

**Channary Gould**, Planning Coordinator  
City of San Antonio Planning Department  
E: [Channary.Gould2@SanAntonio.gov](mailto:Channary.Gould2@SanAntonio.gov)  
P: (210) 207-5446

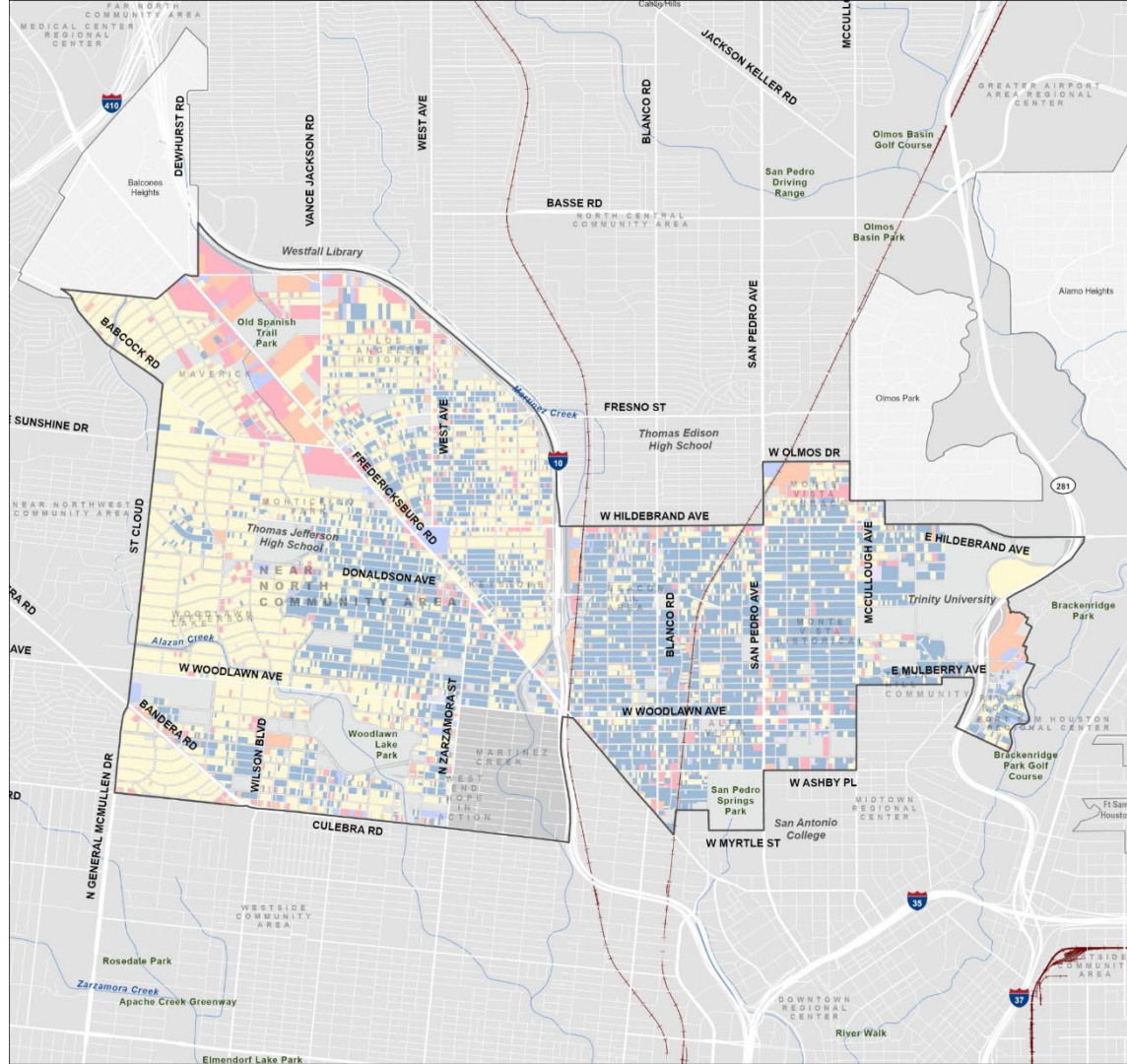




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## Near North Community Area

### Development Over Time

- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- SA Tomorrow Sub-Area
- City of San Antonio

#### Year Built

- Unassigned
- <1900
- 1900 - 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 1999
- 2000 - 2024









0 1/4 1/2 1 Miles



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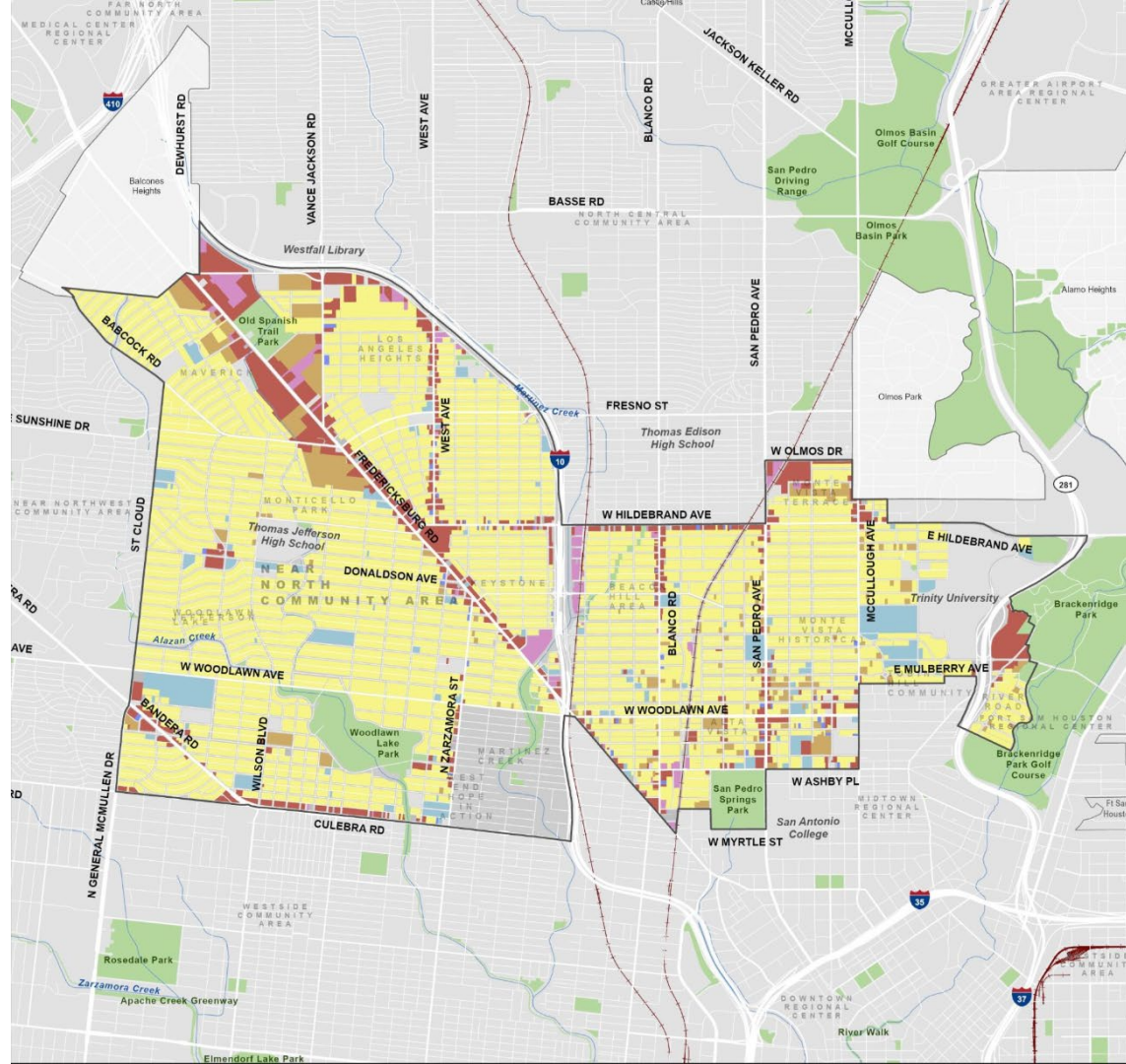
## Near North Community Area

## Existing Land Use

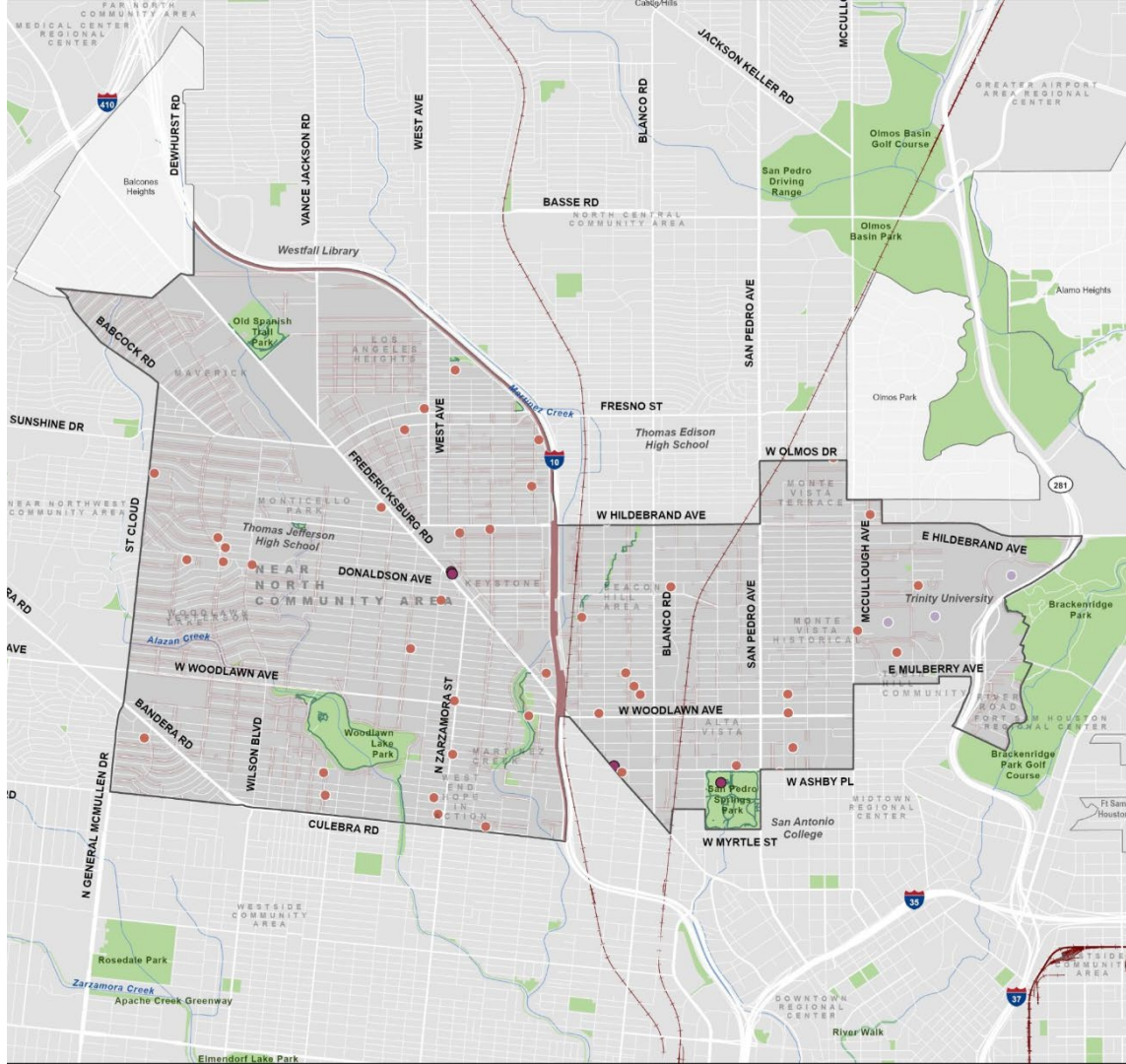
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### Existing Uses

- Agricultural
- Commercial
- Industrial
- Institutional
- Mixed
- Multi-Family Residential
- Open Space
- Other
- Single Family Residential
- Vacant









## Near North Community Area

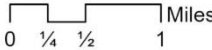
### Community Amenities and Public Spaces

- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- SA Tomorrow Sub-Area
- City of San Antonio
- Amenities & Public Spaces**
  - Public or Private Park or Open Space
  - Trails
  - Performing Arts Center
  - Place of Worship
  - Stadium
- Physical Barriers**
  - Major Road
  - Rail Line
  - Incomplete Sidewalks



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0 1/4 1/2 1 Miles

## Near North Community Area

## Mobility Map

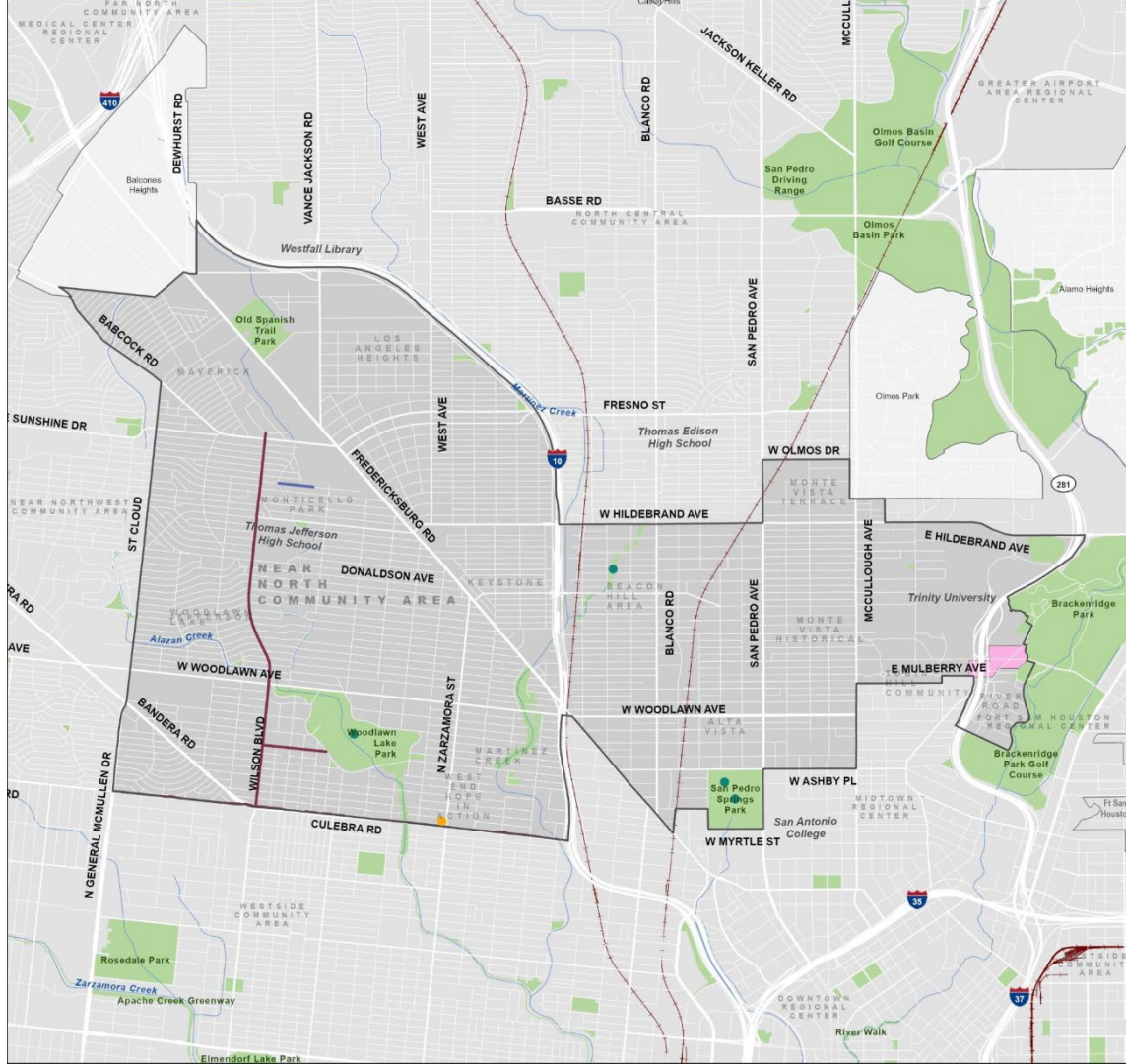
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### Existing Mobility Elements

- Transit Stop
- Transit Route
- Sidewalk
- Bike Facility
- Road With No Sidewalks or Bike Facilities







## Near North Community Area

### Public Investments

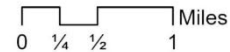
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### Proposed 2022 Bond Program

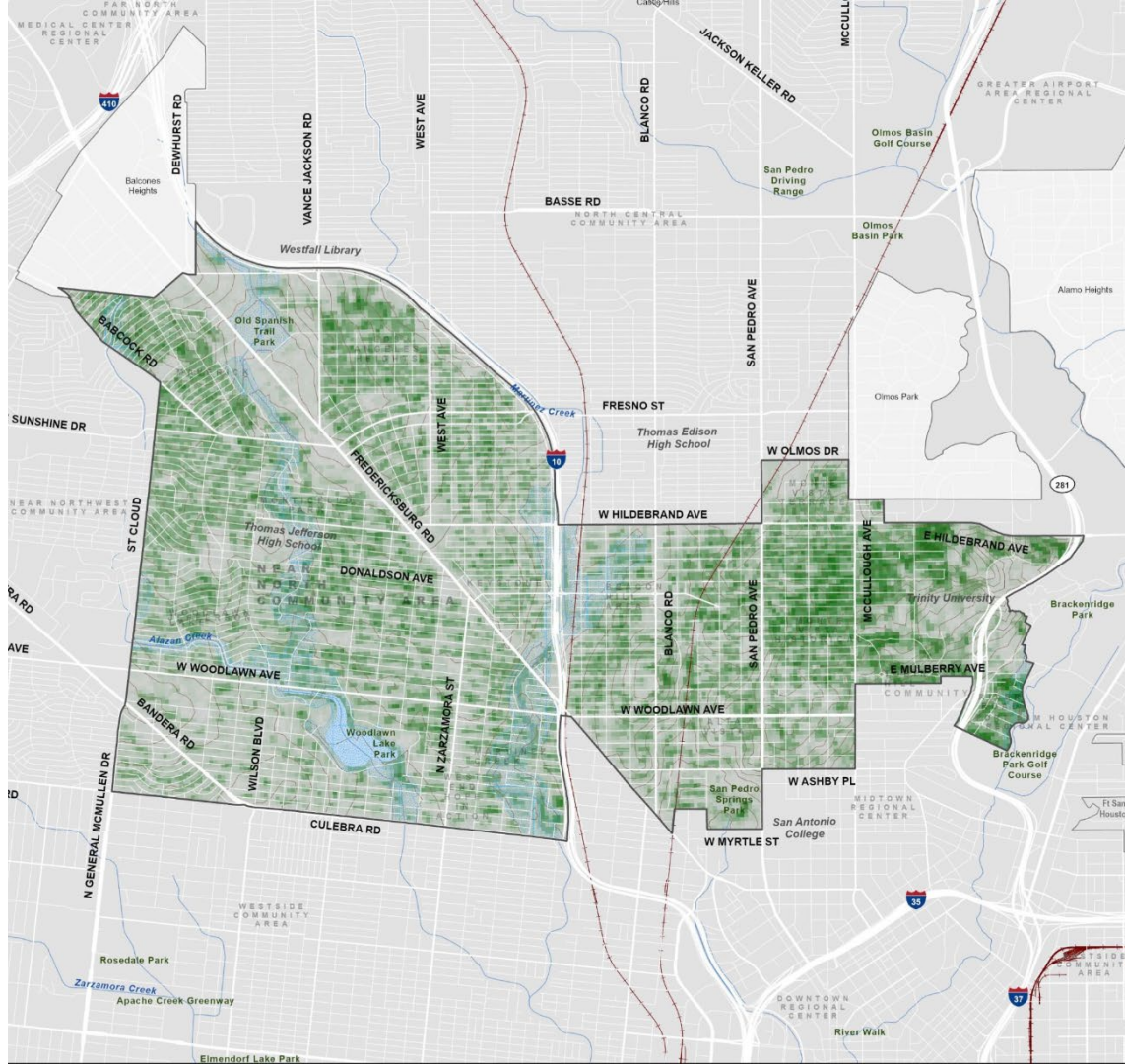
- Park
- Street
- Public Health and Safety
- Facility
- Park
- Street
- Drainage

### Investment Areas

- Tax Increment
- Reinvestments Zone (TIRZ)
- Opportunity Zone







## Near North Community Area

### Natural Systems

- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- SA Tomorrow Sub-Area
- City of San Antonio
- Natural Features**
  - 10-Foot Contour Lines
  - Rivers or Streams
  - FEMA 100-Year Floodplain
  - Tree Canopy
  - Lakes



0 1/4 1/2 1 Miles

