



NEAR NORTH COMMUNITY AREA PLAN PLANNING TEAM MEETING #1 SUMMARY

Topic: PT1-Plan Kickoff & Orientation; Strengths, Challenges, and Opportunities
Date: Thursday, July 11, 2024
Time: 5:30 pm – 7:30 pm
Location: Whitley Event Center, 285 Oblate Drive, San Antonio, TX 78216

Attendees:

Attendees consisted of City of San Antonio staff and Near North Community Area Plan (NNCAP) Planning Team members. Planning Teams consist of a wide variety of stakeholders from the NNE area including neighborhood associations, residents, business owners, community leaders, employers, and major institutions.

- Channary Gould, Project Manager, CoSA Planning Department
- Avery Wolfe, MIG Project Consultant
- Art Herrera, VIA
- Bianca Maldonado, Monticello Park Neighborhood Association
- Cynthia Spielman, Beacon Hill Area Neighborhood Association
- Daniel Leal, VIA
- David Wasson, Monte Vista Terrace Neighborhood Association
- Desiree Cofino, The Lemon Girls
- Drea Garza, Monticello Park Neighborhood Association
- Erin Zayko, Alta Vista Neighborhood Association
- Father John Suenram, Little Flower Basilica
- Frank Fonseca, Maverick Neighborhood Association
- Gemma Kennedy, River Road Neighborhood Association
- Janie Fonseca, Maverick Neighborhood Association
- Jason Vasquez, Jefferson Neighborhood Association
- Lucy Wilson, River Road Neighborhood Association
- Mary Johnson, Monte Vista Terrace Neighborhood Association
- Melissa Enriquez, Alta Vista Neighborhood Association
- Paul Garro, Little Flower Basilica
- Reb Lopez, Martinez Creek Neighborhood Association
- Seth Teel, River Road Neighborhood Association
- Ted Guerra, Jefferson Neighborhood Association
- Tony Garcia, Monte Vista Historical Association
- Victoria German, Monte Vista Historical Association

I. MEETING PURPOSE & AGENDA

The **purpose** of Planning Team Meeting #1 was to kick off Phase 4 of the SA Tomorrow Sub-Area planning process. The Near North Community Area Plan is one of six Sub-Area Plans being developed as part of Phase 4. The agenda for the meeting included:

- 5:00 – 5:30 PM: Optional “meet and greet” for members of all six Planning Teams
- 5:30 – 6:00 PM: Opening plenary session for all six Planning Teams with introductory and contextual information about SA Tomorrow and Sub-Area Planning
- 6:00 – 7:30 PM: Break-out sessions for each Sub-Area Planning Team

II. SUMMARY OF PLENARY SESSION CONTENT

The plenary session started with introductions of all City of San Antonio Planning Department and consultant project staff. Project staff then provided background information on the SA Tomorrow initiative and described how Sub-Area planning shapes San Antonio’s future. A timeline for the Sub-Area planning process was discussed as were the roles and responsibilities of Planning Team members.

SA Tomorrow and Sub-Area Plan Background

SA Tomorrow is the umbrella term for the city’s three-pronged approach to guide the city in smart, sustainable growth over the next twenty years. The SA Tomorrow effort began in 2014 and its purpose was to plan for the 1.1 million new residents the city is expecting to add by the year 2040. A growing city requires expanded infrastructure, city services, jobs, and housing –all while protecting the natural and cultural resources that make San Antonio an attractive, healthy place to live.

- Three plans were developed and adopted as part of the SA Tomorrow umbrella:
 - **Transportation Plan**- multimodal transportation strategy and method for prioritizing projects through 2040
 - **Sustainability Plan** – focuses on economic, environmental, and social sustainability
 - **Comprehensive Plan** – The Comprehensive Plan is the city’s overarching long-range planning document that provides a roadmap for how the city manages growth and development. **The Comprehensive Plan addresses a range of topics from land use, urban design, transportation, housing, cultural and historic resources, etc.**
- A key implementation goal of the Comprehensive Plan is the development of **Sub-Area Plans (like the Near North Community Area Plan)** for each part of the city. Sub-Area Plans cover the same topics as the Comprehensive Plan but at a much greater level of detail. Sub-Areas are categorized as either Regional Centers or Community Areas, depending on whether they are areas of employment or more residential in nature. The five main topics addressed in Sub-Area Plans are **Land Use, Mobility, Housing, Economic Development, and Amenities**. Sub-Area Plans are developed through an intentional, iterative community-based process and result in recommendations and strategies for each of the five main topic areas. Recommendations and strategies are based on community priorities and are policy, investment, and/or partnership-based.

Process and Timeline for Sub-Area Planning

Each Sub-Area Plan (like the Near North Community Area Plan) is developed over the course of 18-24 months and includes 12 Planning Team Meetings and 4 Community Meetings. The planning process begins with examining existing conditions in the plan area and working with the community to establish their vision and goals for the area’s future as related to each of the Sub-Area Plan’s five main topics -

Land Use, Mobility, Economic Development, Housing, and Amenities. Recommendations and strategies for achieving community vision, goals, and priorities are then developed for each topic. Maps, graphics, and other illustrations are also developed as part of the Sub-Area Plan. The entire draft Sub-Area Plan is then made available for public comment and edits are made to the draft plan based on feedback. The draft plan then progresses to the Planning Commission and, finally, to the City Council for consideration and adoption.

Roles & Responsibilities of Planning Team Members

The Planning Team represents multiple stakeholders in the community (neighborhoods, businesses, institutions, community groups, etc.). The team acts as a steering committee throughout the planning process, providing more frequent, in-depth, and consistent guidance. Planning Team members facilitate two-way communications with their stakeholder organization. Planning Team members are asked to abide by the following rules of decorum:

- Meetings begin and end at announced times
- Unanticipated alternative topics typically wait for the next meeting
- Open for public attendance but designed as a work session
- Approach other Planning Team members with an attitude of mutual respect, empathy, and learning
- Communicate any ideas and concerns first with your Project Manager

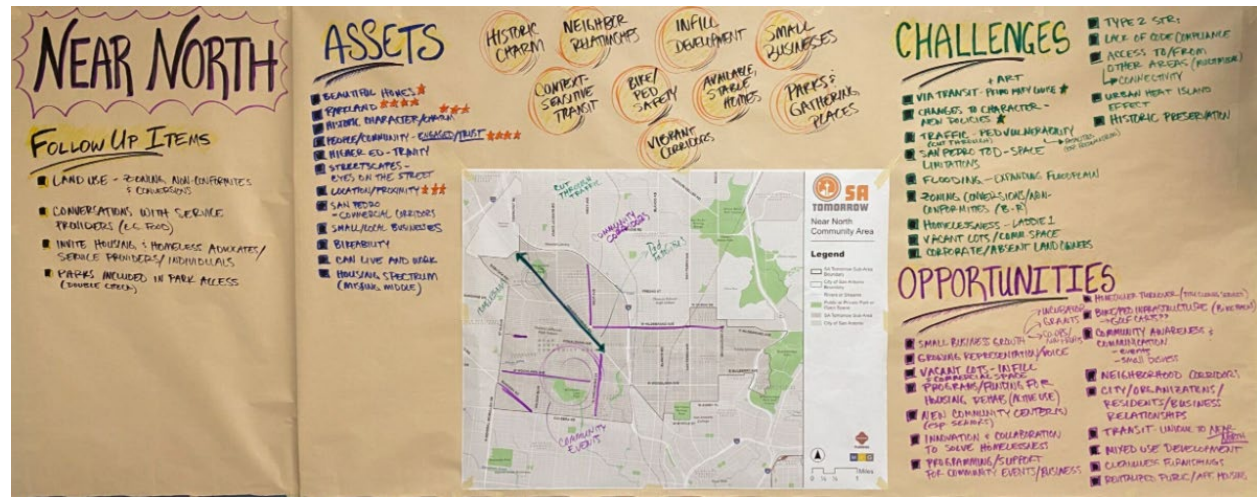
III. SUMMARY OF NEAR NORTH BREAK-OUT SESSION CONTENT

After the plenary session, individual break-out sessions were held for each Planning Team. The Near North Community Area Plan (NNCAP) project manager facilitated around-the-room introductions; Planning Team members were asked to share their name, the organization they represent, and one thing they like about living or working in the NNCAP area. A folder containing a welcome letter, a list of Planning Team roles and responsibilities, a plan area boundary map, a tentative meeting schedule, and an NNCAP “quickfacts” sheet was distributed to each Planning Team member.

After introductions, the project manager reviewed the projected timeline and sequence of NNCAP Planning Team and Community Meetings. The project manager provided a high-level summary of **existing conditions** in the NNCAP plan area related to demographics, housing, economics, land use, and transportation. Major landmarks, institutions, and mobility connections in the plan area were highlighted. Maps showing the equity of the area in terms of food access, healthcare access, and transit access were also presented. The project manager informed the Planning Team that an Existing Conditions Atlas with detailed information on the current status of demographic, economic, environmental (natural and built), and equity conditions of the NNCAP area. The Existing Conditions Atlas will be used for reference throughout the NNCAP planning process.

The majority of the break-out session was a facilitated discussion to capture what Planning Team members feel are the NNCAP area’s greatest **assets, challenges, and opportunities**. The project manager explained that this exercise will be repeated at the first community meeting and the combined input will be used to determine an overall vision and set of goals for the NNE area. The vision and goals will guide discussions on land use, mobility, housing, economic development, and amenities throughout the planning process.

Outcomes of Assets, Challenges, and Opportunities Discussion



Assets, Challenges, and Opportunities Discussion

ASSETS	CHALLENGES	OPPORTUNITIES
<ul style="list-style-type: none"> • Beautiful homes • Parkland • Historic character/charm • People/community – engaged/trust • Higher education – Trinity • Streetscapes – eyes on the street • Location/proximity • San Pedro – commercial corridors • Small/local businesses • Bikeability • Can live and work • Housing spectrum (missing middle) 	<ul style="list-style-type: none"> • VIA transit – Primo Mary Louise + ART • Changes to character – new policies • Traffic <ul style="list-style-type: none"> – pedestrian vulnerability – fatalities, especially along Fredericksburg Road – Cut through • San Pedro TOD – space limitations • Flooding – expanding floodplain • Zoning conversions/non-conformities (B to R zone) • Homelessness – Laddie 1 • Vacant lots/commercial space • Corporate/absent land owners • Type 2 short term rentals • Lack of code compliance • Access to/from other areas (multimodal) & connectivity • Urban heat island effect • Historic preservation 	<ul style="list-style-type: none"> • Small business growth <ul style="list-style-type: none"> – Incubator – Grants – Co-ops/non-profits • Growing representation/voice • Vacant lots – infill & commercial space • Programs/funding for housing rehab (active use) • New community center(s) – especially seniors • Innovation & collaboration to solve homelessness • Programming/support for community events/business • Homeowner turnover – title cleaning services • Bike/ped infrastructure (bike racks) <ul style="list-style-type: none"> – Golf carts? • Community awareness & communication <ul style="list-style-type: none"> – Events – Small business • Neighborhood corridors • City/organizations/residents/business relationships • Transit – unique to Near North • Mixed-use development

		<ul style="list-style-type: none"> • Cleanliness furnishings • Revitalized public/affordable housing
<p>General Feedback and Common Themes</p> <ul style="list-style-type: none"> • Historic charm • Neighbor relations • Infill development • Small businesses • Context-sensitive transit • Bike/pedestrian safety • Available, stable homes • Parks & gathering places • Vibrant corridors 		
<p>Follow-up Topics/Items</p> <ul style="list-style-type: none"> • Land use – zoning nonconformities & conversions • Conversations with service providers (e.g. food) • Invite housing & homeless advocates/service providers/individuals • Parks included in park access map needs to be verified (double-check) 		

IV. NEXT STEPS

- **Determine best meeting days and times for future Planning Team meetings.**
- **Check out the Near North Community Area Plan project website!** The website will be used to post Planning Team and Community Meeting resources, communicate dates for public engagement opportunities, and draft plan content: <https://nearth.sacomplan.com/>
- **Community Meeting #1** is now scheduled for early 2025
- **Planning Team Meeting #2** will follow Community Meeting #1

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