



NEAR NORTH

COMMUNITY AREA PLAN

Community Meeting 1 Summary

[Posted 04/15/2025]



PLANNING

COMMUNITY MEETING 1 SUMMARY

1. Date, Time, Location

- Date: February 5, 2025
- Time: 5:30 pm – 7:30 pm
- Location: Little Flower Basilica School Gymnasium – 905 Kentucky

2. Attending Staff

- Channary Gould, CoSA Planning Department, *Project Manager*
- Bobbye Hamilton, CoSA Planning Department
- Chris Ryerson, CoSA Planning Department
- Jacob Howard, CoSA Planning Department
- Heather Yost, CoSA Planning Department
- Mia Trevino, CoSA Planning Department
- Zach Magallanez, CoSA Planning Department
- Dave Powell, CoSA Planning Department
- Marco Hinojosa, MIG, Project Consultant
- Saul Velazquez, MIG, Project Consultant
- Gretchen Roufs, A-M-S, Project Consultant

3. Meeting Objectives

The purpose of the first Community Meeting was to gather input from the public to begin the development of the community's vision and goals for the plan area. Several engagement activities, facilitated by Planning staff, were available for participants to record their feedback.

4. Meeting Format

The meeting was structured as an open house so that attendees could come and go and visit each station at their leisure. About 30 minutes after the meeting started, the Project Manager gave a short presentation sharing background information and introducing the project process. At the entrance, a sign-in table was set up where attendees were encouraged to sign in and sign up for updates related to future public meetings, as well as general infographics related to the plan area and the SA Tomorrow planning process. The gymnasium was also organized with stations to collect input and ideas, from the attendees, for the future of the area. The Project Manager conversed with attendees at various stations and throughout the meeting.

5. About the Plan, General Overview

Multiple boards were presented at this station to provide a general overview of SA Tomorrow and the planning process for the Near North Community Area Plan [see Figures 1 – 6]. Display

boards included information about the adopted SA Tomorrow Comprehensive Plan, the Sub-Area Planning process, sample graphics from previous Sub-Area Plans, the Near North Community Area study map, and Quick Facts about the Near North Community Area.

6. Equity / Access Maps

As part of the City of San Antonio's commitment to equity, Planning Department is incorporating information about equity and access to emergency healthcare, grocery stores, public parks and amenities, and public transit into the plan [see Figures 7 – 10]. Maps to each of these were presented at the community meeting. As the planning process continues, staff and the Planning Team for the Near North Community can begin to identify underserved areas, and ultimately develop recommendations and strategies to address inequities within the plan boundary.

7. Vision Board

A visioning station was set up where meeting participants could provide their feedback by answering three questions: "What do you like about this area?"; "What is missing in the area?"; and "What should change for the Future?" [see Figure 11]. Participants were able to leave their feedback on the Vision Board with either written comments and/or by posting stock images of development types, land uses, transportation options, and amenities that were provided to help participants illustrate their ideas.

8. Big Ideas

Participants were asked to write down their "big idea" for the future of the area. The responses were intended to provide broad direction for what the future of the Near North Community Area could look like in the future. [see Figure 12].

9. Survey Station

A table was organized with several iPads for attendees to complete the online survey through the Near North Community Area Plan Website. The survey asked respondents to answer the following questions: *"What do you like most about this area?"*, *"What is missing from this area?"*, *"What would you change for the future?"*, *"What are your 'big ideas' for the future of the area?"* In addition to answering these questions, there were optional questions that asked participants how long they've lived in the area and in their neighborhoods. [For a full list of survey responses collected, see the Survey #1 Summary.]

10. Next Steps

Staff will review feedback from the community meeting and the survey results to develop the draft vision and goals for the plan area. These will then be reviewed and discussed by the Planning Team at the next scheduled Planning Team meeting. For questions contact:

CONTACT INFORMATION:

Channary Gould, Project Manager, San Antonio Planning Department

Email: channary.gould2@sanantonio.gov

Phone: (210) 207-5446

Figure 1:
SA Tomorrow Comprehensive Plan Board



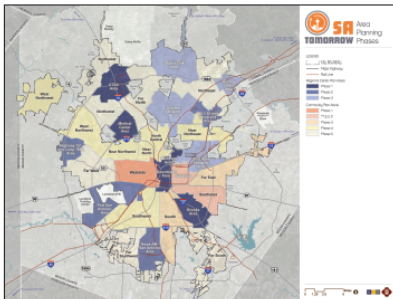
**Figure 2:
Sub-Area Planning Board 1**

SUB-AREA PLANNING

SUB-AREA PLANNING

The SA Tomorrow Comprehensive Plan addresses wide ranging and interconnected citywide issues. As a long range vision for San Antonio, the Comprehensive Plan provides strategic direction for decision making and community investment.

Part of the implementation process of the Comprehensive Plan are Sub-Area Plans for 13 Regional Centers and 17 Community Areas. In total, there are 30 Sub-Areas that together, cover all of San Antonio. The Planning Department develops six Sub-Area Plans at a time, over five phases.



WHAT IS A SUB-AREA PLAN?

Sub-Area Planning provide a greater level of detail for a specific area and allows stakeholders the opportunity to give input for their part of the City. The topics of the plan are:



Land Use

A key goal of the SA Tomorrow Comprehensive Plan is creating a land use map for the entire city that reflects the community's desired pattern of development while also implementing the adopted Comprehensive Plan



Mobility

This section discusses strategies and improvements that could improve getting around in the area



Housing

This section complements the Land Use section with specific strategies for housing in the area



Amenities & Public Spaces

This section discusses future projects and policies for creating places where people have access to basic infrastructure, the outdoors, and cultural assets



Economic Development

This section describes specific strategies for supporting businesses and connecting people to jobs

HOW IS THE PLAN ORGANIZED?

All Sub-Area Plans include a vision statement that describes the desired state of a place in the future. With community support, an effective vision can influence decisions and inspire action to move toward that idealized future.

Goals further describe the outcomes that will support the realization of the vision. These, in turn, are supported by more specific strategies and actions that will implement the bigger-picture vision and goals. These strategies will involve specific proposed projects, programs, policies, and other means of achieving the community vision.

Vision and Goals

Covers the whole Sub-Area



Recommendations

Specific to each topic



Strategies

List of ways to achieve the recommendations

**Figure 3:
Sub-Area Planning Board 2**

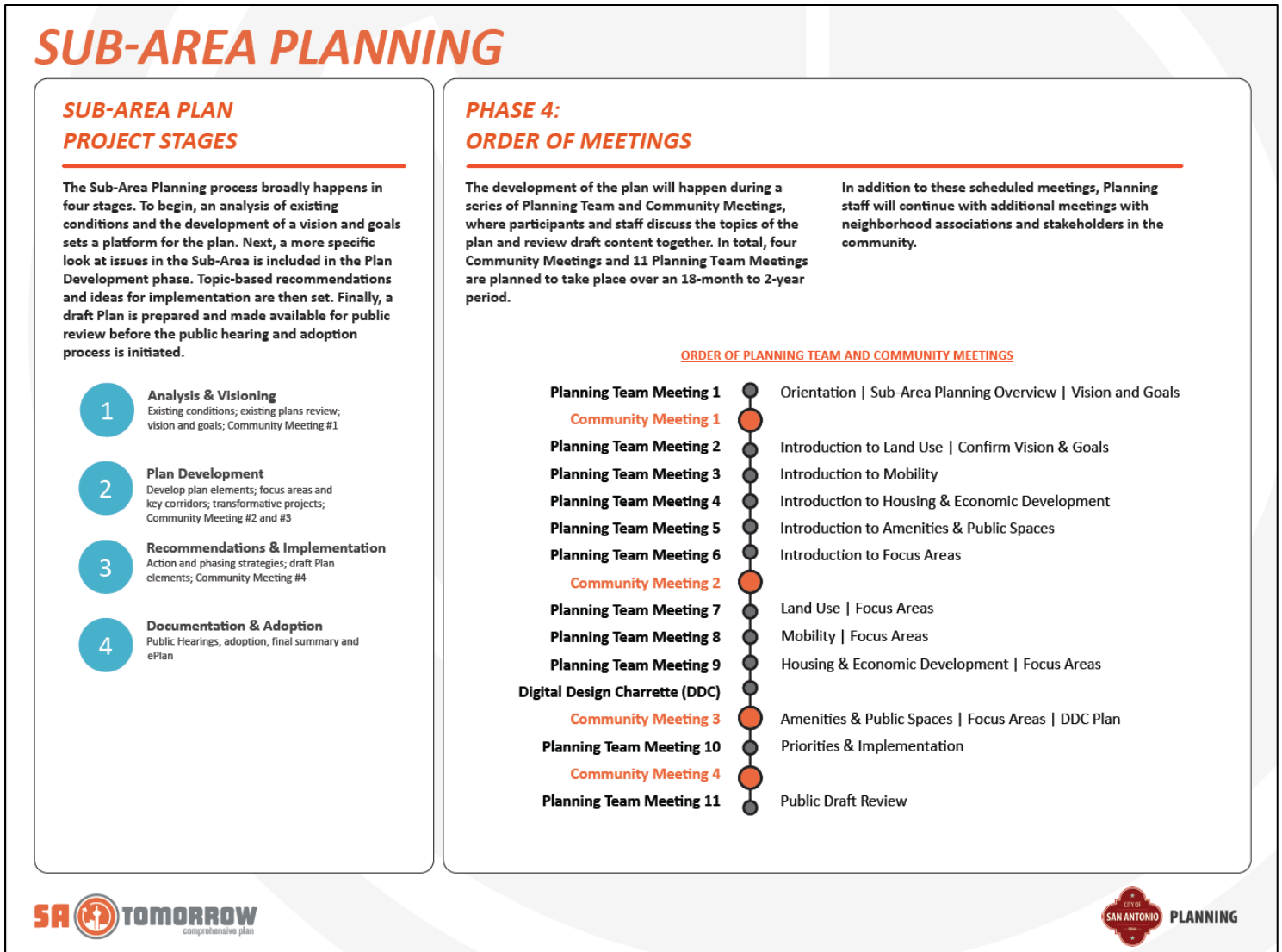


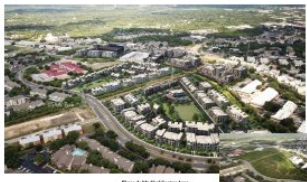
Figure 4:
Sub-Area Planning Board 3

SUB-AREA PLANNING

FUTURE GRAPHICS

The following graphics were created as part of past phases of SA Tomorrow. Similar graphics will be created for this phase to illustrate the vision that will be created with community and stakeholder input.

AERIAL PERSPECTIVE PHOTO-SIMULATIONS



Phase 1: Medical Center Area



Phase 1: Greater Airport Area

MOBILITY SKETCHES



Phase 1: South Plan Area



Phase 1: IT: San Antonio Area

DIAGRAMS



PEDESTRIAN PERSPECTIVE PHOTO-SIMULATIONS



Phase 1: South Plan Area



Phase 1: South Plan Area

AERIAL PERSPECTIVE 3D MODELS

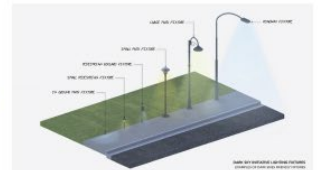


Phase 1: South Plan Area



Phase 1: South Plan Area

PALETTES OF IMPROVEMENTS



WHY ARE ILLUSTRATIONS IMPORTANT?

City planning can involve ideas and concepts that can be difficult to communicate through text alone.

Illustrations help visualize proposed changes clearly and make abstract ideas understandable.

Figure 5:
Quickfacts Board 1

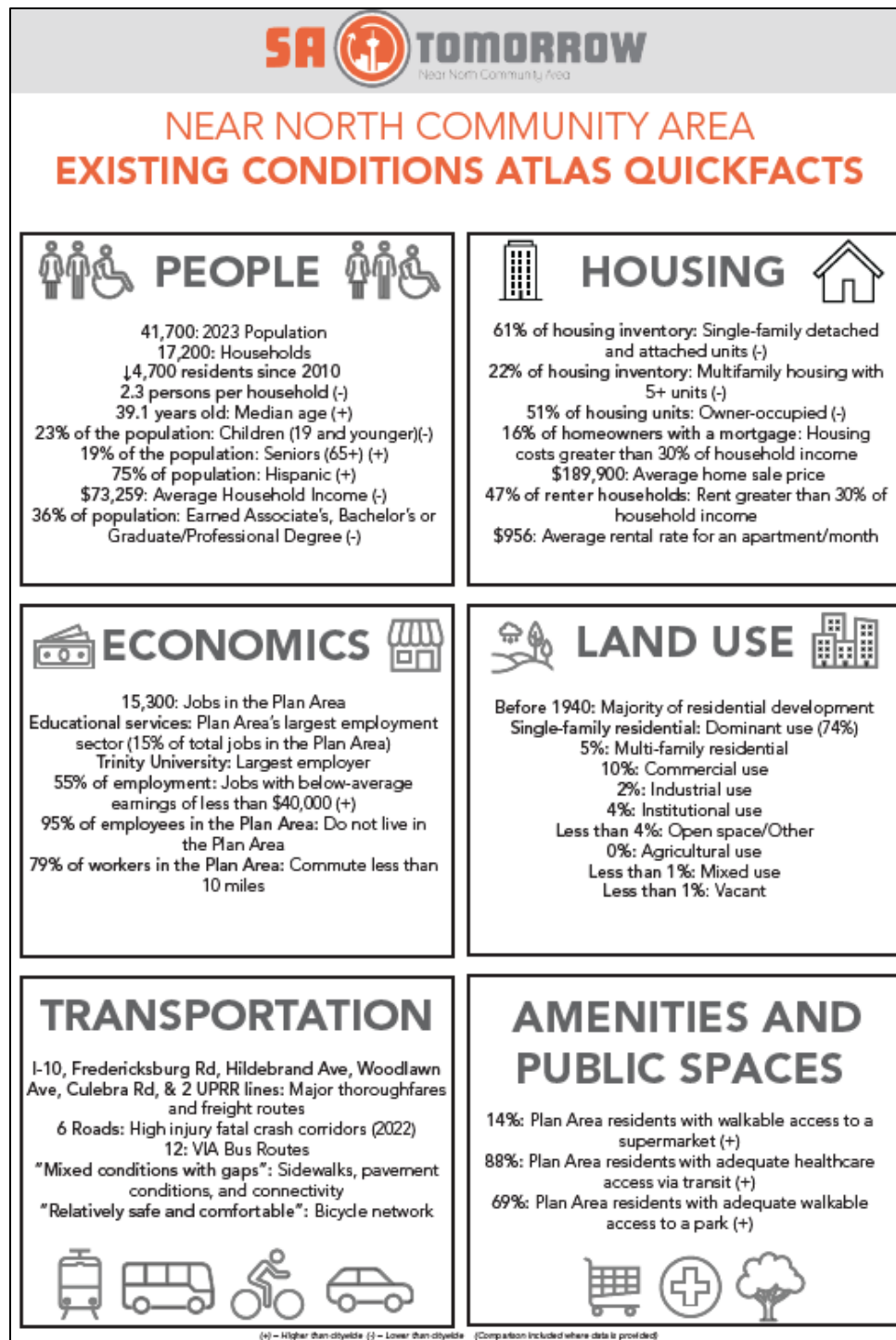


Figure 6:
Quickfacts Board 2

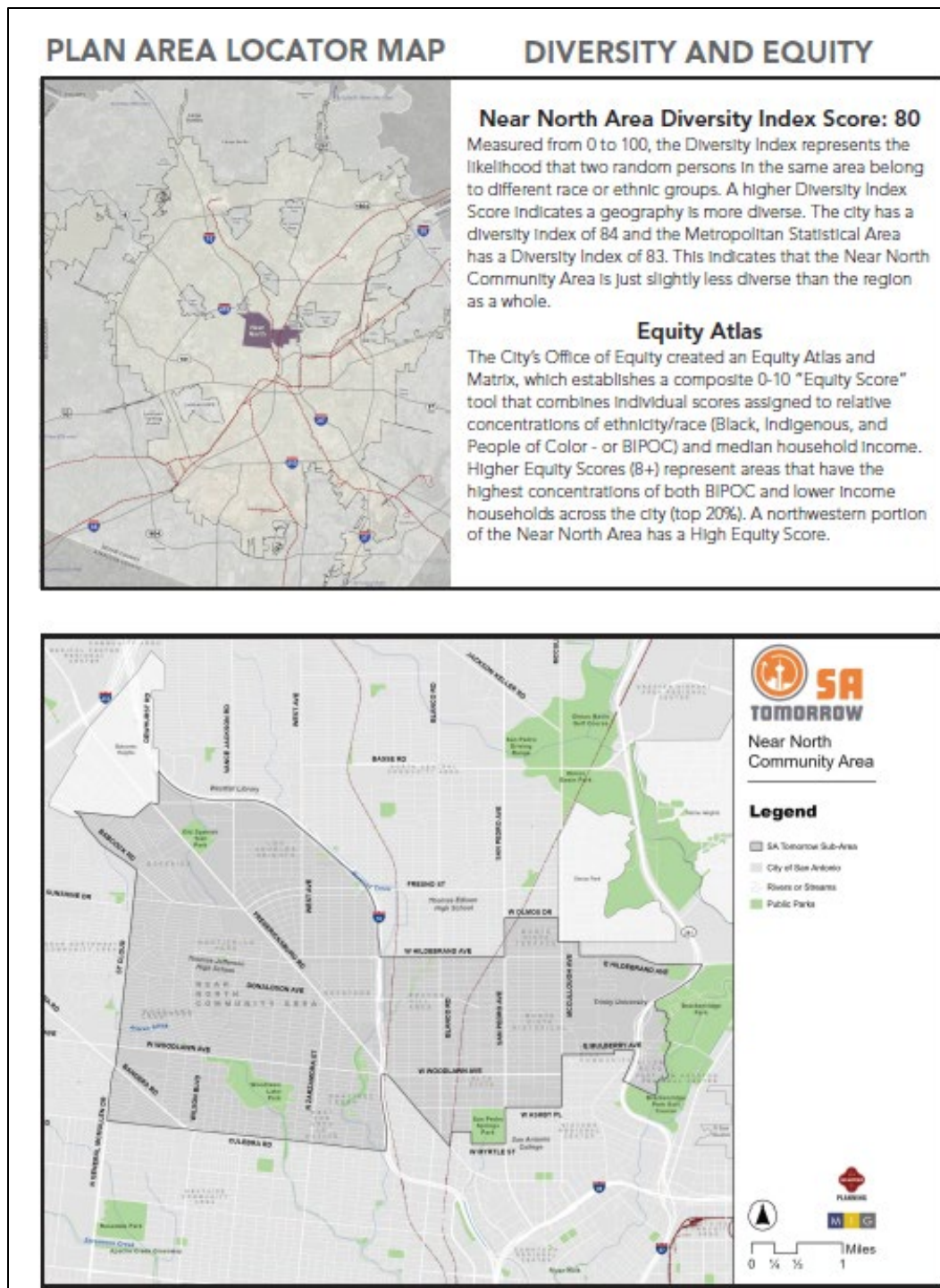


Figure 7:
Food Access Board

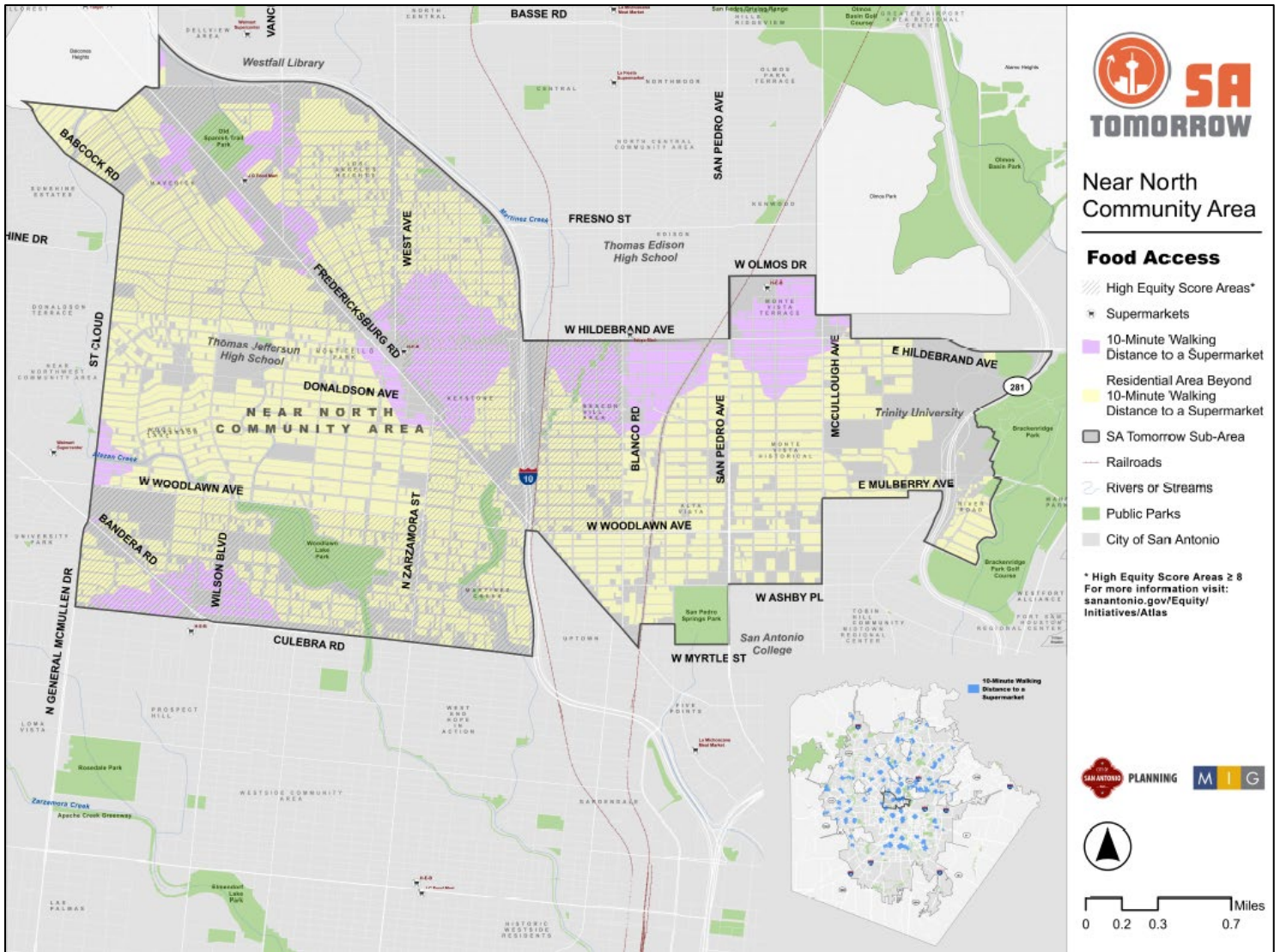


Figure 8:
Public Park Access Board

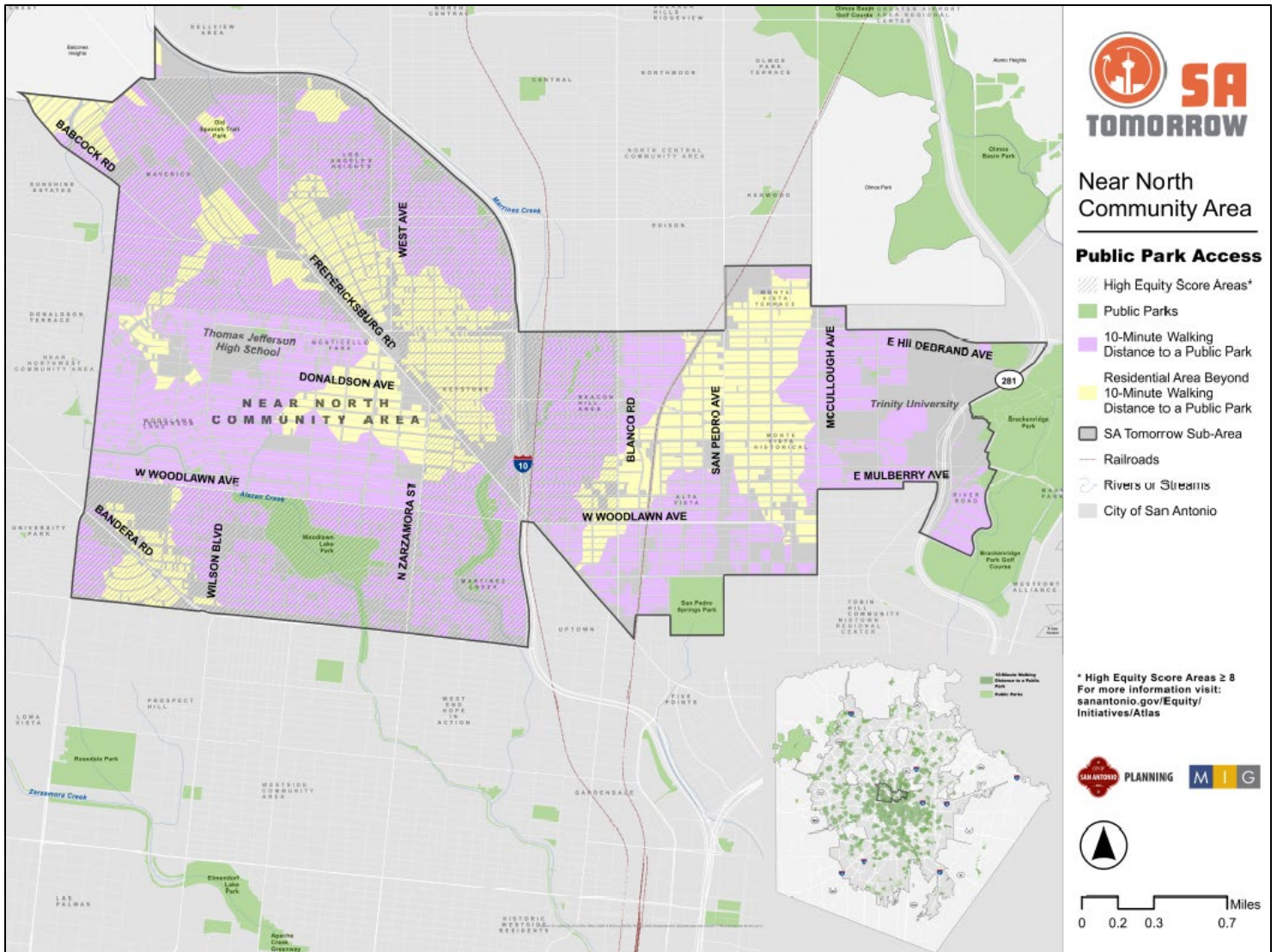


Figure 9:
Emergency Healthcare Access Board

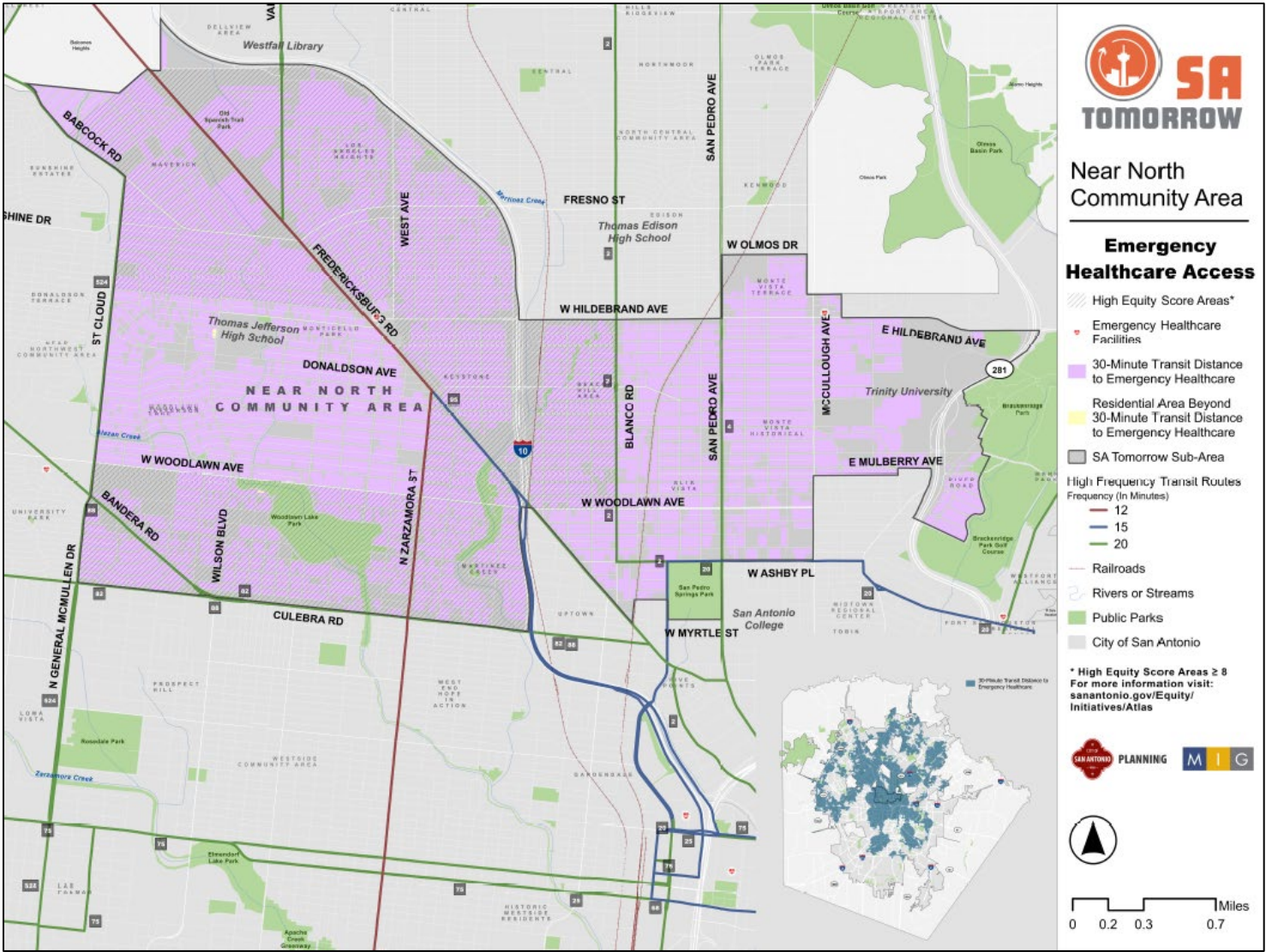


Figure 10:
Transit Access Board

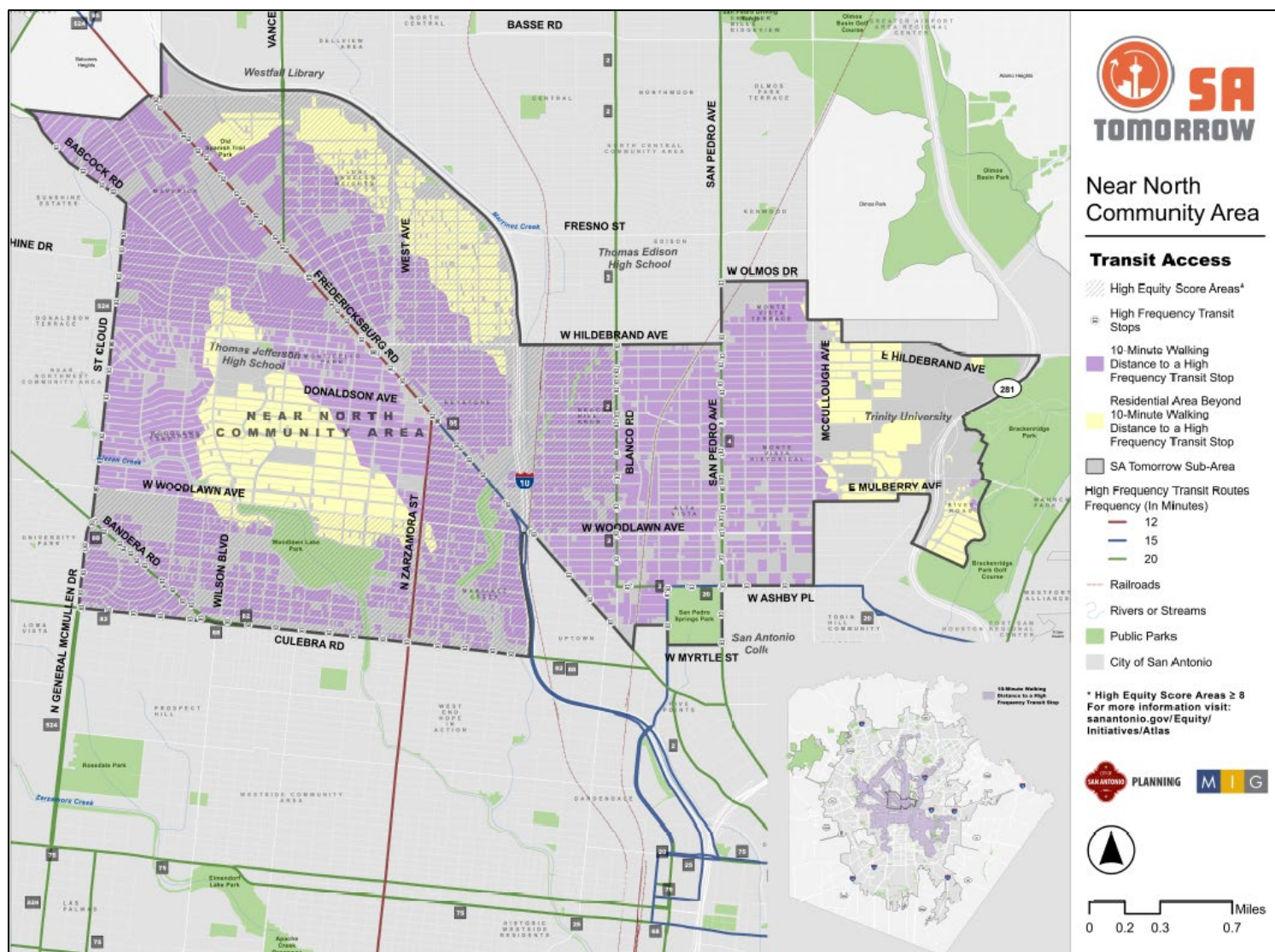
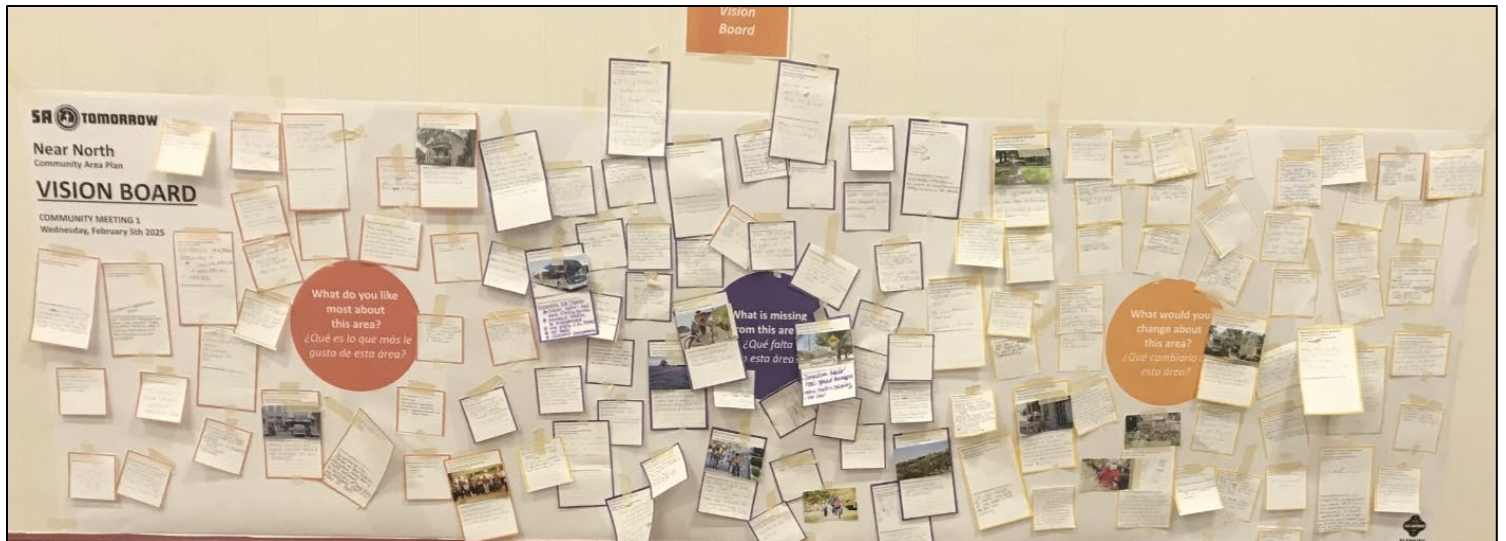


Figure 11:
Photo of the Vision Board from Community Meeting 1
[For a full list of responses see Appendix 1.]



[For a full list of responses see Appendix 2.]



APPENDIX 1: VISION BOARD RESPONSES

Prompt: What do you like about this area?

1. *I love Beacon Hill, the neighbors and “new” downtown.*
2. *No Protected bike lanes in front of homes reduces on street parking on narrow streets.*
3. *Parks, need to slow down traffic on Fred.*
4. *Woodlawn Lake x 2*
5. *The nostalgia of living in a “historical” area. Home still has good bones at 98 years old.*
6. *Convenience to downtown, walkability, YWLA!, coffee shops*
7. *Close to downtown, pearl, medical center, good Mexican food, historical homes & neighborhood*
8. *Mixed use, pedestrian friendly residential, architectural character, parks and green space blended into urban fabric.*
9. *Latino culture, Little Flower Basilica, Mexican restaurants, Alazan River, Woodlawn Lake*
10. *Bike/non-protected lanes*
11. *Trees overhead protecting the bikers and pedestrians along the street.*
12. *Central/Woodlawn Lake, homeowner of my property, taxes are low.*
13. *Surrounded by the park, mixture of historic homes & apartments, small businesses & larger office buildings, quietness of neighborhood, central to all activities.*
14. *The density – do not change with incompatible infill neighbors, close proximity to downtown/medical, historic homes, landmarks.*
15. *The water areas (parks), Woodlawn, Martinez Creek*
16. *I love the neighborhood feel – Monte Vista, Alta Vista, Beacon Hill, the trees, San Pedro Spring Park, SAC – going to the Pearl, there is a lot of proximal fun places to go.*
17. *Small businesses in convenient locations, engaged communities, access to nature.*
18. *Our neighborhoods & community care about each other and are active in each others’ lives*
19. *Keeping historic charm, this is what makes San Antonio unique.*
20. *The community vibe, the fact we have historical everywhere. Small family owned businesses. We have a mix of single family and multi-family that fit within our hoods.*
21. *The density being able to easily get to restaurants, stores and other services, the vibrant sense of neighborhood – both build and human.*
22. *Great neighborhood vibe – people look out for each other.*

23. *There's so much! But mostly I love the people & the diversity. It's our strength.*
24. *Walkability, relative lack of giant apartment complexes, older architecture, neighborhood feel, parks.*
25. *Existing historic housing, commercial, industrial, trees*
26. *Historic architecture, proximity to greenway trails, proximity to Pearl, Downtown, museums, etc. High density & missing middle housing, 4 plexes, tree canopy, historic parks.*
27. *Midtown Neighborhood Plan, our current neighborhood plan has created single and middle housing and a lively commercial environment on our corridors.*

Prompt: What is missing from this area?

1. *Sidewalks are needed in the area between West Ave. and Vance Jackson on Clover Street, other streets have curb and sidewalk and upgrades*
2. *Better control about keeping better appearance of certain areas, keeping yards clean and out of trash, better lighting, improve sidewalks, streets need more asphalt*
3. *Homeless in the West Avenue Vance Jackson I-10 area*
4. *Trees shade people who live here to ride bus, comprehensive drainage plan, TIA for development, service business for residents, seniors, medical, senior center, community center*
5. *More/better mass transit options, commercial corridor @ Fredericksburg Road in Deo District lacks investment & vision, dedicated transit lanes/rail transit*
6. *I would like to see Pauline Nelson Elementary that is now closed to be used as housing for seniors or a senior center. The Woodlawn Park is mostly used by younger folks; but it would be nice to find a meaningful use for the older community*
7. *Consistent, accessible, walkable infrastructure, businesses around parks and amenities, non-car centric infrastructure*
8. *More stores/shopping, healthy restaurants/places to eat, yogurt shop, sidewalks for [illegible], landscaping/trees*
9. *Work with intersection of Kentucky and Zarzamora to highlight Little Flower*
10. *SIDEWALKS!!!! We can't walk to anything b/c no sidewalks, mixed use development w/ no parking. Historic features in our parks, emphasis and advertisements for greenway trails, traffic calming measures so people don't speed. Trees.*
11. *Protected bike lanes for scooters and bikes, mobile food truck park, coffee shop, economic anchors – brewery or coffee maker; trees & shade*
12. *Woodlawn Lake needs to be cleaned; police/security/to be able to sit outside once again; homeless and burglaries*

13. *Still need street and sidewalk improvements; wood like to see more commercial development that will complement the neighborhood; more strip malls with new businesses*
14. *Better bike accessibility on main roads – lots of people ride to school and work on bikes. It's very dangerous.*
15. *Protected bike lanes*
16. *Unique parkland like Beacon Hill on West side of I-10*
17. *A transportation hub near intersection of Culebra & Zarzamora*
18. *Been living in Los Angeles Heights for 39 years. No Council Person has addressed street repairs, drainage, sidewalks, etc.*
19. *More types of restaurants*
20. *Food markets by Woodlawn, lack of coffee shops/ice cream shops, need to be less bars by Woodlawn Lake*
21. *Better transit stations, more frequent bus service, pedestrian safety, multi-mobility*
22. *Plan for renewal of businesses along Zarzamora*
23. *Woodlawn – blinking stop signs @ all surrounding parks (mandatory); security cameras @ Woodlawn; more park police around Woodlawn to prevent street racing; parking car stoppers @ the Woodlawn Parking lot by gym/pool*
24. *Trees and bike lanes*
25. *Missing are good roads and good streets and sidewalks; there are wheel chair ramps and no sidewalks – Beacon Hill*
26. *Safe walking [included picture of people walking along sidewalk]*
27. *Cuz I live corner house (St. Cloud), repave small speed bumps, walls (8 ft), on corner home (noise); also much racing/patrols*
28. *Find a way to build up the Deco District to make it safe & economically beneficial to small businesses. Love Deco District.*
29. *Sidewalks and bike lanes; we walk to local businesses dodging cars in the streets [included drawing of car and man injured by car]*
30. *Sidewalks on Cincinnati Avenue from I-10 to Woodlawn Lake need street light areas to park and paved alleys; and please don't take my parking lot away when planning new street and sidewalks on Cincinnati*
31. *More native trees, green spaces that community can use and can help with flood mitigation; LID [included drawing of tree, benches, bike with bike rack]*

32. *Fred & Hildebrand needs an overhaul; too dangerous, too many turns; Hildebrand too fast, could be like Blanco roundabout District; Fed & Zarzamora encourages too much speed; No walkability on Fredericksburg at Donaldson*
33. *Responsible VIA Transit; cleaner, safer, and more timely service; increased traffic in neighborhood; few people ride PRIMO; not safe; leadership unresponsive [include photo of VIA Primo bus]*
34. *Our kids need a safe walking route to and from schools*
35. *More green and street trees for a more walkable area and to help with flooding and microclimates [included photo of field of blue bonnets]*
36. *Sidewalks (ADA) N St. Mary's within River Road neighborhood and throughout all neighborhoods*
37. *Pedestrian friendly/bike friendly Fredericksburg Corridor [included photo of people using e-bike at e-bike station]*
38. *We need an east to west bike lane and access to corridors; More roundabouts traffic calming!!!*
39. *An east-west bike way (safe!) from Trinity area all the way west. That also connects to Woodlawn Lake & the community center [included photo of bicyclists riding bikes]*
40. *Protected bike lanes connecting the great things around our area to Berta Almaguer Dance Center, San Pedro Springs Park, schools, Blanco Road business, Landa Library, Central Library, etc.*
41. *Walkable shaded areas (trees/shade for pedestrians)*
42. *Safe sidewalks and bike infrastructure; good (safe) connectivity to bus stops; good (safe) connectivity to public and open spaces; off street trails; effective stray dog control*
43. *Agree with bike lanes & infrastructure; I commute to work in Med Center 4-5 days/week and there are dangerous areas*
44. *Donaldson needs real speed humps; more traffic calming; too low*

Prompt: What would you change for the future?

1. *Spanish Trail Park – its got such a potential to be a great park. Needs trees, benches, etc.*
2. *Less lighting and more bike lanes and much more trees*
3. *Remove Auto C-3 uses; remove vape, sex shops, no night clubs open to 2 AM, reduce car intense business, hold VIA accountable to clean up their operations, city investment, more NCDs signage restrictions*
4. *Not have a bunch of high rise or wall to wall apartments*

5. *Amenities and infrastructure are not consistently maintained throughout the near north; many neighborhoods have well maintained infrastructure and amenities while others appear neglected or unnoticed; it should all look like one community and concept*
6. *Add an east-west bikeway (protected bike lane) and an east-west walkability plan; prioritize biking and walking – if you build it, they will come!*
7. *Need sidewalks to reach Huisache VIA Primo station please; I'd be okay with more infill/density*
8. *What I would change for the future here in San Antonio, add trains first off. The Spurs at Down-town. And safer bus stops, some are scary. We have too much highways already. Let's not kill any more trees and let's do something about loose street dogs!*
9. *Better partnerships with city departments to implement the goals and visions of neighborhood plans; more neighborhood involvement in public transit, especially VIA planning*
10. *We've got lots of homeless – need area where they can get water in summer and restrooms*
11. *Streetscape improvements on Fred. Rd. More local (← incentivize!) businesses (like the art gallery on Fulton)*
12. *Better street repair; lived on the street since 2004, road has never been fixed; Used as through street with work on Fred. Rd. and 35 S to downtown*
13. *Encourage TOD along Primo (Fred.); work with VIA TxDOT to “upgrade” line to ART*
14. *No loose/unleashed dogs*
15. *Enforce stray dog ordinance; improve sidewalks; improvements/maintenance to lateral park; continue improvements to San Pedro Springs Park*
16. *More police patrol for the gunshots; roads and streets – Beacon Hill*
17. *Embrace the green line as the improvement in mobility. It is more sustainable way to access services and jobs*
18. *Improve/widen Zarzamora Street*
19. *Make a plan and implement it*
20. *Greenspace, street lighting, nature trails, pedestrian-only retail spaces, upgrade Woodlawn Park*
21. *Hildebrand is noisy. The city should install some barriers along this busy route.*
22. *Response from Police Department; a safe place to live, not be caged*
23. *Sidewalks on Cincinnati Avenue from Woodlawn to Fredericksburg; add nice lighting like near Saint Mary's; fix it up like Fredericksburg Road.*

24. *Add protected bike lanes*
25. *Make the neighborhoods more biker walker stroller etc. friendly*
26. *Better street entrance and exit on Trail Street*
27. *Parking on one side of the street so narrow streets are passable*
28. *A vision & investment incentives for Deco District commercial area; more mix of uses around community corridors; road “diet” for Fredericksburg Road (i.e. 3 lanes instead of 4) [included drawing showing intersection that includes bike lanes separate from car lanes]*
29. *Sidewalks on east side of San Pedro Avenue between Hildebrand Avenue & Ashby Place*
30. *I would put the entire area on a road diet. Change zoning to be less restrictive. Protect bike lanes & add more. Remove highways. Legalize missing middle housing. Emphasize our parks, add local businesses around park, end parking mandates.*
31. *Hope that my neighborhood is still around for others to use or want to live in. A way to control the negative side of drug abuse/drug exchange or use. Widen Zarzamora Fred. Road & Culebra*
32. *Hope we can use schools that are closed – be put to use – gym in summer for kids to use*
33. *Large property, large yards*
34. *More pedestrian sidewalks & bike paths, offset from roadways with a green parkway; safe pedestrian crossings on San Pedro; more shade-natural tree canopy & shade structures*
35. *Innovative ways to address stray dogs*
36. *Greater frequency of nature access; appropriately sized “high-density” aka non-single family housing; up to date modern infrastructure; multimodal access to business centers; improved community cultural centers*
37. *CPS provided EV charging stations; New Orleans has this. Local transportation for seniors; age-in-place assistance expand programs to reduce utility expenses.*
38. *Add bigger sidewalks; add medians with plants; add more equipped bus stops; add green space; walkability*
39. *I would like to see more investment in the small local businesses. Also more assistance with homelessness. There are so many that need help, but don’t know how or where to get it!*
40. *Street lights too dim; Too many flood and stray damage; homeless in the acres*
41. *Add street parking we are worried about traffic, especially during holidays around Woodlawn Lake; We do not want to lose our community. Neighbors should plan on staying; Housing assistance for seniors; need tree trimming*
42. *We have a beautiful park – Woodlawn – but the water always seems so dirty. Also we have lots of people visit and I think they need more play areas and rest rooms*

43. *Less vacant housing, we need owners to maintain vacant properties/rent to long-term renters [included photo of home with door and windows boarded up.*
44. *No unleashed dogs! No loose dogs! No feral dogs! It is unsafe to walk in Beacon Hill [included photo of tree-lined sidewalk that looks well kept]*
45. *Keep fast traffic on highways; reduce lanes; allow small biz to thrive*
46. *I hope cost respects our new plans: stability is very important in these communities. A stable neighborhood is one that can change when needed but at the same time be resilient living downtown is like living in quicksand.*
47. *The City should put a disc golf course at San Pedro Springs Park. Disc golf is popular, low cost, great exercise, and accessible for all ages. There are no courses near our community since they closed the course at Trinity. This low cost investment will boost park engagement & support local nearby businesses. Furthermore, a disc golf course at San Pedro Springs Park would be a popular amenity for SAC students.*
48. *I would like to see an east to west walking/cycling corridor connecting Woodlawn Lake to the east side of the NNCA. We need a protected cycling network. Cycling infrastructure has the highest ROI and we need more.*
49. *1st stop firing explosives at birds and no board banging. The oxymoron is the City placed signs of wildlife protected and yet they are harming wildlife. Make a classroom to bring kids teach them about migration types birds, where they travel include butterfly garden. Build a community garden to share food teach people to be self sustaining*

APPENDIX 2: BIG IDEAS STATION RESPONSES

Prompt: My Big Ideas for the Near North Community Area are...

1. *More street-creek trailway connectors/more lighting along the creek trailways to enhance safety for people walking*
2. *More shade trees along streets and sidewalks, more bike paths and bike parking; Less lighting, more stars! Keep going with green space & save our egrets!!!*
3. *Creating outside & inside classrooms by the Woodlawn Lake property; Teach about migratory birds; all Bexar & Texas species also; Lead educational classes of children & adults; Teach about protecting our environment; Use all excess land around Woodlawn Lake to create community gardens; teach: how to garden organically; teach canning classes; teach herbal healing; teach cooking with a multitude of vegetables and their nutrition; teach about protecting our environment; teach being one with earth (grounding)*
4. *A safer space for our most vulnerable population*
5. *Protect the character of the neighborhood in a community that's friendly*
6. *Better lighting/shading on the 90 bus line/all the bus lines in the area*
7. *Fix sidewalk Zarzamora, Culebra to Fredericksburg. Fix flooding @ Zarzamora & Cincinatti ankle deep impassible to walk; Do more about businesses (that have been reported multiple times) parking on sidewalks along Zarzamora (Culebra - Cincinatti) impassible by pedestrians and wheelchairs have to walk in traffic.*
8. *Senior housing development near the Basilica; homeless village near the Basilica; Choice neighborhoods to replace Lincoln Heights Courts*
9. *Rail; bus rapid transit; more green spaces; walkability*
10. *No more rogue street dogs please; PUBLIC TRANSIT!!!*
11. *Turn the area into a 15 min. city. Calm traffic & prioritize walking. Integrate greenway trails to be on the way to local businesses. End parking mandates, legalize missing middle housing.*
12. *Entice more restaurants to come to the area. Hopefully, healthy options. There are so many empty buildings (that attract homeless) between Culebra & Woodlawn off Zarzamora. Tax break for community serving businesses.*
13. *Connectivity: train tracks, Hildebrand, San Pedro, I-10; Sidewalks*
14. *Extend VIA link services to our area, back to downtown and Medical area. There are multiple elders with no transportation or affordable transportation to get to groceries or doctor appointments*

15. *Trails and green spaces. Safety for all residents to feel safe when walking their dogs/family members*
16. *Buy & redevelop the vacant lot at Summit & Zarzamora. This can be used for community amenities.*
17. *More accessible wi-fi/internet*
18. *Make existing residents and their homes and neighborhoods the priority in planning*
19. *A protected bikeway going east-west so kids, families, everyone feels comfortable riding their bikes. e.g. Jefferson Heights → Trinity University; a connection to community centers & libraries & schools!*
20. *To see near north community as accessible to pedestrians, cyclists, and public transit uses so no more than one motorized vehicle is needed per household.*
21. *Make Fredericksber Rd. walkable & accessible for all San Antonions.*
22. *More healthy food options along Fredericksburg Rd/West Hildebrand; Walkability from LA neighbors, Keystone/Deco – Beacon Hill*
23. *A linear park/trailway in Los Angeles Heights; use vacant lots to create green space/community gardens, etc.; Martinez Creek multi-use path starting @ Hildebrand*
24. *Walkable and accessible sidewalks; (free) spay neuter mobile facilities once per month in each neighborhood; freeze on property taxes for legacy owners*
25. *A cohesive community for all ages, cultures, and abilities where business, people, and communities are connected seamlessly to all needs, wants, and amenities.*



Near North Community Area Open House Community Meeting

Wednesday, February 5, 2025

5:30-7:30 PM



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

Near North Community Area



City of San Antonio, Planning Department

Bridgett White, AICP – Planning Director

Chris Ryerson, AICP – Planning Administrator

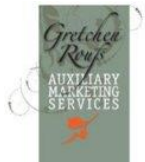
Channary Gould – Project Manager



MIG

Marco Hinojosa – Project Manager

Saul Vazquez – Senior Project Associate



A-M-S

Gretchen Roufs – Senior Project Associate

Community Meeting Overview

5:30 *Welcome!*

5:45 ***Presentation:*** *SA Tomorrow Background,
SA Tomorrow Sub-Area Plans Overview*

6:00 ***Open House:*** *Visit Stations & Provide Input*

7:30 *Meeting Close*

Open House Objectives

Community Feedback Requested for:

1. *Vision & Goals*
2. *Big Ideas*





SA TOMORROW

SA Tomorrow Background

The Challenge: Expected Growth



POPULATION



+ 1.1 million

1.7 million

2010

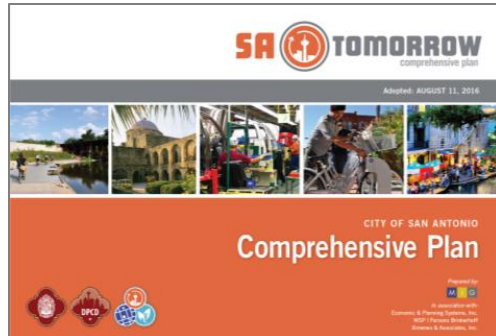
2.8 million

2040



Bexar County

An additional 1.1 million people are forecasted to live in Bexar County between 2010 and 2040.
This means **½ million new housing units and ½ million new jobs.**



Comprehensive Plan: Vision & Guiding Principles

“SA Tomorrow is the story of a great American city.

San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multi-modal options that connect our neighborhoods to vibrant regional destinations...”

Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

Ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.



Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.

Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.

Encourage a variety of amenity-rich places throughout the city with a balance of live, work and play opportunities.



Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space.

Encourage and integrate innovative and sustainable ideas and development.

Provide an ongoing planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

Provide the residents of San Antonio, including youth, seniors, and disabled populations, with enhanced levels of authentic engagement.

Comprehensive Plan: Topics

- Identified Key Issues
- Established Citywide Goals
- Developed Policy Theme Areas
 1. Growth and City Form
 2. Transportation and Connectivity
 3. Housing
 4. Jobs and Economic Competitiveness
 5. Community Health and Wellness
 6. Public Facilities and community Safety
 7. Natural Resources and Environmental Sustainability
 8. Historic Preservation and Cultural Heritage
 9. Military



Growth and City Form



Transportation and Connectivity



Housing



Jobs and Economic Competitiveness



Community Health and Wellness



Public Facilities and Community Safety



Natural Resources and
Environmental Sustainability



Historic Preservation and
Cultural Heritage



Military



SA



TOMORROW

SA Tomorrow Sub-Area Plans



M I G

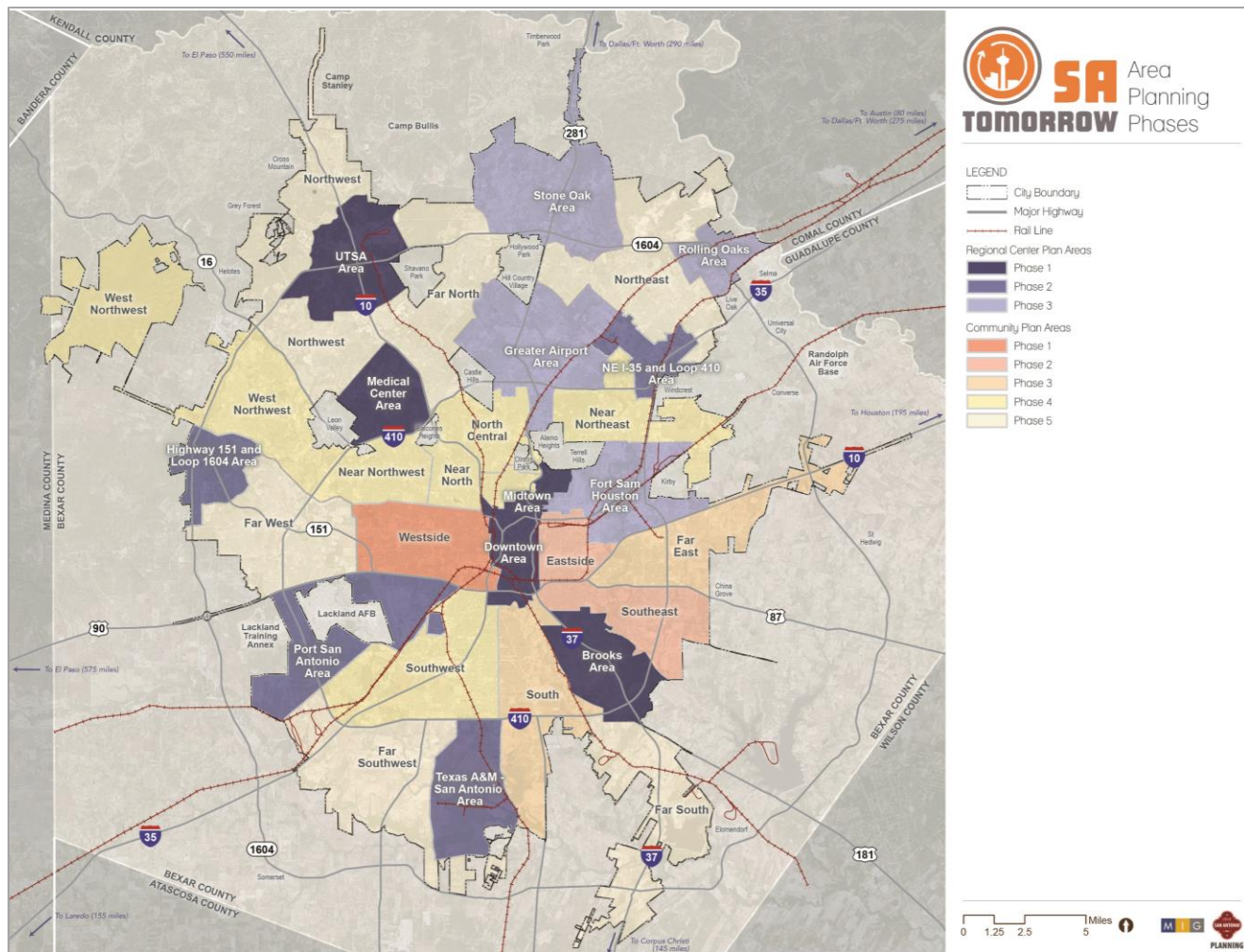
Sub-Area Plans

Regional Centers

- 13 Regional Centers
- Phases 1-3
- City-wide share by 2040:
 - 50% of new jobs
 - 20% of new households

Community Plan Areas

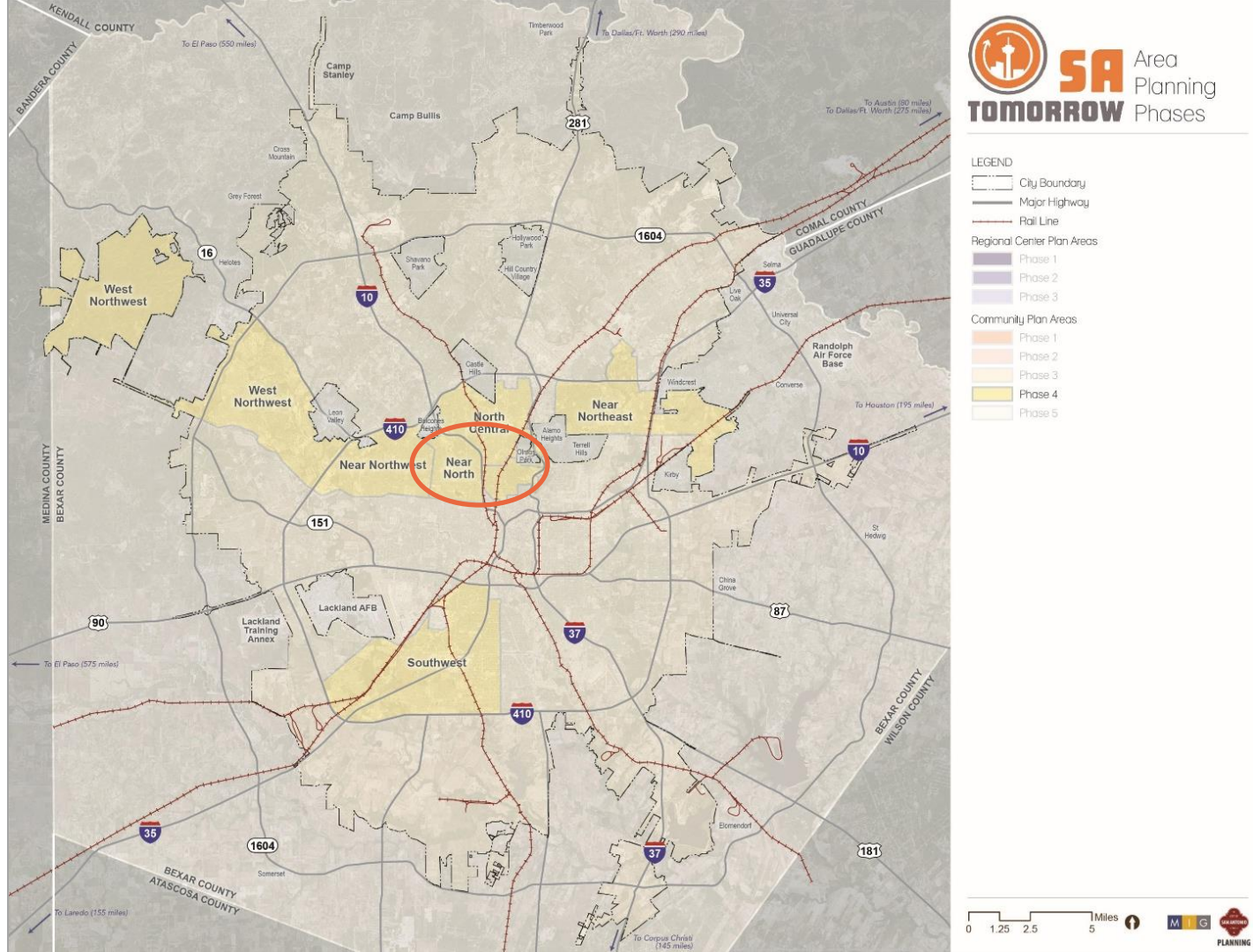
- 17 Community Plan Areas
- Phases 1-5



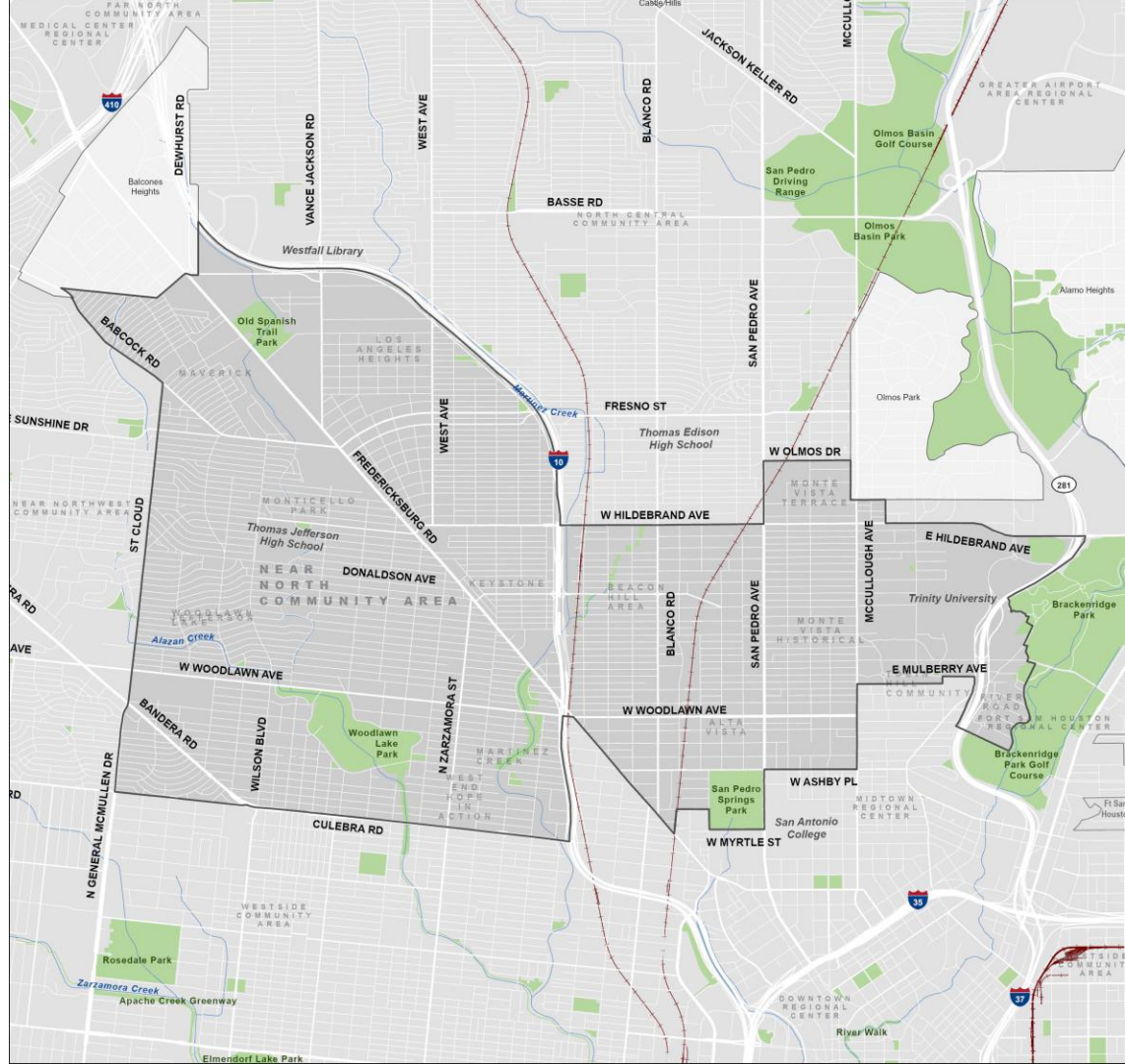
Phase 4

Community Areas

- West Northwest
- Near Northwest
- Near North
- North Central
- Near Northeast
- Southwest



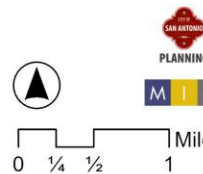
Near North Community Area



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



What is a Sub-Area Plan?

- Developed to implement the City's SA Tomorrow Comprehensive Plan that was adopted in 2016
- Sub-Area plans provide a greater level of detail for a specific area and allow stakeholders the opportunity to give input for their part of the City
- 30 Sub-Areas that together cover all of San Antonio - Developed six at a time over five phases



Land Use

A key goal of the SA Tomorrow Comprehensive Plan is creating a land use map for the entire city that reflects the community's desired pattern of development



Mobility

This section discusses strategies and improvements that could improve getting around in the area



Housing

This section complements the Land Use section with specific strategies for housing in the area



Amenities & Public Spaces

This section discusses future projects and policies for creating places where people have access to basic infrastructure, the outdoors, and cultural assets



Economic Development

This section describes specific strategies for supporting businesses and connecting people to jobs

How is the Plan Organized?

Vision and Goals

Covers the whole Sub-area



Recommendations

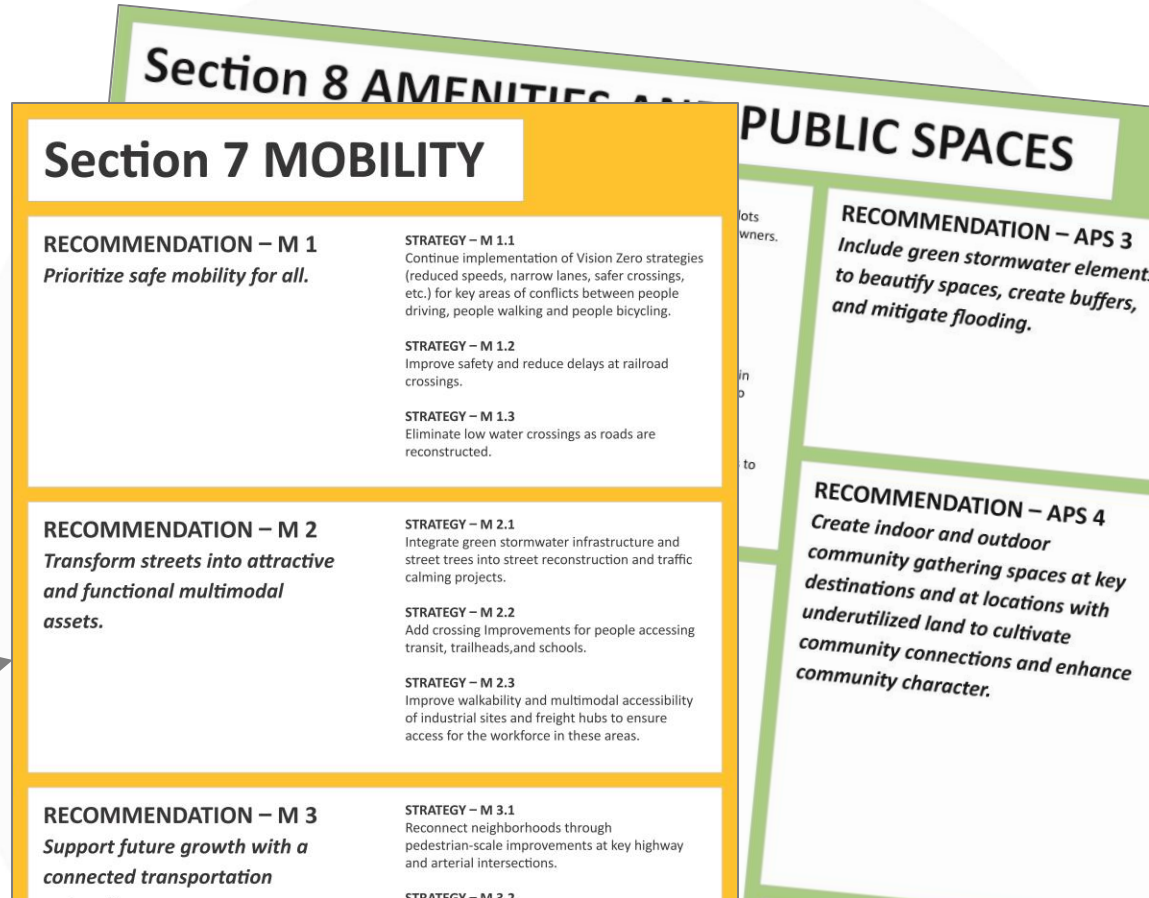
Specific to each topic



Strategies

List of ways to achieve the recommendations

Example
Recommendations
from the Greater
Airport Area
Regional Center
Plan



Order of Meetings



What is a Vision Statement?

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

How do we develop a "Vision"?

- Initial discussion with the Planning Team
- Online Questionnaire
- **Input at Community Meeting 1 (Tonight!)**
- Review Draft Vision at Planning Team Meeting 2
- Present Proposed Vision at Community Meeting 2

Next Steps

Questionnaire Results

- Review results of Questionnaire

Planning Team Meeting 2 | *March*

- Confirm Vision and Goals
- Introduction to Land Use

Planning Team Meeting 3 | *April*

- Introduction to Mobility

Questions

For detailed questions or more information, please contact:

- Channary Gould, Project Manager
Channary.Gould2@sanantonio.gov
- NearNorth.SACompPlan.com



Near North Community Area Open House Community Meeting

Wednesday, February 5, 2025

5:30-7:30 PM



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