



NEAR NORTH

COMMUNITY AREA PLAN

Planning Team Meeting 1 Summary

[Posted 04/15/2025]



PLANNING

PLANNING TEAM MEETING 1 SUMMARY

1. Date, Time, Location

- Date: July 11, 2024
- Time: 5:30 pm – 7:30 pm
- Location: Whitley Event Center, 285 Oblate Drive, San Antonio, TX 78216

2. Attendees

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

STAFF

- Channary Gould, CoSA Planning Department, *Project Manager*
- Avery Wolfe, MIG Project Consultant

PLANNING TEAM

- Art Herrera, VIA Metropolitan Transit Agency
- Bianca Maldonado, Monticello Park Neighborhood Association
- Cynthia Spielman, Beacon Hill Area Neighborhood Association
- Daniel Leal, VIA Metropolitan Transit Agency
- 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

3. 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

4. SUMMARY OF GROUP SESSION CONTENT

The group 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:

- **Multimodal 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

5. SUMMARY OF NEAR NORTH BREAK-OUT SESSION CONTENT

After the group 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 is being developed 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 Near North 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:

- *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)*

Challenges:

- *VIA transit – Primo Mary Louise + ART*
- *Changes to character – new policies*
- *Traffic; 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*

Opportunities:

- *Small business growth; 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); Golf carts?*
- *Community awareness & communication; Events; Small business*
- *Neighborhood corridors*
- *City/organizations/residents/business relationships*
- *Transit – unique to Near North*
- *Mixed-use development*
- *Cleanliness furnishings*
- *Revitalized public/affordable housing*

General Feedback and Common Themes:

- *Historic charm*
- *Neighbor relations*
- *Infill development*
- *Small businesses*
- *Context-sensitive transit*
- *Bike/pedestrian safety*
- *Available, stable homes*
- *Parks & gathering places*
- *Vibrant corridors*
- *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)*

6. 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://nearnorth.sacompplan.com/>
- Community Meeting #1 is now scheduled for early 2025
- Planning Team Meeting #2 will follow Community Meeting #1

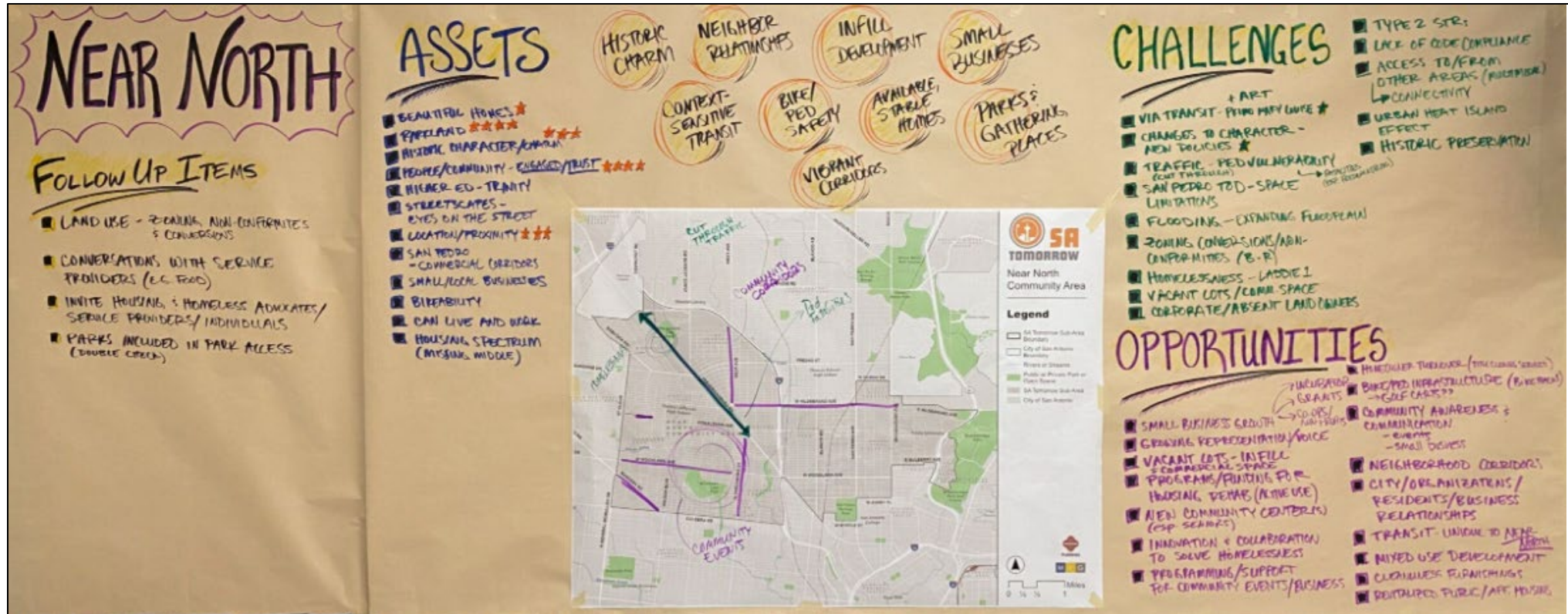
CONTACT INFORMATION:

Channary Gould, Project Manager, San Antonio Planning Department

Email: channary.gould2@sanantonio.gov

Phone: (210) 207-5446

Figure 1:
Planning Team Meeting 1 Assets, Challenges, and Opportunities Board





Phase 4 Sub-Areas
Planning Team Meeting #1
Introductory Meeting and Project Overview
Thursday, July 11th, 2024
The Whitley Event Center, Oblate School of Theology
5:30 p.m.



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



SA TOMORROW

Introductions

Introductions

City of San Antonio Planning Department

- Chris Ryerson, AICP – Planning Administrator
- Bridgett White, AICP – Director



PLANNING

Meeting Overview

5:30 Welcome and Introductions

5:40 SA Tomorrow Background
SA Tomorrow Sub-Area Plans Overview

6:00 Break and Planning Teams break out into individual areas

6:05 Individual Plan Briefings
Planning Team Group Discussion
Next Steps

7:30 Meeting Close

Sub-Area Planning Consultant Team

Project Lead: MIG, Inc.

- Jay Renkens, Principal
- Marcia Boyle, Planning Project Manager
- Marco Hinojosa, Senior Project Associate

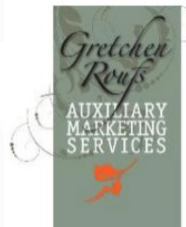


Sub-consultants:

- Economic & Planning Systems, Inc.
- MOSAIC Planning & Development Services
- Cambridge Systematics, Inc.
- Auxiliary Marketing Services
- Able City
- BowTie



ECONOMIC & PLANNING SYSTEMS





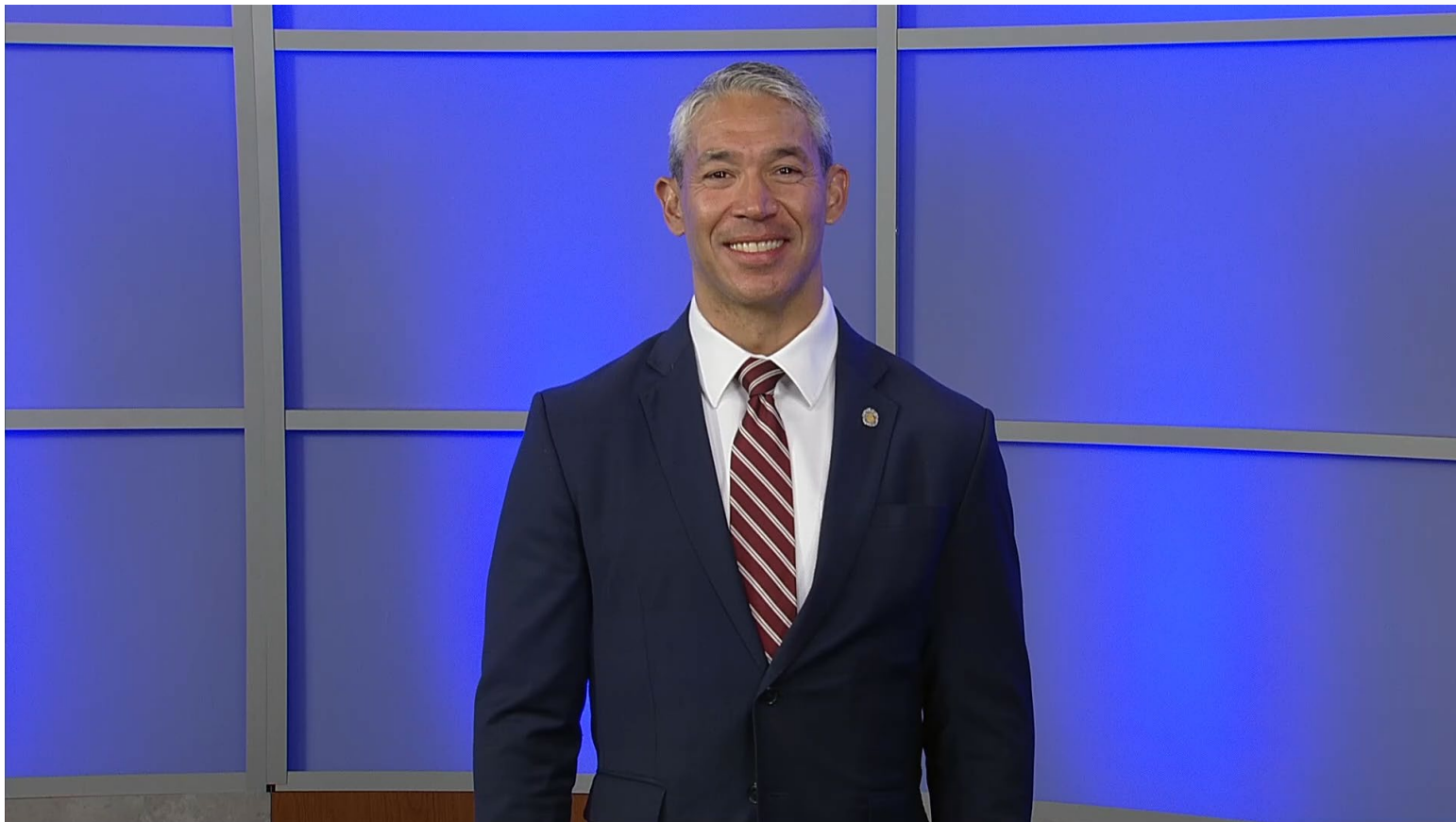
SA



TOMORROW

SA Tomorrow Background

Mayor Nirenberg Welcome Video



The Challenge: Expected Growth



POPULATION



+ 1.1 million

1.7 million

2010

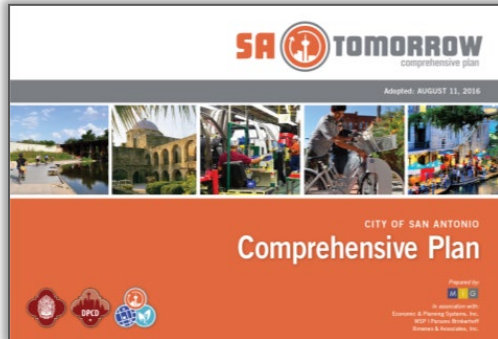
2.8 million

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...

1. 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.

2. 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.



3. 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.

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

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



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

7. Encourage and integrate innovative and sustainable ideas and development.

8. 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.

9. 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



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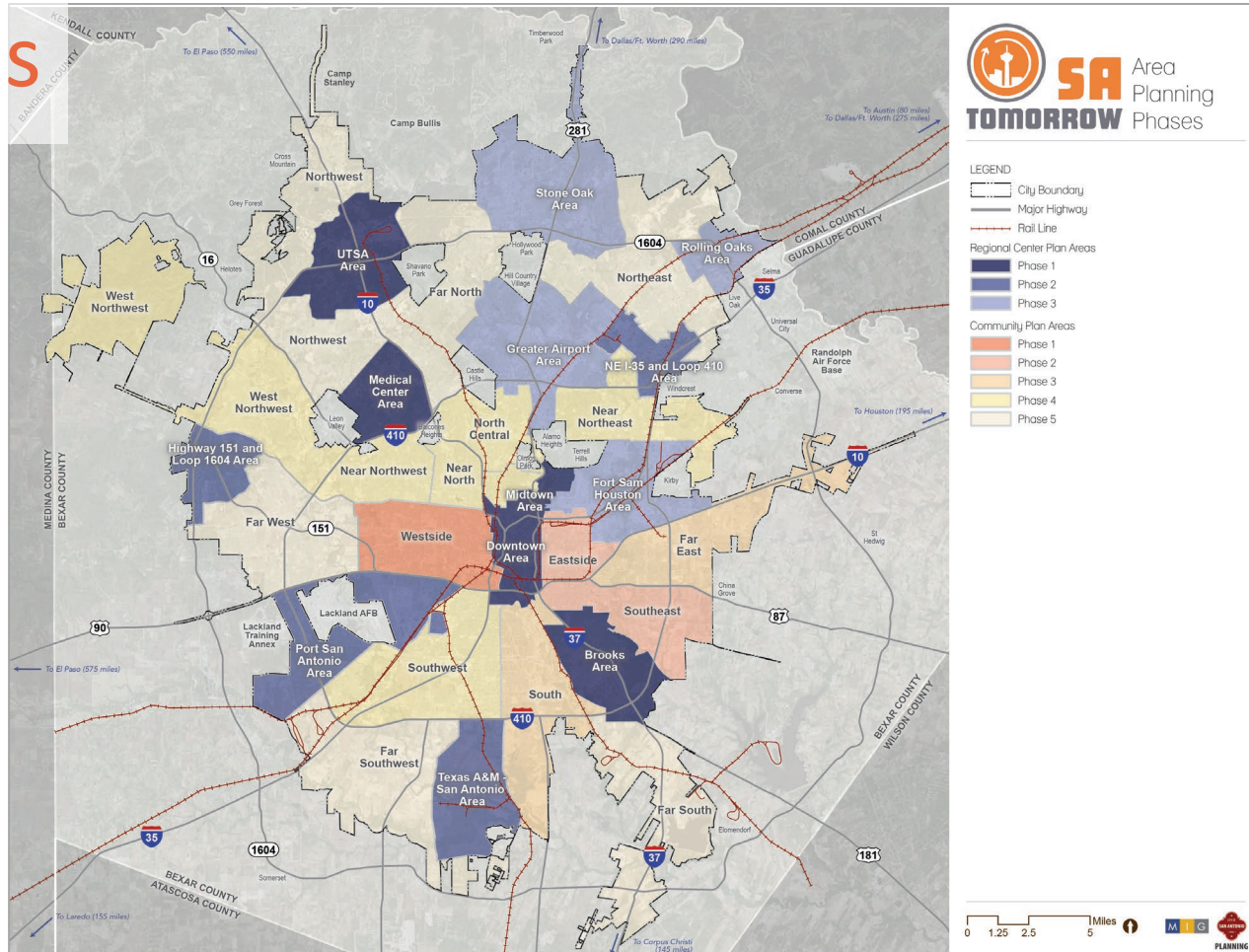
Sub-Area Plans

Regional Centers

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

Community Plan Areas

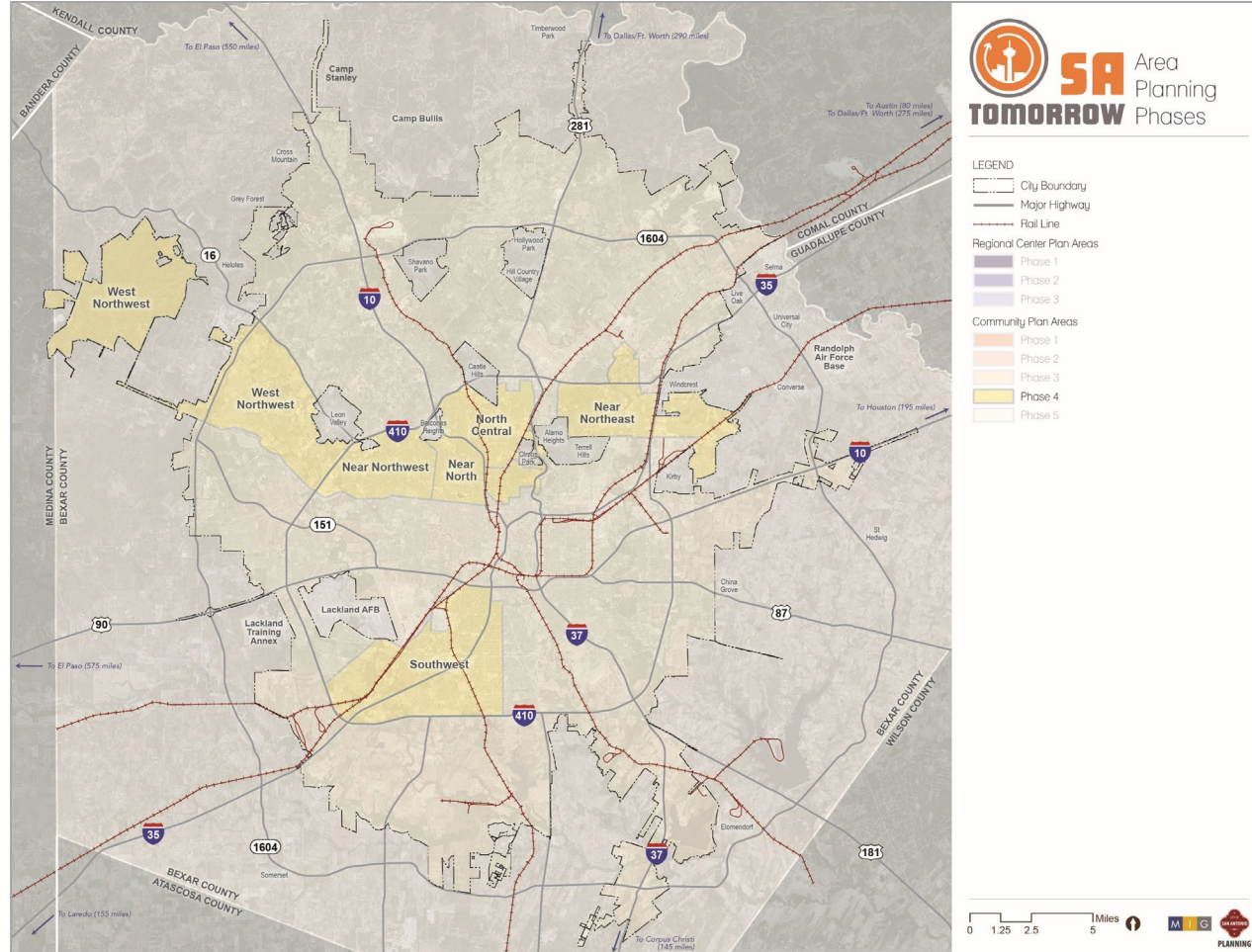
- 17 Community Plan Areas
- Phases 1-5



Phase 4 Plans

Phase 4 Community Areas

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



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 Space

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

Why Sub-Area Plans?

- **Effective and equitable planning for the entire city. For neighborhoods, we recognize that we need to plan for three types of areas:**
 1. Registered neighborhoods that are within an adopted plan
 2. Registered neighborhoods that are not within any adopted plan
 3. Neighborhoods that are not part of a registered association or within an adopted plan area
- **Create a comprehensive and consistent land use map for the entire city.**

Implementation

Sub-Area Planning

Sub-Area Plans

Sub-Area Plans are intended to provide a more coordinated, efficient and effective structure for neighborhood planning. Existing and future neighborhood planning will be integrated into the planning for regional centers and community planning areas. Neighborhoods will become integral sub-geographies of these sub-areas while also receiving special attention through chapters and/or sections reflecting specific opportunities, challenges, recommendations and priorities from each participating neighborhood. Neighborhood and community plans should be respected, as appropriate, as they are integrated into the sub-area plans. Following are the three categories of Sub-Area Plans which include: Regional Center Plans; Corridor Plans; and Community Plans.

SA Tomorrow Comprehensive Plan, page 17.10

Sub-Area Plan Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

2

Plan Development

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2 and #3

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #4

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

How is the Plan Organized?

Vision and Goals

Covers the whole Sub-area



Recommendations

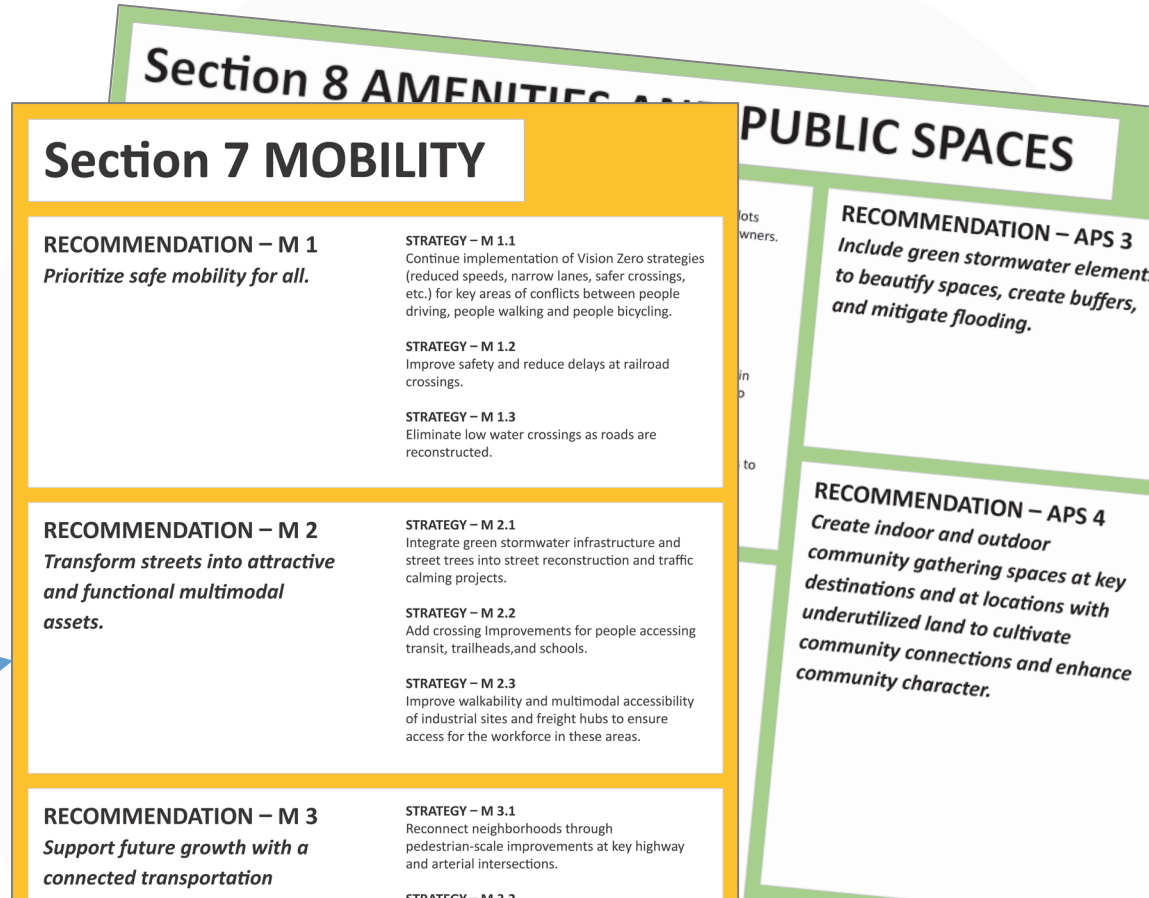
Specific to each topic



Strategies

List of ways to achieve the recommendations

Example
Recommendations
from the Greater
Airport Area
Regional Center
Plan





SA



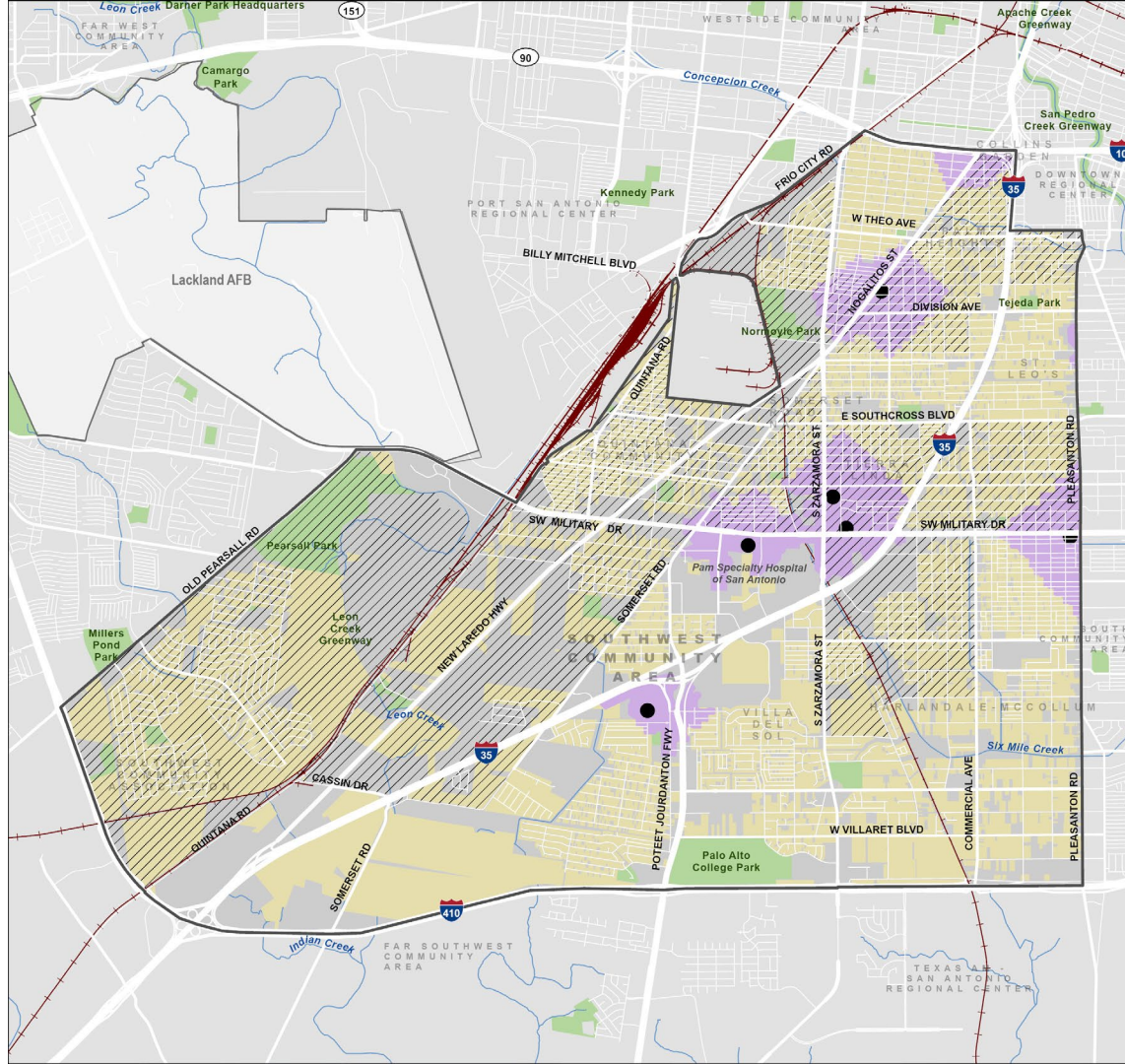
TOMORROW

Equity Approach to Sub-Area Plans

What is Equity?



Equity Mapping: Food Access



Southwest 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

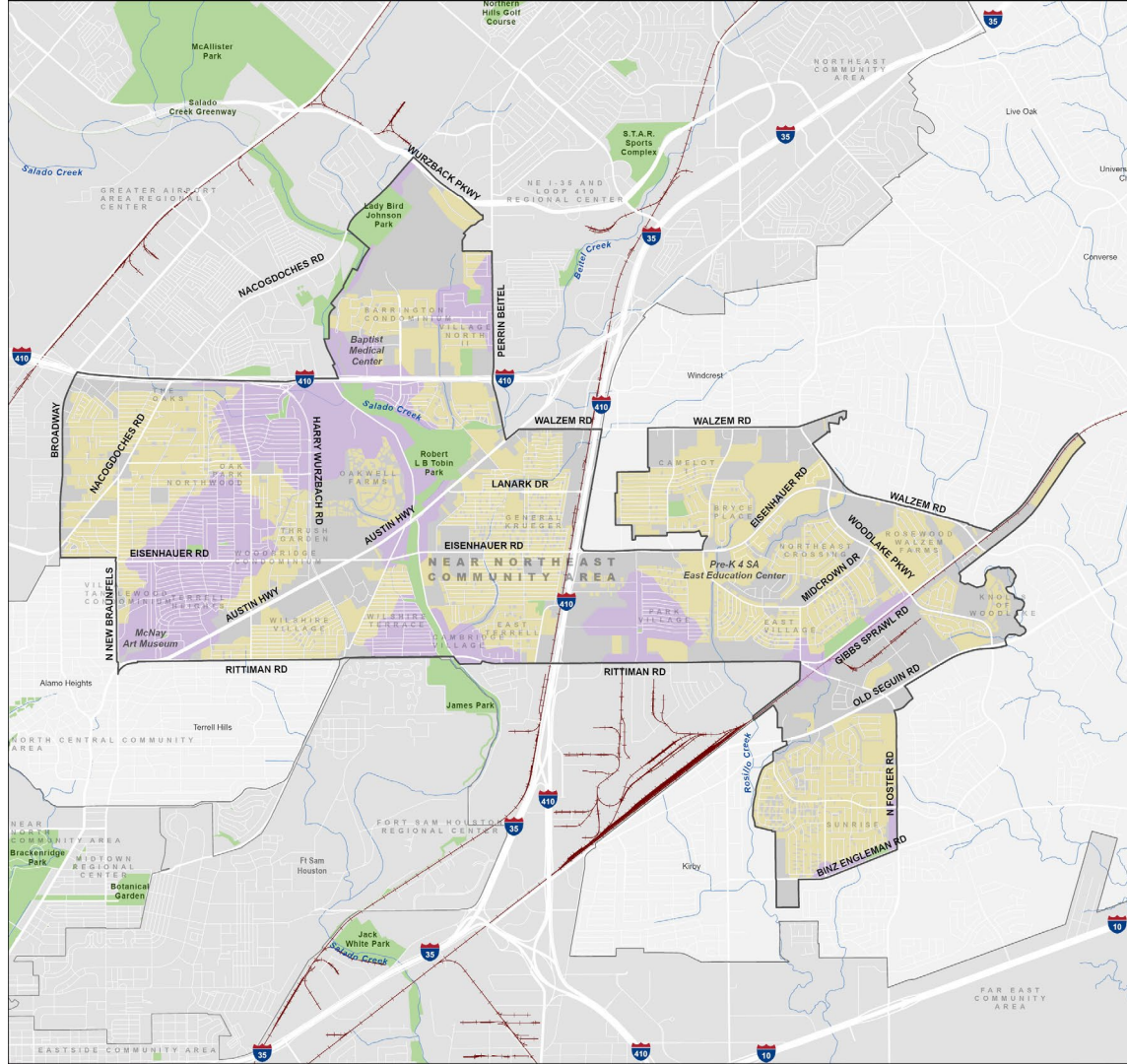
- Supermarket
- 10-Minute Walking Distance to a Supermarket
- Residential Area Beyond 10-Minute Walking Distance to a Supermarket
- High Equity Score Areas*

*High Equity Score Areas ≥ 8
For more information visit:
www.sanantonio.gov/Equity/Initiatives/Atlas



0 1/4 1/2 1 Miles

Equity Mapping: Park Access



Near Northeast Community Area

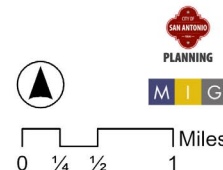
Park Access

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

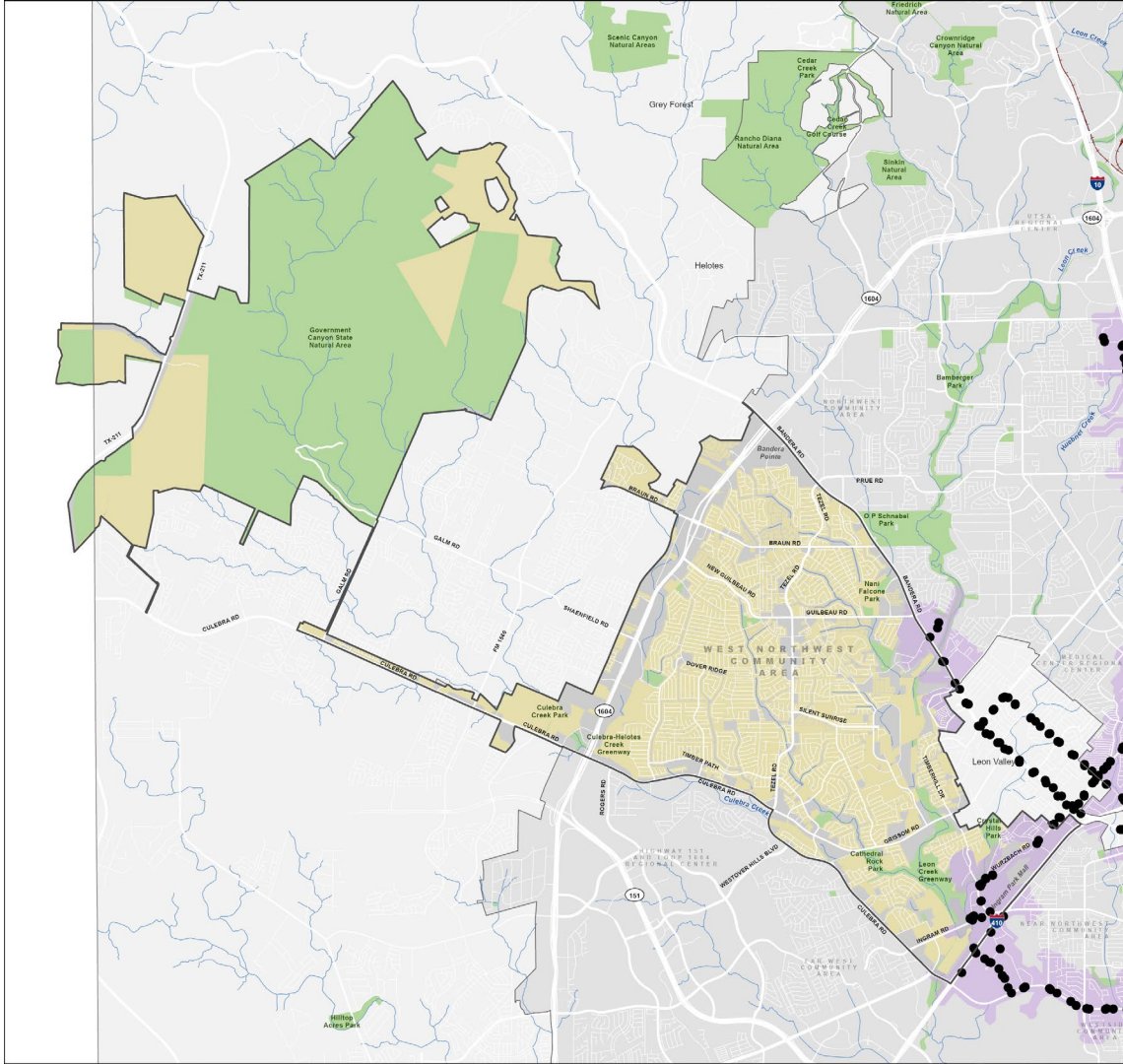
Park Access

- 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 ≥ 8
For more information visit:
www.sanantonio.gov/Equity/Initiatives/Atlas



Equity Mapping: Transit Access



West Northwest 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 ≥ 8
For more information visit:
www.sanantonio.gov/Equity/Initiatives/Atlas



0 1/4 1/2 1 Miles



SA



TOMORROW

Schedule & Planning Team
Roles and Responsibilities

Why You're Here

- Key role in your community
- Unique and diverse perspectives
- Representative for geographic area and/or organizations within the Project Area
- Common goal: make your area the best place to **live, work and play!**



Roles and Responsibilities

- **Support the implementation** of the SA Tomorrow Comprehensive Plan
- **Provide advice and guidance** on the planning process
- **Provide input and feedback** on draft products
- **Serve as an ambassador** for the SA Tomorrow Sub-Area project
- **Summarize input** and feedback from others, for the Planning Team
- **Contribute to at least one formal outreach event**
- **Distribute** information through your community/organization

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
- Basic **Principles**:
 - Presence
 - Mutual respect
 - Empathy
 - Learning
- **Communicate** any ideas and concerns first **with your Project Manager**

Time Commitment

- Total of approximately 12 Planning Team Meetings
- Meetings every four to six weeks on average
 - Approximately 1/2 in person and 1/2 virtual
- Typically 2-hour meetings
- Meeting location always in your Sub-Area / Some will be virtual
- We will schedule meetings as far in advance as possible

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

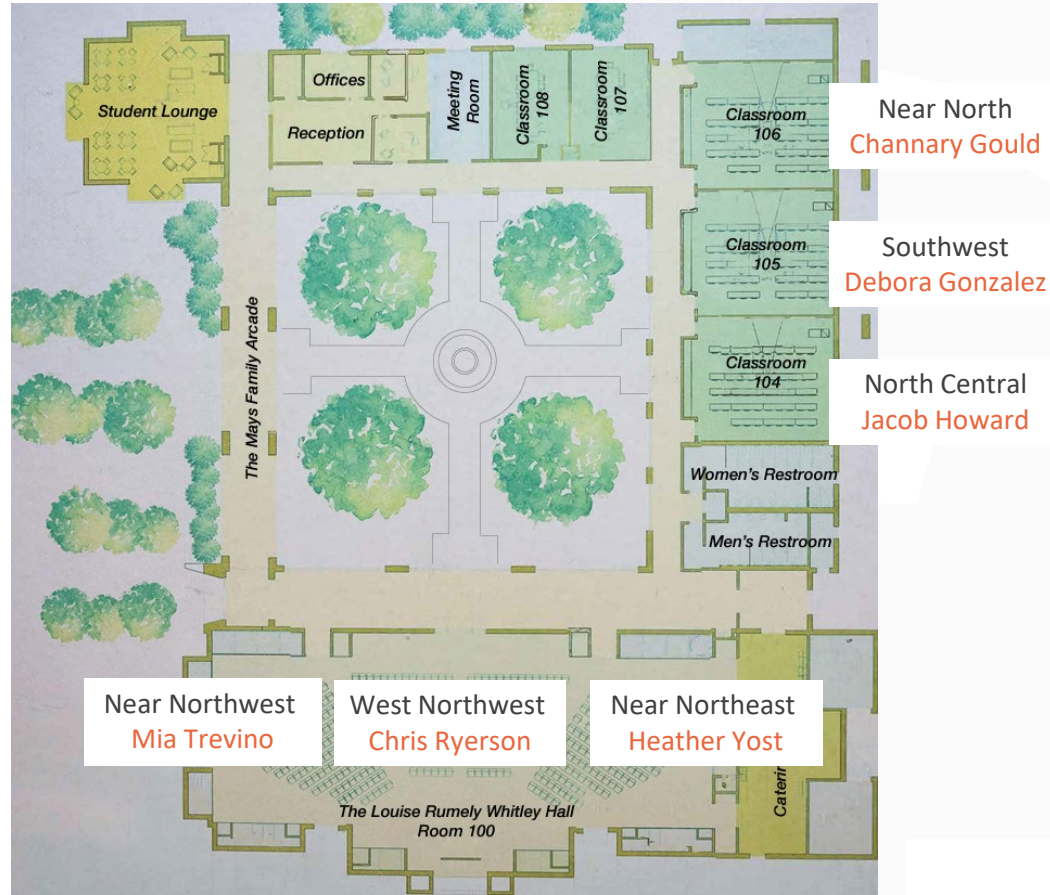
Community Amenities & Public Space | Focus Areas | DDC

Plan Priorities & Implementation

Public Draft Review

WE ARE HERE

Planning Team Break Out Rooms





Phase 4 Sub-Areas
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Near North Community Area
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5:30 pm



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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

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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

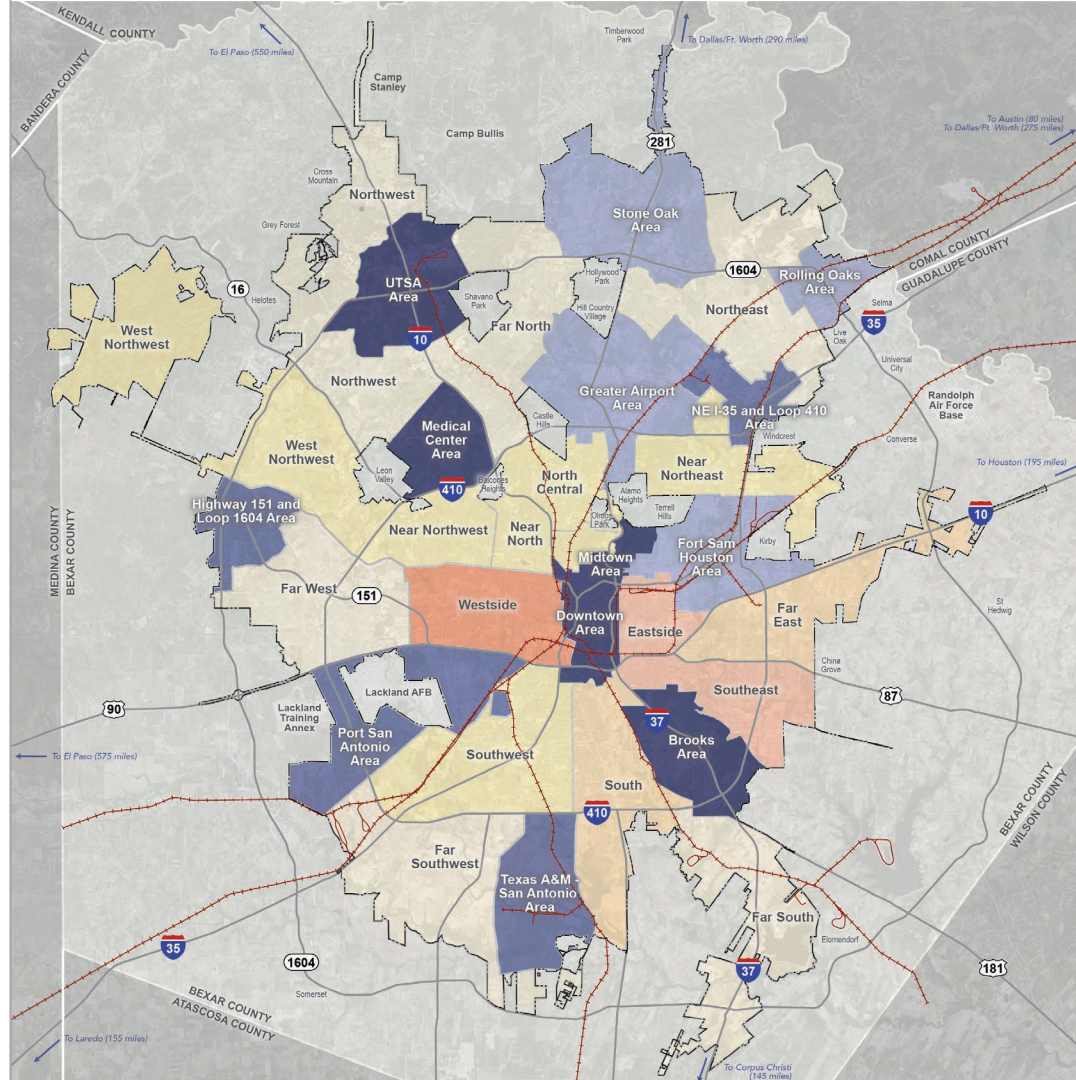
Visualization of Two Selected Sites

Community Amenities & Public Space | Focus Areas | DDC

Plan Priorities & Implementation

Public Draft Review

WE ARE HERE



SA Area Planning Phases

TOMORROW

LEGEND

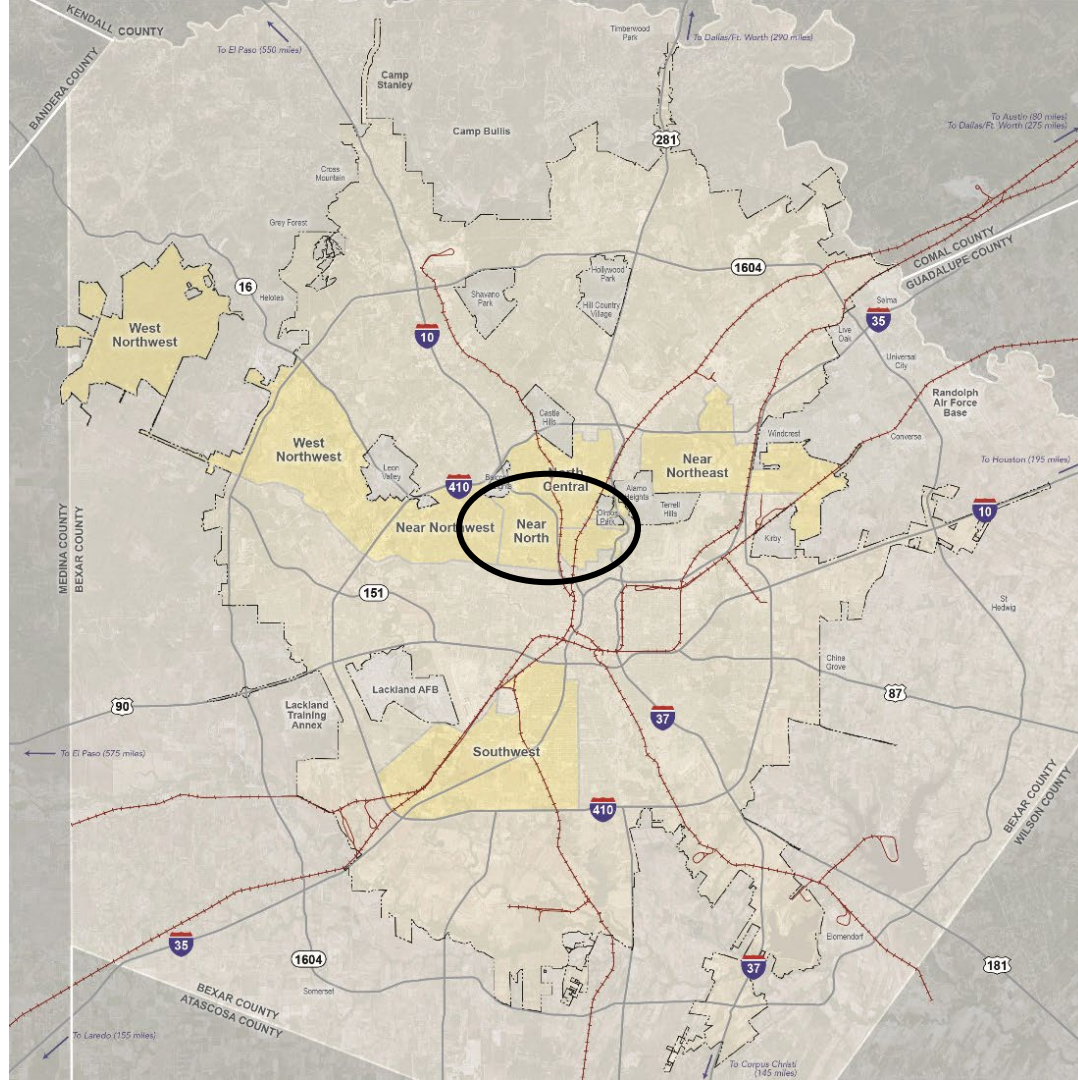
- City Boundary
- Major Highway
- Rail Line

Regional Center Plan Areas

- Phase 1
- Phase 2
- Phase 3

Community Plan Areas

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



SA Area Planning Phases
TOMORROW

LEGEND

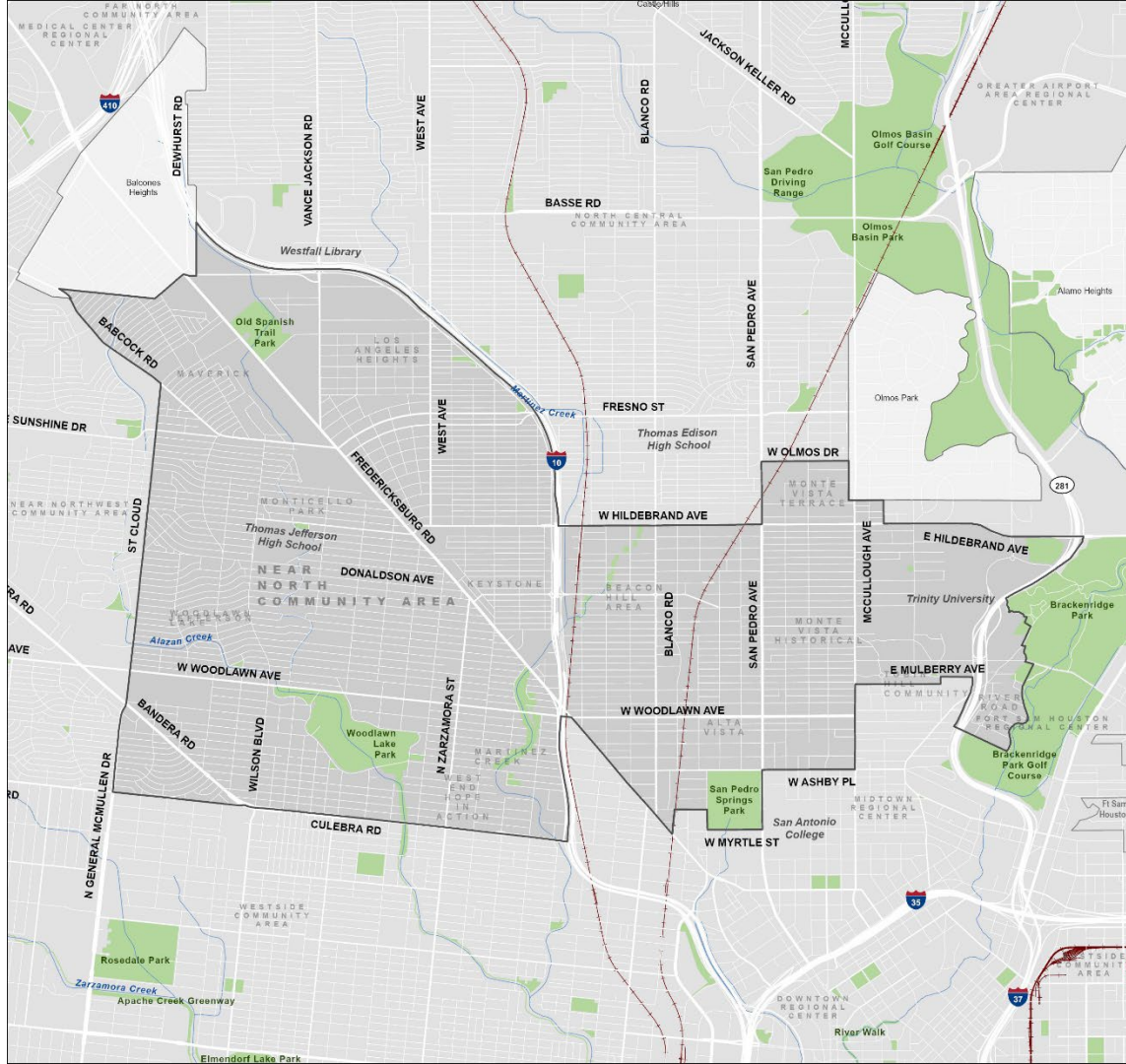
- City Boundary
- Major Highway
- Rail Line

Regional Center Plan Areas

- Phase 1
- Phase 2
- Phase 3

Community Plan Areas


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




Near North Community Area

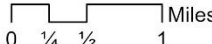
Legend

- 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



PLANNING
MIG



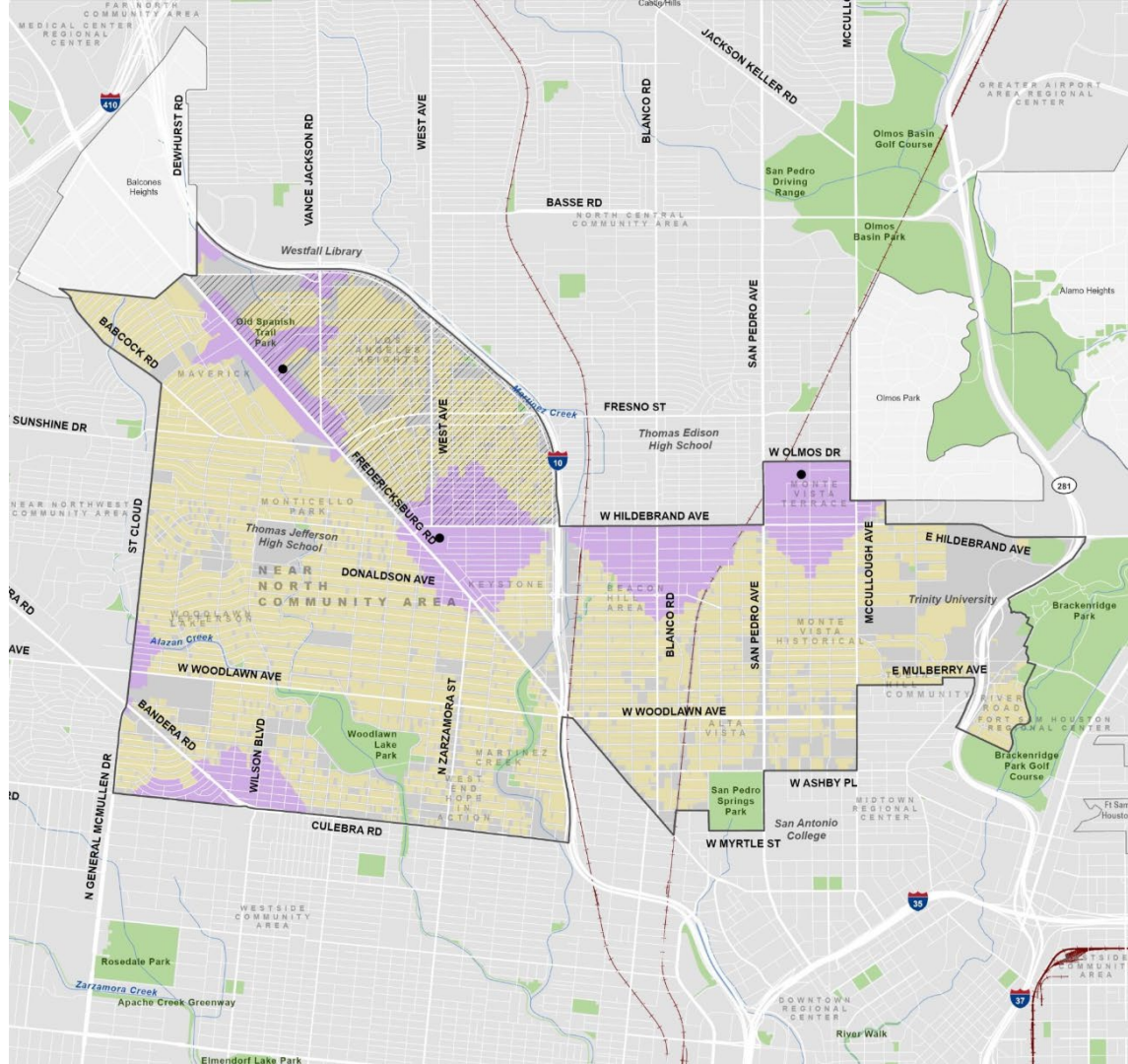


0 1/4 1/2 1 Miles

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

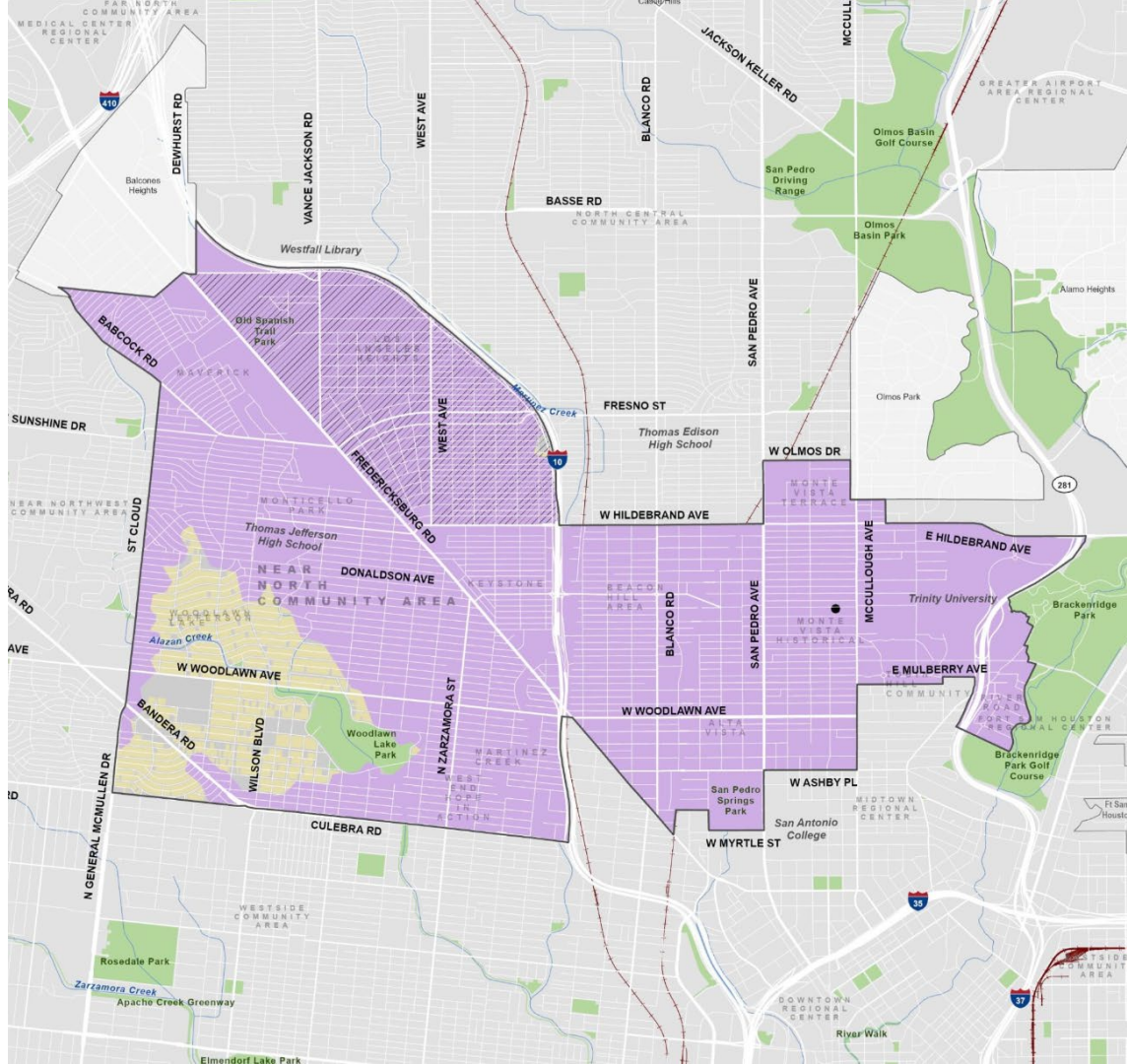
Food Access

- 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 ≥ 8
For more information visit:
www.sanantonio.gov/Equity/Initiatives/Atlas



0 1/4 1/2 1 Miles



Near North Community Area

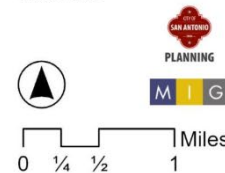
Healthcare Access

- 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

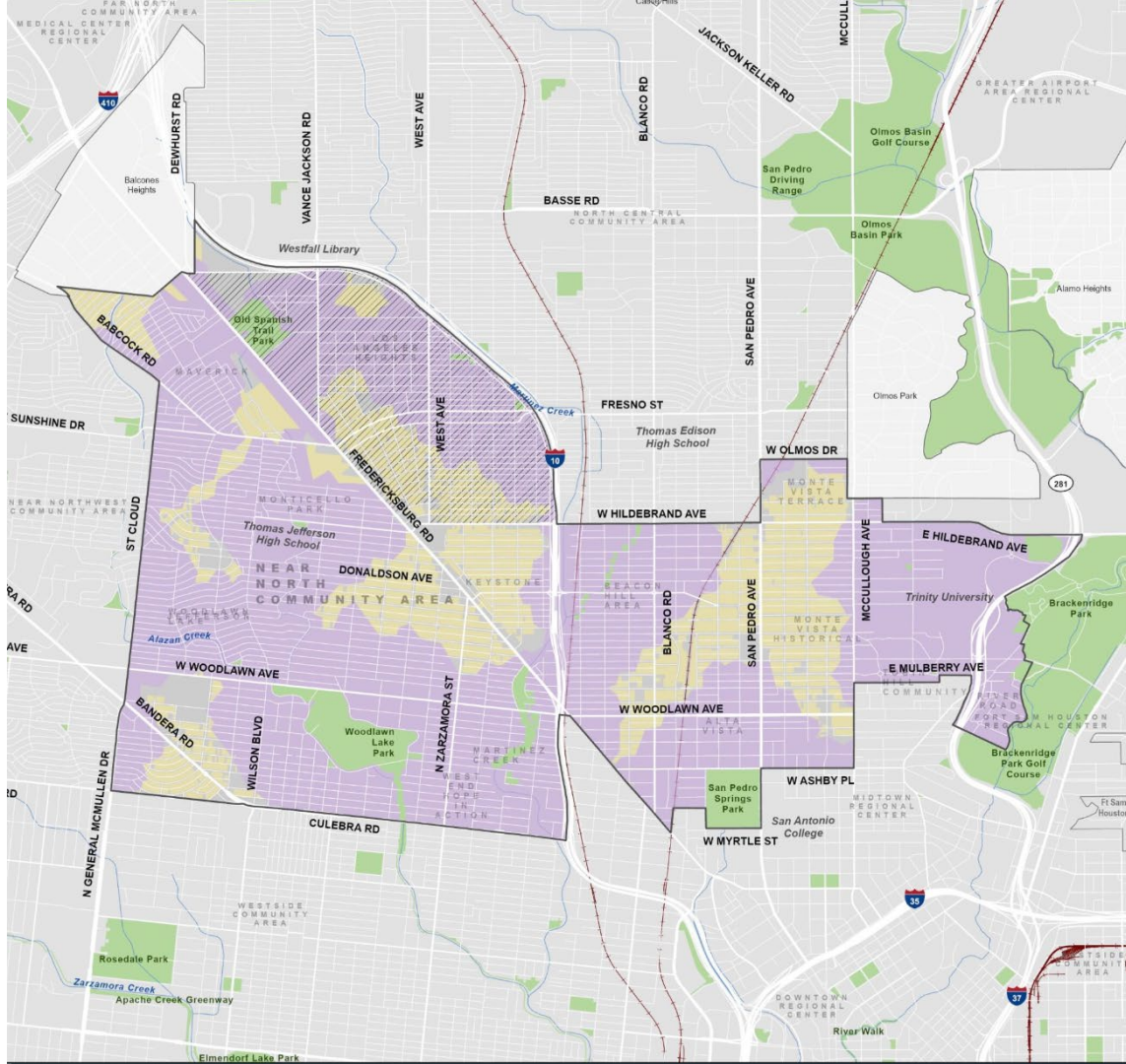
Healthcare Access

- 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 ≥ 8
For more information visit:
www.sanantonio.gov/Equity/Initiatives/Atlas



0 1/4 1/2 1 Miles




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

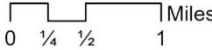
- Park Access**
- Public or Private Park or Open Space
 - 10-Minute Walking Distance to a Park
 - Residential Area Beyond 10-Minute Walking Distance to a Park
 - High Equity Score Areas

*High Equity Score Areas ≥ 8
 For more information visit:
www.sanantonio.gov/Equity/Initiatives/Atlas

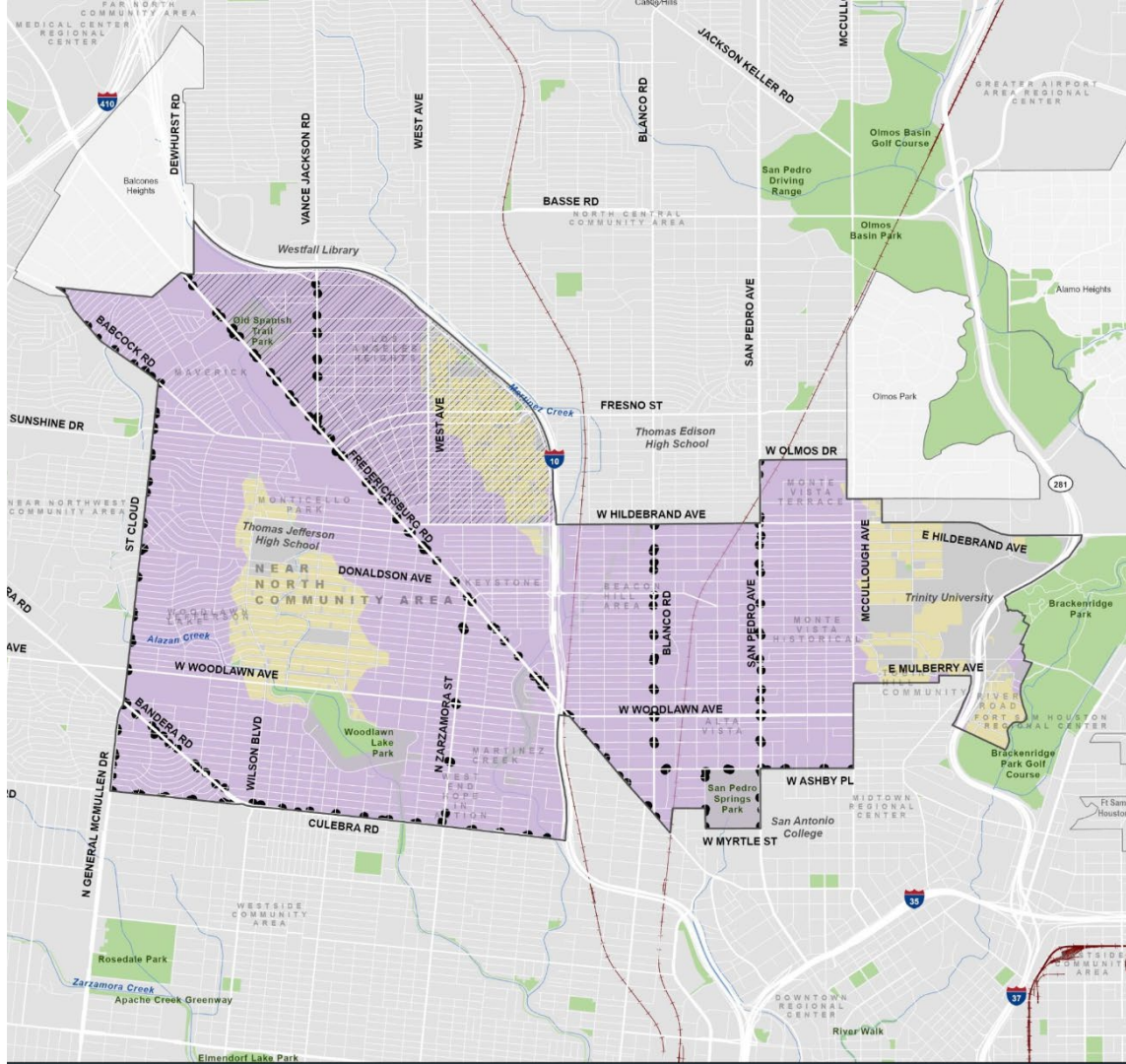


PLANNING
MIG





0 1/4 1/2 1 Miles



Near North Community Area

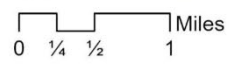
Transit Access

- 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 ≥ 8
For more information visit:
www.sanantonio.gov/Equity/Initiatives/Atlas



SA TOMORROW

Discussion:
Visioning
Assets, Challenges, and Opportunities

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



PLANNING



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

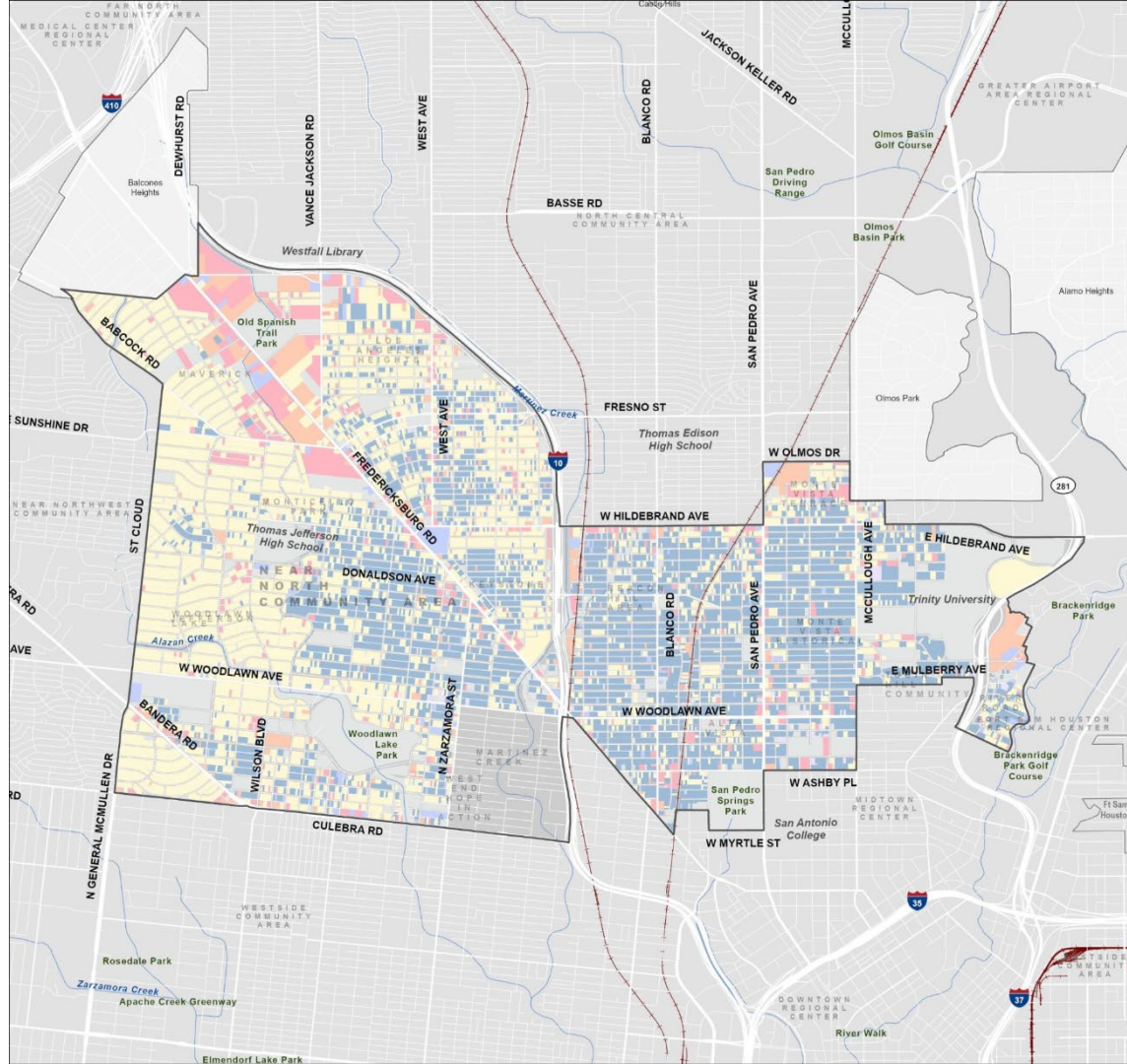
Channary Gould, Planning Coordinator
City of San Antonio Planning Department
E: Channary.Gould2@SanAntonio.gov
P: (210) 207-5446



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



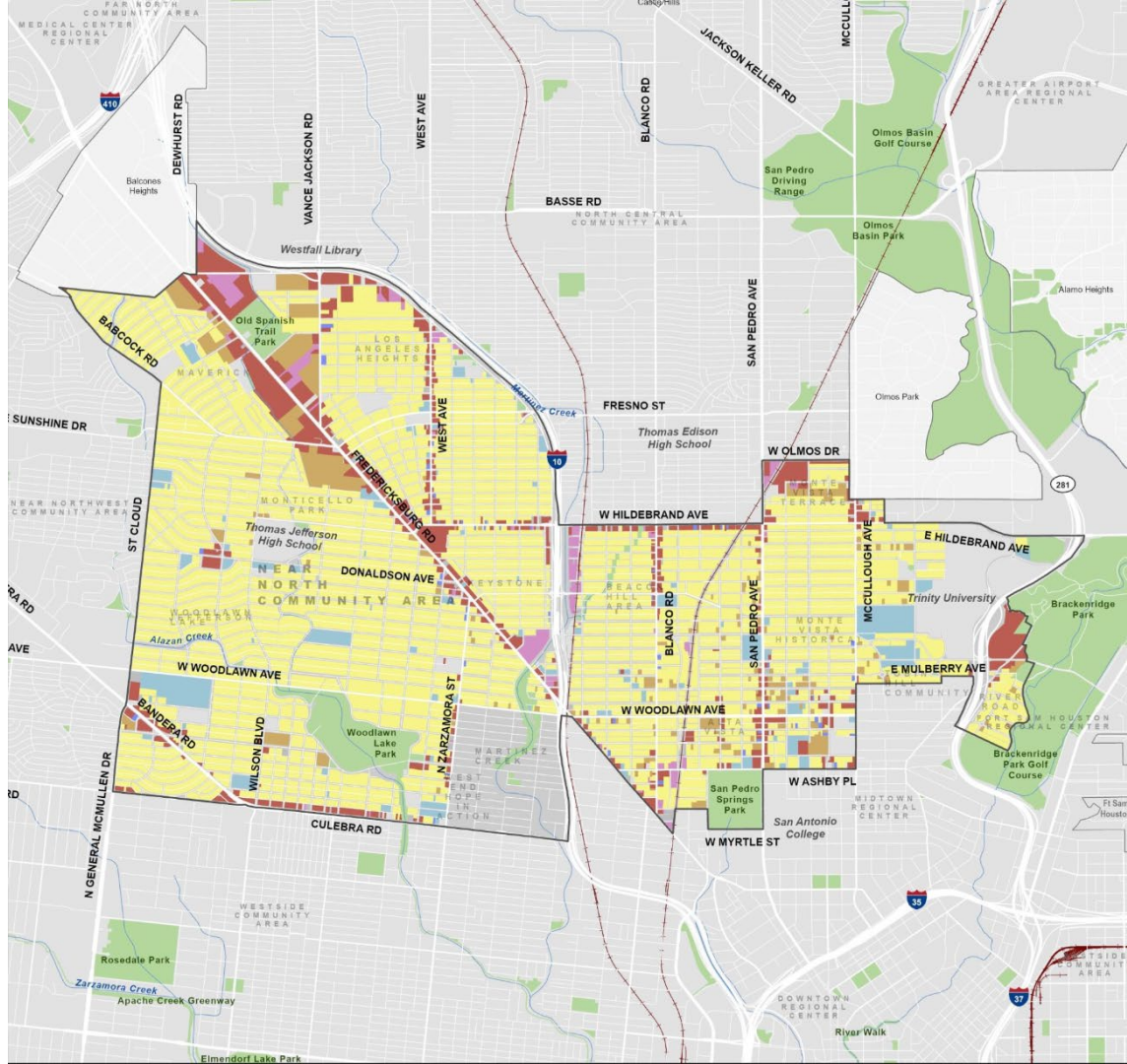
Near North Community Area

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



Near North Community Area

Existing Land Use

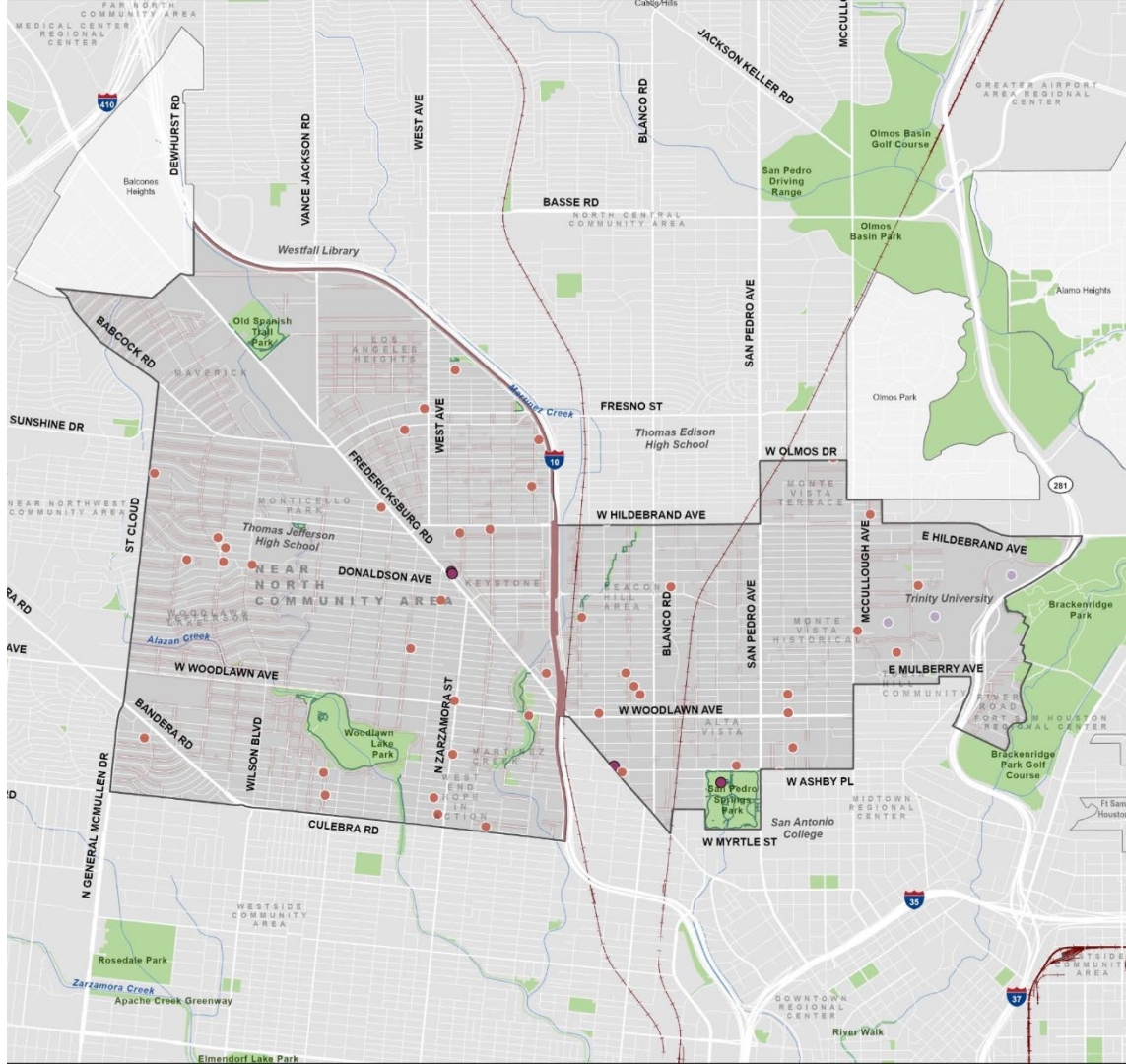
- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- Public or Private Park or Open Space
- SA Tomorrow Sub-Area
- City of San Antonio

Existing Uses

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




0 1/4 1/2 1 Miles




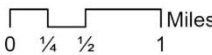
Near North Community Area

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













Near North Community Area

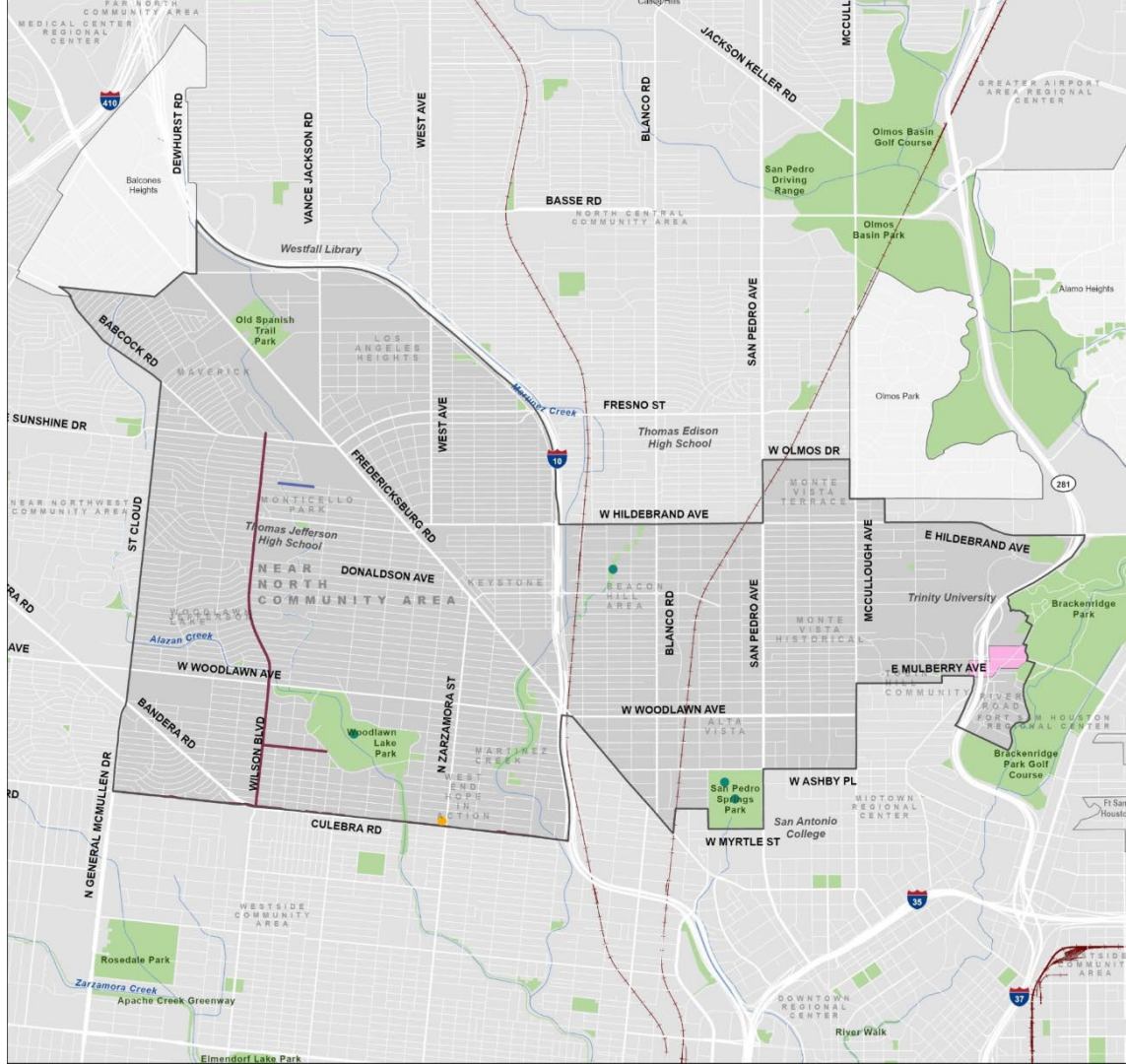
Mobility Map

-  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

Existing Mobility Elements

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





Near North Community Area

Public Investments

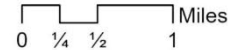
- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- Public or Private Park or Open Space
- SA Tomorrow Sub-Area
- City of San Antonio

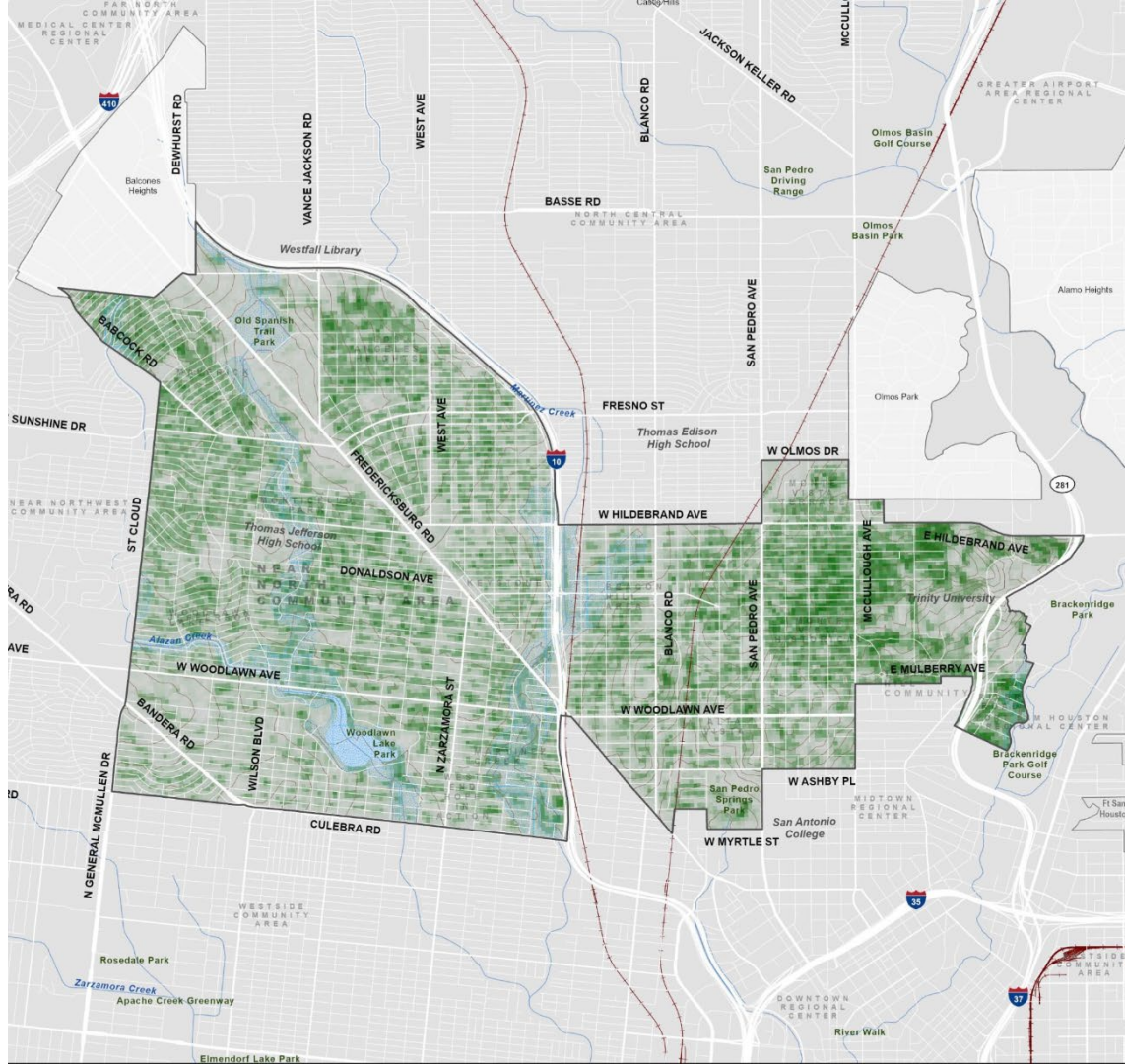
Proposed 2022 Bond Program

- 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

