NEAR NORTH

COMMUNITY AREA PLAN

Planning Team Meeting 4 Summary | Housing and Economic Development

PLANNING TEAM MEETING 4 SUMMARY

1. Date, Time, Location

- Date: May 20, 2025
- Time: 5:45 – 7:45 p.m.
- Location: Virtual (Zoom)

2. Attendees

Attendees included members of the Near North Community Area Plan Planning Team, staff from the City of San Antonio Planning Department, and project consultants from MIG and EPS. The Planning Team comprises a diverse group of stakeholders from the Near North Community Area, including representatives of neighborhood associations, residents, business owners, community leaders, employers, and major institutions.

PLANNING TEAM

- Austin Kelm (Woodlawn Lake NA)
- Bill Aylor (River Road NA)
- Cosima Colvin (Beacon Hill Area NA)
- Cynthia Spielman (Beacon Hill Area NA)
- Drea Garza (Monticello Park NA)
- Frank Fonseca (Maverick NA)
- Gemma Kennedy (River Road NA)
- John Watson (Jefferson NA)
- Mary Johnson (Monte Vista Terrace NA)
- Mel Davis (Martinez Creek NA)
- Paul Garro (Basilica of the National Shrine of the Little Flower)
- Rebecca Rockymore (Keystone NA)
- Tony Garcia (Monte Vista Historical Association)
- Veronica Escalera-Ibarra (VIA Metropolitan Transit)
- Victoria German (Monte Vista Historical Association)

STAFF

- Jacob Howard, CoSA Planning Department, *Project Manager*
- Chris Ryerson, CoSA Planning Department
- Marcia Boyle, MIG, Project Consultant
- Marco Hinajosa, MIG, Project Consultant
- Matt Prosser, EPS, Project Consultant

3. Meeting Purpose & Agenda

The purpose of the meeting was to discuss housing and economic development in the area. During the meeting, the Planning Team identified challenges and barriers related to housing and participated in a SWOT analysis focused on economic development in the Near North. This was the first of two Planning Team meetings dedicated to housing and economic development.

AGENDA

- 5:45 – 5:50: Welcome and Introductions
- 5:50 – 6:00: Review of Vision and Goals
- 6:00 – 6:35: Housing and Jobs Opportunities / Challenges Presentation
- 6:35 – 6:45: Housing and Jobs Mentimeter Online Survey / Poll
- 6:45 – 7:35: Housing & Jobs Activity
- 7:35 – 7:40: Presentation of the Preliminary Working Draft Land Use
- 7:40 – 7:45: Next Steps / Meeting Adjourned

4. Review of Draft Vision and Goals

Before beginning the discussion on housing and economic development, an updated draft of the Vision and Goals—revised based on feedback from Planning Team Meeting 3—was presented to participants, with changes highlighted. Below is the updated draft of the vision and goals that was shared at the meeting:

DRAFT VISION AND GOALS PRESENTED AT PLANNING TEAM MEETING 3

The Near North Community Area preserves its many historic and cultural resources for future generations, encourages connections among the diverse residents and organizations of the area, and supports compatible growth within established and historic neighborhoods. New investments and safe mobility options respond to existing neighborhood character and advance community goals of high quality of life, resiliency and sustainability, and diverse housing that serves residents at every stage of life.

1. *Preserve and activate historic places and structures while promoting high-quality, context-sensitive development that respects existing community character.*
2. *Support a range of accessible and supportive housing opportunities for residents at all stages of life. Prioritize the preservation of existing homes, reducing displacement, and supporting first-time homebuyers, long-time residents, and older adult populations.*
3. *Improve safe and accessible connectivity for all ages throughout the area with expanded walking, biking, and transit options that encourage transit use and address current challenges like high-speed roadways and disconnected sidewalks.*
4. *Support and grow local and small businesses by building on the area's economic strengths and cultural identity, while aligning new investment with community priorities.*
5. *Create and enhance safe, vibrant, and walkable mixed-use corridors that support local, neighborhood-serving businesses and services and connect area residents and visitors to green spaces.*
6. *Preserve, protect, and expand parks, green space, and outdoor gathering areas, ensuring equitable access to natural assets and addressing environmental needs such as flooding and urban heat.*
7. *Strengthen connections among residents of all ages, organizations, and small businesses through targeted outreach, inclusive events, and communication strategies that build community pride and shared identity.*
8. *Enhance neighborhood safety, comfort, and resilience through infrastructure improvements that address stormwater issues, rail adjacency concerns, and other localized conditions.*

COMMENTS RECEIVED ABOUT THE DRAFT VISION AND GOALS:

Only minor changes to the Vision and Goals were made following Planning Team Meeting 3. Generally, the Planning Team acknowledge the updates added clarity. Two comments from the Planning Team noted that the Vision and Goals were still not specific enough to the plan area and that the word activate remained poorly defined.

5. Housing and Jobs Opportunities / Challenges Presentation

The project's housing and economic development consultant, EPS, provided a high-level overview of existing conditions in the plan area related to housing and economic development. The presentation included summary statistics on recent changes in population, households, and housing units, as well as demographic information such as age, household size, and tenure, and the percentage of renters versus owners. Additional data highlighted the condition of the local housing stock and trends in affordability. Employment information shared in the presentation included statistics on the size of the area's employment base, common job types and key industries, and estimated wages for local workers.

[For the full presentation that includes all the statistics presented see the presentation slides attached at the end of this summary.]

6. Housing and Jobs Mentimeter Online Survey / Poll

The first activity participants engaged in was a digital poll conducted through the online platform Mentimeter. Planning Team members could access the poll by following a link shared in the meeting chat or by scanning a QR code to participate using a mobile device. Two questions were asked: *What housing types could your area use more of? (Select up to four,)* and *What are the attractive/positive attributes about housing in the Near North Community Area?*

WHAT HOUSING TYPES COULD YOUR AREA USE MORE OF?

- Senior Housing/Assisted Living……..*60%*
- Duplexes/Triplexes/Fourplexes……*53%*
- Mixed-Use Buildings……. *53%*
- Tiny Homes/ADU……*47%*
- Townhomes……*47%*
- Single-Family Homes……*40%*
- Apartments……. *07%*
- Student Housing……..*07%*

WHAT ARE THE ATTRACTIVE/POSITIVE ATTRIBUTES ABOUT HOUSING IN THE NEAR NORTH COMMUNITY AREA?

- *Loyalty*
- *Character (maturity/established)*
- *Same as past answer*
- *Walkable, historic character, proximity to downtown, local businesses*
- *Proximity to city center, schools, colleges*
- *All the answers on the screen*
- *Biking, walking, parades, events in the neighborhood*
- *Their historic character, regardless of designation, and mix of 1-4 housing. Affordability is often a factor as we have older homes that charge lower rents.*
- *Lots of character and proximity to things*
- *Character of homes, old trees*
- *Older walkable neighborhoods, lots of trees, the green spaces around the homes in the neighborhoods are nice. Our small businesses, small cafes, post office and shipping centers all not more than 2*
- *Diversity of housing types = diversity of people; single, coupled, families, generational homes, etc.*
- *Openness / great flow*
- *Local businesses within walking, bike, and transit*
- *Heigh is limited making for evening breezes. Very community family owned.*
- *Porches!*
- *Walk ability, fun local small businesses, old well-built homes, close to town.*
- *Variety of architectural styles*
- *Proximity of green space and entertainment*
- *Neighbors who care about creating community in an historic area*
- *Variety of housing stock, including middle housing*
- *Historic and architectural attributes*
- *Architectural character, walkability, tree cover & foliage, higher density than suburbia but not higherises like Downtown.*
- *Middle housing, ability to hose hack as first-time homeowners.*
- *History supports past and future aspiration.*
- *Biking and walking*
- *Young and old families with people of all ages*
- *The housing creates local resilient communities.*
- *Let's not forget the cultural history of the neighborhoods. Family History.*
- *Ability to walk to restaurants, art centers, quirky shops, coffee houses – great quality of life*
- *Landa Library anchors the neighborhood.*
- *Public Transit*

7. Housing and Jobs Activity

Planning Team members were randomly assigned to two breakout groups, each facilitated by a staff member and a designated note taker. During the breakout sessions, participants were asked to discuss four economic development questions presented in a SWOT analysis format. Following this discussion, they addressed two housing-related questions. Due to time constraints, only three of the four economic development questions were discussed by each group.

Responses were recorded on a virtual Mural Board, either as notes or on a map of the plan area. Figures 1 through 5 show responses captured as notes. The full Mural Board is included at the end of this summary and contains all notes and comments left on the maps.

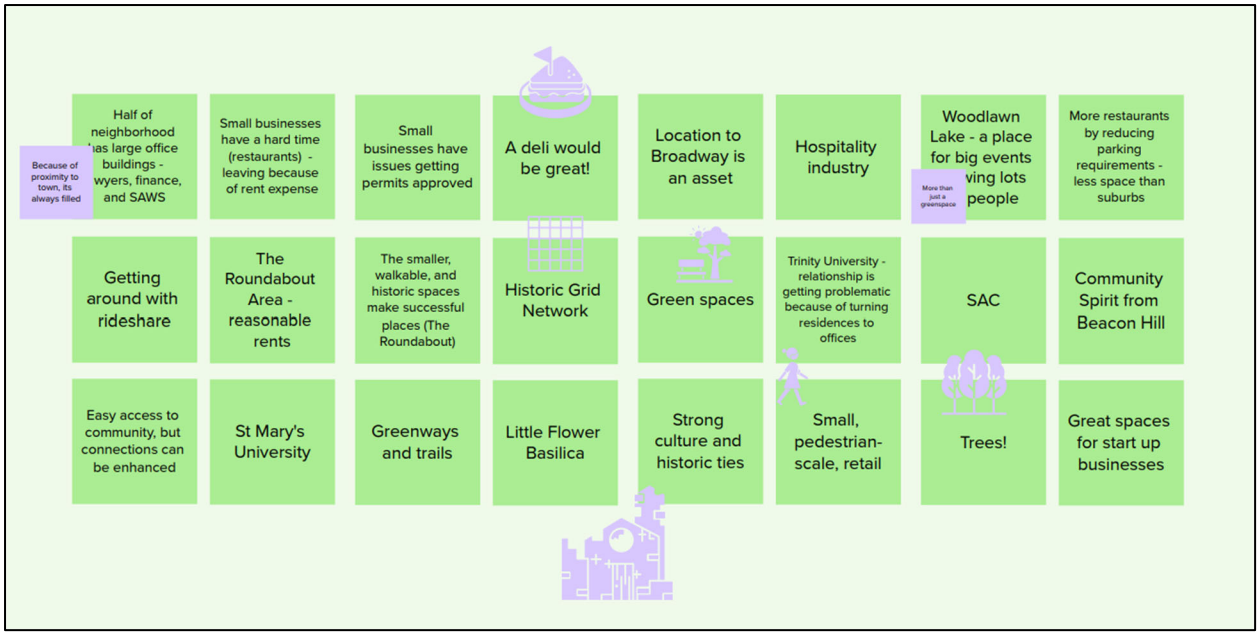
ECONOMIC SWOT DISCUSSION

- What are our community's existing economic assets (e.g., industries, institutions, workforce skills)?
- What challenges do businesses face in your community?
- What types of businesses would you like to see more of in your community? Where would you like to see them?
- What challenges could existing local businesses face over the next 5–10 years if current trends continue?

HOUSING DISCUSSION

- What housing challenges exist?
- What barriers are there to desired housing types?

FIGURE 1:
RESPONSES TO QUESTION:
What are our community's existing economic assets (e.g., industries, institutions, workforce skills)?



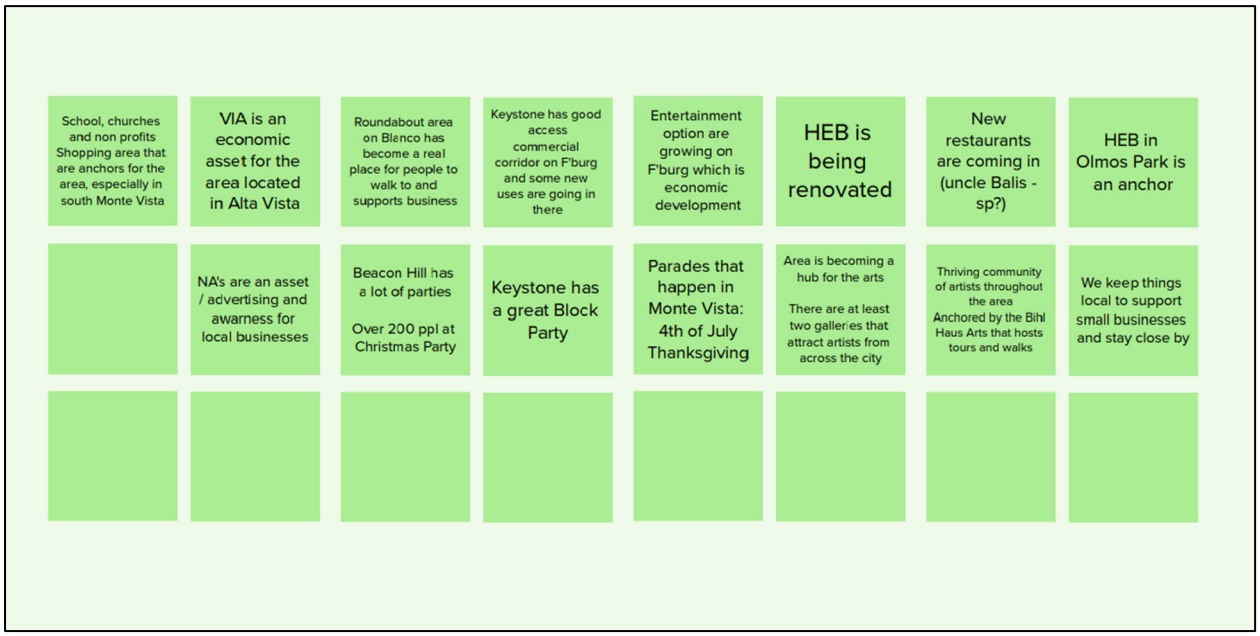


FIGURE 2:
RESPONSES TO QUESTION:
What challenges do businesses face in your community?

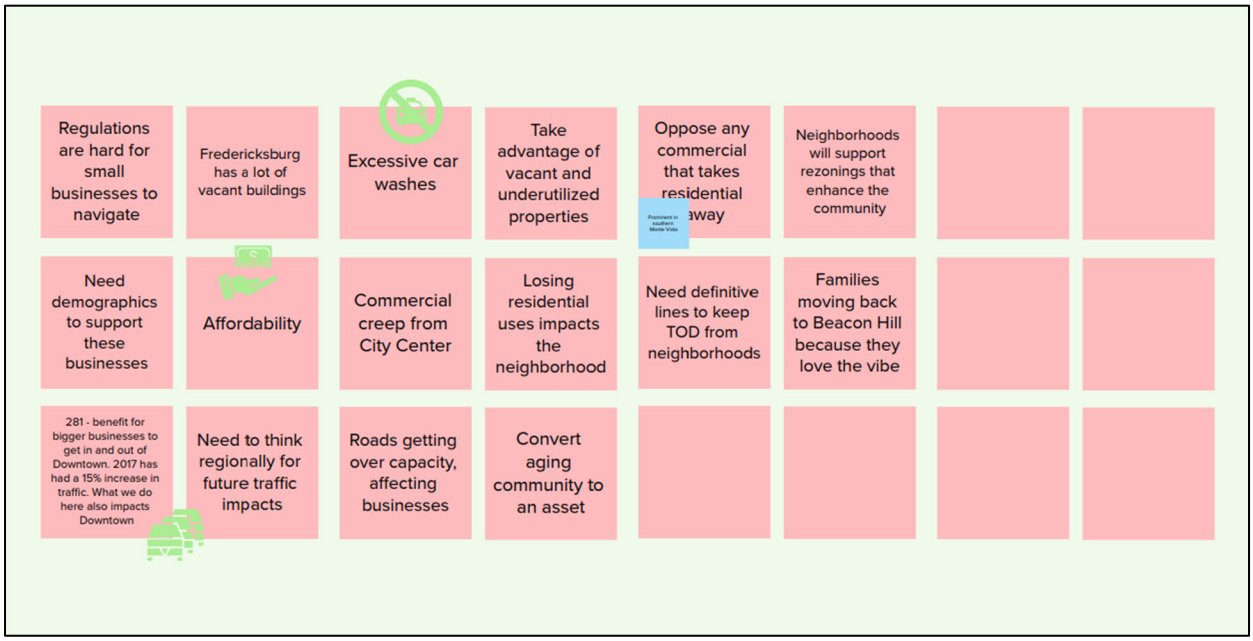


FIGURE 3:
RESPONSES TO QUESTIONS:
What types of businesses would you like to see more of in your community?
Where would you like to see them?

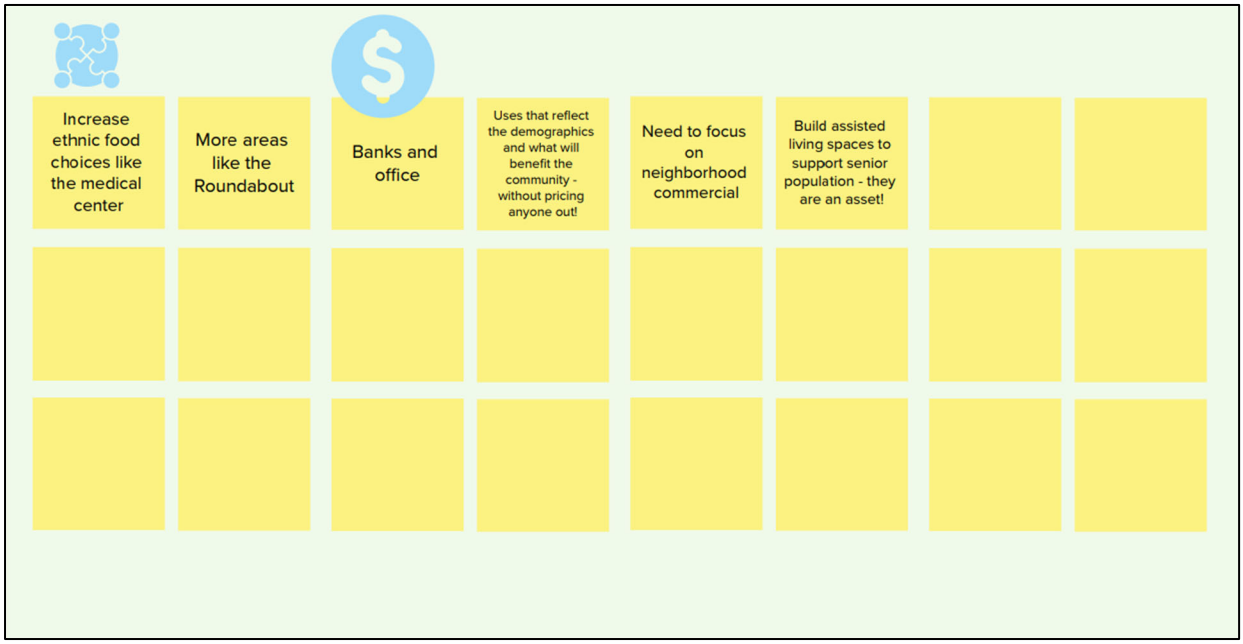


FIGURE 4:
RESPONSES TO QUESTION:
What housing challenges exist?

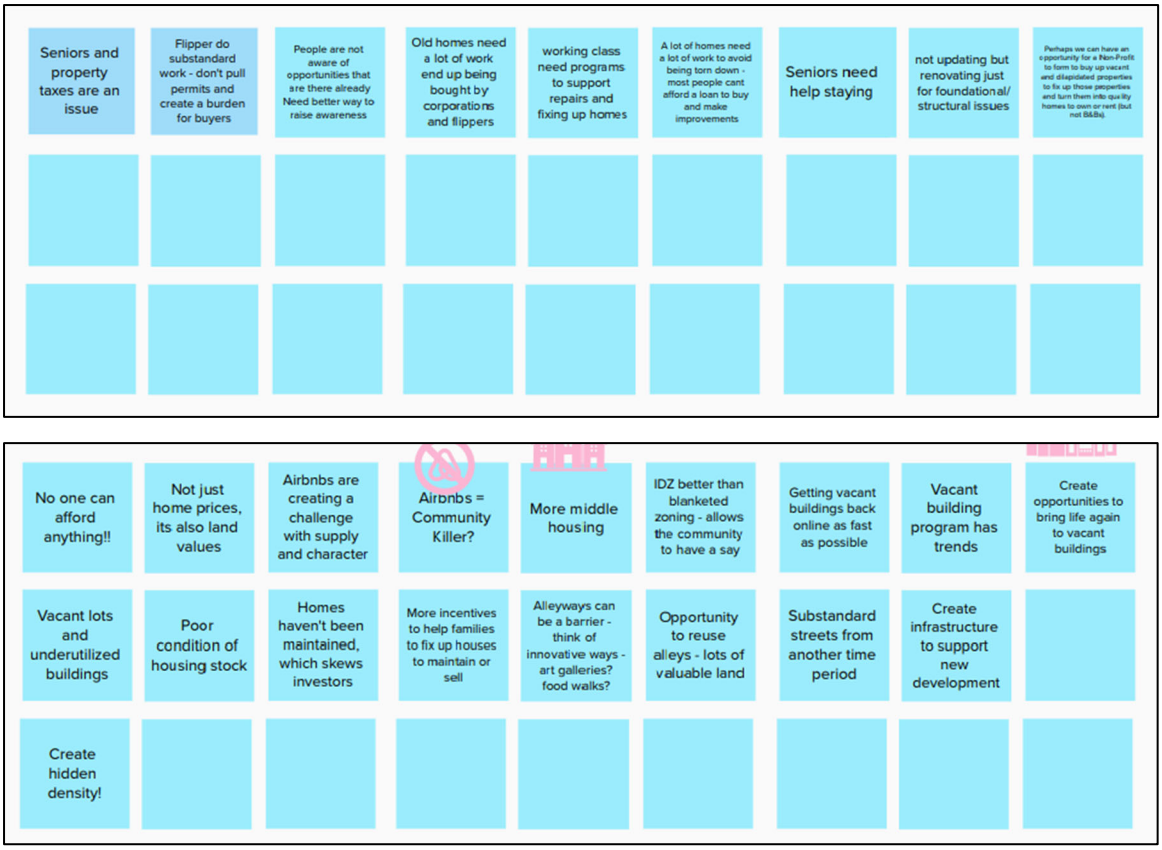
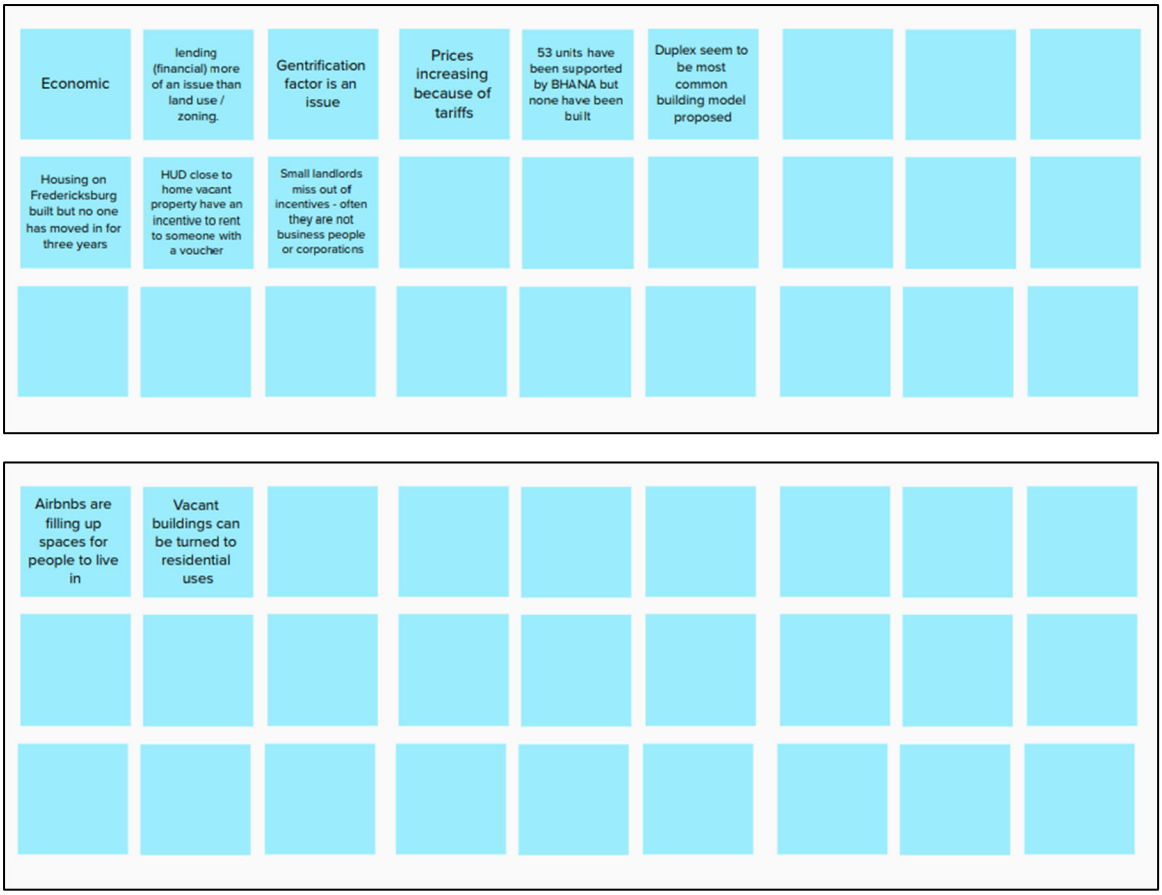


FIGURE 5:
RESPONSES TO QUESTION:
What barriers are there to desired housing types?

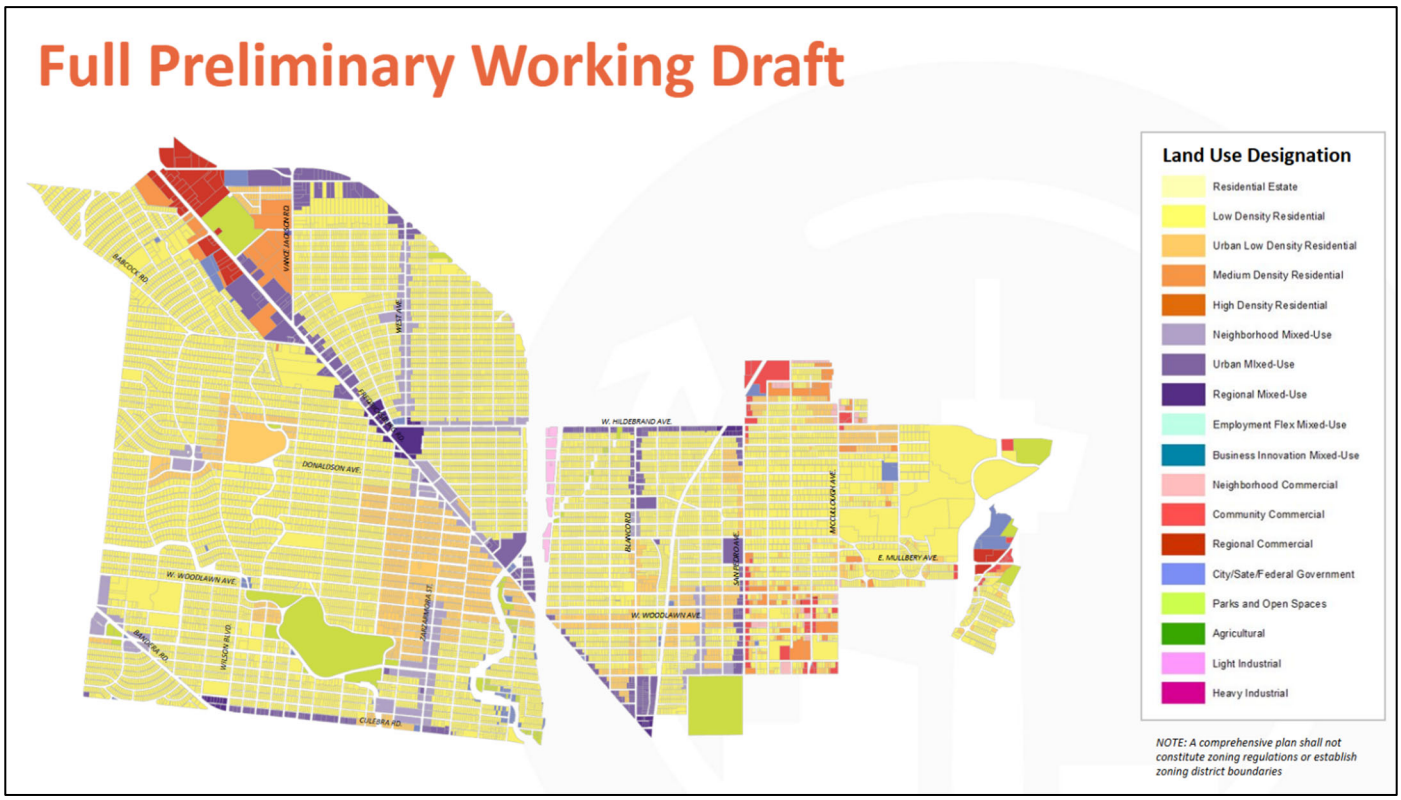


8. Presentation of the Preliminary Working Draft Land Use

Following the discussion on housing and economic development, the Preliminary Working Draft Land Use Map was presented to the Planning Team (see Figure 6). Staff reviewed the currently applied future land use designations and zoning to determine where SA Tomorrow land use categories most closely align with past planning efforts in the area.

This draft will serve as the basis for public feedback during upcoming land use workshops, which will be hosted for Planning Team members. A revised draft is expected to be presented to the community in the fall at Community Meeting 2. Changes to this draft are anticipated.

FIGURE 6:
PRELIMINARY WORKING DRAFT LAND USE MAP



9. Next Steps

- Planning Team Meeting #5 | Amenities and Public Spaces (virtual)
  Tuesday, July 8, 2025 from 5:45 – 7:45 p.m.
- Land Use Workshops | Groups A, B, C
  To be determined (August to September)
- Planning Team Meeting #6 | Focus Areas (in-person)
  To be determined (October)

CONTACT INFORMATION:

Jacob Howard, Project Manager, City of San Antonio Planning Department
Email: Jacob.Howard@sanantonio.gov
Phone: (210) 207-5441

SA TOMORROW
sub area planning

Near North Community Area Plan

Planning Team

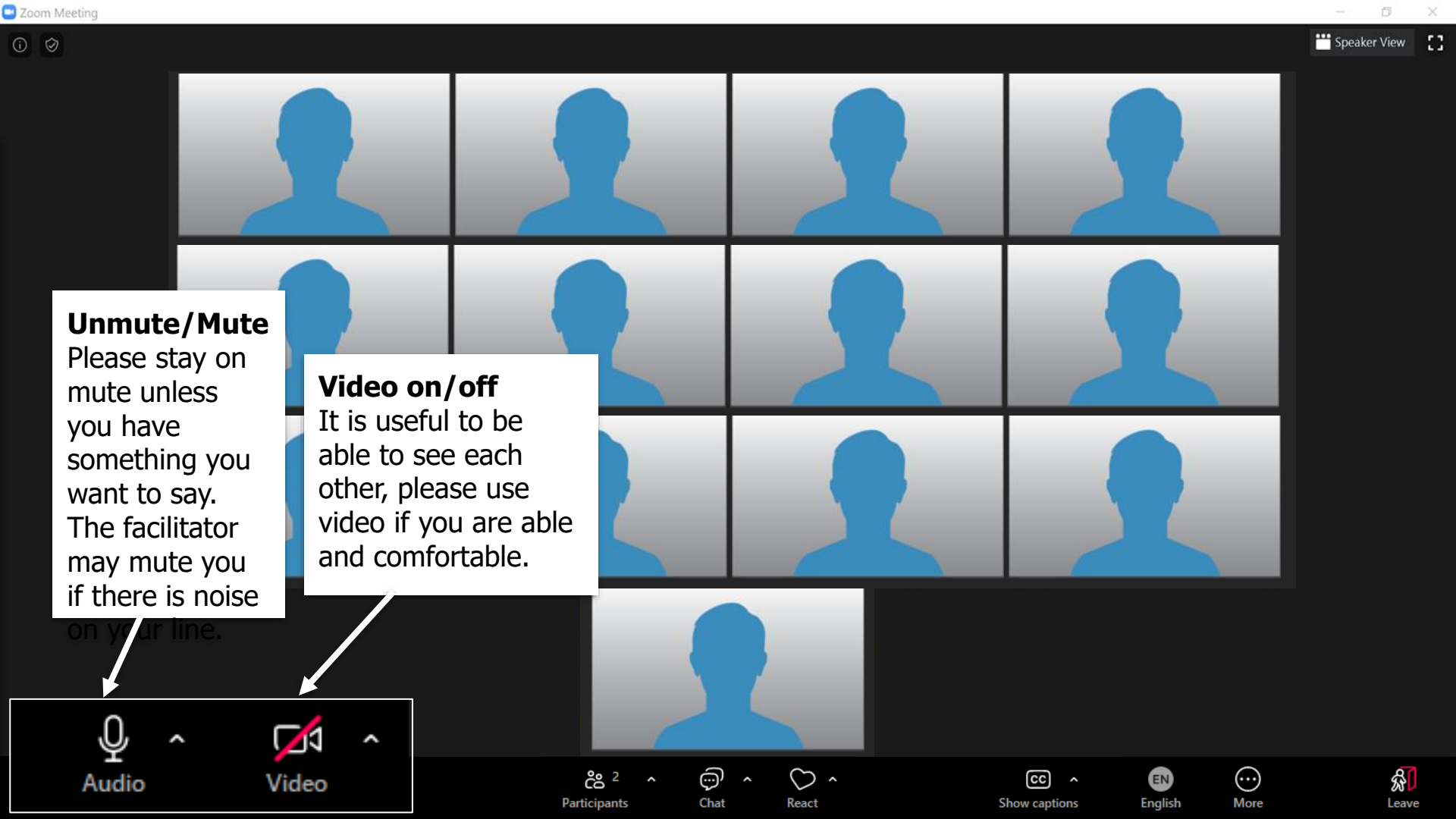
Meeting #4

Tuesday, May 20, 2025
Virtual via Zoom
5:45-7:45PM

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

How to Use Zoom

CITY OF SAN ANTONIO — TEXAS — PLANNING MIG


Zoom Meeting
Speaker View
Unmute/Mute
Please stay on mute unless you have something you want to say. The facilitator may mute you if there is noise on your line.
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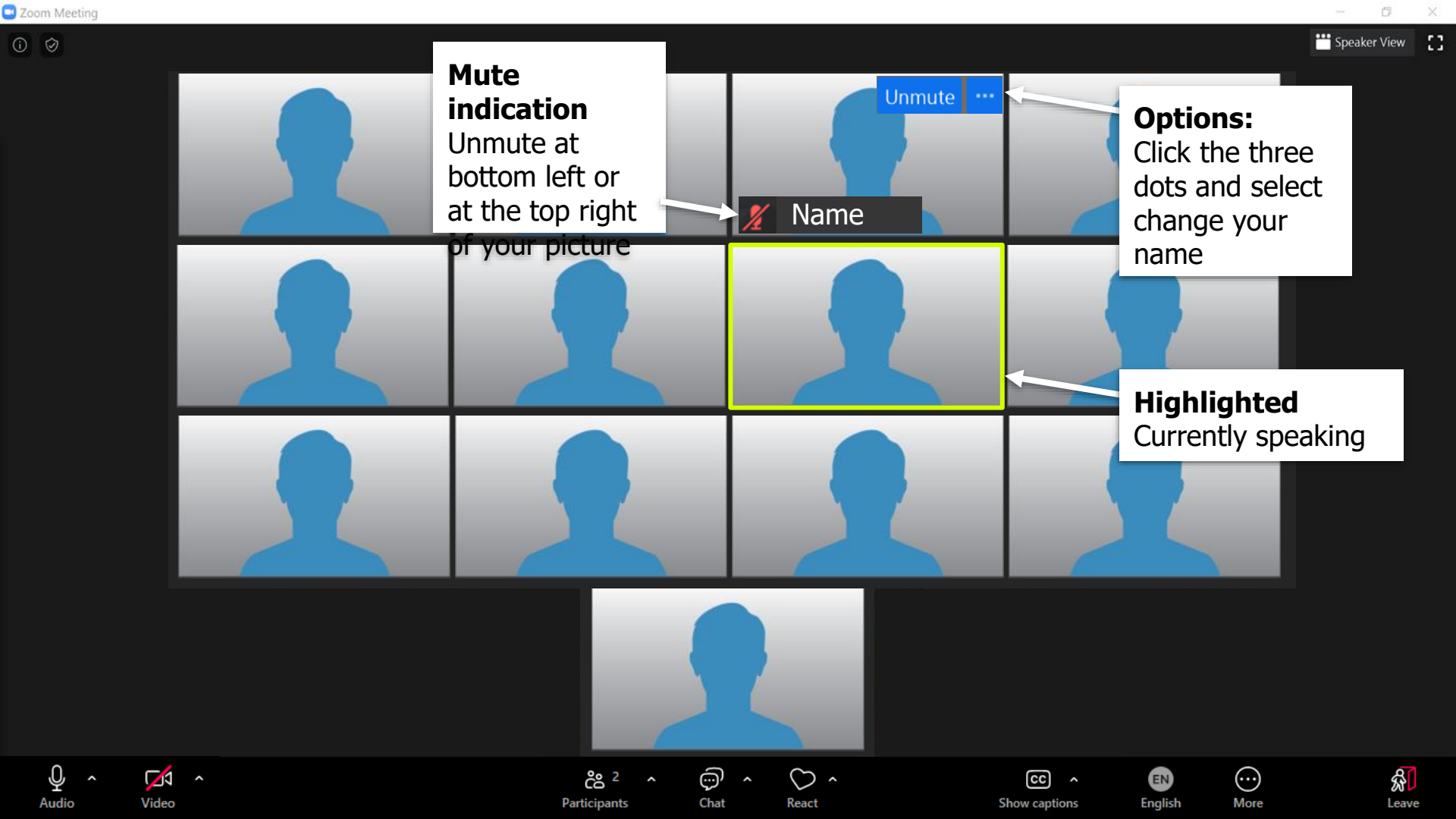
Zoom Meeting
Speaker View
Mute indication
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Unmute
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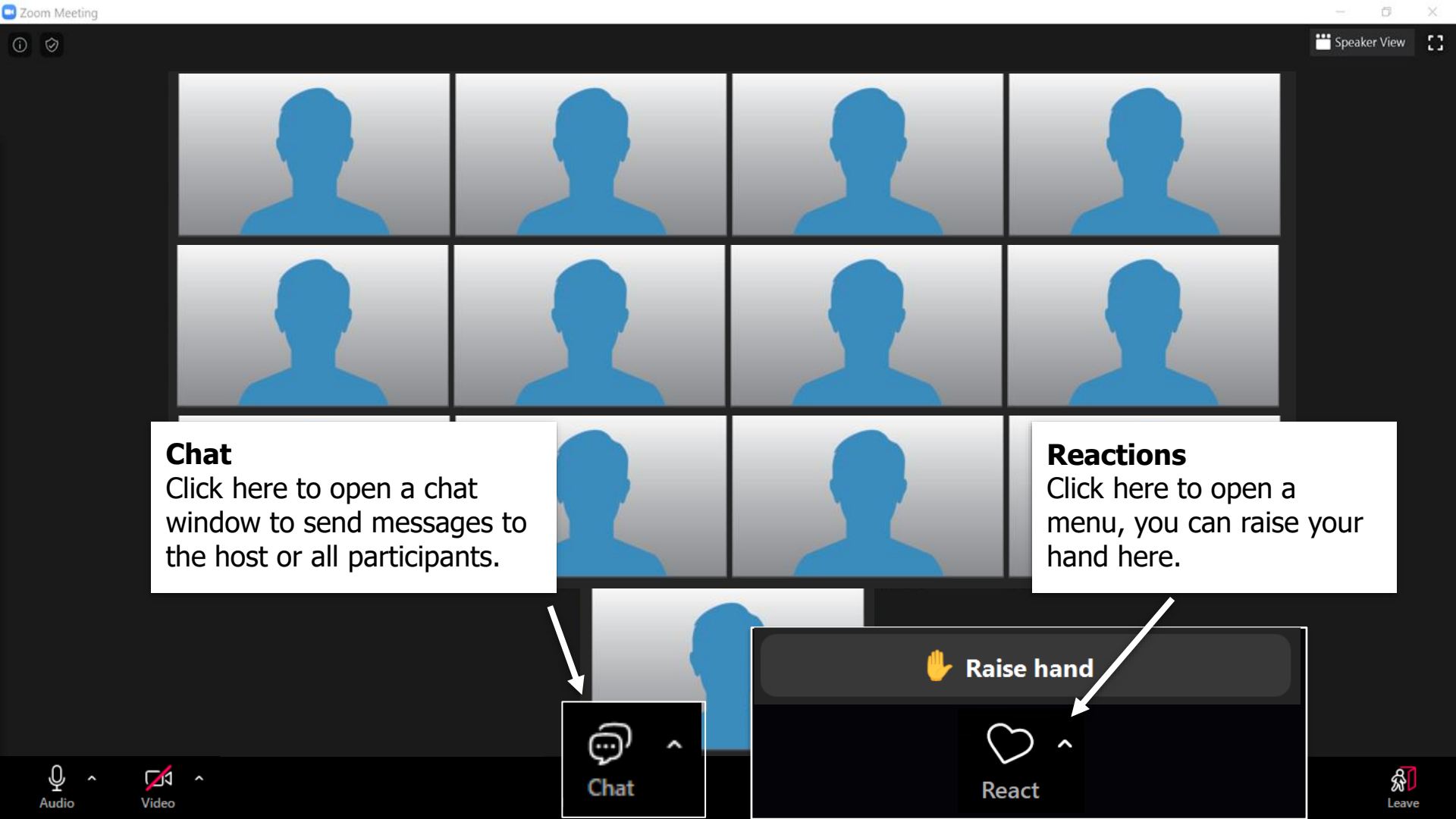
Zoom Meeting
Speaker View
Chat
Click here to open a chat window to send messages to the host or all participants.
Reactions
Click here to open a menu, you can raise your hand here.
Raise hand
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React
Audio
Video
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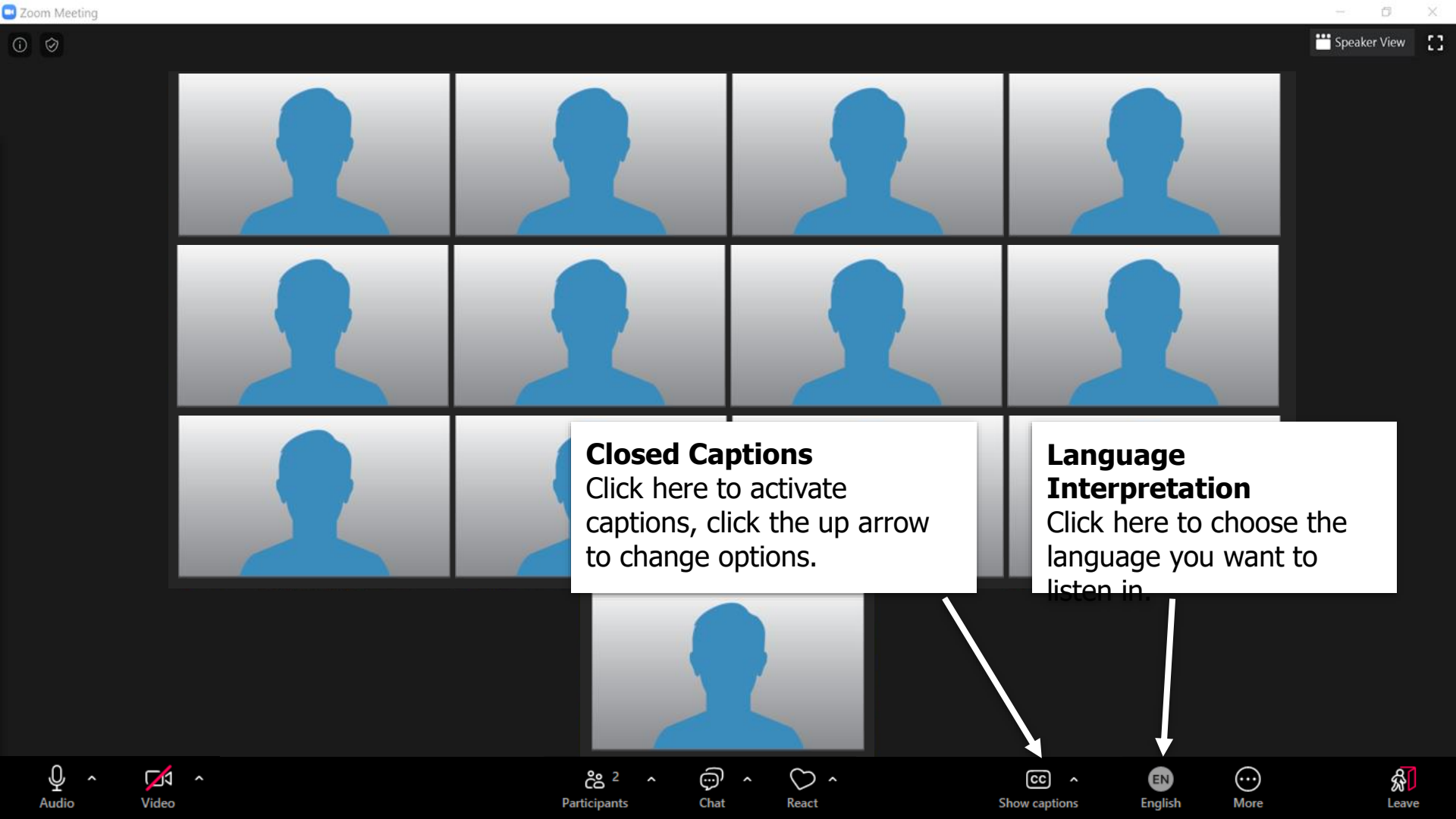
Zoom Meeting
Speaker View
Closed Captions
Click here to activate captions, click the up arrow to change options.
Language Interpretation
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React
Show captions
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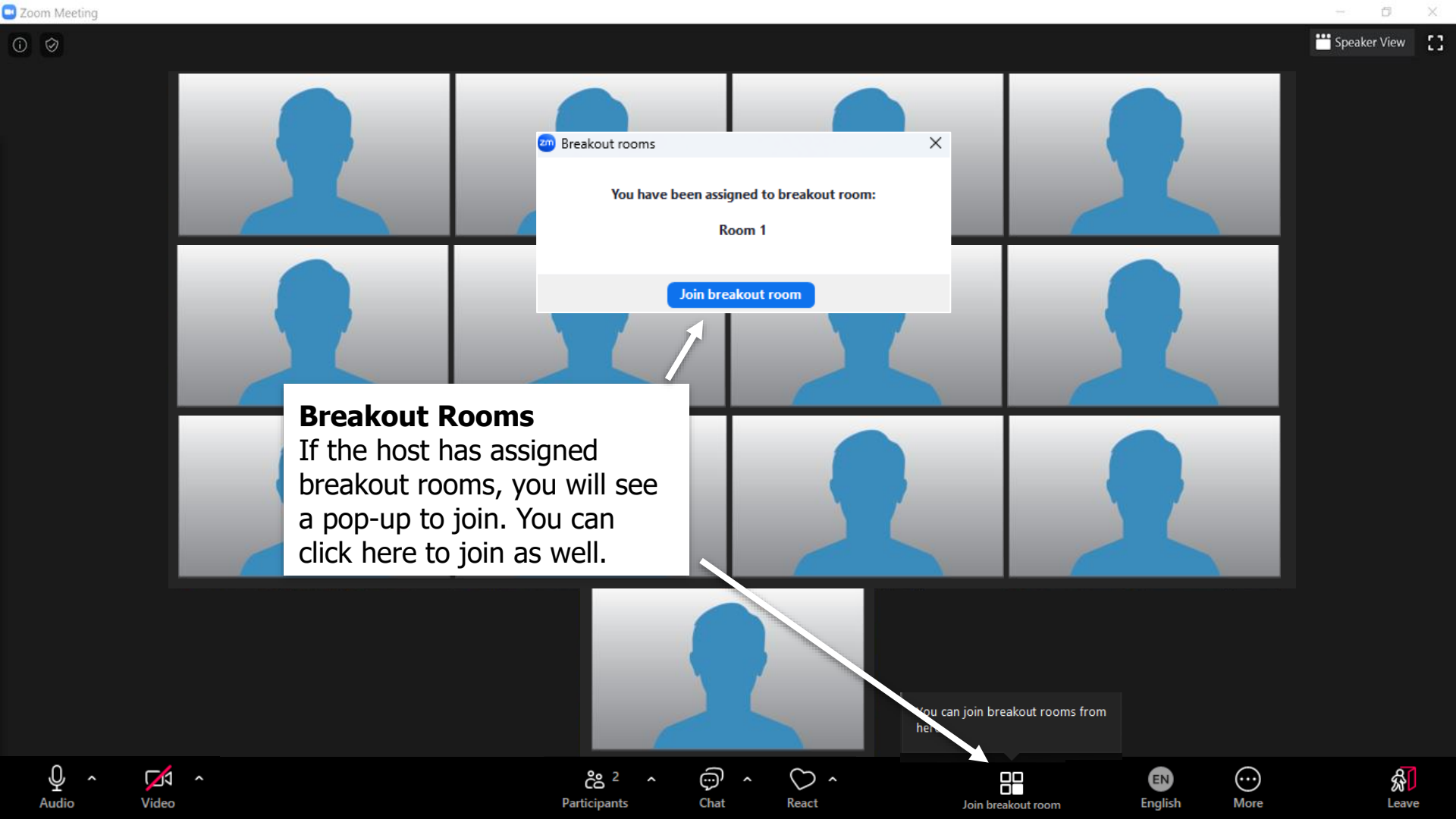
Zoom Meeting
Speaker View
Breakout rooms
You have been assigned to breakout room:
Room 1
Join breakout room
Breakout Rooms
If the host has assigned breakout rooms, you will see a pop-up to join. You can click here to join as well.
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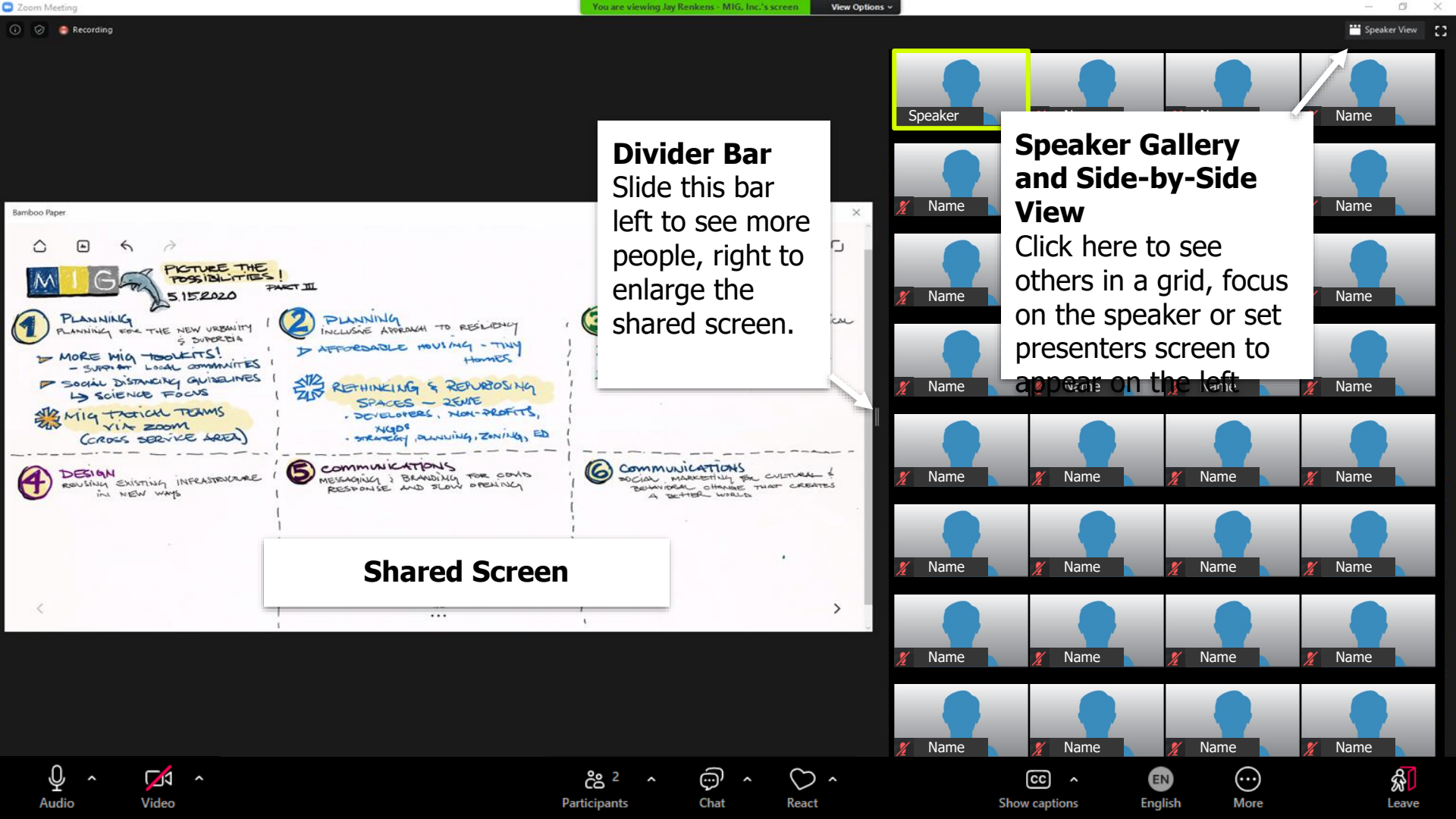
Zoom Meeting
You are viewing Jay Renkens - MIG, Inc.'s screen
View Options
Recording
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PICTURE THE POSSIBILITIES!
5.15.2020
PART III
1 PLANNING
PLANNING FOR THE NEW URBANITY & SUBURBIA
MORE MIG TOOLKITS!
SUPPORT LOCAL COMMUNITIES
SOCIAL DISTANCING GUIDELINES
SCIENCE FOCUS
MIG TACTICAL TEAMS VIA ZOOM (CROSS SERVICE AREA)
2 PLANNING
INCLUSIVE APPROACH TO RESILIENCY
AFFORDABLE HOUSING - TINY HOMES
RETHINKING & REPURPOSING SPACES — ZOOM
DEVELOPERS, NON-PROFITS, NGOS
STRATEGY, PLANNING, ZONING, ED
4 DESIGN
REVISING EXISTING INFRASTRUCTURE IN NEW WAYS
5 COMMUNICATIONS
MESSAGING & BRANDING FOR COVID RESPONSE AND SLOW OPENING
6 COMMUNICATIONS
SOCIAL MARKETING FOR CULTURAL & BEHAVIORAL CHANGE THAT CREATES A BETTER WORLD
Shared Screen
Divider Bar
Slide this bar left to see more people, right to enlarge the shared screen.
Speaker Gallery and Side-by-Side View
Click here to see others in a grid, focus on the speaker or set presenters screen to appear on the left
Audio
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Participants
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Chat
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Show captions
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Leave

Get Ready For The Meeting!

Correct your name by clicking the three dots near your profile tile and select change your name.

Put your name and the organization you represent in the chat.

If you have any questions during the meeting, you can email Chris Ryerson at Chris.Ryerson@sanantonio.gov

CITY OF SAN ANTONIO TEXAS PLANNING MIG

This Meeting Will Be Recorded

CITY OF SAN ANTONIO — TEXAS — PLANNING MIG

SA TOMORROW

Introductions

Near North Community Area Plan Project Team

City of San Antonio, Planning Department
Chris Ryerson, Planning Administrator
Jacob Howard, Project Manager

MIG
Jay Renkens, Principal
Marcia Boyle, Co-Project Manager
Marco Hinojosa, Co-Project Manager

EPS
Matt Prosser, Economic and Housing

Meeting Objectives

- Vision & Goals
- Housing & Jobs Opportunities and Challenges
- Group Mentimeter Exercise
- Housing and Economic Development Mural Discussion
- Preliminary Working Draft Future Land Use Map

SA TOMORROW

Vision and Goals

Draft Vision

The Near North Community Area preserves its many historic and cultural resources for future generations, encourages connections among the diverse residents and organizations of the area, and supports compatible growth within established and historic neighborhoods. New investments and safe mobility options respond to existing neighborhood character and advance community goals of high quality of life, resiliency and sustainability, and diverse housing that serves residents at every stage of life.

Draft Goals (1 of 2)

1. ***Preserve and activate historic places and structures while promoting high-quality, context-sensitive development that respects existing community character.***

2. ***Support a range of accessible and supportive housing opportunities for residents at all stages of life. Prioritize the preservation of existing homes, reducing displacement, and supporting first-time homebuyers, long-time residents, and older adult populations.***

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4. ***Support and grow local and small businesses by building on the area's economic strengths and cultural identity, while aligning new investment with community priorities.***

Draft Goals (2 of 2)

5. ***Create and enhance safe, vibrant, and walkable mixed-use corridors that support local, neighborhood-serving businesses and services and connect area residents and visitors to green spaces.***

6. ***Preserve, protect, and expand parks, green space, and outdoor gathering areas, ensuring equitable access to natural assets and addressing environmental needs such as flooding and urban heat.***

7. ***Strengthen connections among residents of all ages, organizations, and small businesses through targeted outreach, inclusive events, and communication strategies that build community pride and shared identity.***

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Draft Vision and Goals

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SA TOMORROW

Housing & Jobs
Opportunities and Challenges

PLANNING

MIG

Population and Housing

- The Near North Community Planning Area has been decreasing in population since at least 2000
- There has also been a decrease in the number of households and housing units since 2010
  - -500 households
  - -400 housing units
- Other near Downtown neighborhoods have been experiencing the same trend

Total Population (2023) | **41,744**

Total Households (2023) | **17,226**

Annual Household Growth | 2010-2023

-0.2% - Near North

1.1% - City of San Antonio

2.0% - San Antonio MSA

Population Change

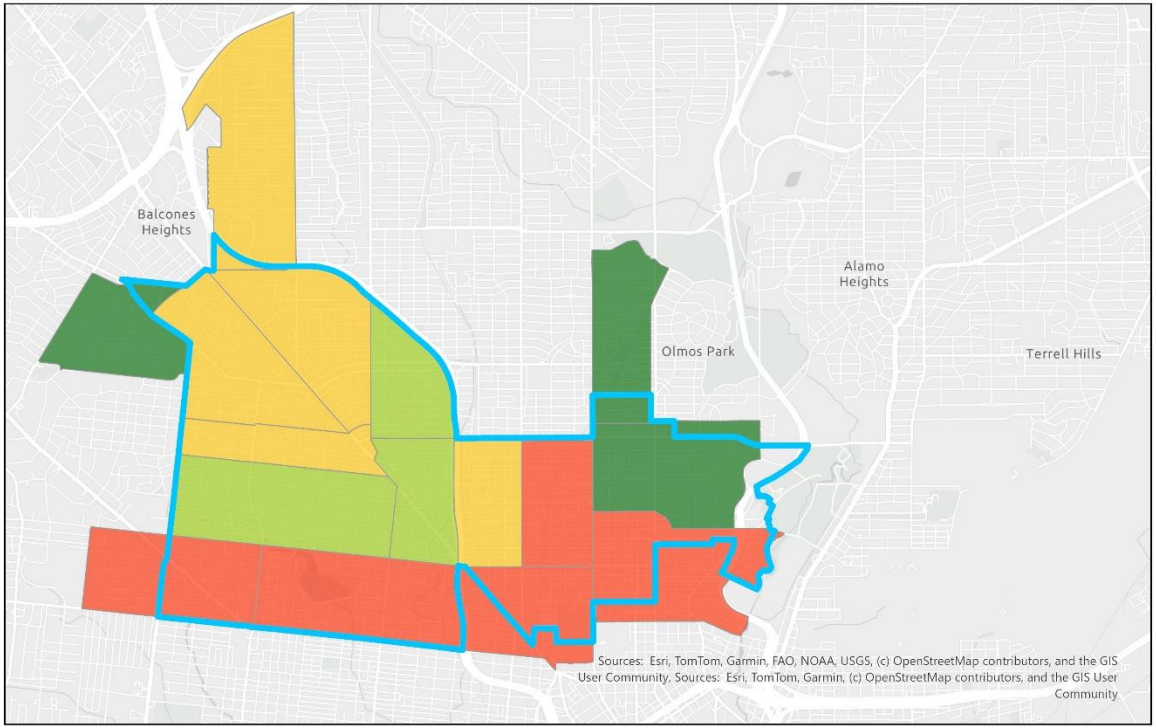
ESRI Estimate

- 2010 Total – 46,428
- 2023 Total – 41,744
- **Change = -4,684**

US Census ACS Estimate

- 2010 Total – 51,647
- 2023 Total – 48,212
- **Change = -3,526**

Near North Plan Area Population Change by Census Tract, 2010-2022



Components of Change

Age

- The number of residents over 65 has increased while all other age cohorts have decreased

Median Age

39.1 years

34.8 years - City of San Antonio Average

Households Size

- The average household size has decreased and is less than city average

Average Household Size

2.30 persons

2.58 - City of San Antonio Average

Household Types

- The number of family households (households with the presence of children) has decreased

Household Types

53% Family Households in 2023

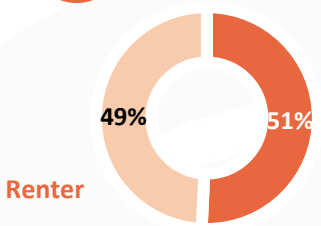
57% Family Households in 2010

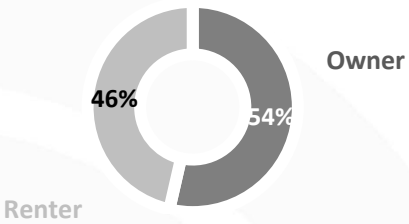
Housing Conditions

Total Housing Units (2023) | **19,514**

- The housing stock mirrors the citywide conditions.
- The area has experienced little housing development past two decades.
- The percent of units that are vacant is 12%, which is higher than city average

Housing Tenure



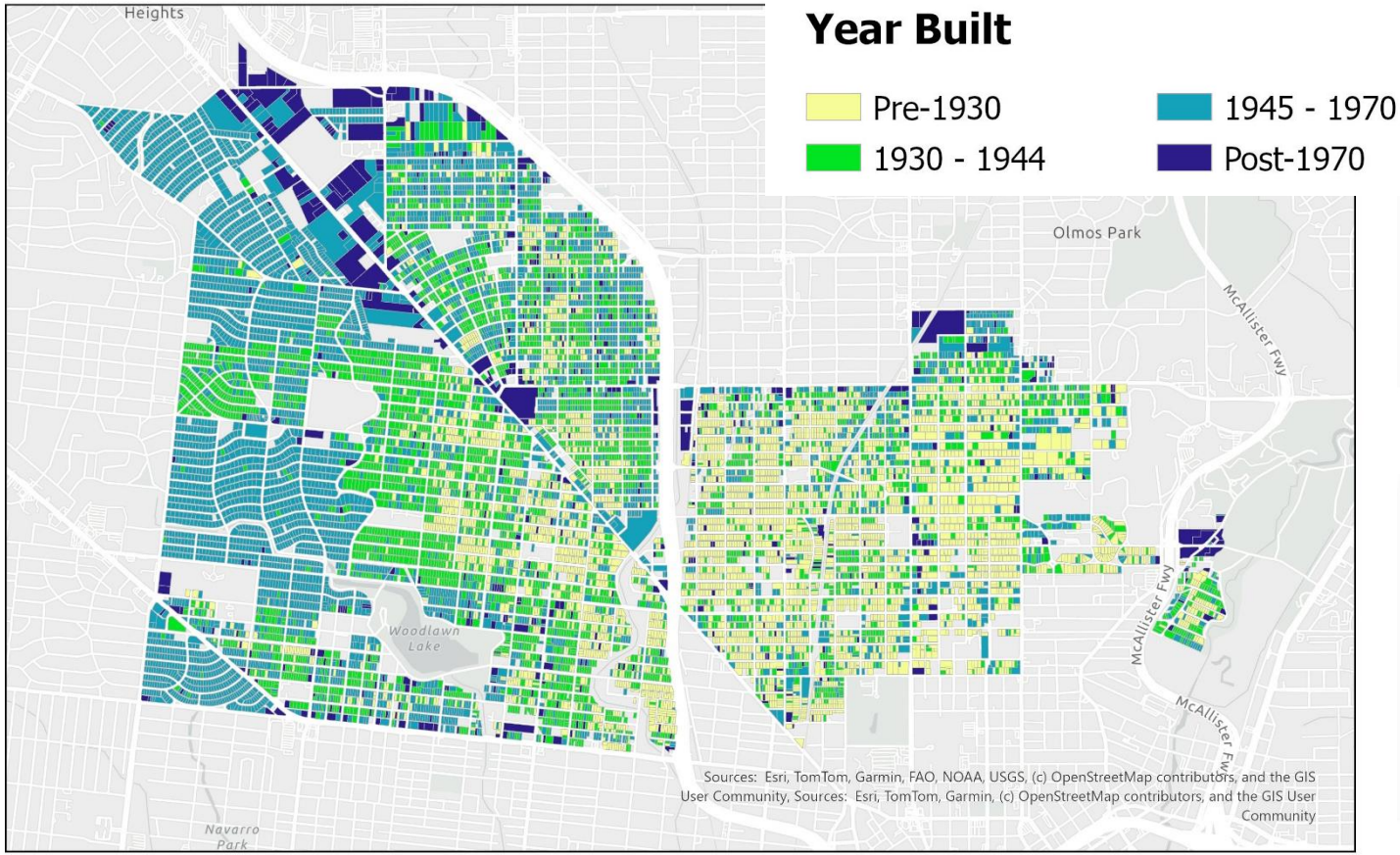


49% of occupied housing units are **rented**
46% City of San Antonio Average

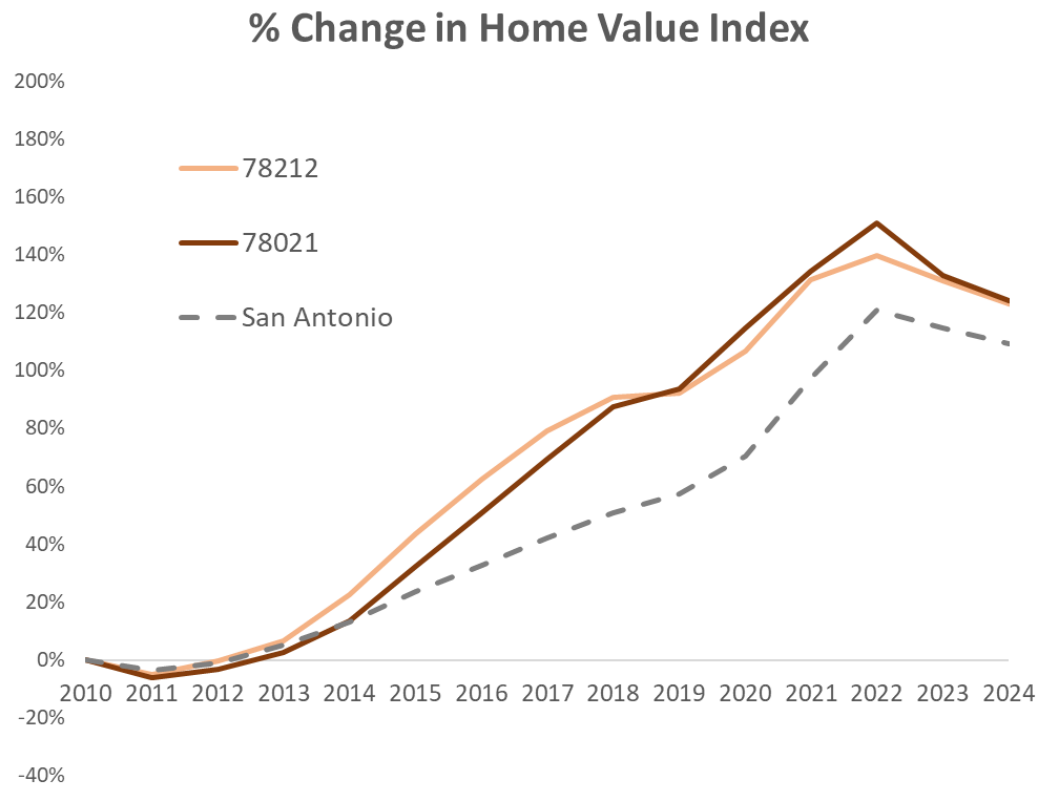
Units in Structure

61% of all housing units are single-family detached homes
63% City of San Antonio average

Age of Housing Stock



Housing Accessibility and Affordability



Average home value estimate is **$279,902** (78212 zip code)
Average home value estimate is **$178,703** (78201 zip code)

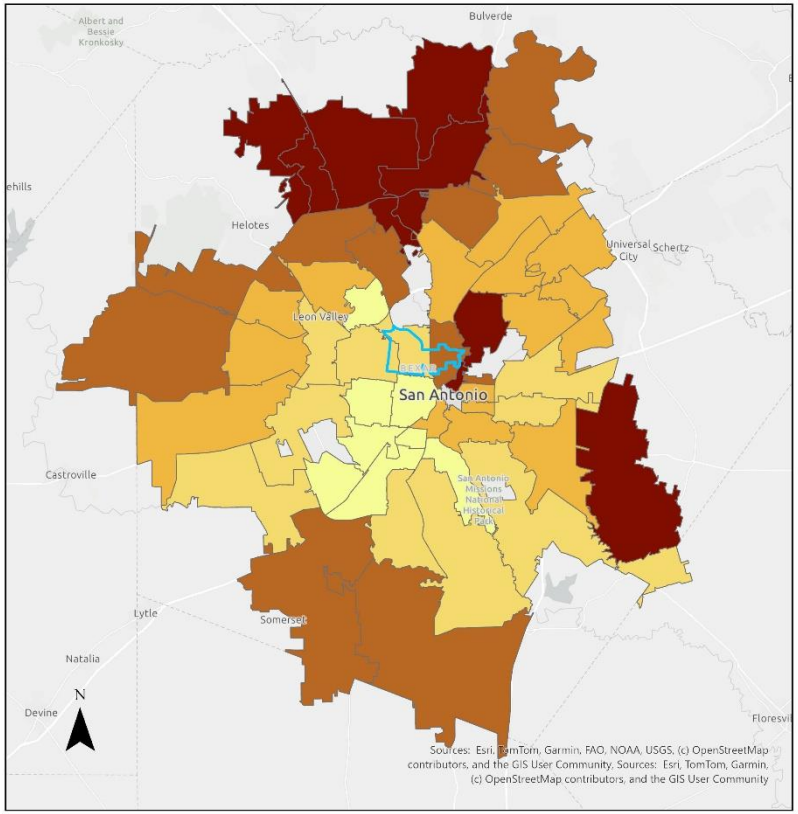
City of San Antonio average is **$254,289**

50% of Near North homeowners do not have a mortgage
40% Bexar County average

Owners Cost Burden

16% of homeowners with a mortgage are **cost burdened**, paying more than 30% of income towards housing

San Antonio Home Price Change by ZIP Code, 2010-2022

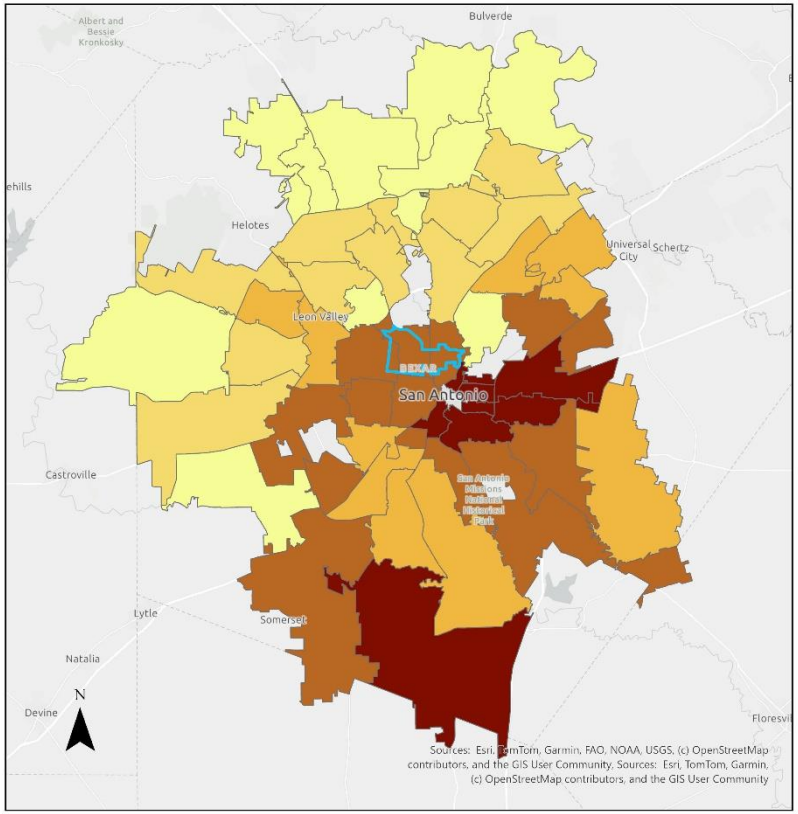


0 2.5 5 10 Miles

Home Price Change 2010-2022

- Under $100,000
- $100,000 - $125,000
- $125,000 - $150,000
- $150,000 - $200,000
- Over $200,000
- No data
- Near North plan area

San Antonio Home Price Percent Change by ZIP Code, 2010-2022



0 2.5 5 10 Miles

Home Price Percent Change 2010-2022

- Under 90%
- 90% - 110%
- 110% - 130%
- 130% - 150%
- Over 150%
- No data
- Near North plan area

Housing Accessibility and Affordability

Renter-Occupied

Average rent for apartments in the Near North Area is **22%** less than the city average **(CoStar data)**

- $971 per month (Near North average)
- $1,238 per month (city average)

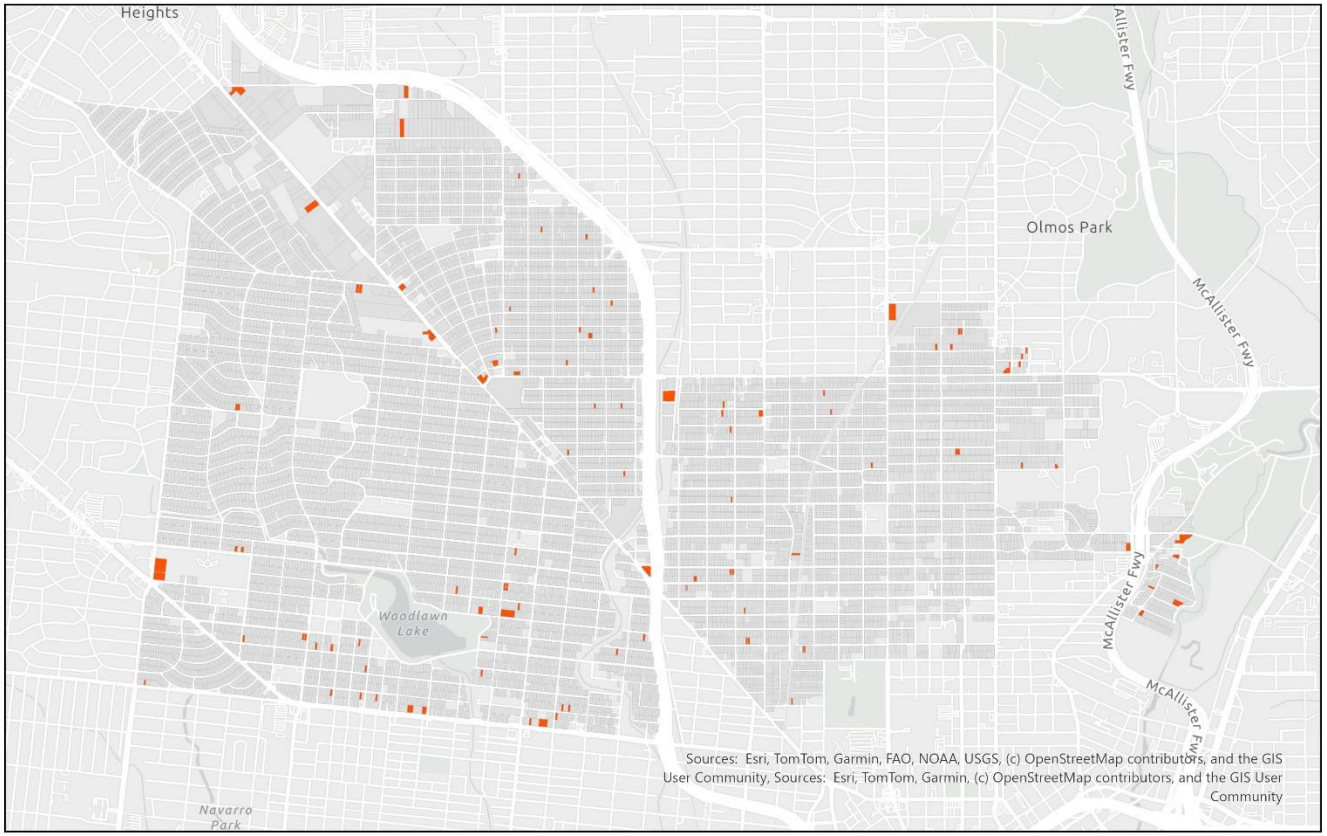
Housing in the Near North Community Area is generally less expensive than the city-wide average

47% of renter households are cost burdened (pay more than 30% of income on rent), which is the same percent citywide

Since 2010, average monthly rents have increased by **$326, 10% less** than the city overall

There has only been one new apartment project built in plan area since 2010 (47-unit project in 2017)

Near North Plan Area Parcels Built since 2010



N

0 0.38 0.75 1.5 Miles

Year Built

Pre-2010

2010 or later

Employment

Total Employment (2023) | **15,300**

Largest Employment Sectors

Education & Retail Trade

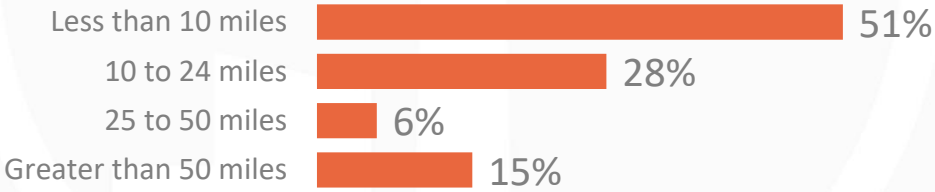
Workforce

Education (2023)

36% of workers have some college or higher

Commuting Patterns (2022)

5% of workers live in the plan area



Real Estate Conditions

Commercial and Industrial Development

Office| Proximity to Downtown/Major Employers

1.47 million sq. ft.

43,070 net new since 2010

6.0%

vacancy rate

11.6% City average

Retail| Older, stable inventory

3.3 million sq. ft.

48,415 new development since 2010

4.0%

vacancy rate

4.0%

City average

Industrial| Long standing industrial areas

843,376 sq. ft.

0 new construction since 2010

2.5%

vacancy rate

8.9% City average

Hotel| Minimal presence

7 hotels, **280** rooms

0 built since to 2010

Typical Jobs/Wages and Affordability

Occupation	Average Annual Wage	Est. HH Income	Affordable Rent (based on wages)	Affordable Home Price (based on wages)
Production Workers	$36,283	$50,796	$907	$123,361
Waiter/Server	$21,860	$30,604	$547	$74,324
Retail Salesperson	$27,970	$39,158	$699	$95,098
Professor	$72,879	$102,031	$1,822	$247,789
Registered Nurses	$72,270	$101,178	$1,807	$245,718
Physicians and Surgeons, All Other	$192,000	$268,800	$4,800	$652,800
Average for Area		**$73,259**	**$971**	**$279,000**

Source: US BLS; CoStar; Zillow; EPS

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Group Mentimeter Exercise

Mentimeter Instructions

Go to menti.com on your browser or smartphone
Use code 8772 9375

OR

Scan the QR Code here

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Housing and Economic Development Mural Discussion

PLANNING

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Preliminary Working Draft Future Land Use Map

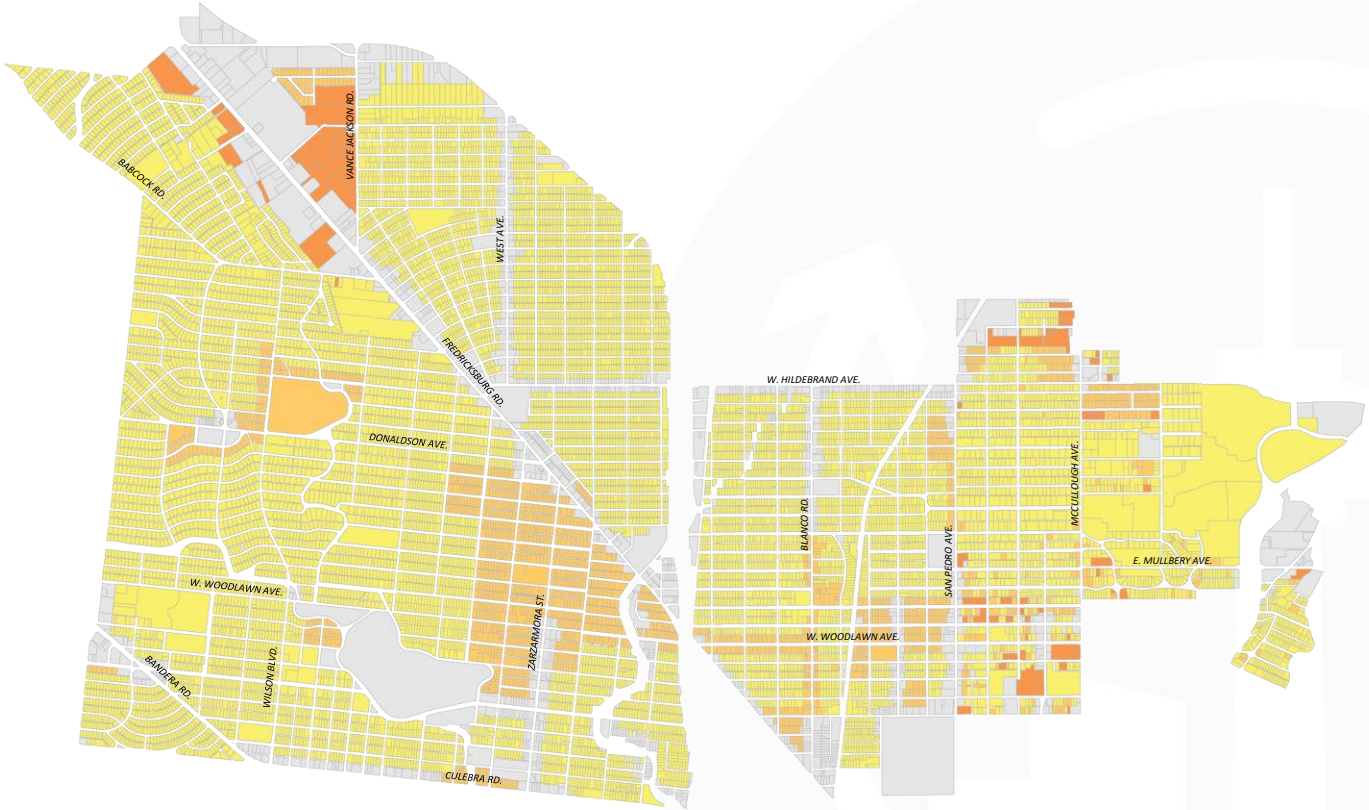
PLANNING

MIG

Preliminary Working Draft

- **Staff considered currently applied Future Land Use, Zoning, and SA Corridors**
- **Uses SA Tomorrow Land Use Designations**
- **Basis for public comments received at Land Use Workshops**
- **Next Draft will be the “First Draft.” That will be presented to Community in Fall at Community Meeting 2**
- **Changes are anticipated**

Preliminary Working Draft: Residential

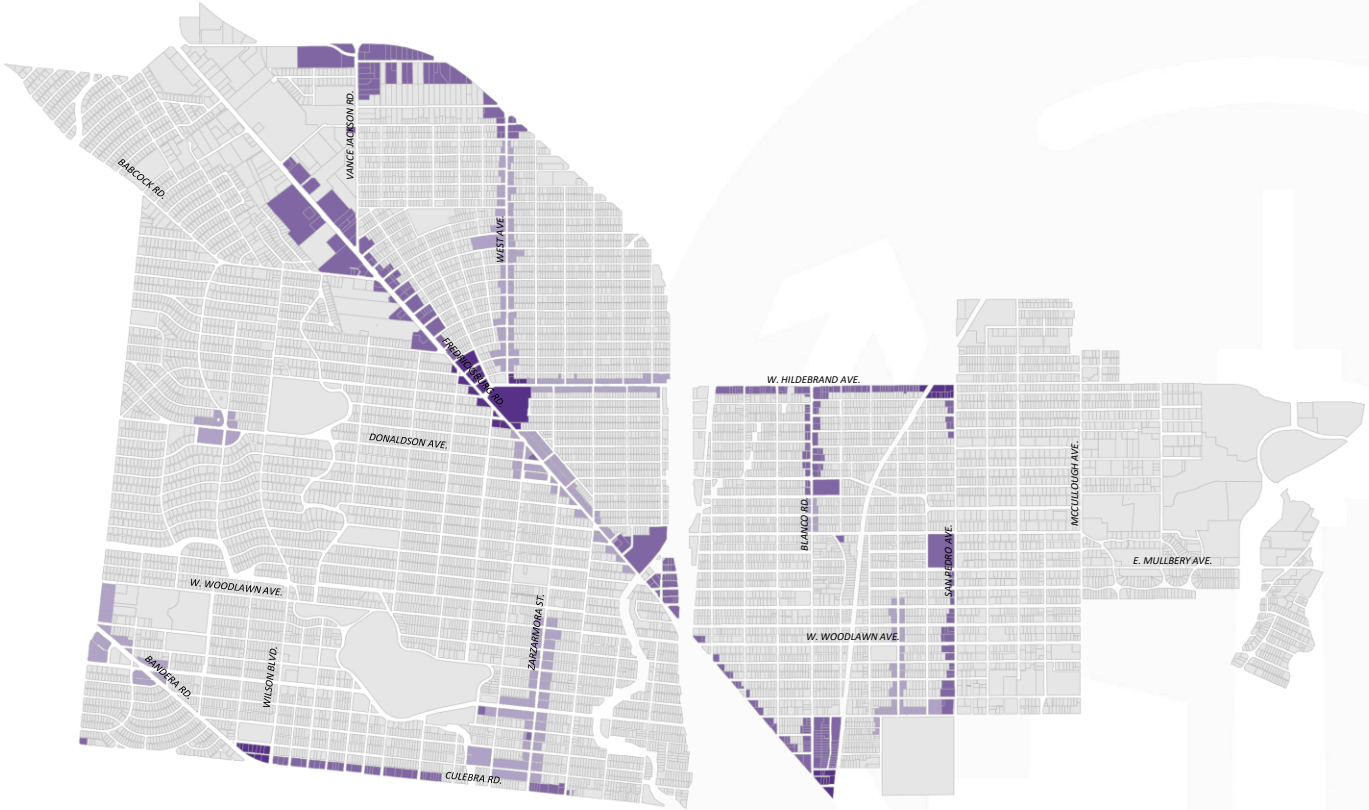


Land Use Designation

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban MIxed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Preliminary Working Draft: Mixed-Use



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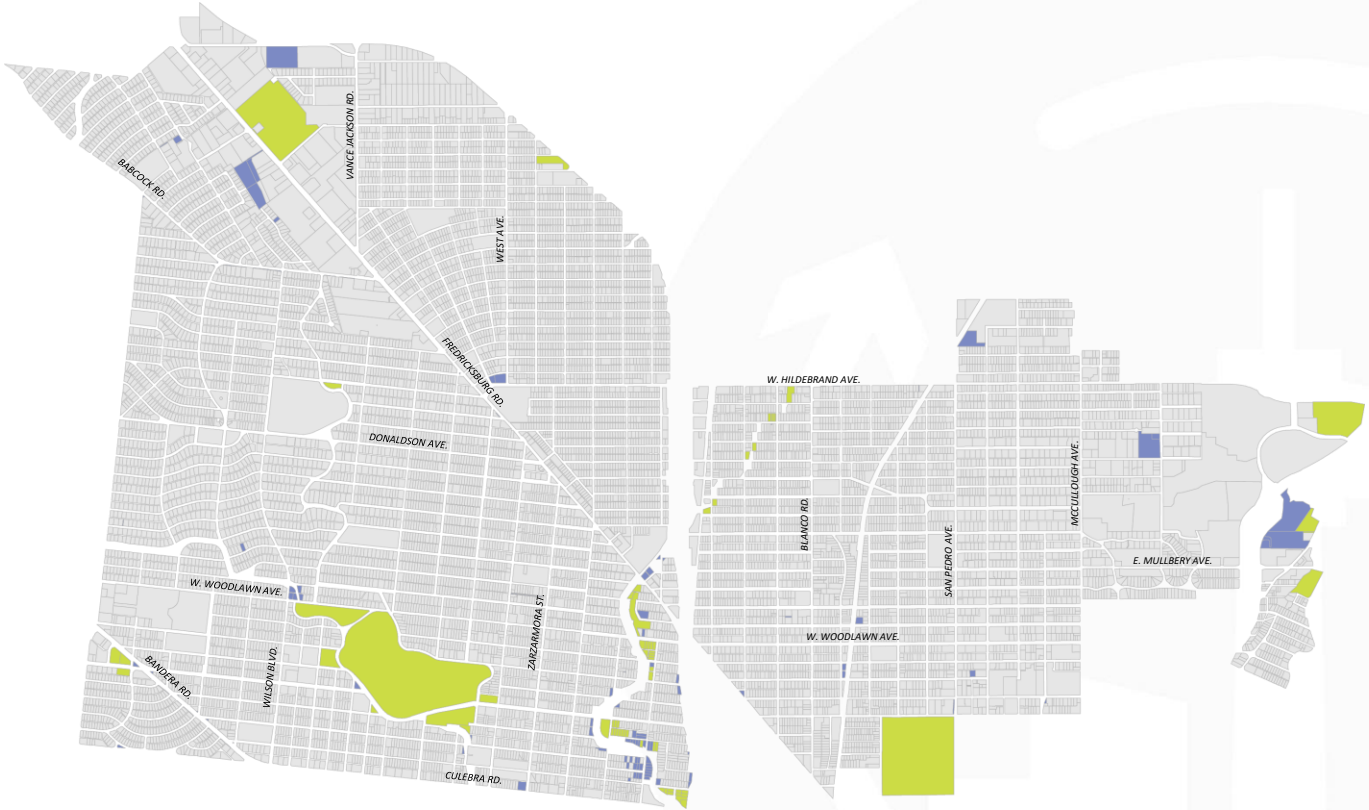
Preliminary Working Draft: Civic



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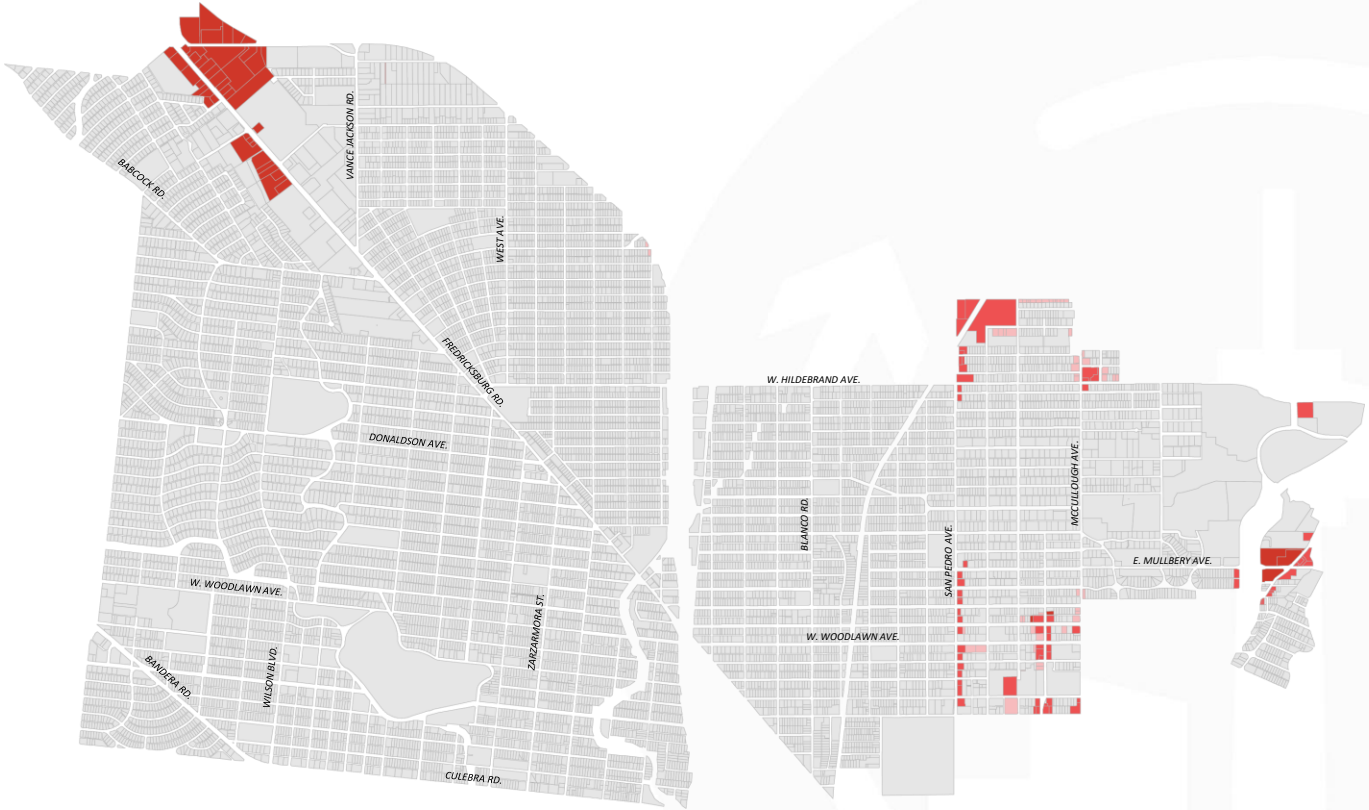
Preliminary Working Draft: Commercial



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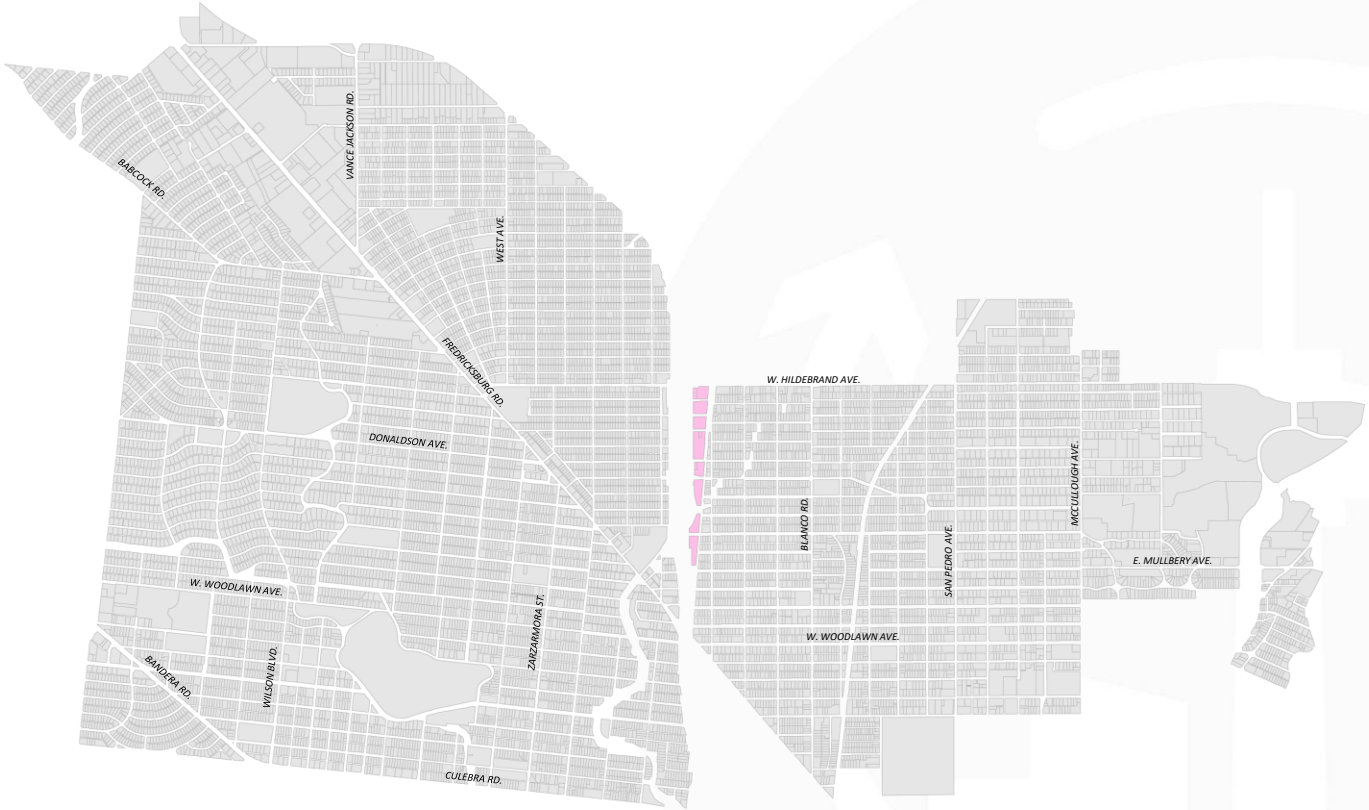
Preliminary Working Draft: Industrial



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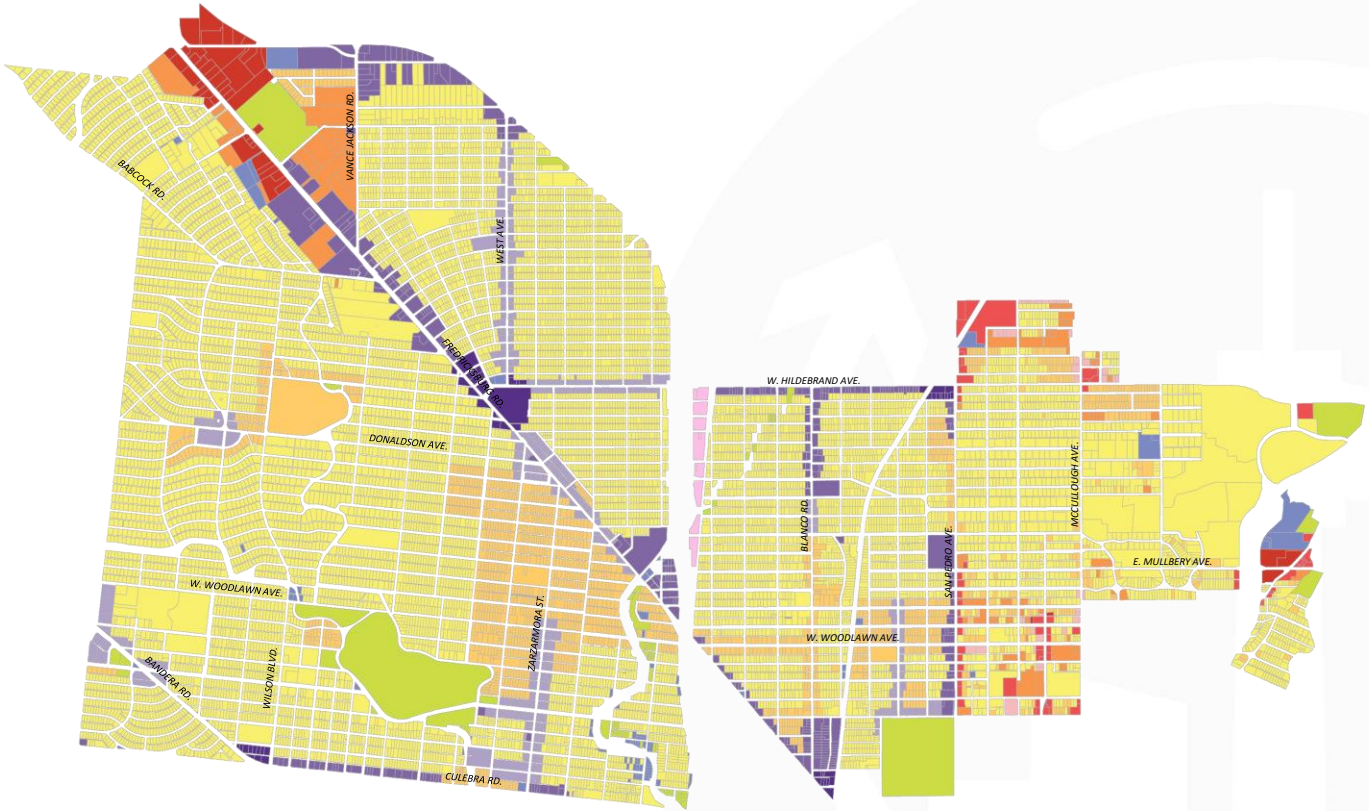
Full Preliminary Working Draft



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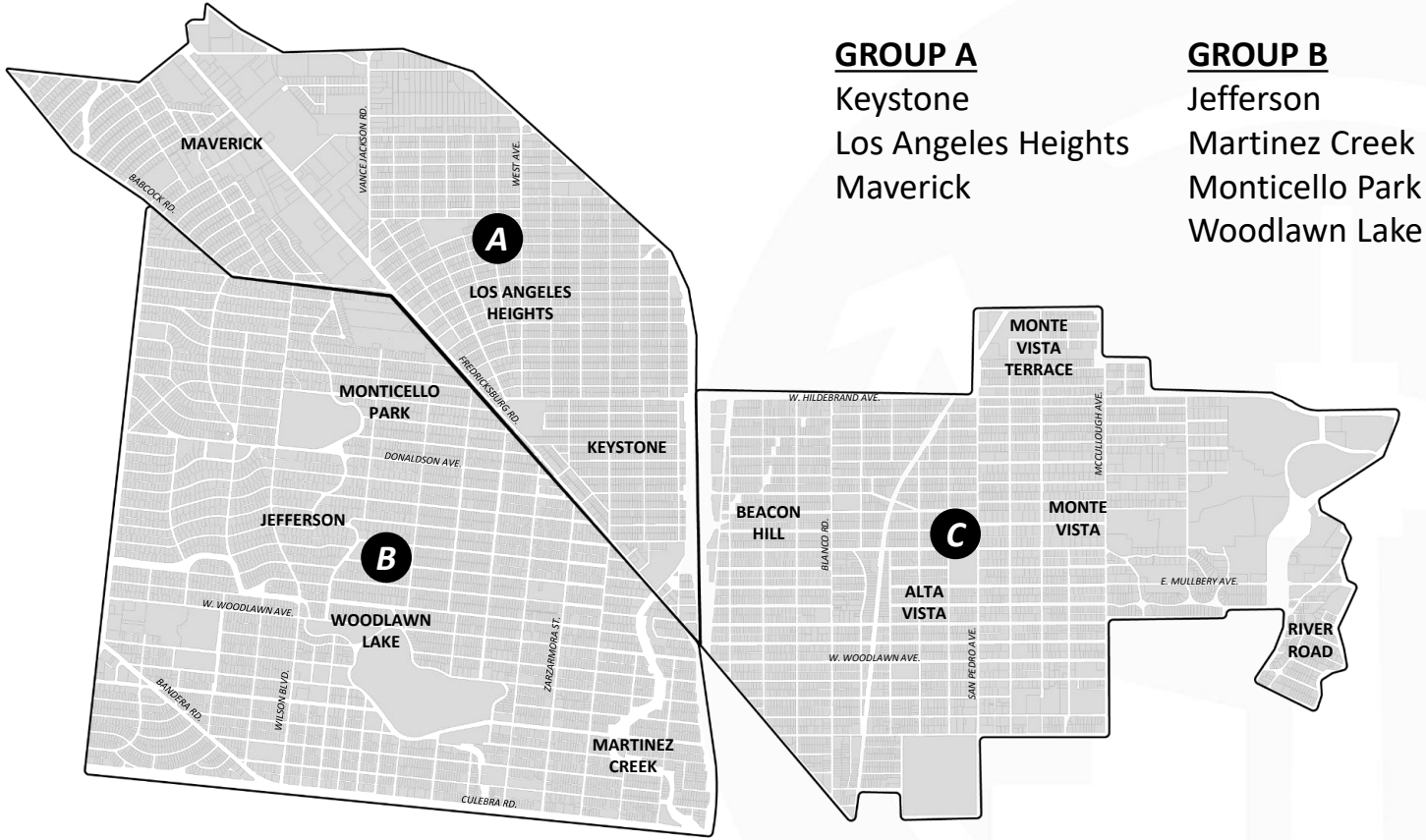
Land Use Workshop Groups

- **Workshop style meetings to discuss Land Use in smaller geographies with area stakeholders**
- **Include an overview of Land Use and SA Tomorrow**
- **In-person with flexible meeting times**
- **Three areas suggested for the Near North Community Area Plan (Group A, B, and C)**

Proposed Land Use Workshop Groups



GROUP A
Keystone
Los Angeles Heights
Maverick

GROUP B
Jefferson
Martinez Creek
Monticello Park
Woodlawn Lake

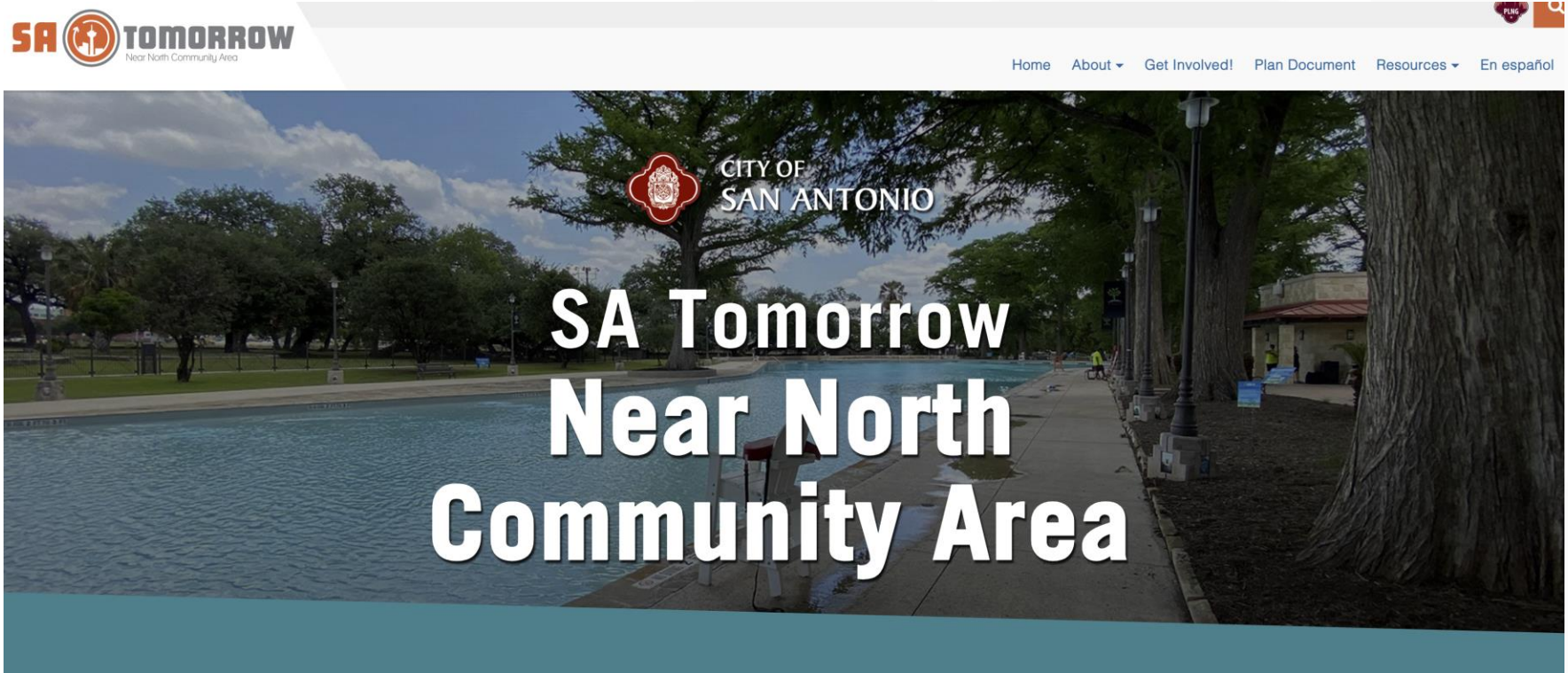
GROUP C
Alta Vista
Beacon Hill
Monte Vista
Monte Vista Terrace
River Road

SA TOMORROW

Next Steps

Near North Website

NearNorth.SACompPlan.com



Next Steps

- Next Planning Team Meetings
  - Planning Team Meeting #5: Tuesday, June 17, 2025, 5:45-7:45 PM (Virtual via Zoom) – Community Amenities and Public Spaces
  - Planning Team Meeting #6: [TBD] (In Person) – Focus Areas
- Questions
  - Jacob Howard, Project Manager
  - Jacob.Howard@SanAntonio.gov
  - (210) 207-5441

SA TOMORROW
sub area planning

Near North Community Area Plan

Planning Team

Meeting #4

Tuesday, May 20, 2025
Virtual via Zoom
5:45-7:45PM

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

SA TOMORROW

Near North Community Area

Planning Team Meeting #4
Housing and Economic Development

Planning Team Attendees:

Austin Keim (Westtown Lake NA)
Bill Aylor (River Road NA)
Cosima Colvin (Beacon Hill Area NA)
Cynthia Spreiman (Beacon Hill Area NA)
Drea Garza (Monticello Park NA)
Frank Fonseca (Maverick NA)
Gemma Kennedy (River Road NA)
John Watson (Jefferson NA)
Mary Johnson (Monte Vista Terrace NA)
Mel Davis (Martinez Creek NA)
Paul Gerry (Basilica of the National Shrine of the Little Flower)
Rebecca Rockymore (Keystone NA)
Tony Garcia (Monte Vista Historical Association)
Veronica Escalera-Ibarra (VIA Metropolitan Transit)
Victoria German (Monte Vista Historical Association)

Project Staff:

Jacob Howard (CoSA Planning Department)
Chris Ryerson (CoSA Planning Department)
Zack Magallanez (CoSA Planning Department)
Marco Hinojosa (MIG)
Marcia Boyle (MIG)
Matt Prosser (EPS)

Other Attendees:

Cynthia Walker (Beacon Hill Area NA)
Erik De Luna (District 7)
Frank Ramirez (District 7)
La Joanna "LJ" Chambers Lawson (District 1)
Mark Spreiman (Beacon Hill Area NA)
Sydney Ryden (Beacon Hill Area NA)

Vision

The Near North Community Area preserves its many historic and cultural resources for future generations, encourages connections among the diverse residents and organizations of the area, and supports compatible growth within established and historic neighborhoods. New investments and safe mobility options respond to existing neighborhood character and advance community goals of high quality of life, resiliency and sustainability, and diverse housing that serve residents at every stage of life.

Goals

Goal 1: Preserve and activate the life of historic places and structures while promoting high-quality, context-sensitive development that respects existing community character.

Goal 2: Support a range of accessible and supportive housing opportunities for residents at all stages of life. Prioritize the preservation of existing homes, reducing displacement, and supporting first-time homebuyers, long-time residents, and older adult populations.

Goal 3: Improve safe and accessible connectivity for all ages throughout the area with expanded walking, biking, and transit options that encourage transit use and address current challenges like high-speed roadways and disconnected sidewalks.

Goal 4: Support and grow local and small businesses by building on the area's economic strengths and cultural identity, while aligning new investment with community priorities.

Goal 5: Create and enhance safe, vibrant, and walkable mixed-use corridors that support local, neighborhood-serving businesses and services and connect area residents and visitors to green spaces.

Goal 6: Preserve, protect, and expand parks, green space, and outdoor gathering areas, ensuring equitable access to natural assets and addressing environmental needs such as flooding and urban heat.

Goal 7: Strengthen connections among residents of all ages, organizations, and small businesses through targeted outreach, inclusive events, and communication strategies that build community pride and shared identity.

Goal 8: Enhance neighborhood safety, comfort, and resilience through infrastructure improvements that address stormwater issues, rail adjacency concerns, and other localized conditions.

General Comments

Vision and Goals Comments

Additional Housing Analysis

Additional Economic Analysis

Remaining Questions

Breakout Group 1

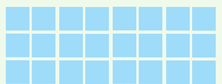
Economic SWOT Discussion

What are our community's existing economic assets (e.g., industries, institutions, workforce skills)?

What challenges do businesses face in your community?

What types of businesses would you like to see more of in your community? Where would you like to see them?

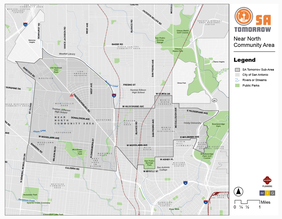
What challenges could existing local businesses face over the next 5–10 years if current trends continue?



Housing Discussion

What housing challenges exist?

What barriers are there to desired housing types?



Breakout Group 2

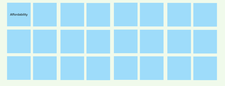
Economic SWOT Discussion

What are our community's existing economic assets (e.g., industries, institutions, workforce skills)?

What challenges do businesses face in your community?

What types of businesses would you like to see more of in your community? Where would you like to see them?

What challenges could existing local businesses face over the next 5–10 years if current trends continue?



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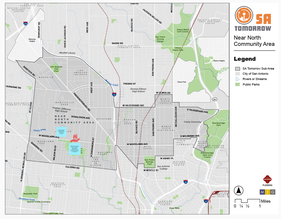

Group Mentimeter Exercise

What are the attractive/positive attributes about housing in the Near Northeast Community Plan Area?

15 32

Loyalty	Walk ability, fun local small businesses, old well-built homes, close to town
Character (maturity/established)	Variety of architectural styles
Same as past answer	Proximity to green space and entertainment
Walkable, historic character, proximity to downtown, local businesses	Neighbors who care about creating community in an historic area
Proximity to city center, schools, colleges	Variety of housing stock, including middle housing
All of the answers on the screen	Historic and architectural attributes.
Biking, walking, parades, events in the neighborhood	Architectural character, walkability, tree cover & foliage, higher density than suburbia but not highrises like Downtown
Their historic character, regardless of designation, and mix of 1-4 housing. Affordability is often a factor as we have older homes that charge lower rents	Middle housing, ability to house hack as first time homeowner
Lots of character and proximity to things	History supports past and future aspiration
Characters of homes, old trees	Biking and walking
Older walkable neighborhoods, lots of trees, the green spaces around the homes in the neighborhoods are nice. Our small businesses, small cafes , post office and shipping centers all not more than 2	Young and old families with people of all ages
Diversity of housing types = diversity of types of people; single, coupled, families, generational homes, etc.	The housing creates local resilient communities
Openness / great flow	Let's not forget the cultural history of the neighborhoods. Family history.
Local businesses within walking, bike, and transit	Ability to walk to restaurants, art centers, quirky shops, coffee houses - great quality of life
Height is limited making for evening breezes. Very close community family owned	Landa Library anchors the neighborhood
Porches!	Public transit

What housing types could your area use more of? (Select Up to 4)