SA TOMORROW

NEAR NORTH

COMMUNITY AREA PLAN

Planning Team Meeting 5 Summary | Community Amenities & Public Spaces

CITY OF SAN ANTONIO TEXAS PLANNING

PLANNING TEAM MEETING 5 SUMMARY

1. Date, Time, Location

- Date: Tuesday, August 5, 2025
- Time: 6:00 – 8:00 p.m.
- Location: Virtual (via Zoom)

2. Attendees

Attendees included Near North Community Area Plan Planning Team members, City of San Antonio Planning Department staff and project consultants from MIG. Also attending were San Antonio River Authority (SARA) staff. Planning Teams consist of a wide variety of stakeholders from the Near North Community area including neighborhood associations, residents, business owners, community leaders, employers, and major institutions.

PLANNING TEAM

- Alta Vista Neighborhood Association - *Erin Zayko*
- Beacon Hill Area Neighborhood Association - *Cosima Colvin, Benjamin Coronado, Erin Campbell, Kathleen Rubin*
- District 7 - *Frank Ramirez*
- Jefferson Neighborhood Association - *John Watson*
- Los Angeles Heights Neighborhood Association - *Herb Salinas*
- Martinez Creek Neighborhood Association - *Mel Davis*
- Monte Vista Historical Association - *Tony Garcia*, *Victoria German*
- Monte Vista Terrace Neighborhood Association - *Mary Johnson*
- Monticello Park Neighborhood Association - *Bianca Maldonado*
- SARA - *Mikel Wilkins*
- River Road Neighborhood Association - *Gemma Kennedy*
- Woodlawn Lake Neighborhood Association - *Austin Kelm*

PROJECT STAFF

- City of San Antonio Planning Department - *Jacob Howard, Chris Ryerson*
- MIG (Consultant) - *Marcia Boyle, Marco Hinojosa, Cole Gehler*

3. Meeting Purpose & Agenda

The purpose of this meeting was to discuss community amenities and public spaces in the area—including related assets, needs, and challenges for the Near North Community—and to begin prioritizing opportunities for improvement. This is the first of two Planning Team meetings dedicated to the topic.

AGENDA

- San Antonio River Authority Presentation
- Overview of Community Amenities and Public Spaces
- CAPS Accessibility Analysis
- CAPS Activity
- Focus Areas

4. San Antonio River Authority Presentation

COMPLETE COMMUNITIES

A San Antonio River Authority staff member provided a high-level introduction to the concept of a "complete community." Complete communities typically include elements such as built form, land use, and urban design that help define the character of a place. They also generally have a high level of access and a mobility system that provides connections to and from the rest of the city. Community amenities and public spaces that contribute to these places may be tangible or intangible and help define the quality of life within the city.

Participants in the meeting were encouraged to consider what kinds of improvements might help make the Near North Community Area more complete as they engaged with the meeting's presentations and activities related to community amenities and public spaces, as well as the topic of focus areas.

INTRODUCTION

SARA staff provided meeting participants with a base-level of the role of the organization in managing the areas water resources, and highlighted SARA's Watershed Master Plan and the online, interactive Watershed Master Plan Viewer [*For best results try using Microsoft Edge*.]

NATURE-BASED SOLUTIONS (NbS)

Nature-based Solutions (NbS) serve as an umbrella concept that encompasses Green Infrastructure, Low Impact Development, natural and nature-based features, and stormwater best management practices (BMPs). These approaches aim to imitate or preserve natural features and processes to enhance environmental sustainability and resilience. NbS can take the form of hybrid engineered systems or preserved natural systems, and they provide a range of co-benefits that support both ecological health and human well-being.

The co-benefits of these approaches are wide-ranging. They include improvements in water quality through the reduction of bacteria, total suspended solids (TSS), oil and grease, metals, nutrients, and heat. By enhancing infiltration and reducing peak runoff, these systems also help manage stormwater more effectively. In addition, they support habitat creation and biodiversity, contribute to cooling and improved air quality, and offer aesthetic, recreational, and educational value to communities. SARA staff highlighted several areas of opportunity to implement nature-based solutions in the Near North Community Plan Area including:

- Woodlawn Lake
- San Pedro Park
- Trinity University
- Thomas Jefferson High School
- Paulina Nelson Early Childhood Center
- Little Learning Center
- Mark Twain Dual Language Academy
- Assumption Seminary

5. Overview of Community Amenities and Public Spaces

Project Consultants from MIG gave a general overview of possible Community Amenities and Public Spaces. Important some types of Community Amenities and Public Spaces that could be included in the plan area are:

HEALTH IMPROVEMENTS

- Recreation Centers
- Hospitals
- Farmer's Markets
- Community Gardens
- Outdoor Recreation
- Community Fitness

PLACEMAKING IMPROVEMENTS

- Lighting
- Street Activation
- Public Art
- Gateways
- Wayfinding
- Public Realm Activation

COMFORT IMPROVEMENTS

- Enhanced Tree Canopy
- Cooling Centers
- Resting Areas
- Splash Pads
- Pools
- Shade Structures

COMMUNITY SPACES IMPROVEMENTS

- Community Centers
- Pocket Parks/Plazas
- Schools
- Park/Open Space
- Libraries
- Cultural Centers

6. Community Amenities and Public Spaces Access

Staff provided a brief overview of access to community amenities and public spaces within the Plan Area, along with a comparison to the city as a whole, to give participants additional context as they considered potential improvements.

Some key statistics relating to access are below:

	City-Wide	Near North
Residents Within Walkable Distance to a Park	21.4%	69%
Residents Within Walkable Distance to a Supermarket	6.4%	18%
Residents Within 30-min Transit Distance to Emergency Healthcare	42.5%	100%
Residents that live in Census Block Groups with Relatively Dense Tree Coverage (scores below 5)	41%	51%
Residents that live in Census Block Groups with Relatively Low Percentage of Impervious Surfaces (*scores below 5*)	45%	24%
Residents that live in Census Block Groups that are Considered Low Concern Areas (*scores below 10*)	37%	21%

Sources: *City of San Antonio Enterprise GIS, Reference USA - Data Axle, Planning Department, and VIA. An Assessment of Urban Heat Vulnerability in San Antonio, TX, Sustainable, Pervasive Urban Resilience (SPUR) Center at UTSA American Community Survey 2023 5-Year Estimates, Census Bureau*

7. Focus Areas

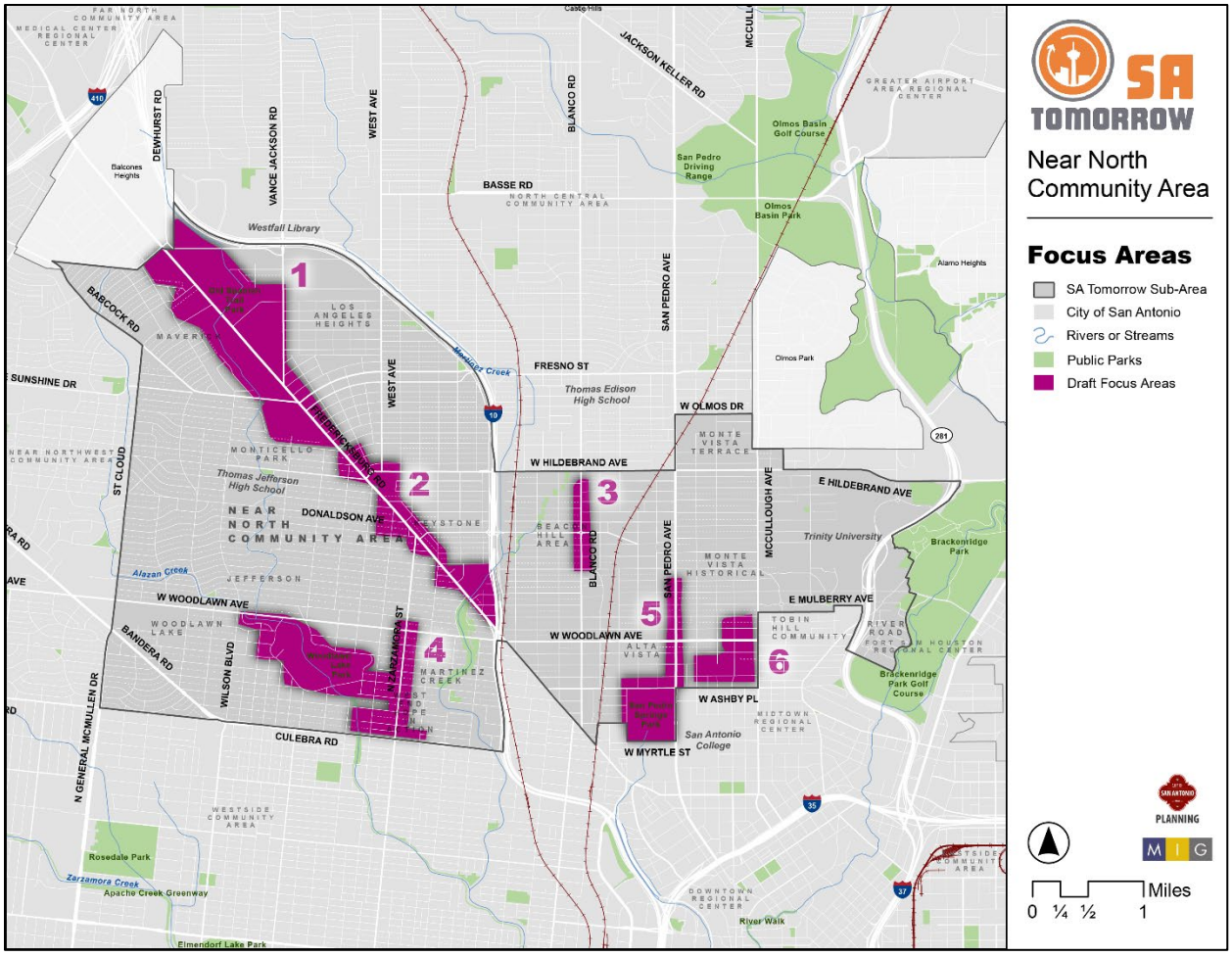
The topic of focus areas was first introduced during the second planning team meeting, when a map analyzing vacant and underutilized parcel, and estimated number of business closures was presented to the team along with a rough draft of several potential focus areas. Based on patterns of comments gathered at Community Meeting 1 and at subsequent planning team meetings, a second draft of the focus areas was prepared and presented to the planning team for initial feedback ahead of Planning Team Meeting 6, which is dedicated to the topic.

While many recommendations in this plan are long-term and somewhat conceptual, the focus areas section offers more detailed visions for desirable ways in which these areas could be developed or evolve over time to help meet a variety of community goals. While this section will have detailed renderings, any specific style choices are for illustrative purposes only to show potential, rather than to prescribe development design. Typically, each Focus Area included in a sub-area plan includes:

- A unique vision statement
- An analysis of challenges and opportunities
- Identification of potential key investments and improvements
- A specific Focus Area Map Potentially aspirational graphics and illustrations

Figure 1 below shows the draft Focus Areas presented at Planning Team Meeting 5, followed by a list of points raised during the subsequent discussion with the Planning Team. The topic of Focus Areas will be revisited at Planning Team Meeting 6, as well as at future Planning Team and community meetings, providing additional opportunities for comment.

Figure 1:
DRAFT FOCUS AREAS PRESENTED AT PLANNING TEAM MEETING 5



INITIAL FEEDBACK ON DRAFT FOCUS AREAS PRESENTED AT PLANNING TEAM MEETING 5

1. **General Comments**

- Planning team members expressed concern about the level of input that went into preparing the preliminary draft focus areas.
- Advocated for more specific focus areas.
- Suggested the potential inclusion of Jefferson Village and Trail Street in River Road.
- Asked questions about how to include and address comments relating to Brackenridge Park.
- Considered whether Fredericksburg Road south of IH-10 should be included as a focus area, given that it has been a focus of the adjacent neighborhood, which had a dedicated committee working to make improvements in the area, including a community center.

2. **Draft Focus Area 1: Fredericksburg Road**

- Planning team members highlighted the concentration of affordable housing in the area near Vance Jackson and raised concerns about its being included in a focus area.
- Concerns were raised about the inclusion of single-family housing, especially in historic districts.
- A planning team member suggested limiting the areas included in the focus area to commercial sites.

3. **Draft Focus Area 2: Fredericksburg Road**

- Questioned the inclusion of an H-E-B in the focus area.
- Noted that the VIA bus stops near Mary Louise are a constant source of nuisances for adjacent neighbors.
- Concerns were raised about the inclusion of single-family housing, especially in historic districts.

4. **Draft Focus Area 3: Round About Area**

- No direct comments were made about Draft Focus Area 3.

5. **Draft Focus Area 4: Zarzamora at Cincinnati Focus Area**

- Planning team members advocated against including Woodlawn Lake in a focus area, noting that a specific plan for the park is currently being developed.
- Planning team members did not want single-family homes included in the focus area.

6. **Draft Focus Area 5: San Pedro**

- Planning team members noted that San Pedro Springs Park may make sense to include in a focus area, as it is an area residents consistently comment on; however, other sections of San Pedro have several ongoing planning efforts associated with them. Flores, Breeden, and Woodlawn were mentioned as potential alternative streets to include in a focus area.

- Planning team members highlighted concerns related to Mark Twain and noted that the inclusion of infill around schools affects traffic near their campuses. They advocated for the removal of schools from focus areas.

7. Draft Focus Area 6: Main Street Monte Vista

- Advocated for a smaller focus area limited to sites immediately adjacent to Main Street and highlighted McCullough and Ashby as other important commercial corridors in the neighborhood.
- A planning team member expressed concern about the commercialization of formerly residential areas that push families out of the neighborhood and emphasized the desire to limit commercial uses to sites along commercial corridors.
- Noted that the area is currently walkable but could benefit from additional improvements to support walkability.

8. Community Amenities and Public Spaces Activity

A brief highlight of the Plan Area's .Community Amenities and Public Spaces assets was presented, along with a quick discussion of the connection between opportunities and challenges, and finally a quick review of public comments relating to the topic that have be gathered to-date.

COMMUNITY AMENITIES AND PUBLIC SPACES DISCUSSION

Two breakout rooms were used to provide meeting participants with a smaller space for completing the mapping exercise.

- Consistently highlighted the need to expand the tree canopy in the area, especially along commercial corridors.
- A planning team member suggested that temporary shade structures or other measures to ensure young trees survive to maturity may be needed in the area.
- The intersection of Cincinnati and Zarzamora was highlighted as needing intervention to make it neighborhood- and pedestrian-scaled.
- A farmers market was identified as a community need, and Woodlawn Lake was suggested as a potential location.
- Bandera Road within the plan area was highlighted as needing intervention; it is designated as a high-fatality corridor, particularly around the intersection with St. Cloud.
- Mosaics, stone benches, enclosures, and other features installed in the Deco District along Fredericksburg Road were cited as good examples of interventions, but also as examples of insufficient maintenance.
- Conflicts between trees and bus traffic were highlighted as an important consideration.
- Addressing "purple-pipe" infrastructure was raised as a barrier to achieving a healthy tree canopy in the area.
- Emphasized focusing on implementation and funding rather than new planning.

- Encouraged identifying ways to provide multiple benefits through improvements.
- Highlighted the need acknowledge mandatory detention areas standards in design concepts.
- Stressed limiting new development's contributions to flooding.
- Prioritized reducing flooding risks.
- Voiced the need to support pocket parks and expand them into areas currently lacking such amenities.
- Identified Adopt-a-Spot as a potential resource for maintaining vacant sites and other areas.
- Highlighted the need for maintenance of historic signage.
- Noted that repairs and maintenance to historic structures and bridges are needed.
- Raised heat-island effects—especially their impacts on commuters, pedestrians, bus riders, and people with disabilities—as an important focus.
- Emphasized the importance of keeping the cyclist's perspective in mind, including adding wayfinding.
- Suggested closing streets to cars and creating pedestrian- and cyclist-accessible spaces to improve safety and comfort, with Grant and Michigan identified as potential locations.
- Noted that stray dogs are a barrier to people enjoying time outside in the area.
- Emphasized the critical need to support children walking safely to school, noting that basic improvements such as sidewalks are lacking west of IH-10.

9. SUPPLEMENTAL SURVEY RESULTS

Following Planning Team Meeting 5, a supplemental online survey with three questions was distributed to the Planning Team by email. Questions included in the survey had been skipped during the meeting in the interest of time, as the conversation around Focus Areas ran long.

The survey was first distributed on November 21, 2025, and remained open through January 31, 2026, with a reminder sent to the Planning Team on January 15. A total of six Planning Team members responded to the survey; results are listed below.

QUESTION 1

Rank the community amenities and public space elements that you want to see in your community?

1st - Nature-Based Solutions
2nd - Community Spaces
3rd - Comfort
4th (tie) - Health
4th (tie) – Placemaking

QUESTION 2

What are some valued and special community amenities and public spaces that already exist in your community? If there's a specific location you're referring to, please include that in your response.

- Loa Angeles Heights Park, Old Spanish Walking Trails
- Olmos Basin, our HEB,
- Woodlawn Lake Park, bike lanes, greenways
- BH has a linear park with playgrounds, basketball court, public gathering spaces, and dog park. We also have a community garden to help educated residents about drought resistant and buttery attracting plants as well as ways to substitute grass for indigenous plantings.
- Our particular community does not really jhave any specific community amenties or spaces of note. That is what we are lacking.
- Greenway trails, Blanco roundabout, San Pedro springs Park, Pearl, historic Church buildings.

QUESTION 3

What are some missing community amenities and public spaces that you would like to see in your community? If there's a specific location you're referring to, please include that in your response.

- More trails with shade cover in our actual neighborhood (NW Los Angeles Heights); access to green spaces in general, i.e., activating Martinez Creek with a trailhead at Hildebrand; dog parks, community gardens. These are non-existent right now so there's really no way to access green space within a 10 minute walk in our neighborhood.
- A neighborhood park community garden or greenspace.
- more bike lanes (especially protected ones where cars are not allowed to park), pocket parks, greenways that are completely free of homeless encampments and litter, and more streets closed to cars and instead welcoming to pedestrians and cyclists
- We need sidewalks. All of the community gathering spaces, businesses, and parks are within walking distance but the main avenues have no sidewalks or they are dangerous. Walking with children is dangerous.
- Dedicated green space for a small pocket park of community garden
- More neighborhood roundabouts with identifying features in the center. Tree lined streets with a specific species of tree to set the area apart from others (i.e. Elm Street, ash street, magnolia Ave). Shopping districts with roundabouts with identifying features (Fred and Zarzamora). Larger sidewalks with small public plazas or pocket parks for people to hang out in on their way to things. Better neighborhood connections to our Creek network.

10. CONTACT INFORMATION:

- Jacob Howard, Project Manager, 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 #5

Tuesday, August 5th, 2025
Virtual via Zoom
6:00-8:00 PM

SAN ANTONIO PLANNING

MIG

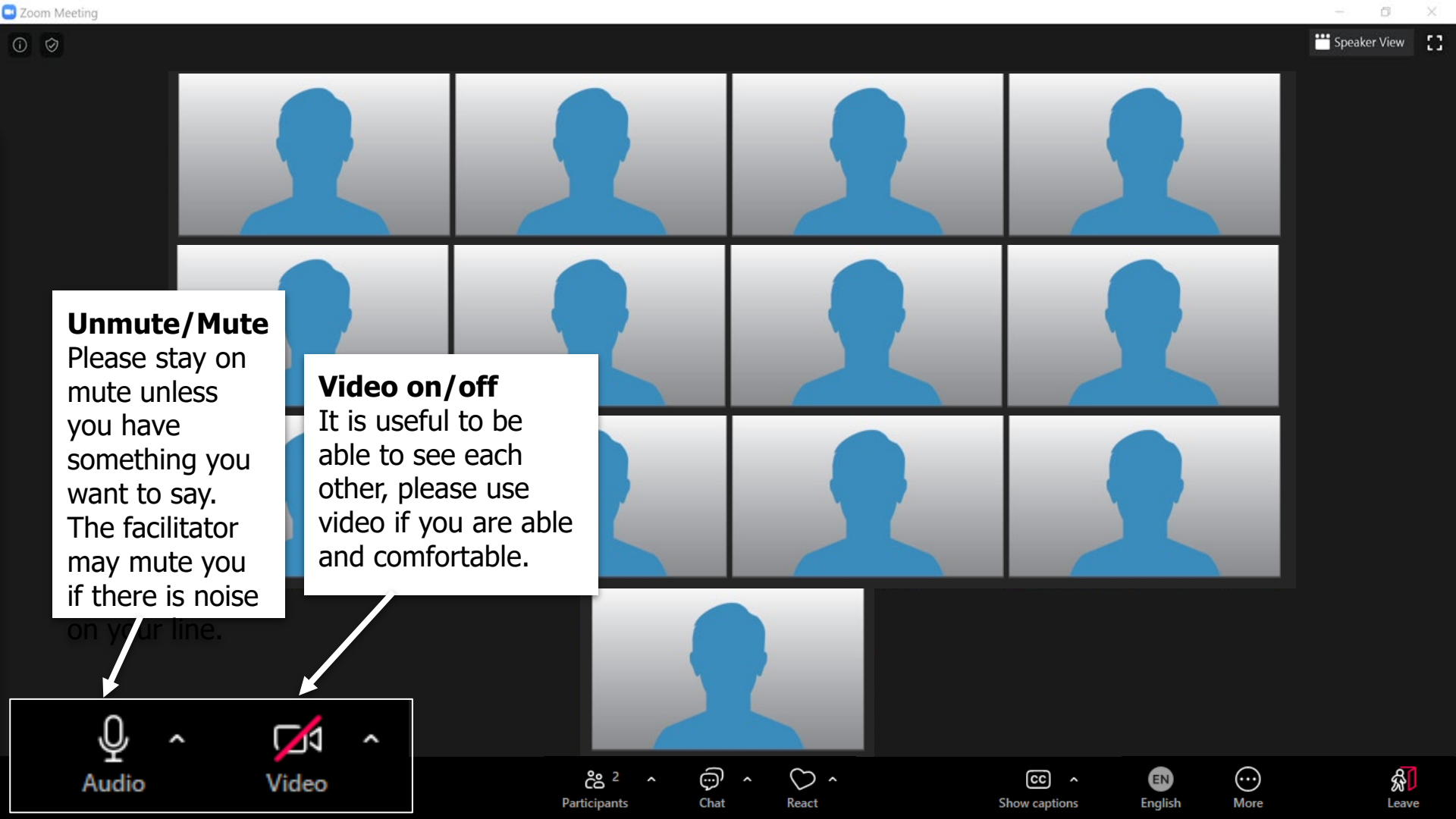
Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
Worldwide Languages
Able City

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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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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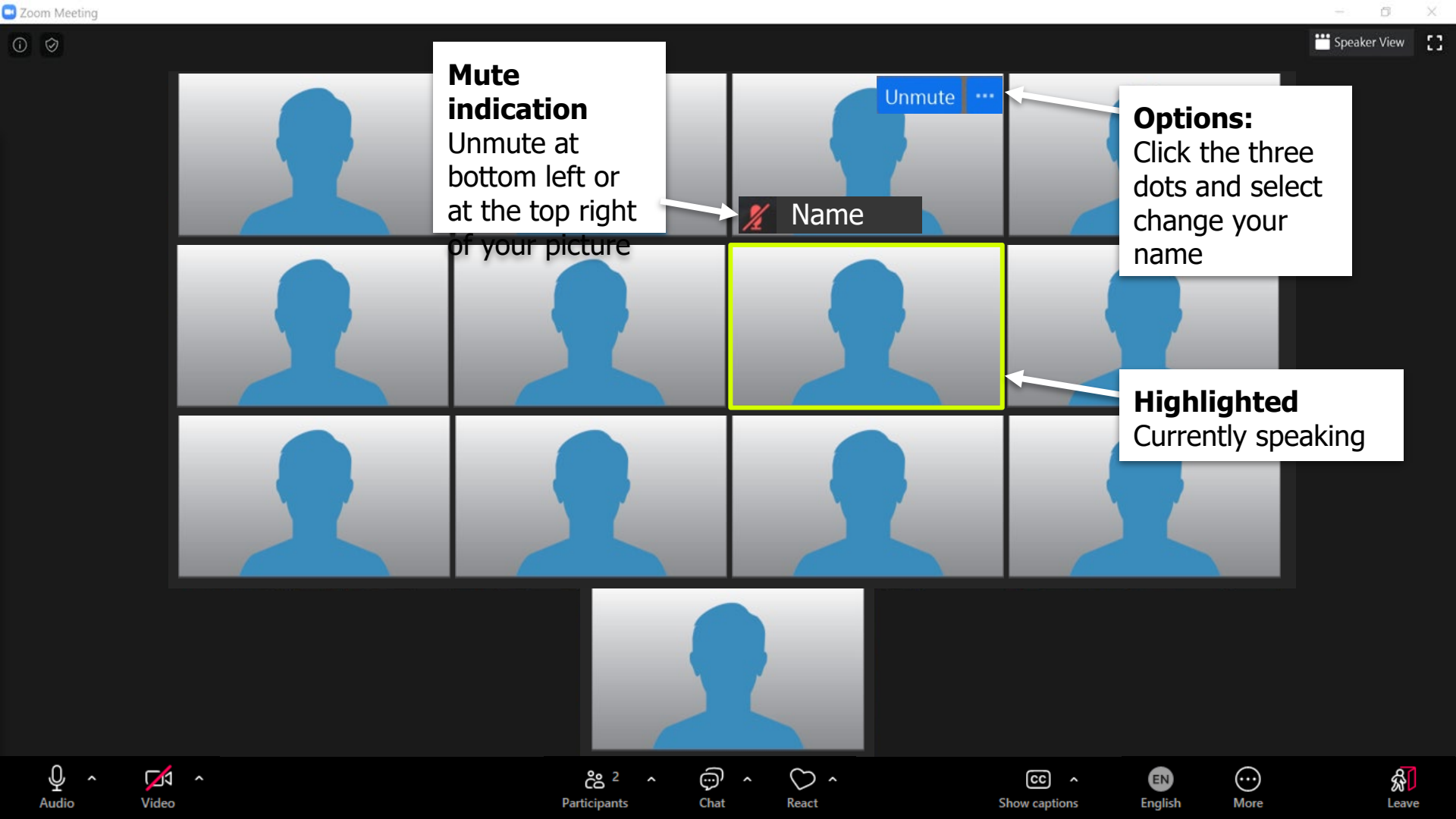
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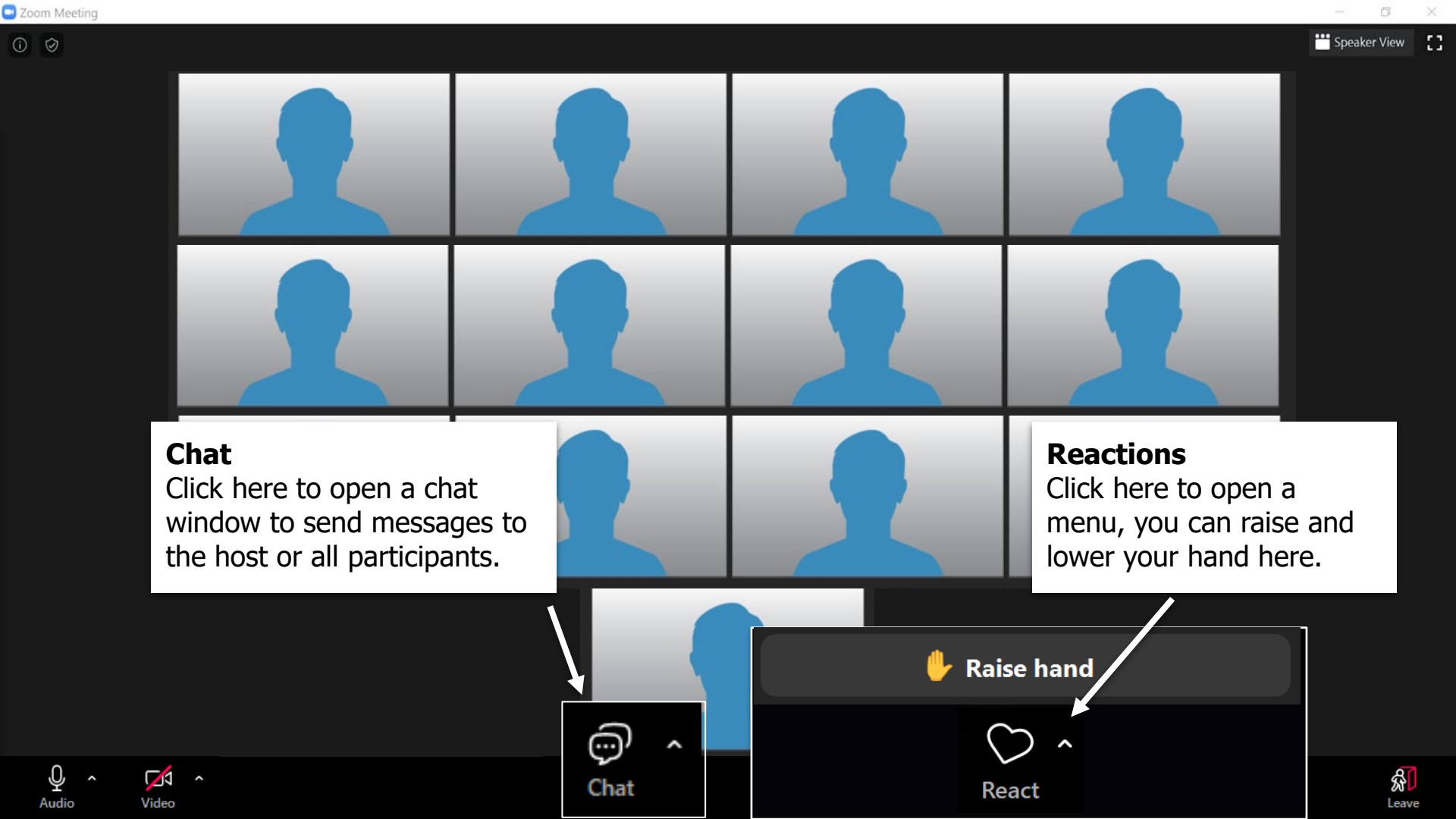
Zoom Meeting
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Chat
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Raise hand
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React
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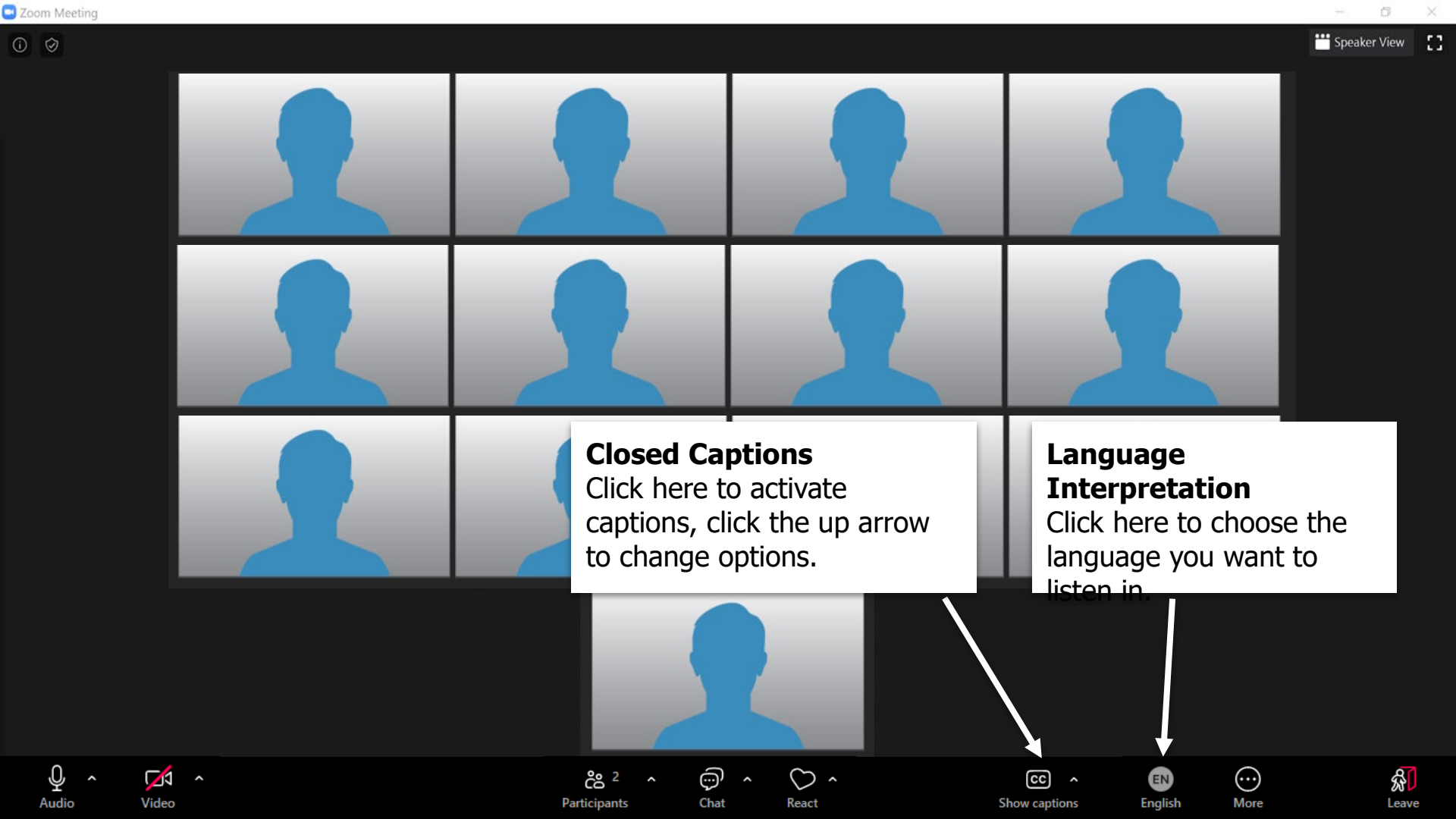
Zoom Meeting
Speaker View
Closed Captions
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Language Interpretation
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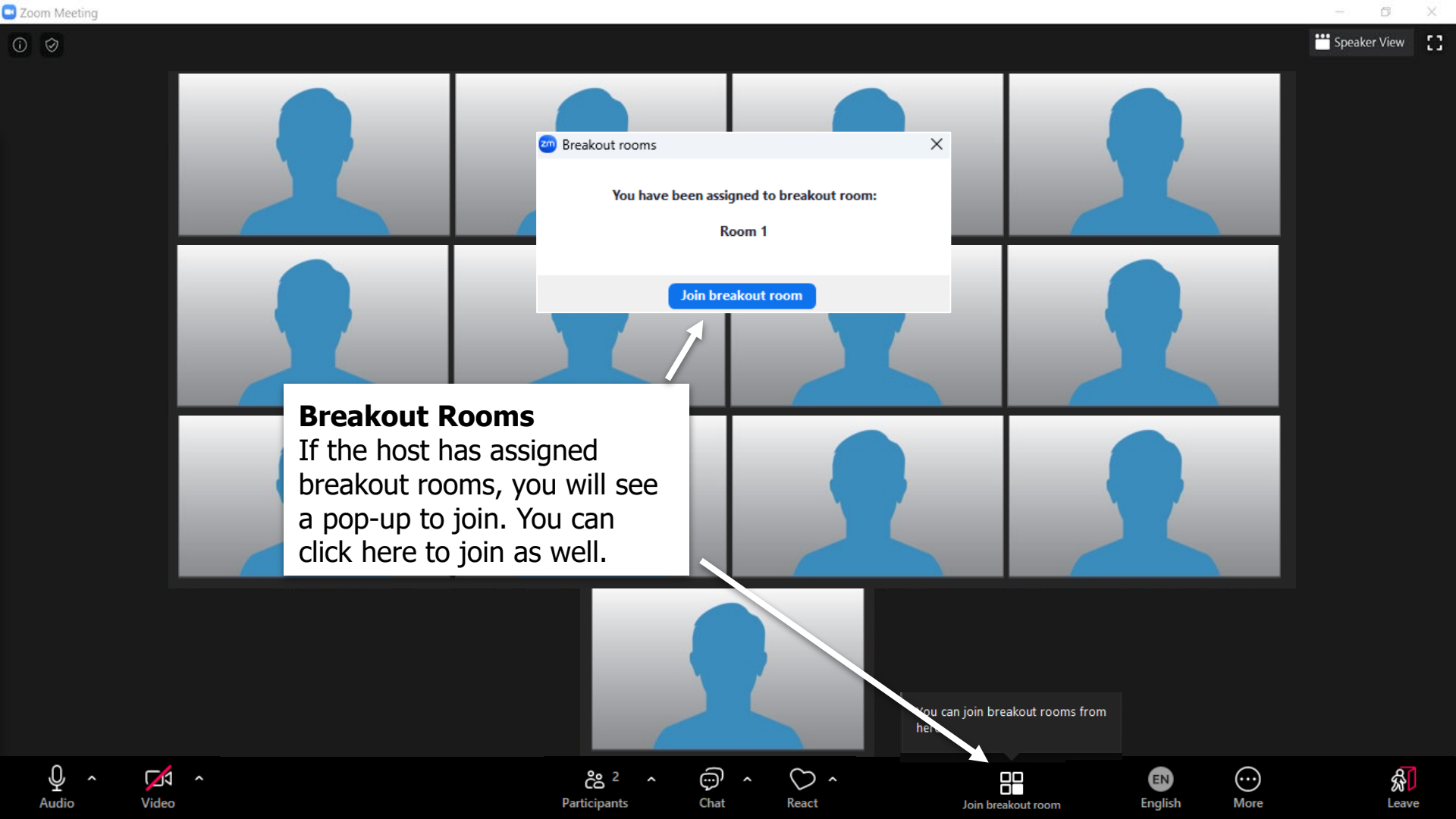
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Speaker View
Breakout rooms
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Room 1
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Breakout Rooms
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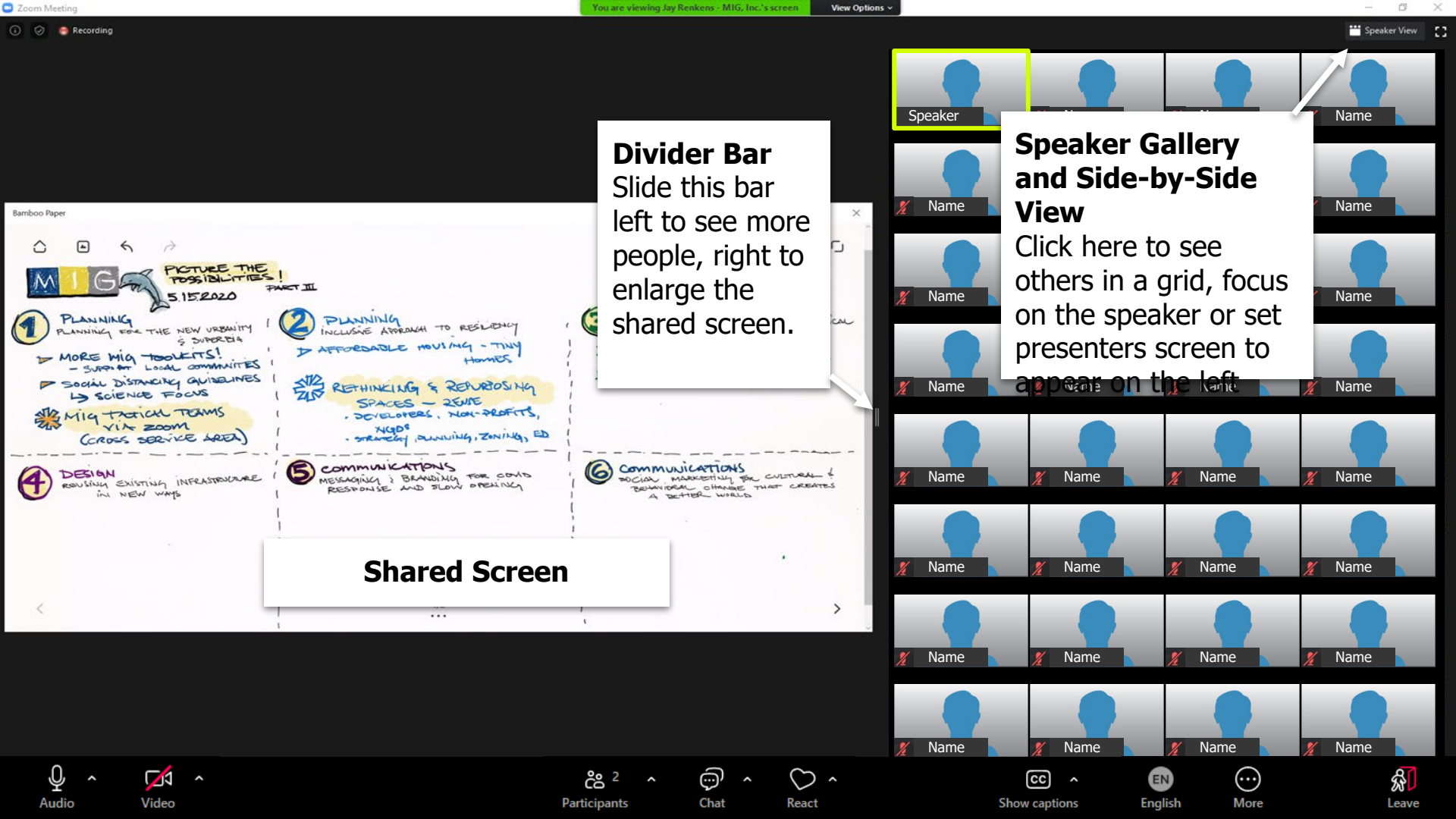
Zoom Meeting
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View Options
Recording
Speaker View
Bamboo Paper
PICTURE THE POSSIBILITIES!
5.15.2020
PART III
1 PLANNING
PLANNING FOR THE NEW URBANITY & SUPERTIA
MORE MIG TOOLKITS!
- SUPPORT LOCAL COMMUNITIES
SOCIAL DISTANCING GUIDELINES
SCIENCE FOCUS
MIG TACTICAL TEAMS VIA ZOOM (CROSS SERVICE AREA)
2 PLANNING
INCLUSIVE APPROACH TO RESILIENCY
AFFORDABLE HOUSING - TINY HOMES
RETHINKING & REPURPOSING SPACES - REVITE
DEVELOPERS, NON-PROFITS, NGOS
STRATEGY, PLANNING, ZONING, ED
4 DESIGN
REUSING 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
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Speaker Gallery and Side-by-Side View
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This Meeting Will Be Recorded

SA TOMORROW

Introductions

CITY SAN ANTONIO PLANNING

MIG

Near North Community Area Plan Project Team

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

MIG
Marcia Boyle, Co-Project Manager
Marco Hinojosa, Co-Project Manager
Cole Gehler, Senior GIS Analyst

San Antonio River Authority
Michelle Garza, Planning Specialist

Meeting Sequence

Planning Team Meeting 1 (July 11th, 2024)	Orientation | Sub-Area Planning Overview | Vision and Goals
Community Meeting 1 (February 19th, 2025)	
Planning Team Meeting 2 (March 27th, 2025)	Introduction to Land Use | Confirm Vision & Goals
Planning Team Meeting 3 (April 22, 2025)	Introduction to Mobility
Planning Team Meeting 4 (May 20, 2025 - Virtual)	Introduction to Housing & Economic Development
Planning Team Meeting 5 (August 5, 2025 - Virtual)	Introduction to Community Amenities & Public Space
Land Use Workshops (August – September)	
Planning Team Meeting 6 (TBD – October)	Focus Areas
Community Meeting 2 (TBD)	
Planning Team Meeting 7 (TBD)	Land Use | Focus Areas
Planning Team Meeting 8 (TBD - Virtual)	Mobility | Focus Areas
Planning Team Meeting 9 (TBD)	Housing & Economic Development | Focus Areas
Digital Design Charrette (DDC) (TBD - Virtual)	Visualization of Two Selected Sites
Planning Team Meeting 10 (TBD - Virtual)	Community Amenities & Public Space| Focus Areas | DDC
Community Meeting 3 (TBD)	
Planning Team Meeting 11 (TBD)	Plan Priorities & Implementation
Community Meeting 4 (TBD)	
Planning Team Meeting 12 (TBD)	Public Draft Review

HERE

Meeting Objectives

- San Antonio River Authority Presentation
- Overview of Community Amenities and Public Spaces (CAPS)
- CAPS Accessibility and Equity Analysis
- CAPS Activity
- Focus Areas

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Overview of Community Amenities and Public Spaces

CITY SAN ANTONIO PLANNING

MIG

What Makes A Complete Community?

- **Built Form, Land Use & Urban Design**
  - Define the character of a place
- **Mobility & Access**
  - Provide connections to and from places within the City
- **Community Amenities & Public Space**
  - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City
- **We will look at the entire plan area including priority locations / Focus Areas.**

SA TOMORROW

Introduction to Nature Based Solutions

Near North Community Area

SAN ANTONIO RIVER AUTHORITY

CITY OF SAN ANTONIO PLANNING

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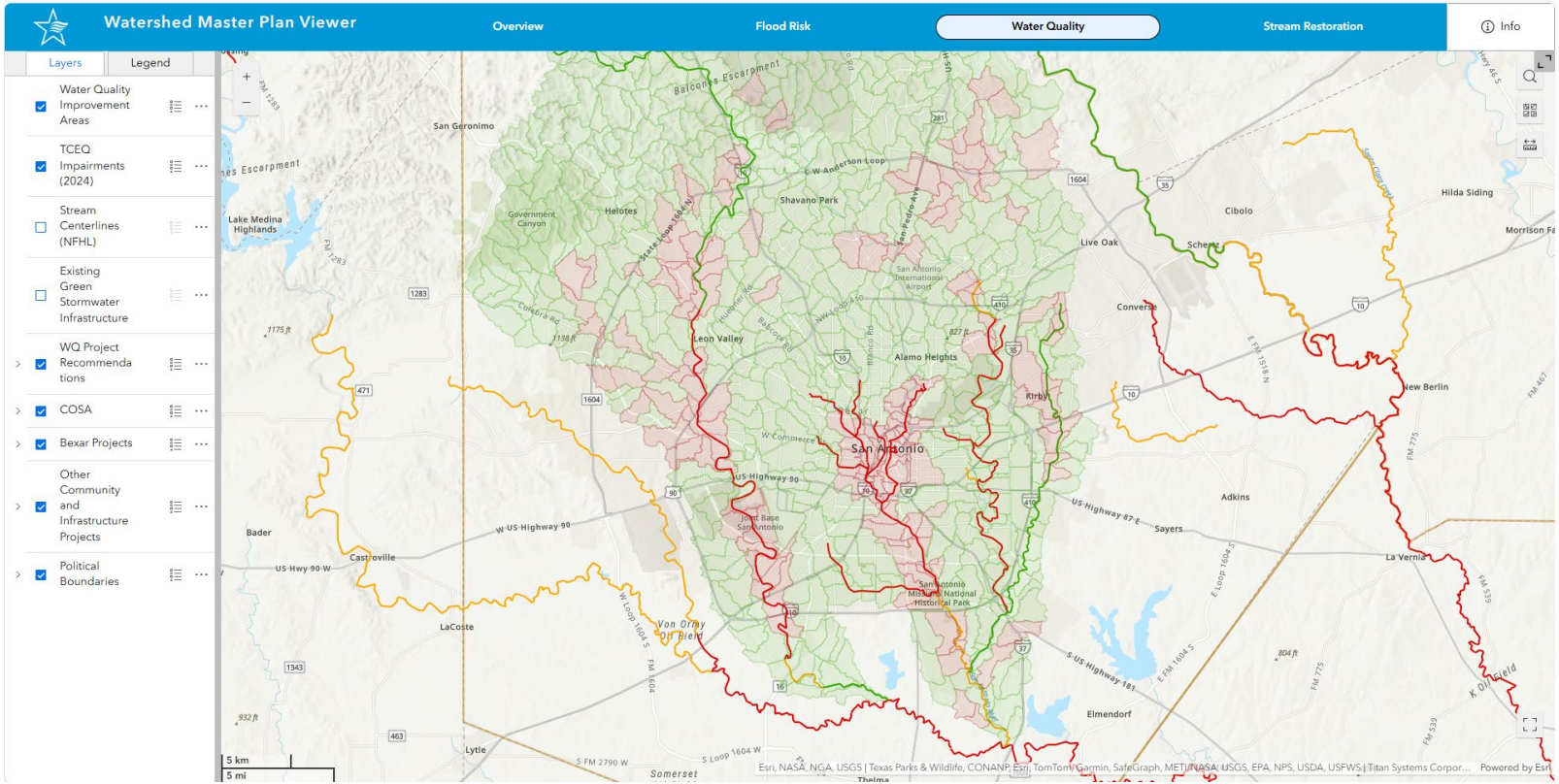
Watershed Master Plan Viewer

Watershed Master Plan Viewer



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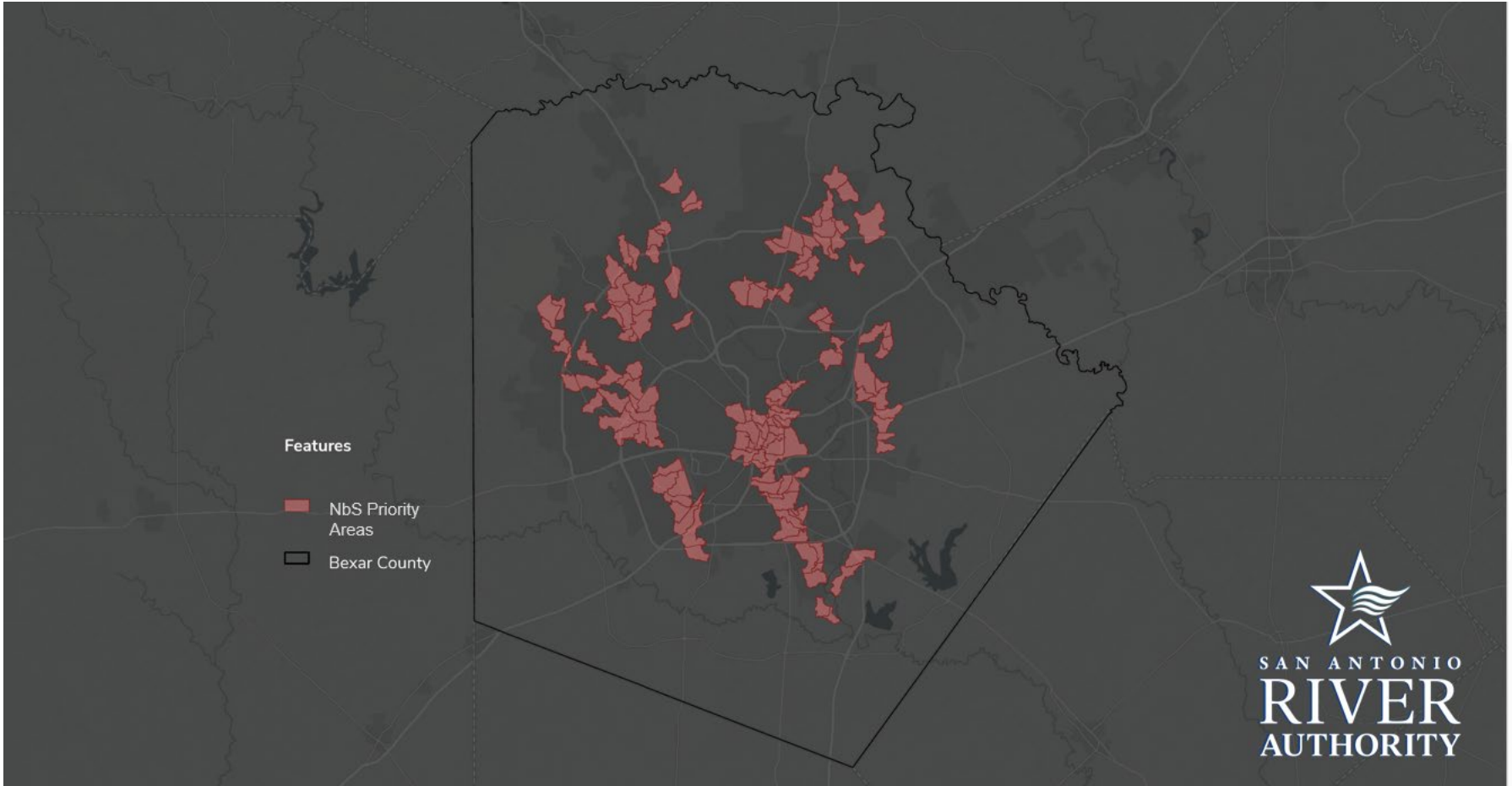
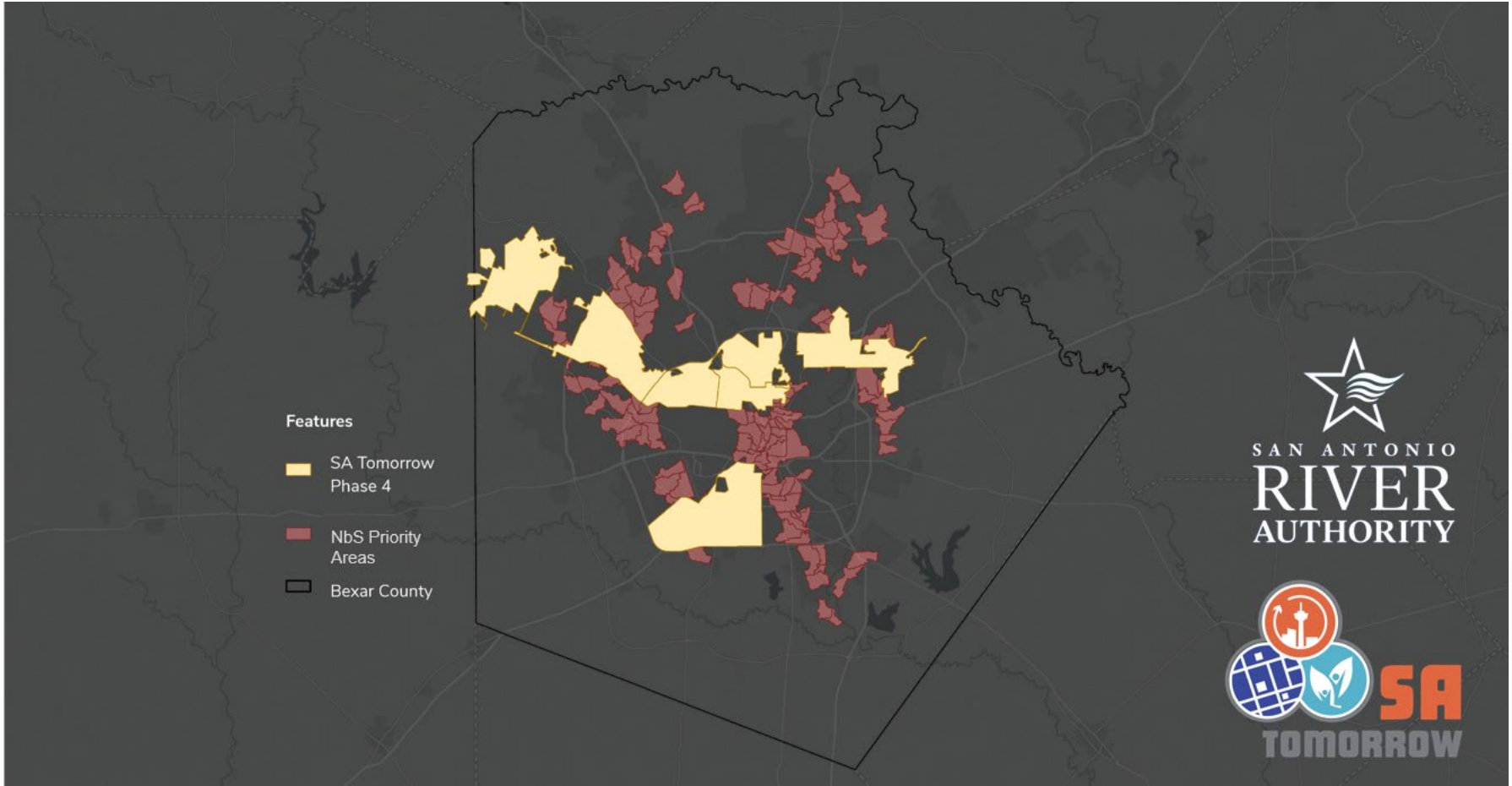
Nature-based Solutions Priority Areas



Nature-based Solutions Priority Areas

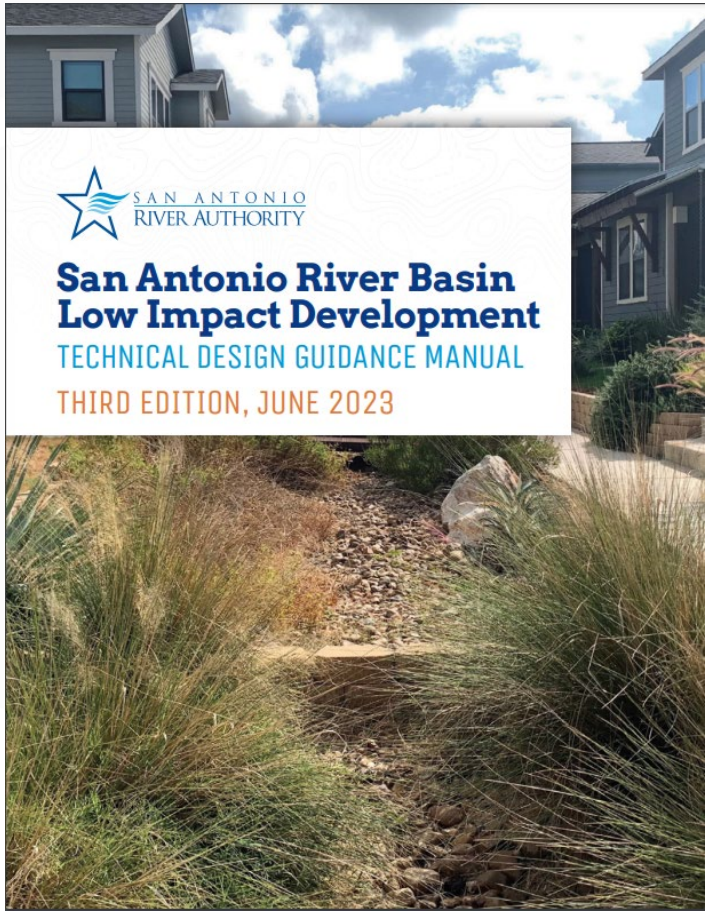


What Are Nature-based Solutions?

SAN ANTONIO RIVER AUTHORITY

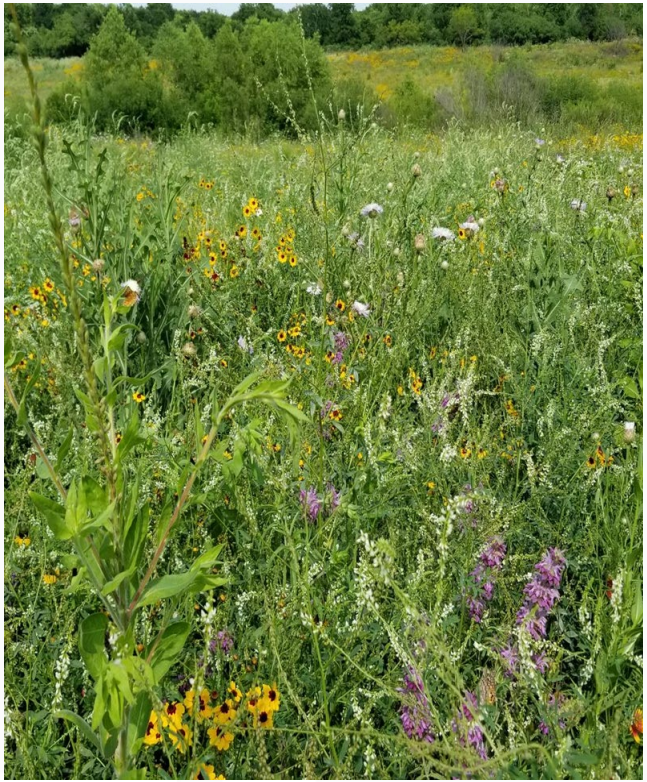
What Are Nature-based Solutions?

- NbS, an umbrella concept:
  - Green Infrastructure, Low Impact Development, Natural, and Nature-based features, Stormwater BMPs
  - Imitate or preserve natural features and/or processes to increase environmental sustainability and resilience
  - Hybrid engineered systems or preserved natural systems
  - Provides co-benefits



What Are Nature-based Solutions?

- **Co-benefits**:
  - Water Quality Improvements
    - Bacteria, TSS, Oil/Grease, Metals, Nutrients, and Heat
  - Infiltration and peak runoff reduction
  - Habitat and Biodiversity
  - Cooling and Air Quality
  - Beautification, Recreation, and Education



SAN ANTONIO RIVER AUTHORITY

Nature-based Solutions Example

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Nature-based Solutions Example

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Nature-based Solutions Example

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Nature-based Solutions Example

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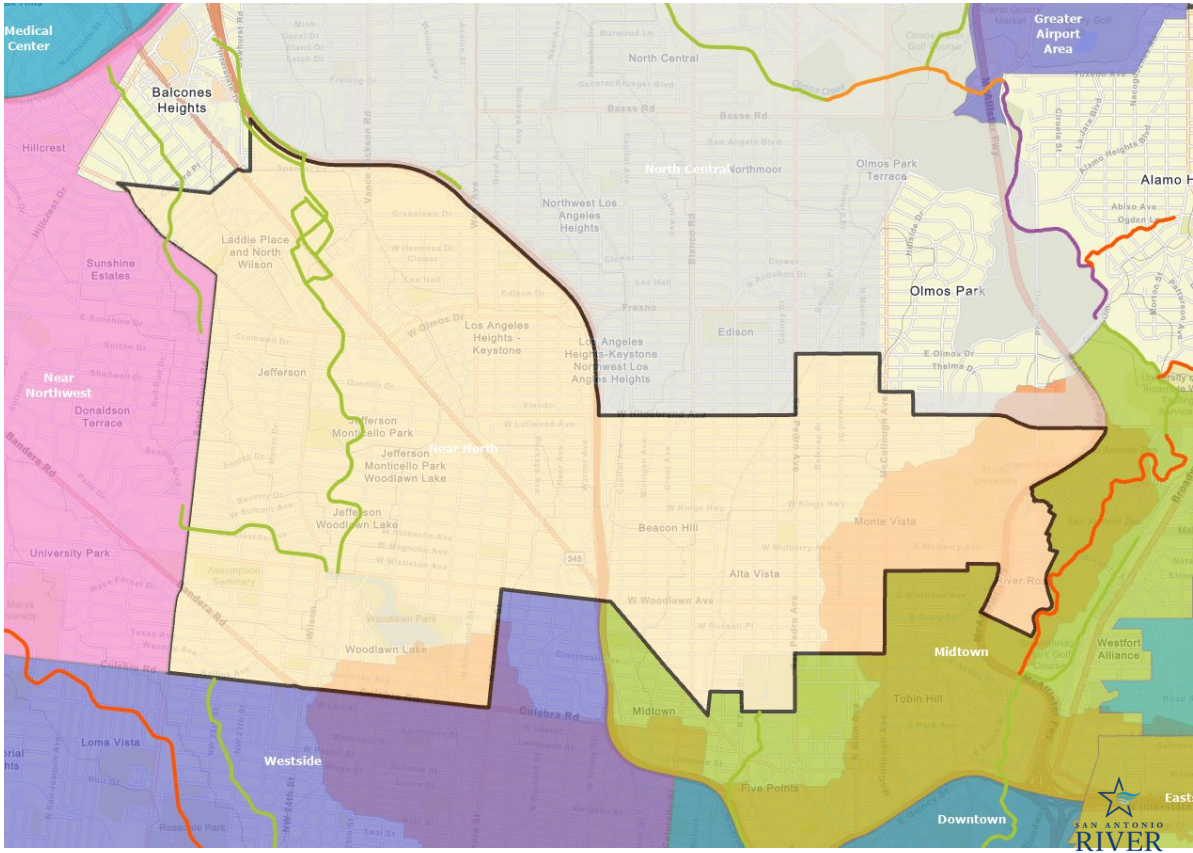
Nature-based Solutions Opportunity Areas

- Important **areas of opportunity** to implement nature based solutions.

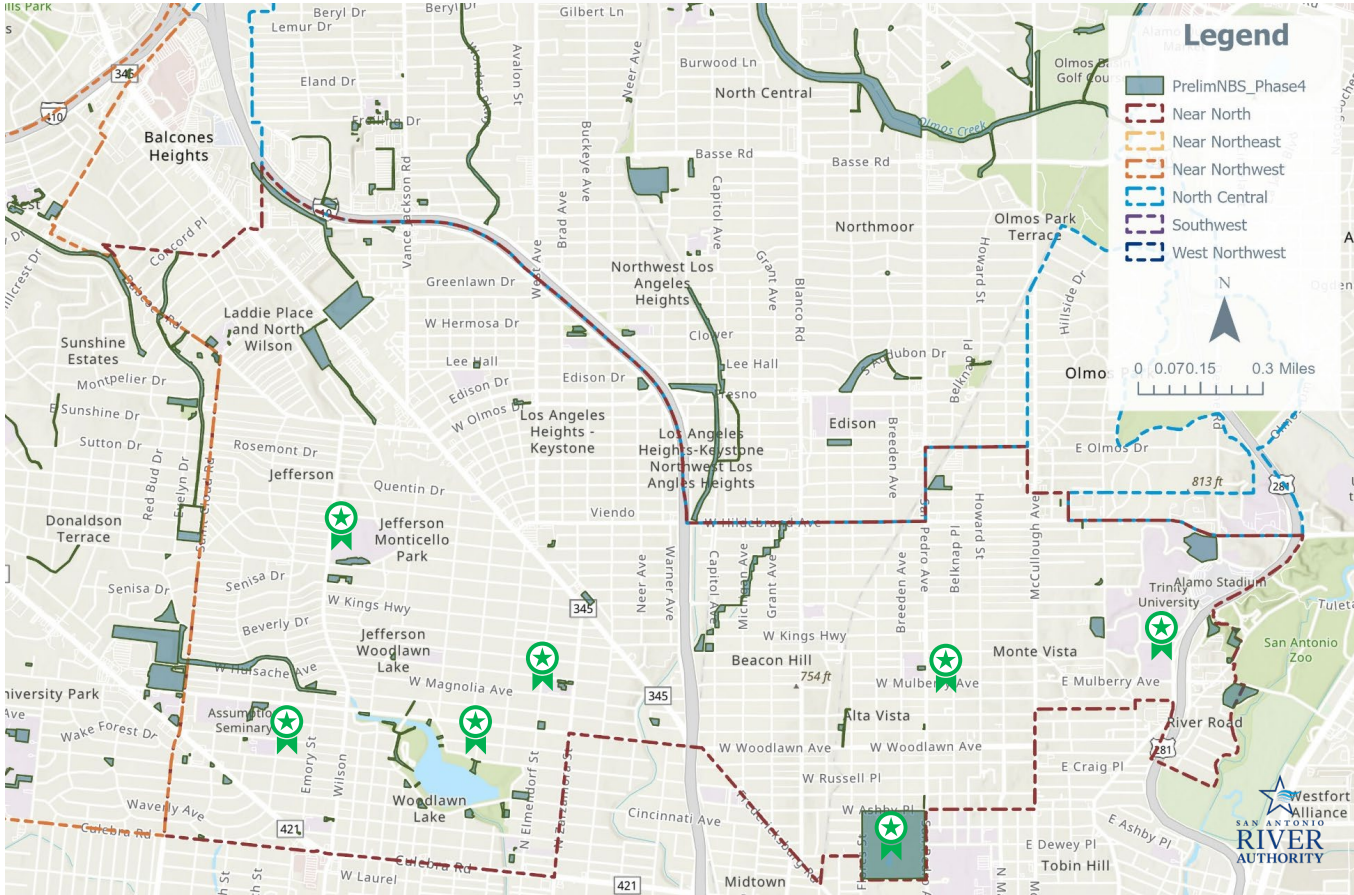
- Stream restoration potential
- Alazan Creek
- Martinez Creek
- Alazan Tributaries
- East Woodlawn Ditch
- San Antonio River



Nature-based Solutions Opportunity Areas

- Important **areas of opportunity** to implement nature based solutions.

- 72 sites identified
- Highlights:
  - Woodlawn Lake
  - San Pedro Park
  - Trinity University
  - Thomas Jefferson High School
  - Paulina Nelson Early Childhood Center
  - Little Learning Center
  - Mark Twain Dual Language Academy
  - Assumption Seminary



Types of Community Amenities & Public Spaces

Health Improvements

Recreation Centers

Hospitals

Farmers Markets

Community Gardens

Outdoor Recreation

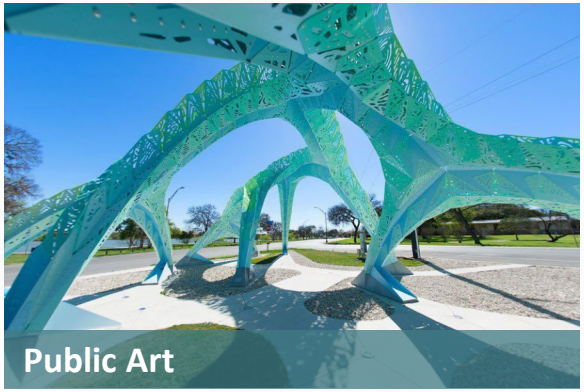
Community Fitness

Types of Community Amenities & Public Spaces

Placemaking Improvements

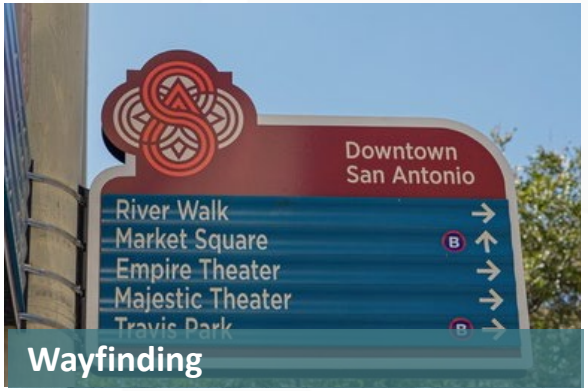
Lighting

Street Activation



Public Art

Gateways



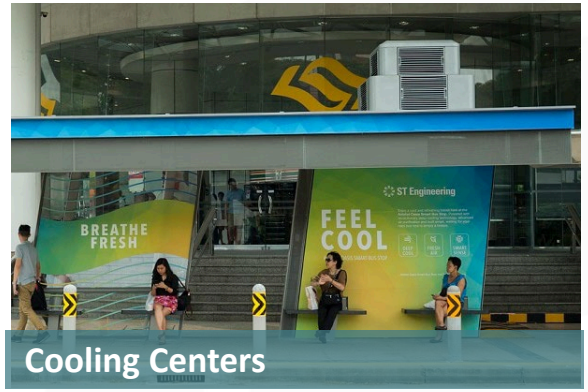
Wayfinding

Public Realm Activation

Types of Community Amenities & Public Spaces

Comfort Improvements

Enhanced Tree Canopy



Cooling Centers

Resting Areas

Splash Pads

Pools

Shade Structures

Types of Community Amenities & Public Spaces

Community Spaces Improvements

Community Centers

Pocket Parks/Plazas

Schools

Park/Open Space

Libraries

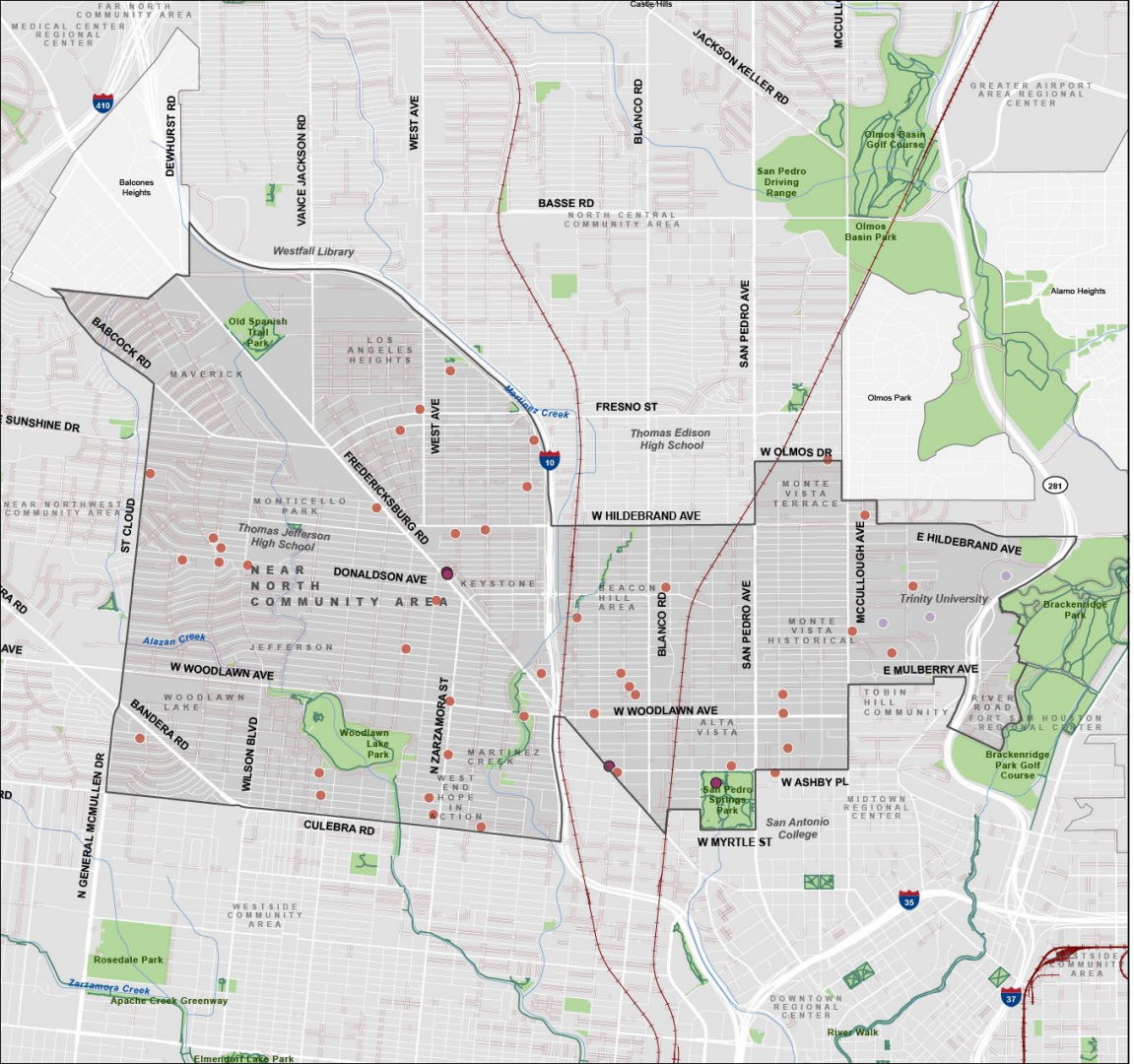
Cultural Centers

SA TOMORROW

CAPS Accessibility and Equity Analysis

CITY OF SAN ANTONIO PLANNING

MIG



SA TOMORROW

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

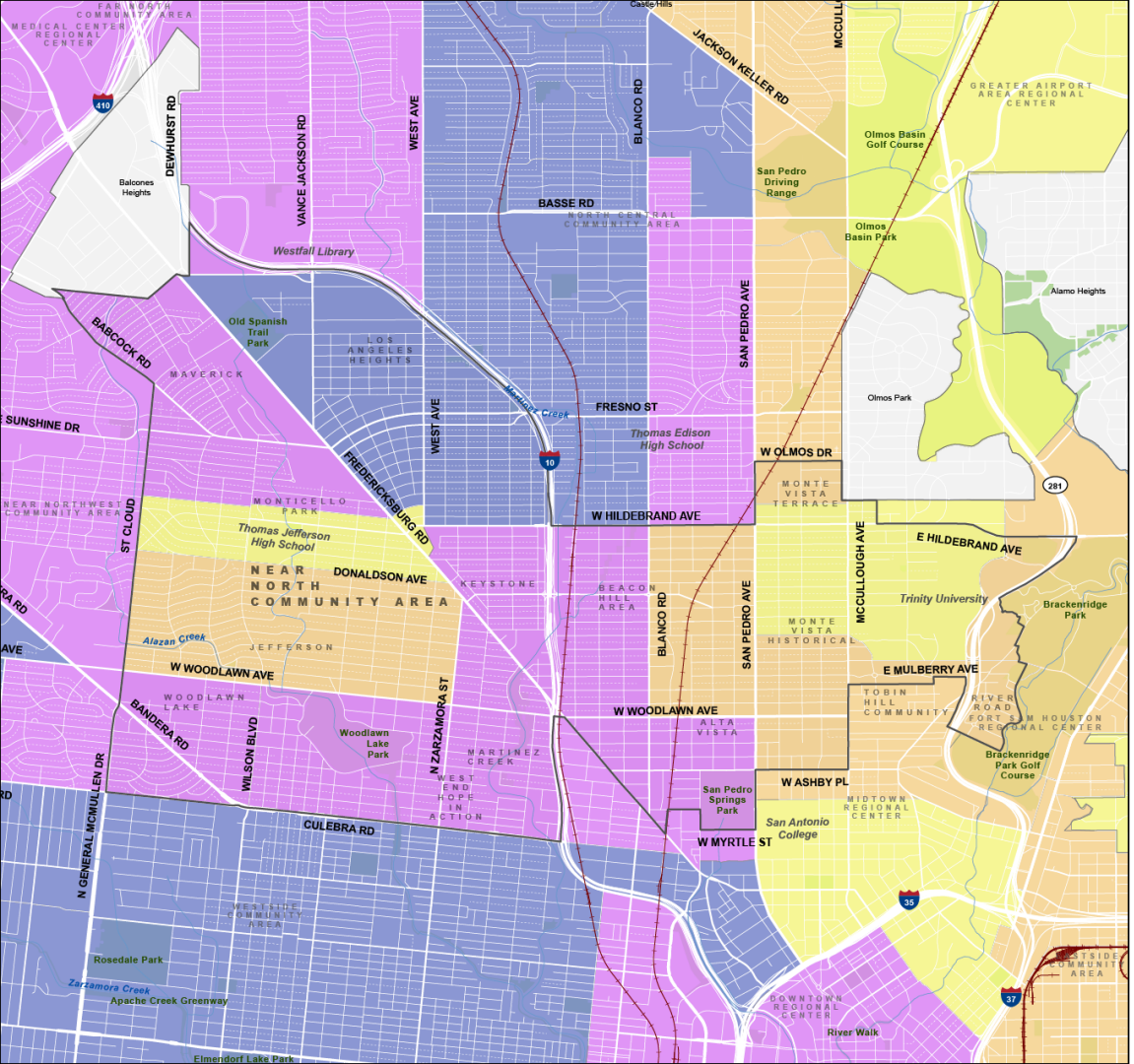
Physical Barriers

- Rail Line
- Incomplete Sidewalks

PLANNING

MIG

0 ¼ ½ 1 Miles



SA TOMORROW

Near North Community Area

City of San Antonio Equity Map

(by Census Tract)

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

Equity Score

- 2 - 4
- >4 - 6
- >6 - 8
- >8 - 10

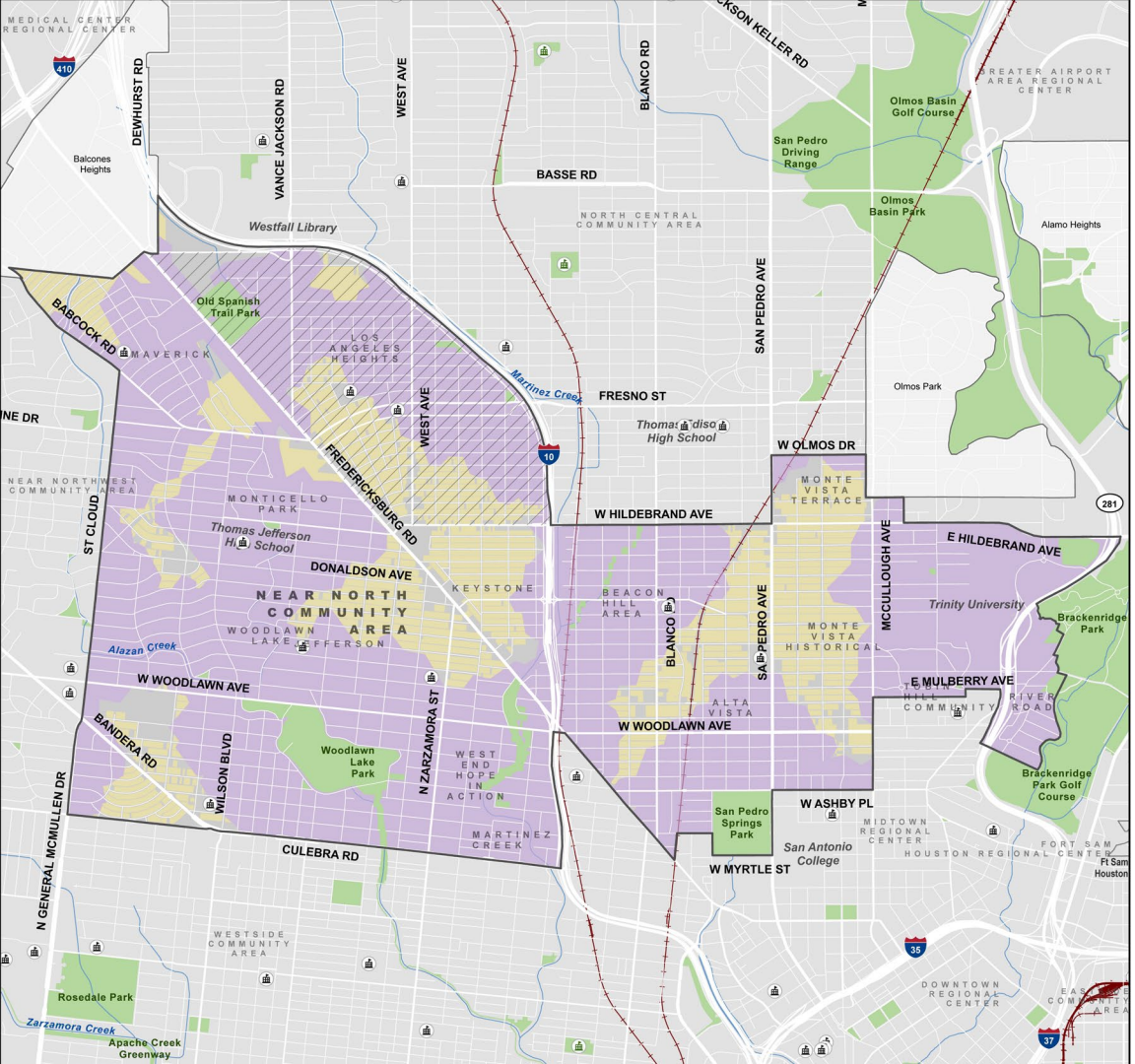
Equity Score is determined by an assessment of Median Household Income and Percent of People of Color in each Planning Sub-Areas.*

**Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.*

PLANNING

MIG

0 ¼ ½ 1 Miles



SA TOMORROW

Near North Community Area

Public 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*
- School Parks**
- Schools
- SA Tomorrow Sub-Area
- City of San Antonio
- Railroads
- Rivers or Streams

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

**The City of San Antonio partners with San Antonio Sports and local school districts to provide school facilities such as playgrounds, walking tracks and sports fields open to the public during non-school hours.

PLANNING

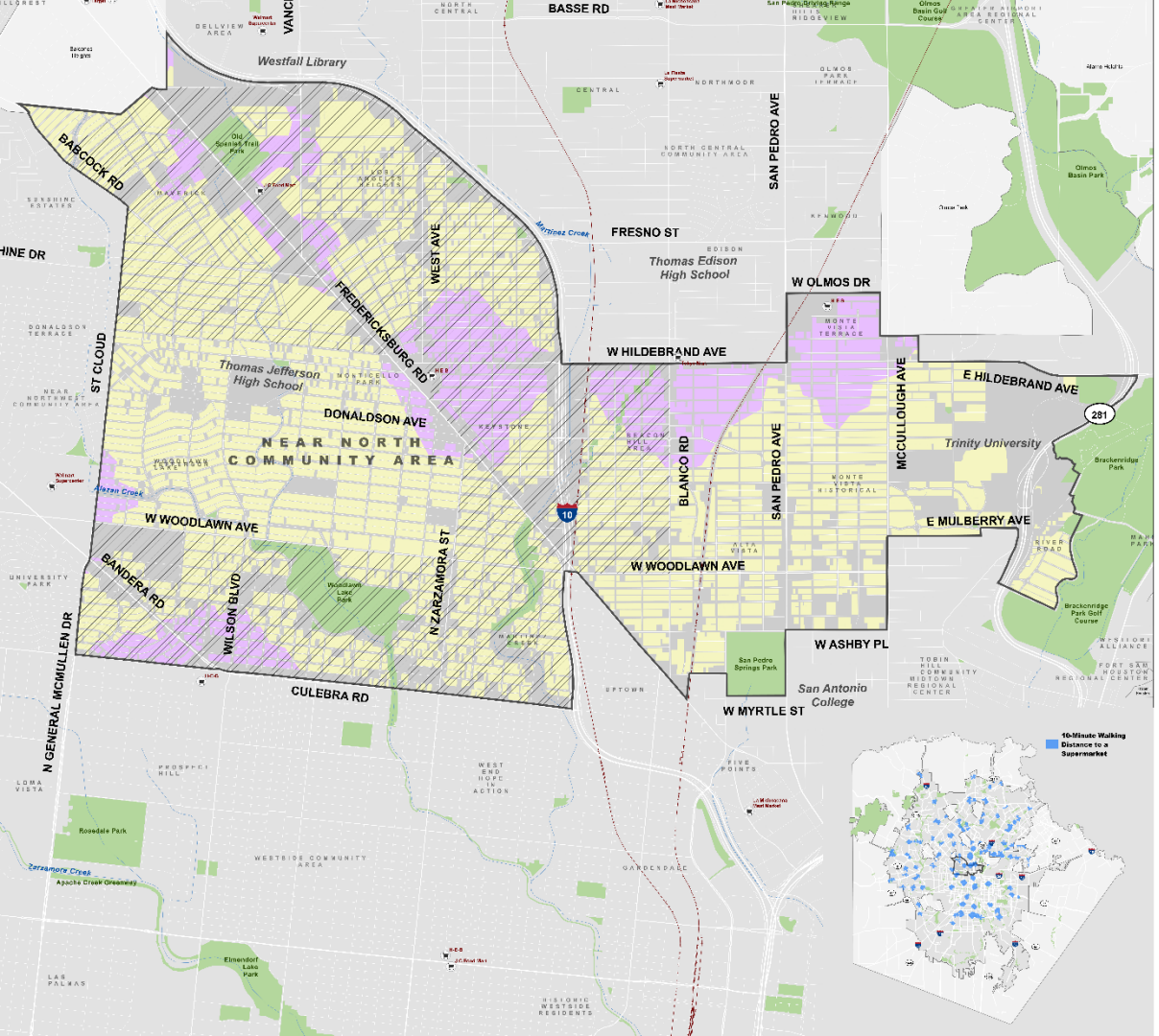
MIG

0 ¼ ½ 1 Miles

Residents Within Walkable Distance to a Park

City-Wide | **21.4%**

Near North | **69%**



SA TOMORROW

Near North Community Area

Food Access

- High Equity Score Areas*
- Supermarkets
- 10-Minute Walking Distance to a Supermarket
- Residential Area Beyond 10-Minute Walking Distance to a Supermarket
- SA Tomorrow Sub-Area
- Railroads
- Rivers or Streams
- Public Parks
- City of San Antonio

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

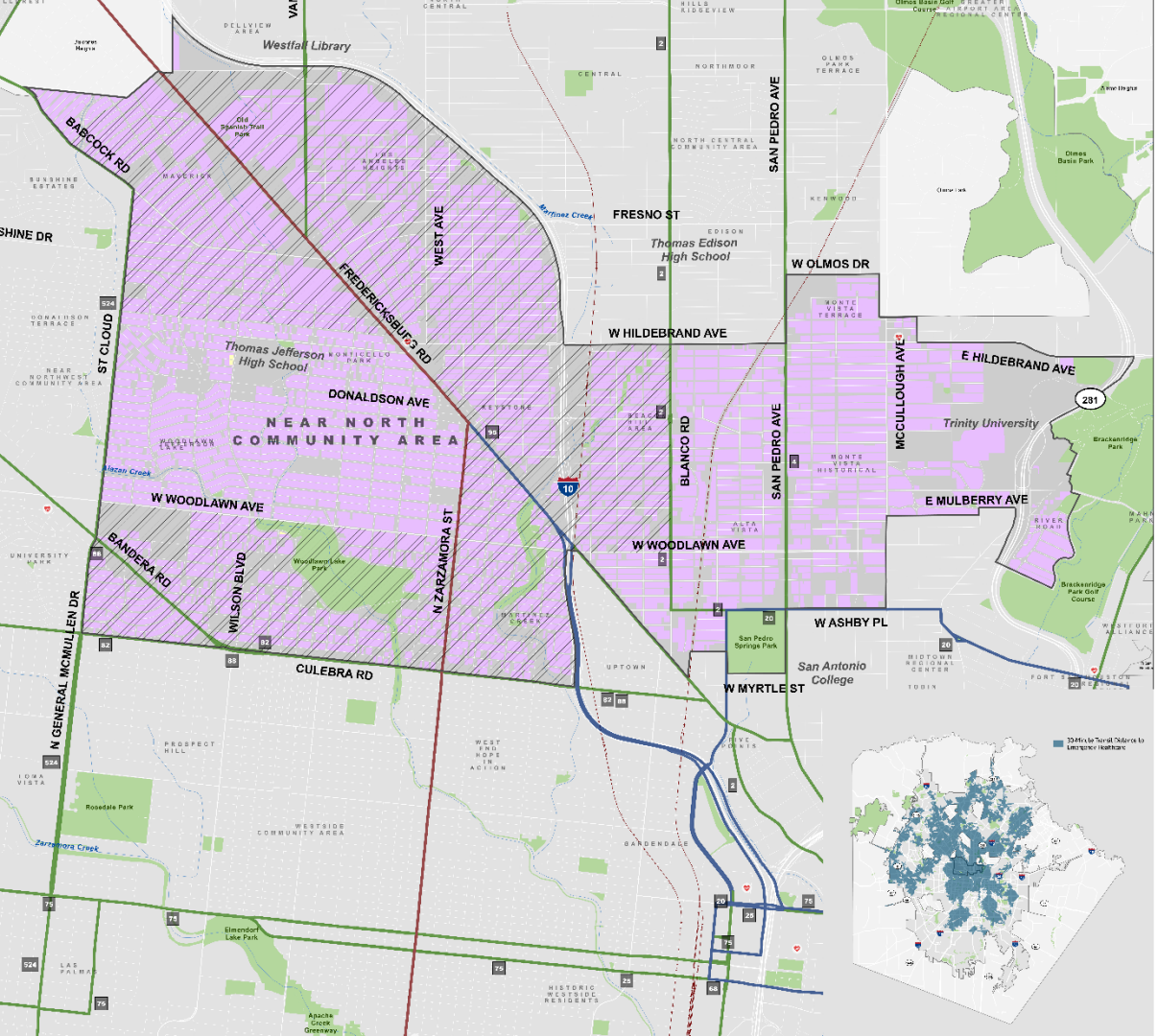
SAN ANTONIO PLANNING | MIG

0 0.2 0.3 0.7 Miles

Residents Within Walkable Distance to a Supermarket

City-Wide | **6.4%**

Near North | **18%**


Westfall Library
BABCOCK RD
SHINE DR
ST CLOUD
FREDERICKSBURG RD
WEST AVE
FRESNO ST
Thomas Edison High School
SAN PEDRO AVE
W OLMOS DR
W HILDEBRAND AVE
E HILDEBRAND AVE
Thomas Jefferson High School
DONALDSON AVE
NEAR NORTH COMMUNITY AREA
BLANCO RD
MCCULLOUGH AVE
Trinity University
E MULBERRY AVE
W WOODLAWN AVE
BANDERA RD
WILSON BLVD
N ZARZAMORA ST
W ASHBY PL
CULEBRA RD
San Antonio College
W MYRTLE ST
N GENERAL MCMULLEN DR
Olmos Basin Park
Brackenridge Park
Rosedale Park
Elmendorf Lake Park
Apache Creek Greenway
San Pedro Springs Park
Brackenridge Park Golf Course
Zarzamora Creek
Martinez Creek
Alazan Creek
Woodlawn Lake Park
Old Spanish Trail Park
Jeanne Hegar
Clear Lake
Dellview Area
Central
Hills Ridgeview
Northmoor
Olmos Park Terrace
Kenwood
Sunshine Estates
Donaldson Terrace
Maverick
Monticello Park
Woodlawn Lake Estates
Keystone
Alta Vista
Monte Vista Historical
Monte Vista Terrace
River Road
Midtown Regional Center
Tobin
Uptown
Prospect Hill
Westside Community Area
Gardendale
Las Palmas
Ioma Vista
Historic Westside Residents
Fort Sam Houston
Westfort Alliance
Olmos Park
Olmos Basin Golf Course
Greater Nueva Area Regional Center
Hillcrest Green
Dellview Area
Jeanne Hegar
Central
Hills Ridgeview
Northmoor
Olmos Park Terrace
Kenwood
Sunshine Estates
Donaldson Terrace
Maverick
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Woodlawn Lake Estates
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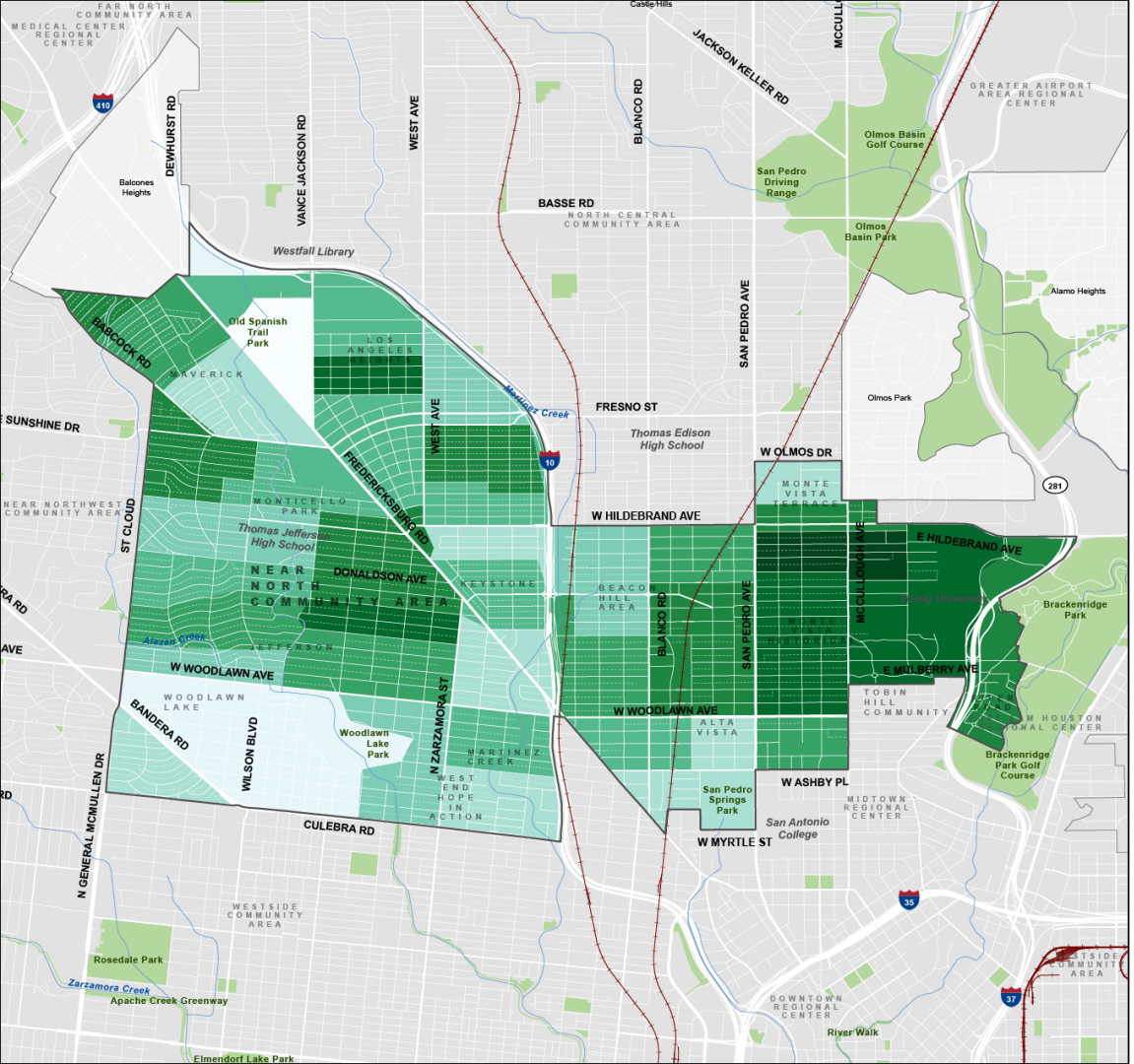
Las Palmas
Ioma Vista
Historic Westside Residents
Fort Sam Houston
Westfort Alliance
Olmos Park
Olmos Basin Golf Course
Greater Nueva Area Regional Center
Hillcrest Green
Near Northwest Community Area
Edison
Northwest Community Area



SA TOMORROW

Near North Community Area

Tree Coverage

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

Tree Coverage Score
Relative tree canopy coverage

2.5 5 7.5 10

Lower values indicate Census block group areas with denser tree coverage, and higher values indicate a limited tree shading effect.

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0 ¼ ½ 1 Miles

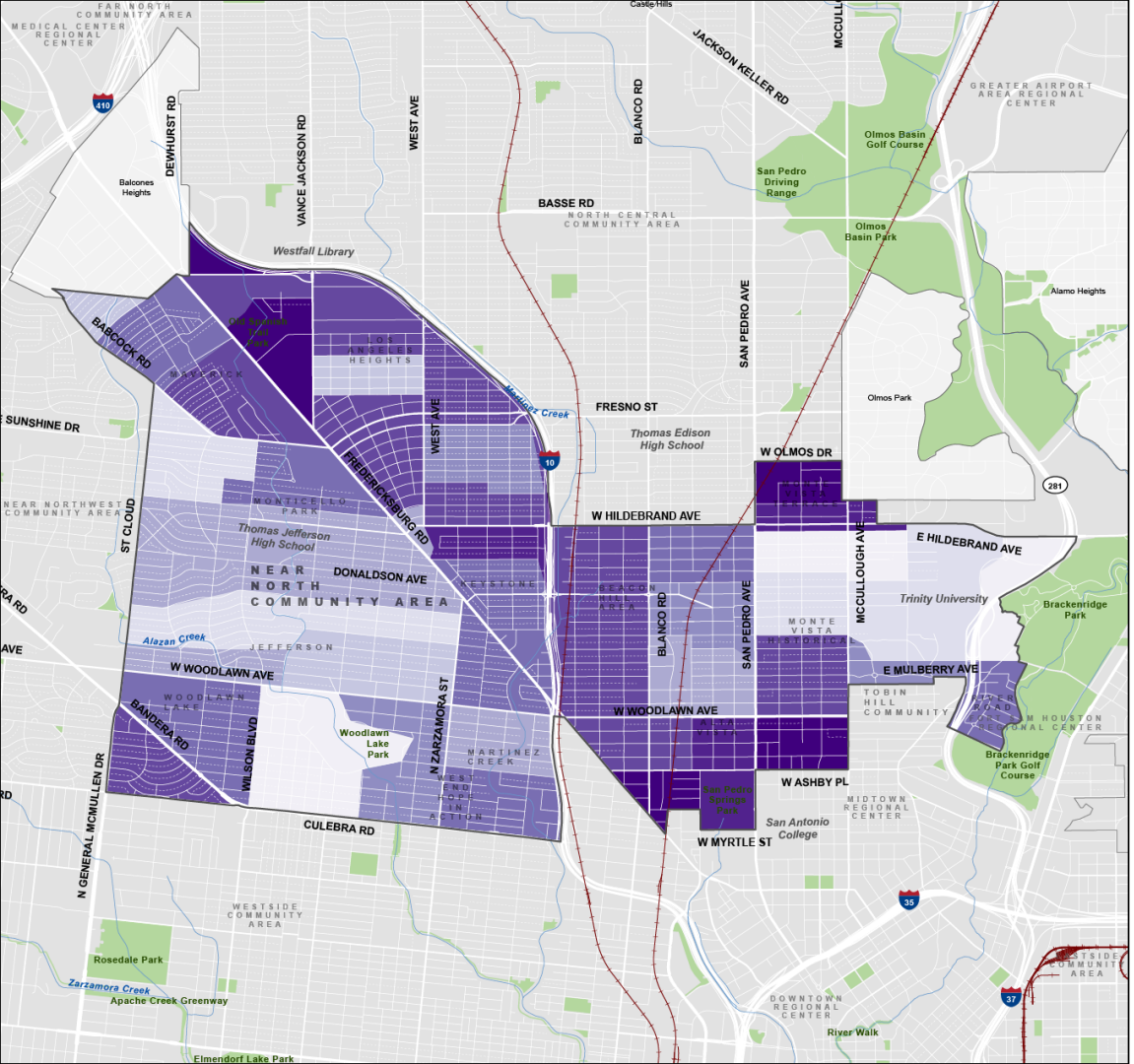
Residents that live in Census Block Groups with Relatively Dense Tree Coverage (scores below 5)

City-Wide | **41%**

Near North | **51%**

Sources:

- *An Assessment of Urban Heat Vulnerability in San Antonio, TX,* Sustainable, Pervasive Urban Resilience (SPUR) Center at UTSA
- *American Community Survey 2023 5-Year Estimates,* Census Bureau



SA TOMORROW

Near North Community Area

Impervious Surfaces

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

Impervious Surfaces Score
Distribution of impervious surfaces (e.g. pavement, concrete)

2.5 5 7.5 10

Higher values indicate a larger percentage of the Census block group area has impervious cover.

PLANNING

MIG

0 ¼ ½ 1 Miles

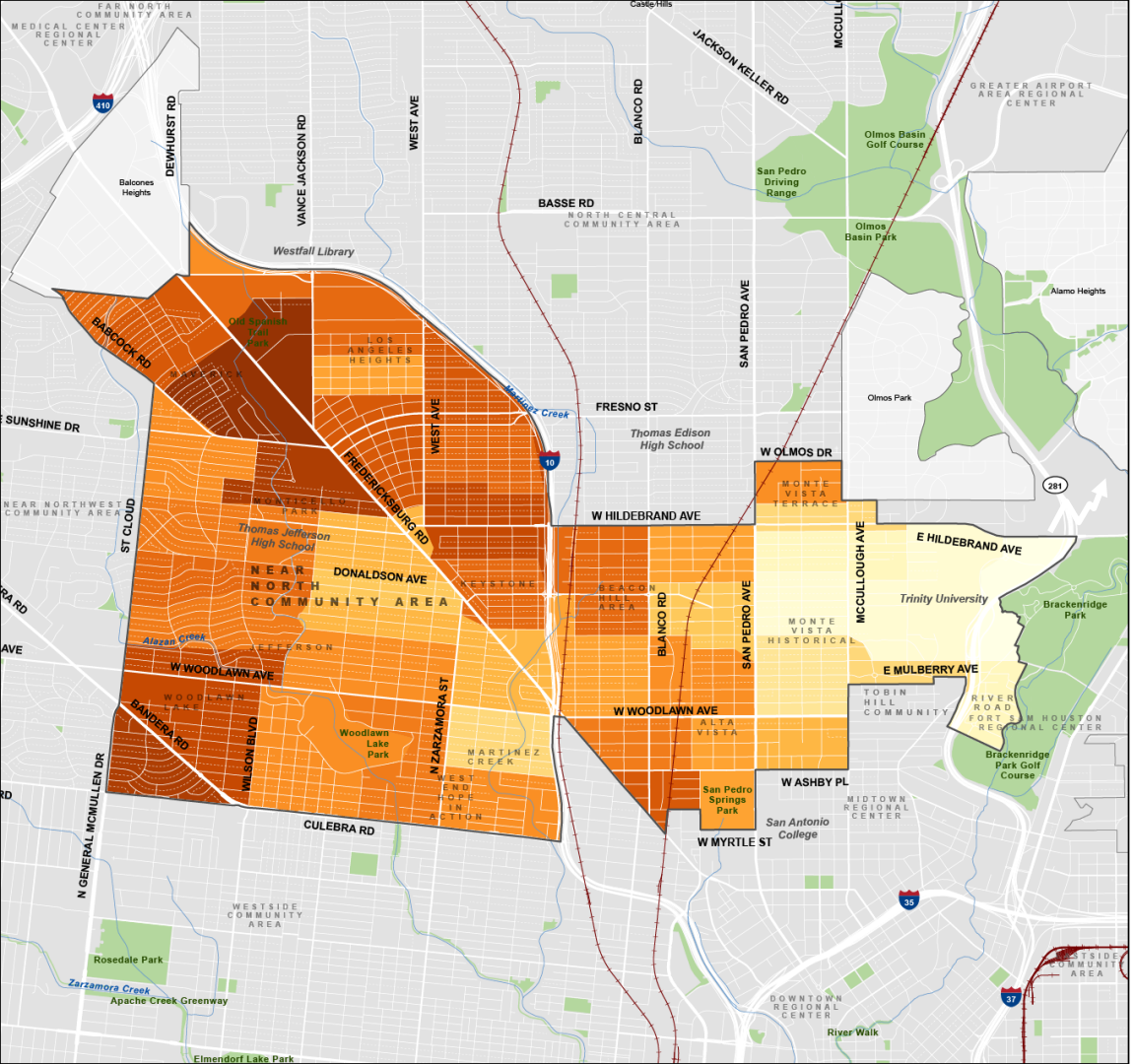
Residents that live in Census Block Groups with a Relatively Low Percentage of Impervious Surfaces (scores below 5)

City-Wide | **45%**

Near North | **24%**

Sources:

- *An Assessment of Urban Heat Vulnerability in San Antonio, TX,* Sustainable, Pervasive Urban Resilience (SPUR) Center at UTSA
- *American Community Survey 2023 5-Year Estimates,* Census Bureau



SA TOMORROW

Near North Community Area

Heat Vulnerability

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

Heat Vulnerability Score
Combines heat ranking with equity scores (income and race)

5 10 15 20

Higher scores indicate Census block group areas with higher heat vulnerability, combining heat rankings (scored 1-10), and income and race characteristics (scored 2-10).

0 ¼ ½ 1 Miles

PLANNING

MIG

Residents that live in Census Block Groups that are Considered Low Concern Areas (scores below 10)

City-Wide | **37%**

Near North | **21%**

Sources:

- *An Assessment of Urban Heat Vulnerability in San Antonio, TX,* Sustainable, Pervasive Urban Resilience (SPUR) Center at UTSA
- *American Community Survey 2023 5-Year Estimates,* Census Bureau

SA TOMORROW

Focus Areas Update

CITY SAN ANTONIO PLANNING

MIG

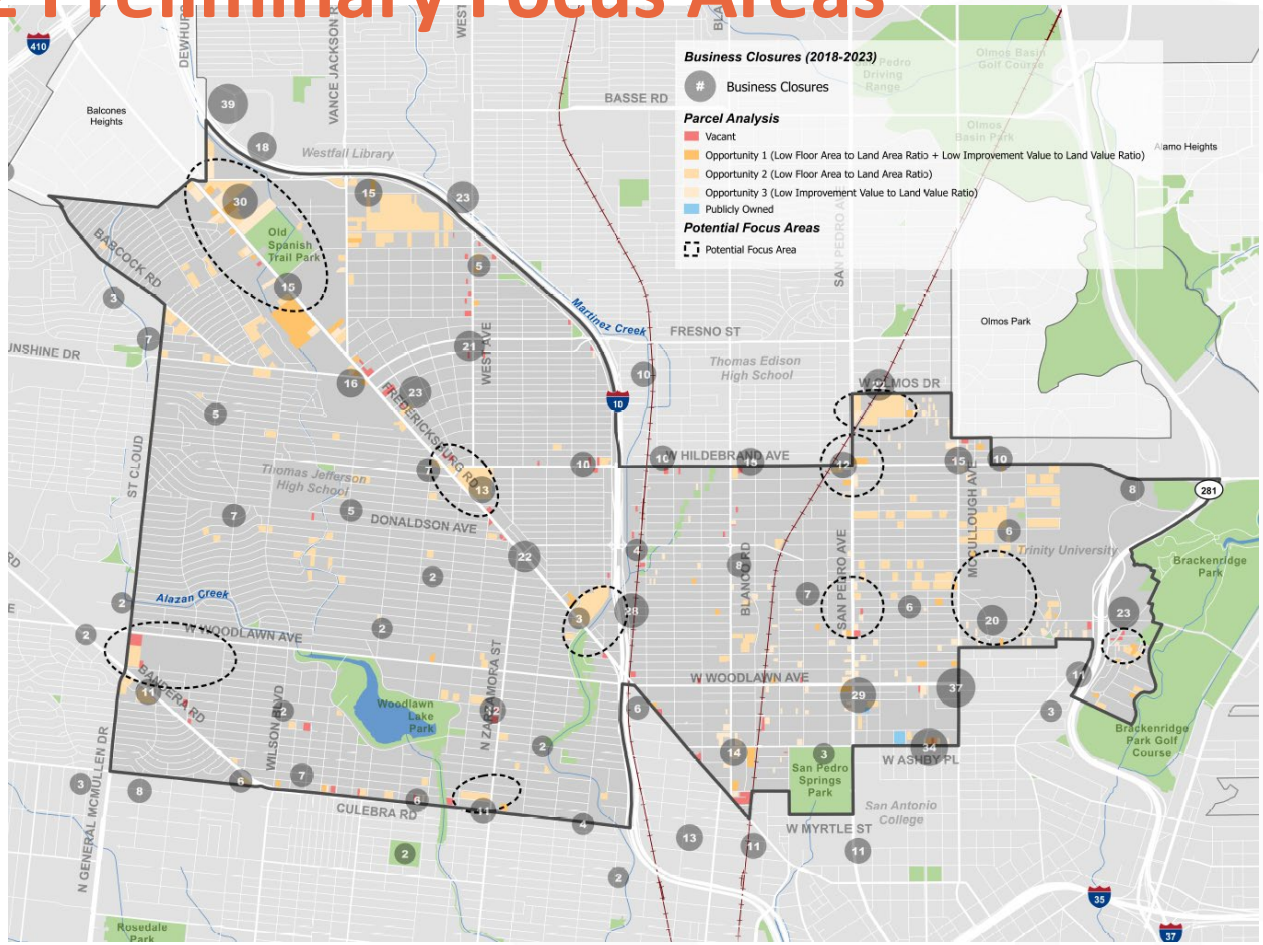
What are Focus Areas?

- Important areas of opportunity to direct future investments, support, or improvements.
- Each Focus Area includes:
  - A unique vision
  - Analysis of challenges and opportunities
  - Key investments and improvements
  - Focus Area Map
  - May include graphics and illustrations

"While many recommendations in this plan are long-term and somewhat conceptual, the focus areas section offers more detailed visions for desirable ways in which these areas could be developed or evolve over time to help meet a variety of community goals.

"While this section has detailed renderings, any specific style choices are for illustrative purposes only to show potential, rather than to prescribe development design."

PT#2 Preliminary Focus Areas



SA TOMORROW

CAPS Mentimeter and Mapping Activities

PLANNING

MIG

SA TOMORROW

Next Steps

CITY SAN ANTONIO PLANNING

MIG

Next Steps

Upcoming Meetings

- **Land Use Workshops** | *August and September (In person)*
- **Planning Team Meeting 6: Focus Areas** | *October (In person)*
- **Community Meeting 2** | *Late Fall – Early Winter*

Questions

- Jacob Howard, Project Manager
- Jacob.Howard@SanAntonio.gov
- (210) 207-5441

SA TOMORROW

Near North Community Area

Planning Team Meeting #5
Community Amenities and Public Spaces

Planning Team Attendees:

Austin Kelm, Woodlawn Lake NA
Bianca Maldonado, Monticello Park NA
Cosima Colvin, Beacon Hill Area NA
Erin Zayko, Alta Vista NA
Gemma Kennedy, River Road NA
Herb Salinas, Los Angeles Heights Neighborhood Association
John Watson, Jefferson NA
Mary Johnson, Monte Vista Terrace NA
Mel Davis, Martinez Creek NA
Tony Garcia, Monte Vista HA
Victoria German, Monte Vista HA

Project Staff:

Jacob Howard, COSA Planning
Chris Ryerson, COSA Planning
Marcia Boyle, MIG
Marco Hinojosa, MIG
Cole Gehler, MIG

Other Attendees:

Mikel Wilkins, San Antonio River Authority (SARA)
Benjamin Coronado, Beacon Hill Area NA
Erin Campbell, Beacon Hill Area NA
Kathleen Rubin, Beacon Hill Area NA
Frank Ramirez, City Council District 7
Jerry Lockey

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.

Group Mentimeter Exercise

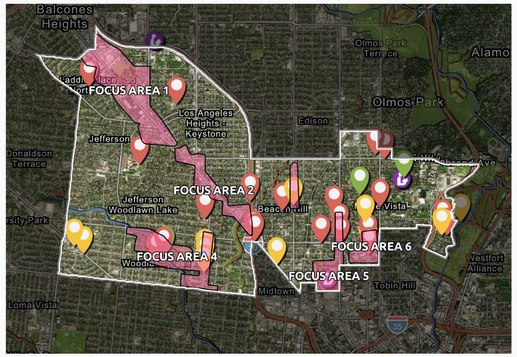
PASTE RESULTS HERE

Monticello Park not in favor of the current draft focus areas map. → Concern that it just puts a target on homes. → Only wants to focus on commercial corridors.

We need to protect residential properties. Focus on commercial corridors.

I like the idea of identifying special areas where additional focus is needed. → Example - we would like to focus on San Pedro Park. → Flores, Breeden, Woodlawn.

Mapping Exercise



Breakout Group 1

We feel at the mercy of VIA and the City on San Pedro.

Woodlawn and Flores is an important area.

Wanting to improve north-south connectivity across Woodlawn.

I really like that you included the Zarzamora corridor. Not pleasant to walk in that area.

needs more tree canopy, shade, rest areas.

Zarzamora and Cincinnati

Bandera Road section is a concern, especially where St. Cloud comes into it.

Focus on walkability; it's a high crash area.

Breeden and Ashby also a concern intersection

The language defining what focus areas are needs to be defined very carefully.

All residentially properties along Fredericksburg Rd and Zarzamora need to be removed.

Remove all SAISD properties from Focus Areas just as was done at TOD

TEmporary shade structures to protect trees in their early years.

Farmers Market would be great in the NN area, even at Woodlawn lake.

Fred Road had some nice improvements, but they wear and get damaged by drivers.

Anything put in the public right of way, there needs to be a better maintenance plan.

increase in tree canopy along the Green Line

Focus Area 6 - why is this selected? Jacob to reach out to Tony

River Road has no Focus Area - have issues with 281, exits, Park proximity - putting this in mobility or a new Focus Area?

Put in Mobility, not a new Focus Area

part of the issue is that we're the entrance to Brackenridge Park - how do we include the Park too?

Woodlawn area does not have a good walkable library.

Problem because shade attracts homeless.

We have to be careful what trees are put in along Zarzamora because of right of way. So that buses can't damage them.

Work with the Council Office on Woodlawn Lake County Commissioner to match a Federal Grant.

Who will water and maintain greenery, trees in the right of way.

This area was missed by SAWS Purple Pipe infrastructure.

Monte Vista wants to take a deeper dive on pocket parks in their area.

What does the City do to support these. Some are owned by Parks and Rec and some are owned by PWD.

Monte Vista Terrace wants a pocket park. Right behind the CPS substation was one idea.

Could there be any publicly accessible private spaces?

Could we note that all the trees planted should be native trees for drought tolerance & ecological benefit?

River Road Damage to a Historic Bridge.

Adopt-a-Spot list: → https://www.sanantonioparks.com/Recreation-Facilities/Recreation-Centers-&-Facilities/Clean-Up-Adopt-A-Spot-Locations-Map

high pedestrian fatality on 3300 block of Fredericksburg Rd

General Comments

What causes most of the bacteria in the impaired streams? What about chemicals?

It is important in our plan to reference documents like the SARA LID Manual.

Who is responsible for maintaining these examples? (Nature Based Solutions examples)

Can SARA provide a link to their LID Brochure? → https://www.sanantonioriverauthority.org/wp-content/uploads/2018/09/SA_Low-Impact-Development.pdf → https://www.sanantonioriverauthority.org/wp-content/uploads/2018/09/SA_Low-Impact-Development.pdf

How is SARA working with the City to implement these features when COSA does ROW improvements and/or street projects in Neighborhoods.

The City seems to want to Marvel itself with a $200 million project but won't focus on this type of basic, important NBS infrastructure.

Also - too often NBS solutions get engineered out of projects.

It has been our experience that the city does not really implement features in neighborhood construction. They are mere suggestions. Unless something is required, will this become more enforceable after our MAXIP is complete

Maybe COSA can introduce required NBS language in the next UDC update

Will these strategies you are advocating increase the heat island. Will rooftop rooftop rooftop (vs xeroscapes) increase heat?

It would be beneficial for SARA to sponsor and/or participate in workshops during the next UDC cycle for NBS. SERA submitted numerous comments unsuccessful in having NBS incorporated in the UDC.

In River Road Neighborhood/ Brackenridge Park who is responsible for improvements in stormwater runoff?

Trinity University is the second biggest source of run-off into River Road NA.

What engagement has SARA had with SAISD with respect to TJHS ($32M) and YWLA ($52M) construction projects underway?

Is SARA going to be recommending any specific language or NBS projects for the NNCAP?

Where can the public see the water quality monitoring stations and their readings. I know there is one at Woodlawn Lake.

Mikel (SARA) will post link to Bacteria Dashboard in chat:

Thank you, Cosima. Your question is similar to mine. This is the first meeting I've attended. I'am still in the wondering what is the purpose of this discussion? Is it to generate neighborhood support for including these NBS projects in the plan?

Are you looking San Antonio College or the Alamo Community College District campuses for vertical neighborhood plans

Mael: We have board for opportunity zone for NN to develop housing within the NBS Priority areas. There is a conference in Austin next week and conference but will need to contact Jerry Lockey for more information. We have identified FEMA opportunity zones and are looking for developers and designers for. Also will need to develop a budget for this and provide revenue benefits.

Additional CAPS Analysis

For food and parks, beyond 10 minutes is on the bus lines. Lack of trees on Bus lines. Trees, shade, and water fountains are all needed to promote the Green Line.

We need to make it an experience where people have a good experience and want to ride the bus.

Need to add in Mandatory Detention Overlay.

It also encompasses areas of heat zone - a lot of the D7 NAs in NN..

our neighborhoods also need purple pipe water access too. That should be incorporated in the plan.

Very important in relation to density. 1-4 units are exempt and don't have to comply.

(definition: **recycled water** for industrial, landscape irrigation, or other demands not requiring potable-quality water)

Only four areas inside Loop 410 are mandatory detention areas and the Monticello Park et. al. is the largest.

Access to Parks map: has there been a ranking of parks? Re: amenities.

Access to varying levels of amenities weighted higher?

Remaining Questions