



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

SA



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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



MOSAIC

CAMBRIDGE
SYSTEMATICS

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ARCHITECTURE. URBANISM. CITY MAKING

 **BowTie**

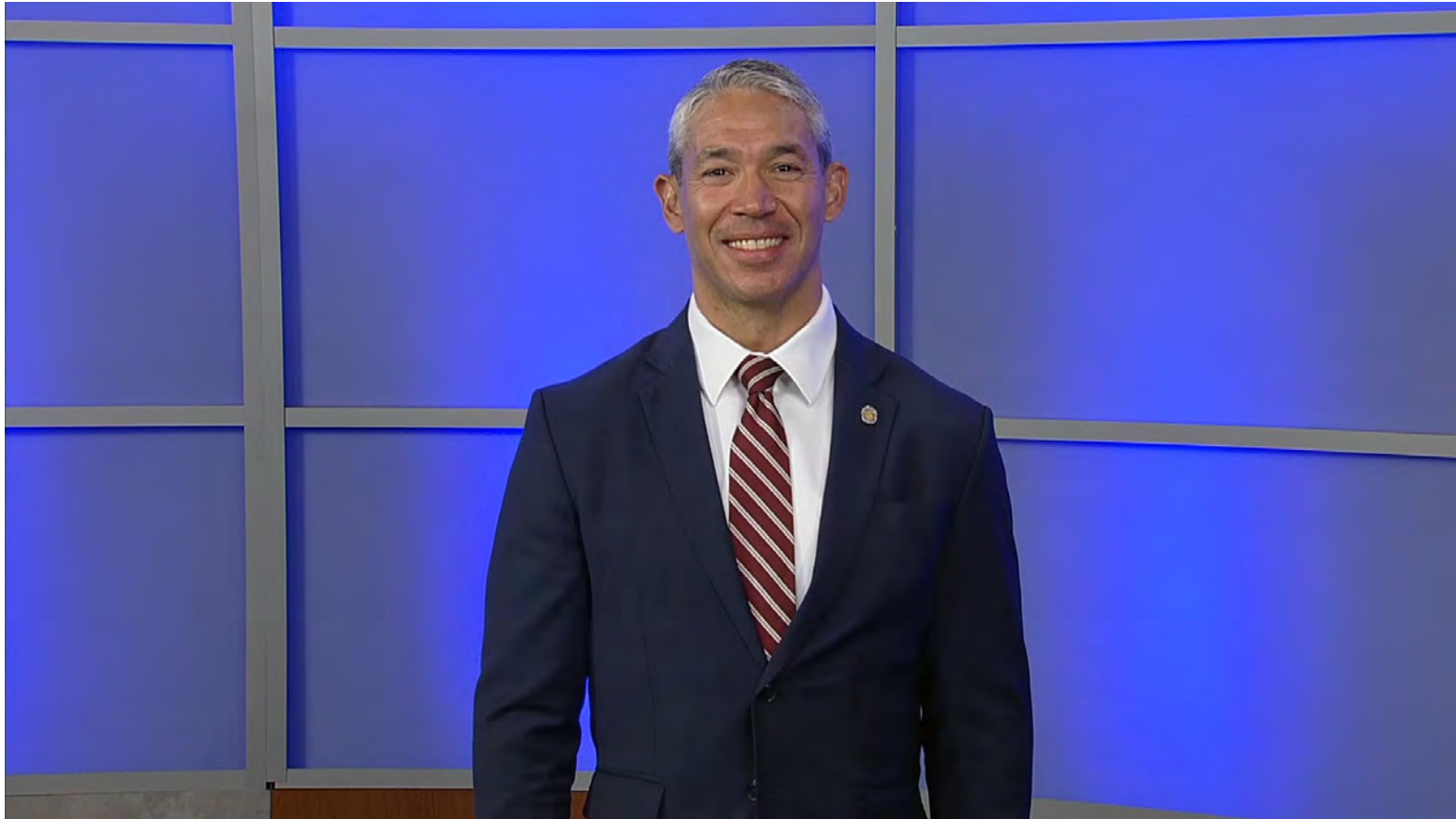
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SA Tomorrow Background

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 $\frac{1}{3}$ million new housing units and $\frac{1}{2}$ 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

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SA Tomorrow Sub-Area Plans



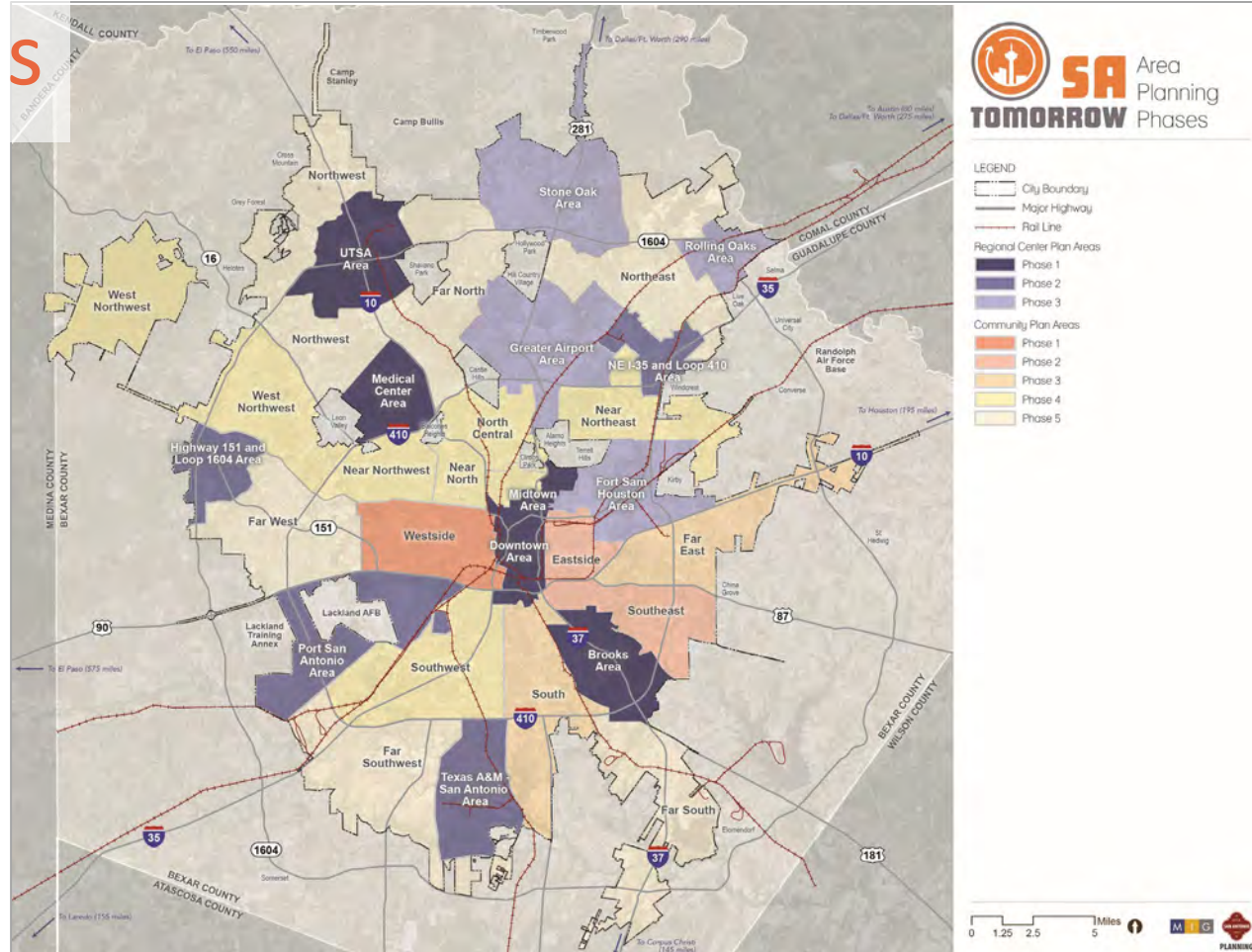
Sub-Area Plans

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



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

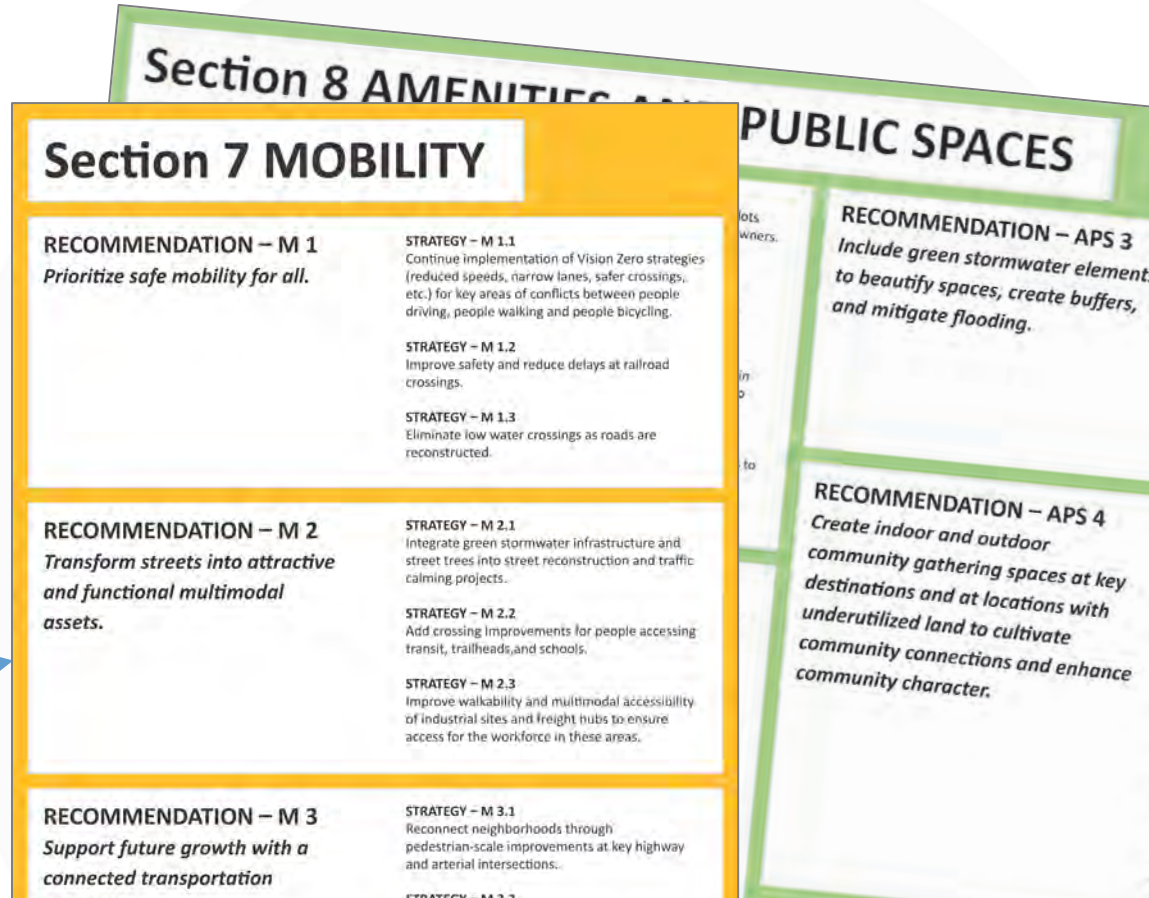
Specific to each topic



Strategies

List of ways to achieve the recommendations

Example
Recommendations
from the Greater
Airport Area
Regional Center
Plan





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Equity Approach to Sub-Area Plans

What is Equity?

Equality



Equity

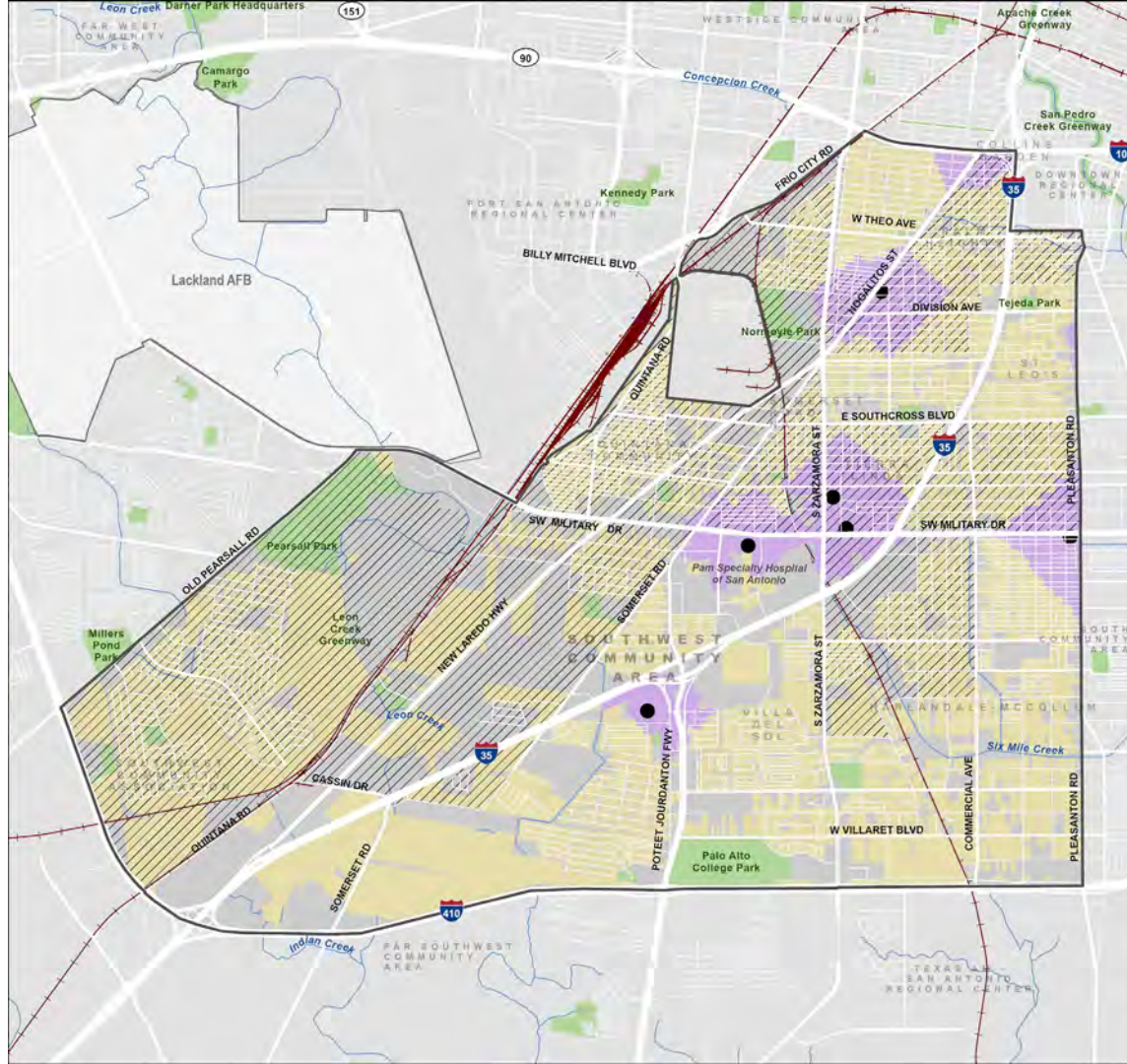
EQUALITY VERSUS EQUITY



www.sanantonio.gov/Equity

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Equity Mapping: Food Access



Southwest Community Area

Food Access

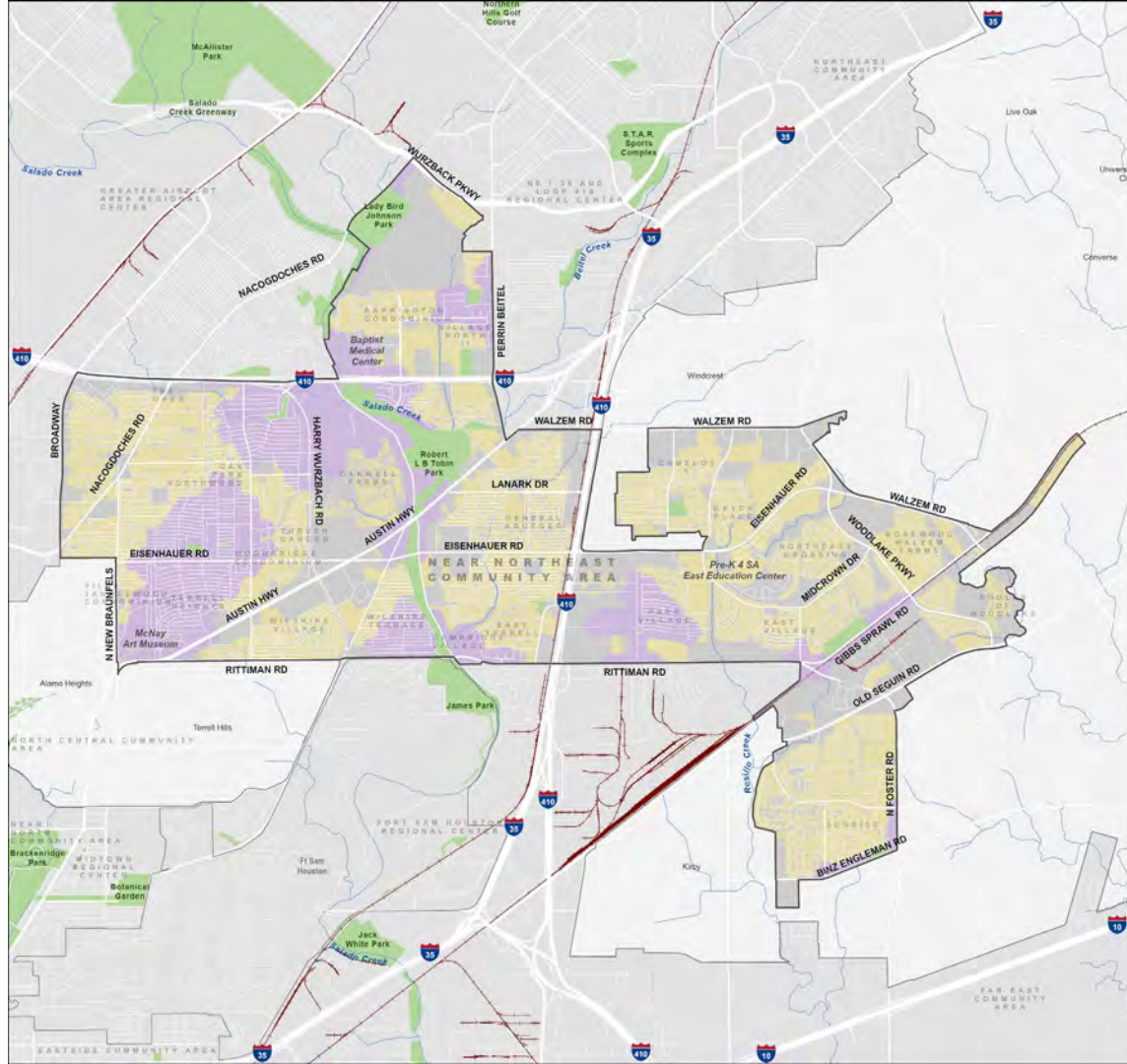
- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- Public or Private Park or Open Space
- SA Tomorrow Sub-Area
- City of San Antonio

- #### 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

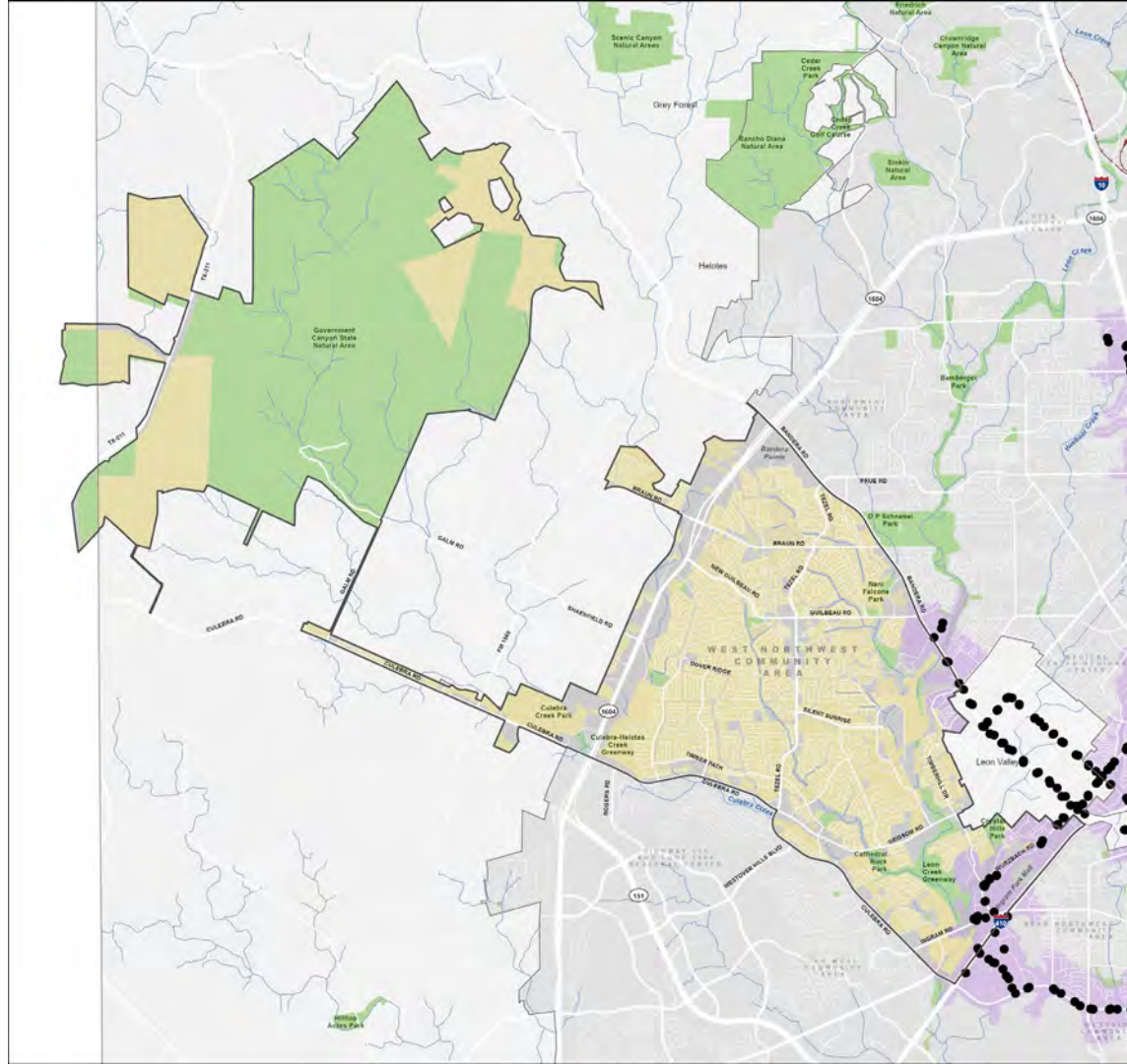
- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- SA Tomorrow Sub-Area
- City of San Antonio

- ### 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:
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0 1/4 1/2 1 Miles

Equity Mapping: Transit Access



West Northwest Community Area

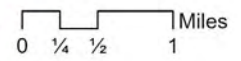
Transit Access

- 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:
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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

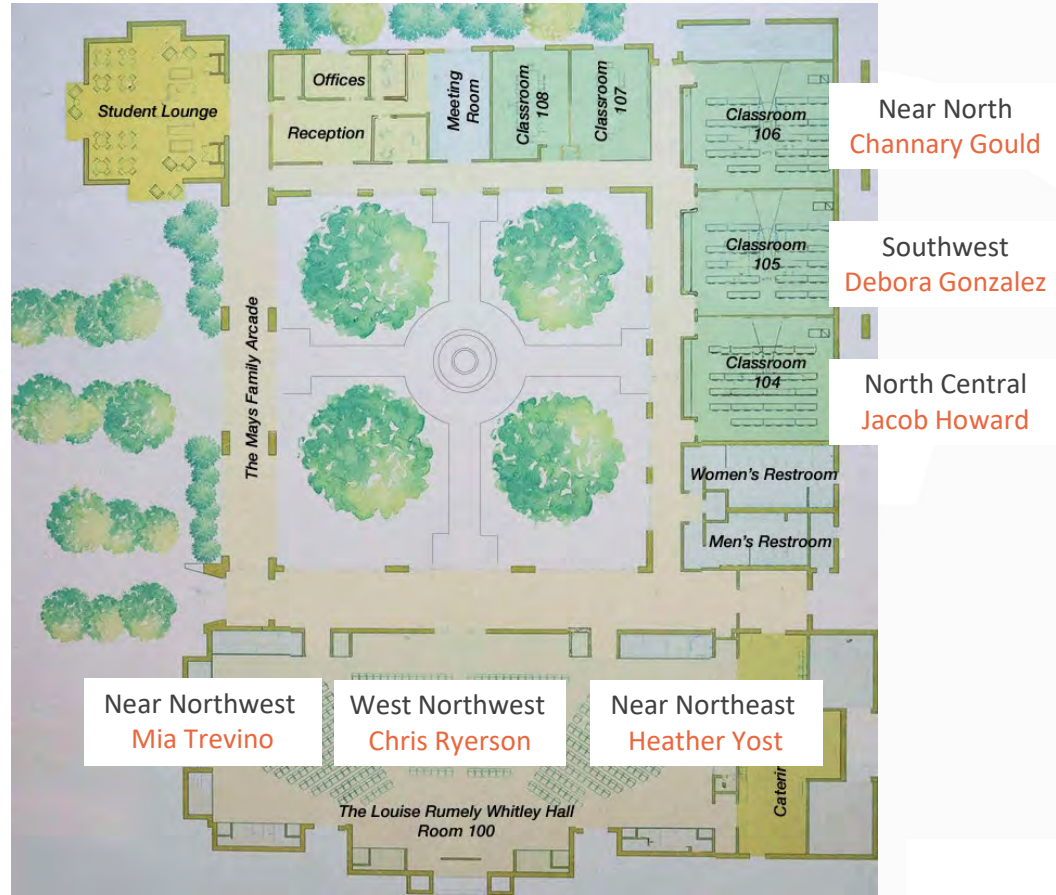
Community Amenities & Public Space | Focus Areas | DDC

Plan Priorities & Implementation

Public Draft Review



Planning Team Break Out Rooms





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