



NEAR NORTHEAST COMMUNITY AREA PLAN PLANNING TEAM MEETING #1 SUMMARY

Topic: PT1: Plan Kickoff & Orientation; Strengths, Challenges, and Opportunities
Date: Thursday, July 11, 2024
Time: 5:30 – 7:30 pm
Location: Whitley Event Center, 285 Oblate Drive, SATX 78216

Attendees:

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

- Heather Yost, COSA Project Manager
- Claire Fettig, MIG Project Consultant
- Duke Stevens, the Stevens Group
- Pedro Rodriguez, Sunrise NA
- Rayanne Peplinski, Woodbridge Condos
- Kellie Grengs, Woodbridge Condos
- Miranda Combs, Northeast Crossing NA
- Kristina Combs, Northeast Crossing NA
- Gina Eisenberg, Oak Park-Northwood NA
- James Noggle, Camelot I NA
- Sara Noggle, Camelot I NA
- John Whitsett, Oak Park-Northwood NA
- Tracie Hasslocher, Frontier Enterprises
- Thomas Medina, VIA
- Jimmy Hasslocher, Frontier Enterprises
- Amy Carlton, NE Baptist Hospital
- Matt West, Fast Signs
- Tess Gutierrez, Terrell Heights NA
- Cara Nichols, Terrell Heights NA

I. MEETING PURPOSE & AGENDA

The **purpose** of Planning Team Meeting #1 was to kick off Phase 4 of the SA Tomorrow Sub-Area planning process. The Near Northeast Community Area Plan is one of six Sub-Area Plans being developed as part of Phase 4. The agenda for the meeting included:

- 5:00 – 5:30 PM: Optional “meet and greet” for members of all six Planning Teams
- 5:30 – 6:00 PM: Opening plenary session for all six Planning Teams with introductory and contextual information about SA Tomorrow and Sub-Area Planning
- 6:00 – 7:30 PM: Break-out sessions for each Sub-Area Planning Team

II. SUMMARY OF PLENARY SESSION CONTENT

The plenary session started with introductions of all City of San Antonio Planning Department and consultant project staff. Project staff then provided background information on the SA Tomorrow initiative and described how Sub-Area planning shapes San Antonio’s future. A timeline for the Sub-Area planning process was discussed as were the roles and responsibilities of Planning Team members.

SA Tomorrow and Sub-Area Plan Background

SA Tomorrow is the umbrella term for the city’s three-pronged approach to guide the city in smart, sustainable growth over the next twenty years. The SA Tomorrow effort began in 2014 and its purpose

was to plan for the 1.1 million new residents the city is expecting to add by the year 2040. A growing city requires expanded infrastructure, city services, jobs, and housing –all while protecting the natural and cultural resources that make San Antonio an attractive, healthy place to live.

- Three plans were developed and adopted as part of the SA Tomorrow umbrella:
 - **Transportation Plan**- multimodal transportation strategy and method for prioritizing projects through 2040
 - **Sustainability Plan** – focuses on economic, environmental, and social sustainability
 - **Comprehensive Plan** – The Comprehensive Plan is the city’s overarching long-range planning document that provides a roadmap for how the city manages growth and development. **The Comprehensive Plan addresses a range of topics from land use, urban design, transportation, housing, cultural and historic resources, etc.**
- A key implementation goal of the Comprehensive Plan is the development of **Sub-Area Plans (like the Near Northeast Community Area Plan)** for each part of the city. Sub-Area Plans cover the same topics as the Comprehensive Plan but at a much greater level of detail. Sub-Areas are categorized as either Regional Centers or Community Areas, depending on whether they are areas of employment or more residential in nature. The five main topics addressed in Sub-Area Plans are **Land Use, Mobility, Housing, Economic Development, and Amenities**. Sub-Area Plans are developed through an intentional, iterative community-based process and result in recommendations and strategies for each of the five main topic areas. Recommendations and strategies are based on community priorities and are policy, investment, and/or partnership-based.

Process and Timeline for Sub-Area Planning

Each Sub-Area Plan (like the Near Northeast Community Area Plan) is developed over the course of 18-24 months and includes 12 Planning Team Meetings and 4 Community Meetings. The planning process begins with examining existing conditions in the plan area and working with the community to establish their vision and goals for the area’s future as related to each of the Sub-Area Plan’s five main topics - Land Use, Mobility, Economic Development, Housing, and Amenities. Recommendations and strategies for achieving community vision, goals, and priorities are then developed for each topic. Maps, graphics, and other illustrations are also developed as part of the Sub-Area Plan. The entire draft Sub-Area Plan is then made available for public comment and edits are made to the draft plan based on feedback. The draft plan then progresses to the Planning Commission and, finally, to the City Council for consideration and adoption.

Roles & Responsibilities of Planning Team Members

The Planning Team represents multiple stakeholders in the community (neighborhoods, businesses, institutions, community groups, etc.). The team acts as a steering committee throughout the planning process, providing more frequent, in-depth, and consistent guidance. Planning Team members facilitate two-way communications with their stakeholder organization. Planning Team members are asked to abide by the following rules of decorum:

- Meetings begin and end at announced times
- Unanticipated alternative topics typically wait for the next meeting
- Open for public attendance but designed as a work session
- Approach other Planning Team members with an attitude of mutual respect, empathy, and learning
- Communicate any ideas and concerns first with your Project Manager

Assets, Challenges, and Opportunities Discussion (expanded notes)

| ASSETS | CHALLENGES | OPPORTUNITIES |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Location • Easy to get around • Walkable, bikeable • Highway access • Natural Features • Tree canopy • Parks • Sidewalks • Local and small businesses bring character • Street connectivity • Salado Creek Greenway | <ul style="list-style-type: none"> • Gaps in access to amenities and missing sidewalks • Safety – lighting; traffic and high speeds • Noise (businesses with loudspeakers/music) • Vacant land and underutilized commercial areas • Homelessness – affects business operations and safety; treatment and housing • Crime – immediate issues with violent crime; longer-term challenge with city and state policies and enforcement • Poor street condition in NE Crossing neighborhood and others; lack of explanation as to how COSA street maintenance schedules work • Maintenance in aging areas, public areas | <ul style="list-style-type: none"> • Additional connectivity – hike/bike and parking; library parks, and schools • Incentives for small businesses, revitalization of corridors • More homeownership – incentives, opportunities to age in place; work with absentee landlords to keep rentals maintained • Revitalization – street beautification, maintenance, drainage & runoff improvements, green spaces and greenways • Proactively address homelessness (see examples from Louisville, KY) • Community programming and engagement– activities for youth that engage them in their communities; building resident connections; partnerships with schools and Parks & Rec & other organizations • Community amenities – basketball courts, pools |
| <p>General Feedback and Common Themes</p> <ul style="list-style-type: none"> • Connect, Proactive, Revitalize, and Sustainable • Stressed the necessity of a PROACTIVE and HOLISTIC approach to the homeless population • There is currently a disconnect and lack of greater vision in both the built environment and various COSA/regional planning efforts. Planning Team would like better understanding of how past, current, and future planning efforts align/connect and how projects are prioritized, scheduled, and funded. | | |

IV. NEXT STEPS

- **Determine best meeting days and times for future Planning Team meetings.** See the “Planning Team Scheduling Poll” included in the email: <https://forms.office.com/g/zRWz0bt6Wh>
- **Check out the Near Northeast Community Area Plan project website!** The NNE website will be used to post Planning Team and Community Meeting resources, communicate dates for public engagement opportunities, and draft plan content: <https://nearnortheast.sacompplan.com/>
- **NNE Community Meeting #1** is now scheduled for early 2025
- **NNE Planning Team Meeting #2** will follow Community Meeting #1

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