



# Near Northeast Community Area Plan Planning Team

## Meeting #5

Wednesday, July 2, 2025

Virtual via Zoom

11:30 AM – 1:30 PM



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Cambridge Systematics, Inc.

Bowtie

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# 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](mailto:Chris.Ryerson@sanantonio.gov)



**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.

**Video on/off**


It is useful to be able to see each other, please use video if you are able and comfortable.



Audio



Video

 2  
Participants  
Chat  
React  
Show captionsEN  
English  
More  
Leave

**Mute indication**

Unmute at bottom left or at the top right of your picture

Unmute

**Options:**

Click the three dots and select change your name



Name

**Highlighted**

Currently speaking



Audio



Video



Participants 2



Chat



React



Show captions



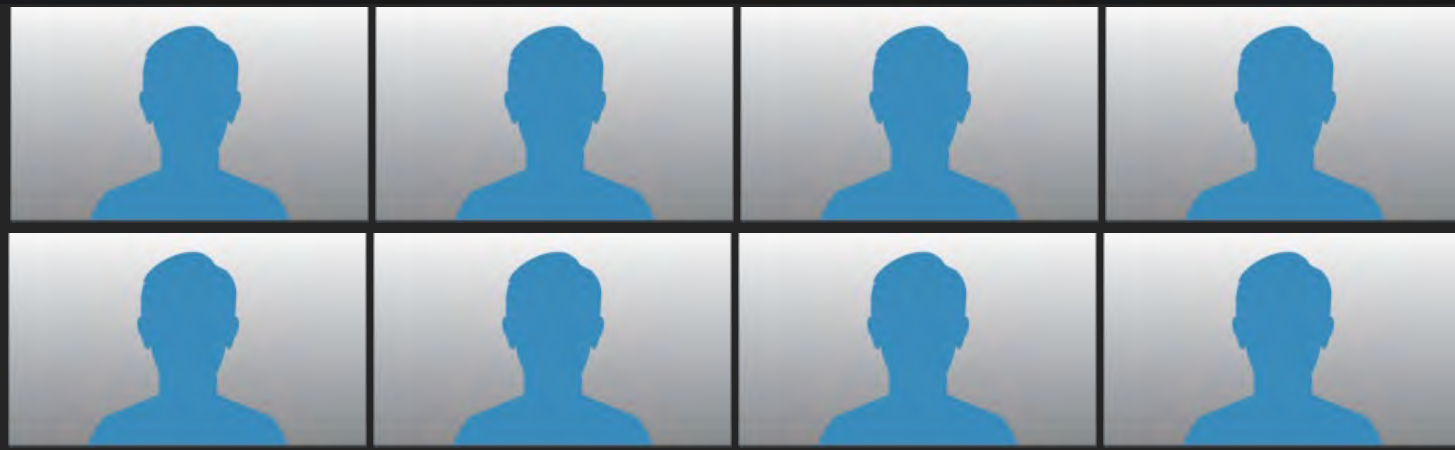
English



More

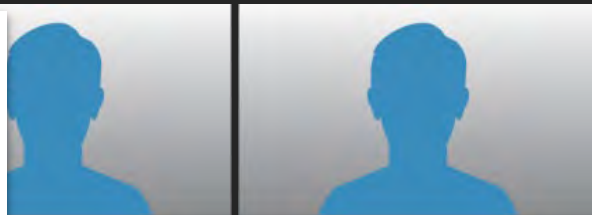


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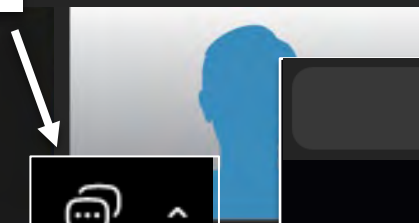
### Chat

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 and lower your hand here.



Chat



Raise hand



React



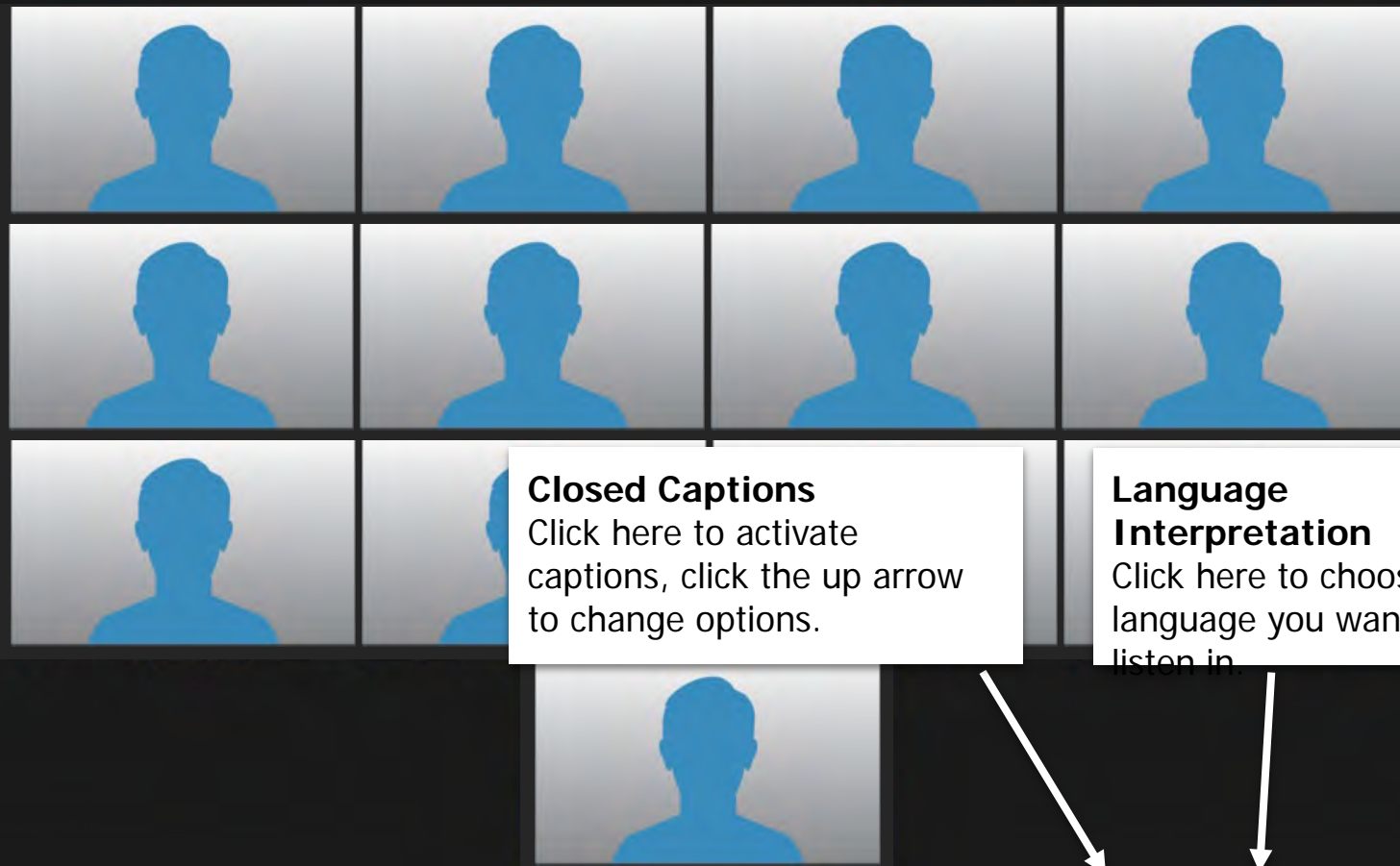
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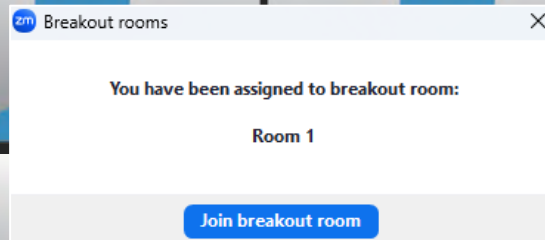


Video



Leave





## 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.

You can join breakout rooms from here

Bamboo Paper

**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

# This Meeting Will Be Recorded





# SA TOMORROW

## Introductions



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# Near Northeast Community Area Plan Project Team



## **City of San Antonio, Planning Department**

Chris Ryerson, Planning Administrator

Heather Yost, Project Manager



## **MIG**

Jay Renkens, Principal

Marco Hinojosa, Co-Project Manager

Cole Gehler, Senior GIS Analyst



## **San Antonio River Authority**

Mikel Wilkins, PE, Senior Engineer

# Meeting Sequence

**Planning Team Meeting 1 (July 11, 2024)**

**Community Meeting 1 (February 19, 2025)**

**Planning Team Meeting 2 (April 2, 2025)**

**Planning Team Meeting 3 (May 8, 2025)**

**Planning Team Meeting 4 (June 2, 2025 )**

**Planning Team Meeting 5 (July 2, 2025)**

**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

# Meeting Objectives

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

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Overview of Community  
Amenities and Public Spaces



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# What Makes A Complete Community?

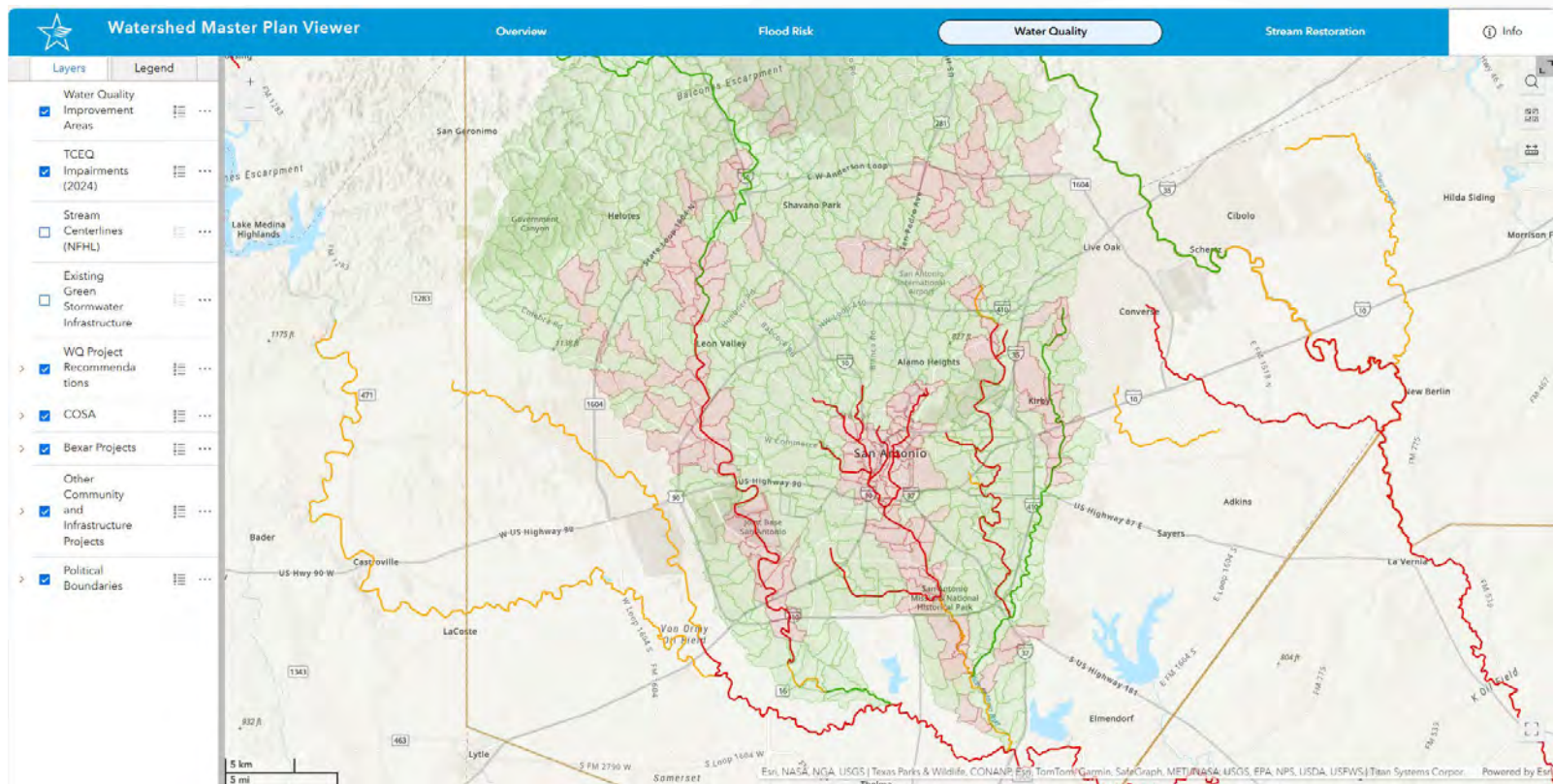
- **Built Form, Land Use & Urban Design**
  - Define the character of a place
- **Mobility & Access**
  - Provide connections to and from places within the City
- **Community Amenities & Public Space**
  - Tangibles and intangibles that contribute to and define the Quality of Life of places within the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

# SA TOMORROW

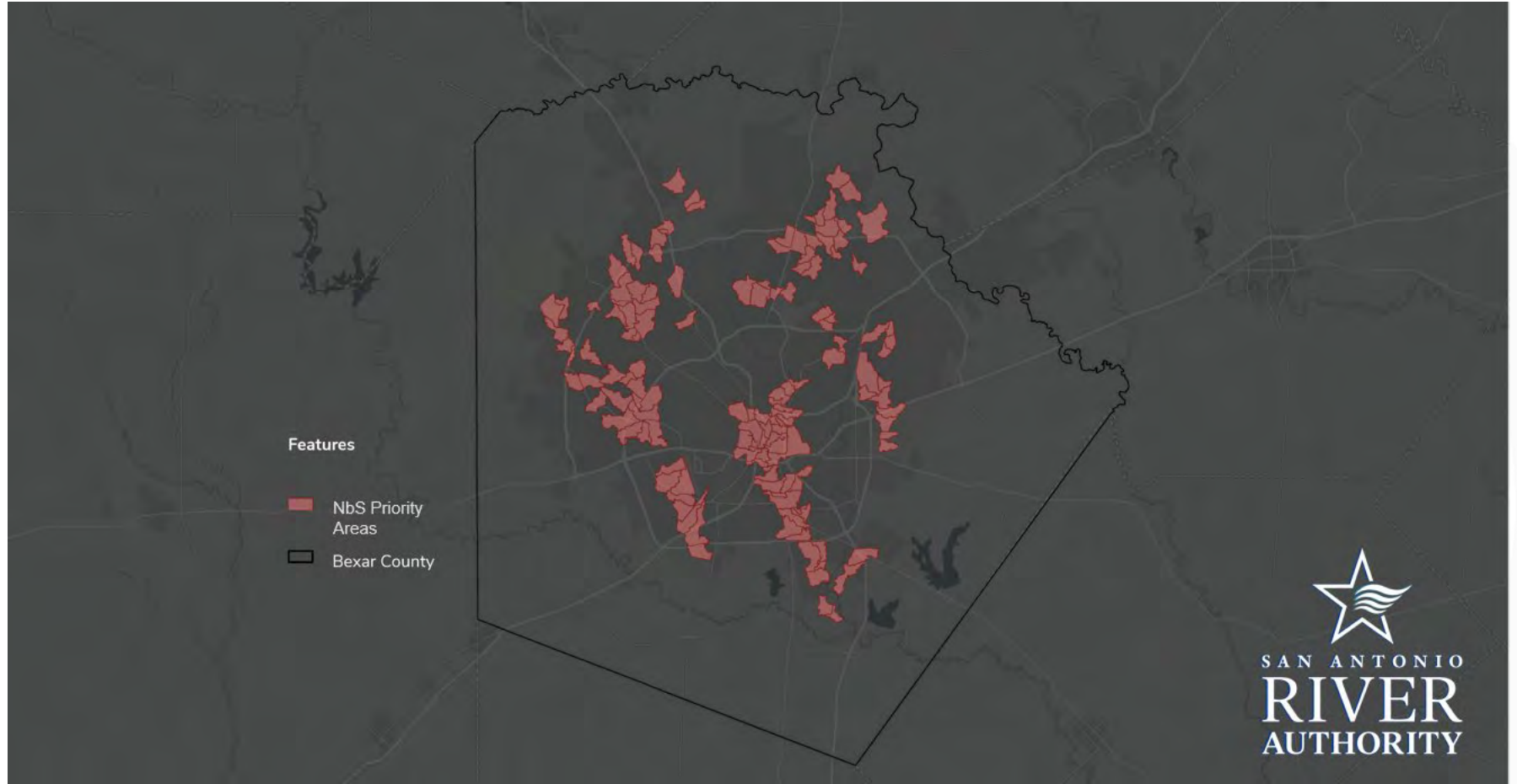
Introduction to Nature Based  
Solutions

Near Northeast Community Area

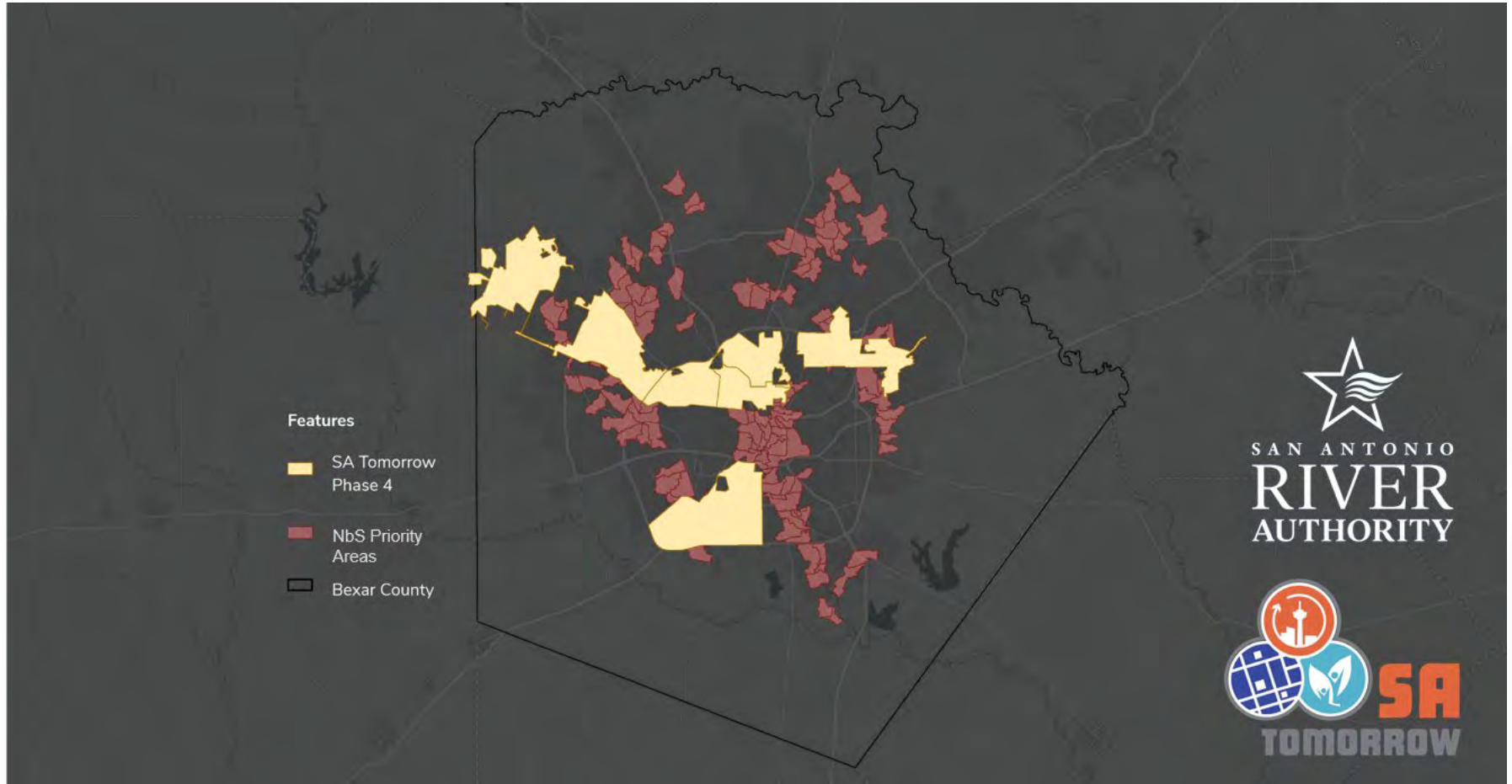
# Watershed Master Plan Viewer



# Nature-based Solutions Priority Areas



# Nature-based Solutions Priority Areas

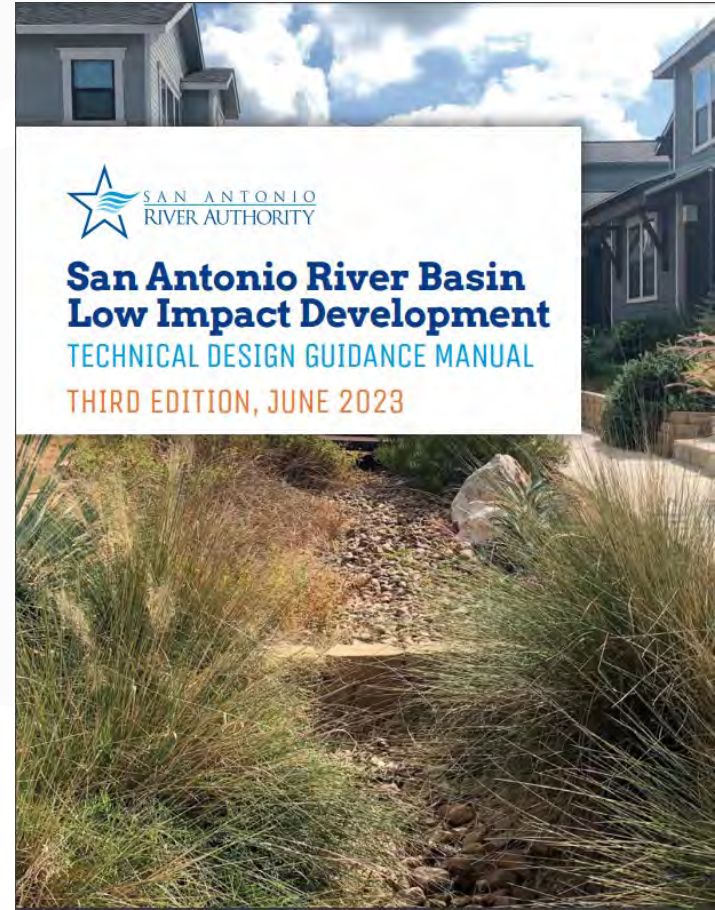


# What Are Nature-based Solutions?



# 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?

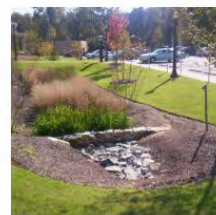
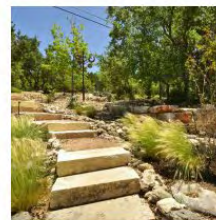
- **Co-benefits:**
  - Water Quality Improvements
    - Bacteria, TSS, Oil/Grease, Metals, Nutrients, and Heat
  - Infiltration and peak runoff reduction
  - Habitat and Biodiversity
  - Cooling and Air Quality
  - Beautification, Recreation, and Education



# Nature-based Solutions Example



# Nature-based Solutions Example



# Nature-based Solutions Example

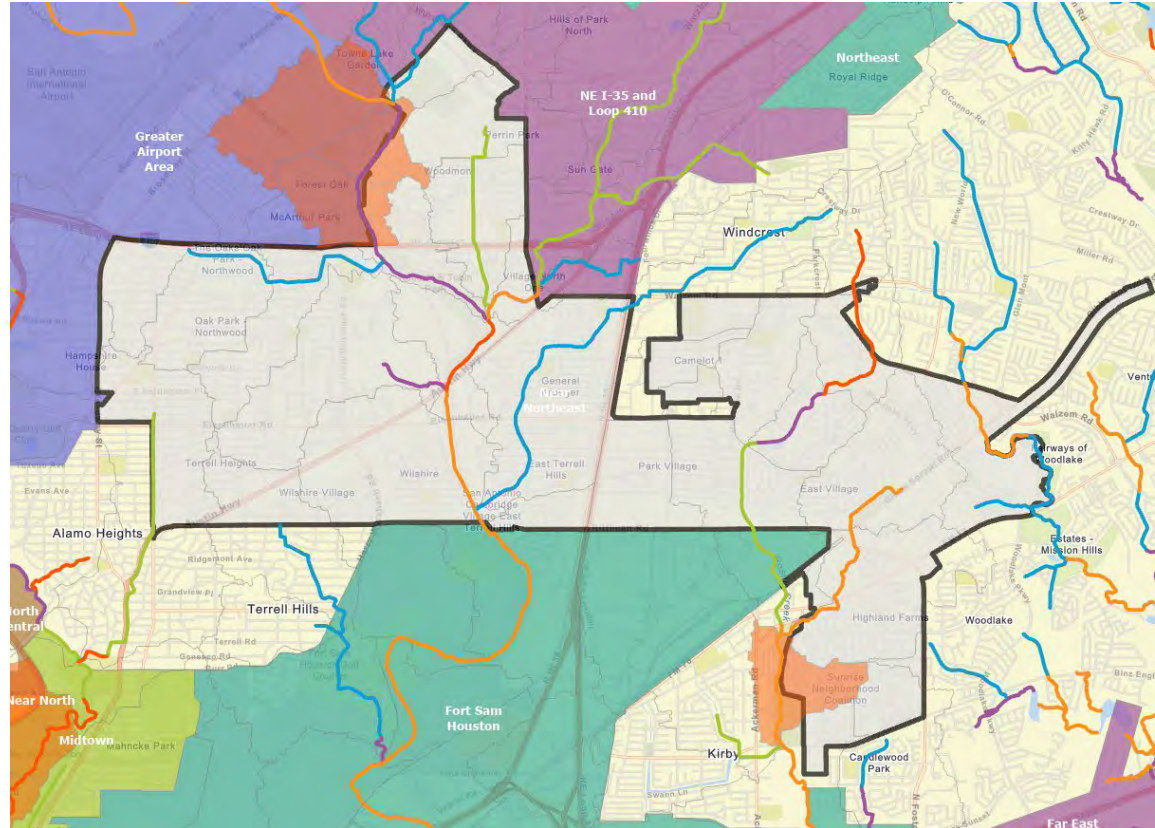


# Nature-based Solutions Example



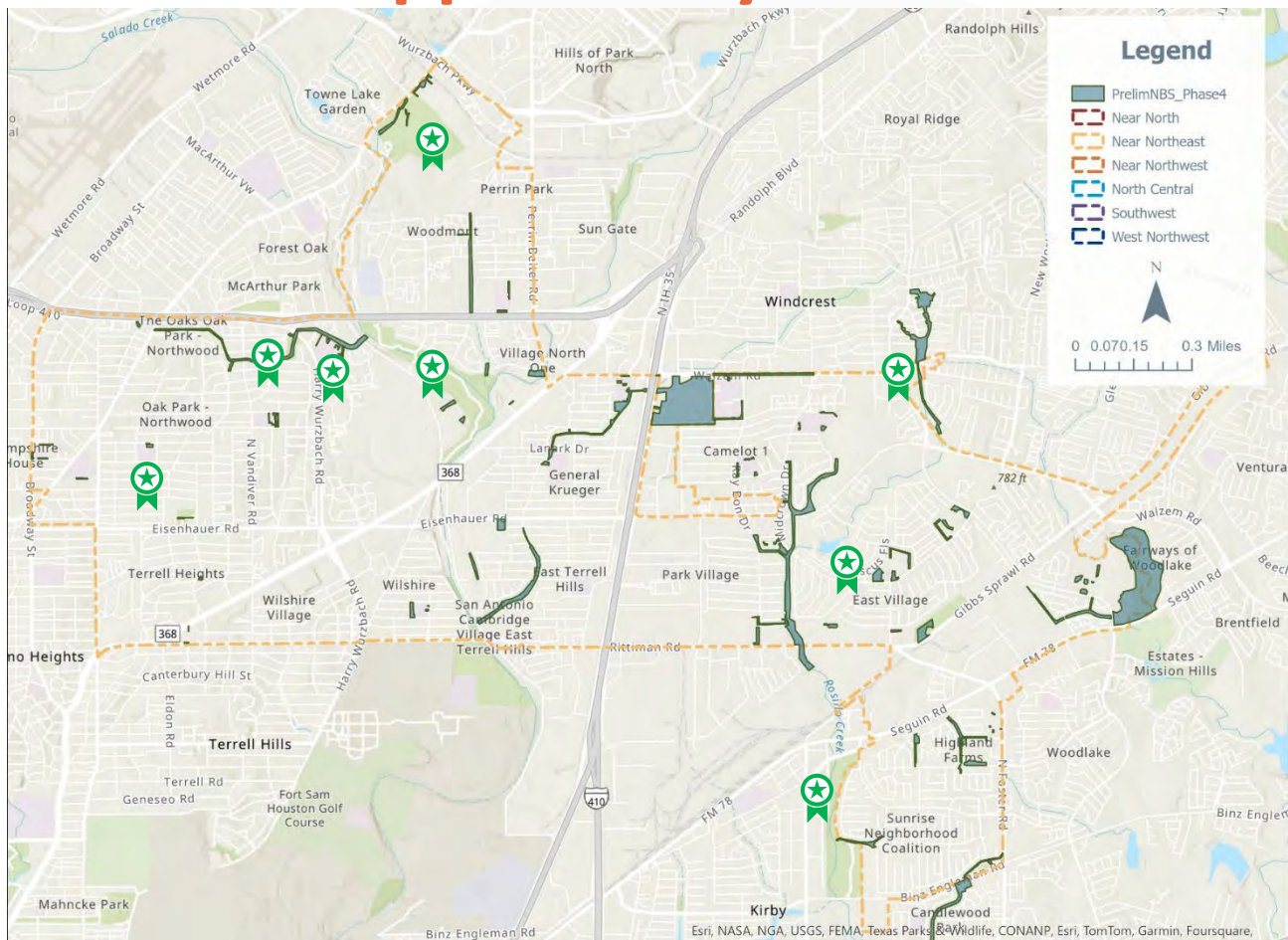
# Nature-based Solutions Opportunity Areas

- Important **areas of opportunity** to implement nature based solutions.
- Stream restoration potential
  - Salado Creek
  - Rosillo Creek
  - Martinez Creek
  - Walzem Creek
  - Beitel Creek
  - Quail Creek
  - Tributaries



# Nature-based Solutions Opportunity Areas

- Important **areas of opportunity** to implement nature based solutions.
- 107 sites identified
- Highlights:
  - Garner Middle School
  - Northwood Park
  - Northwood Elementary
  - Woodridge Elementary
  - Robert LB Tobin Park
  - Lady Bird Johnson Park
  - Walzem Elementary
  - Wilshire Elementary
  - Camelot Elementary
  - Lou Kardon Memorial Park
  - Friendship Park (Kirby)



# 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

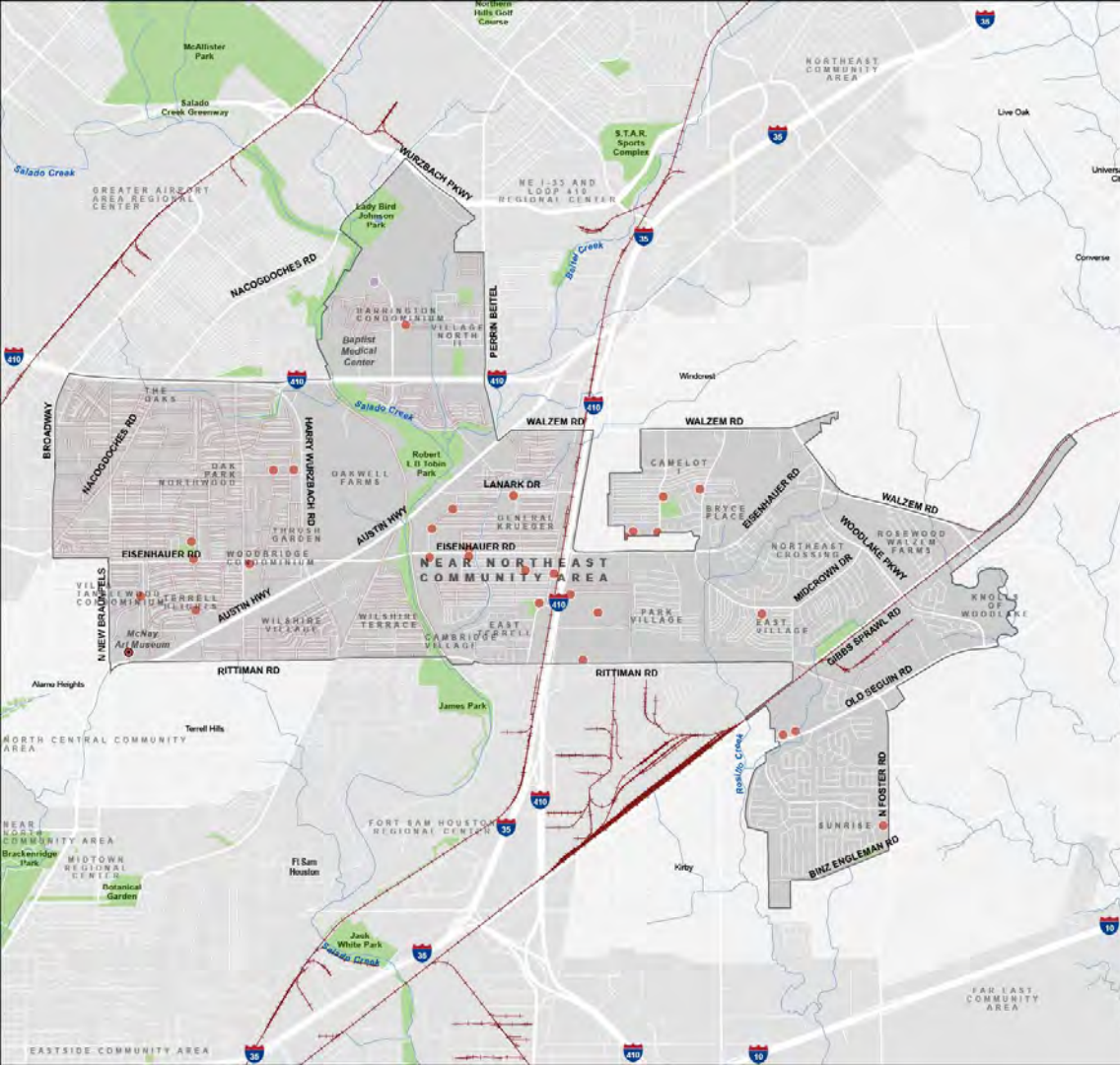
# SA TOMORROW

## CAPS Accessibility and Equity Analysis



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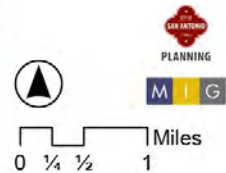


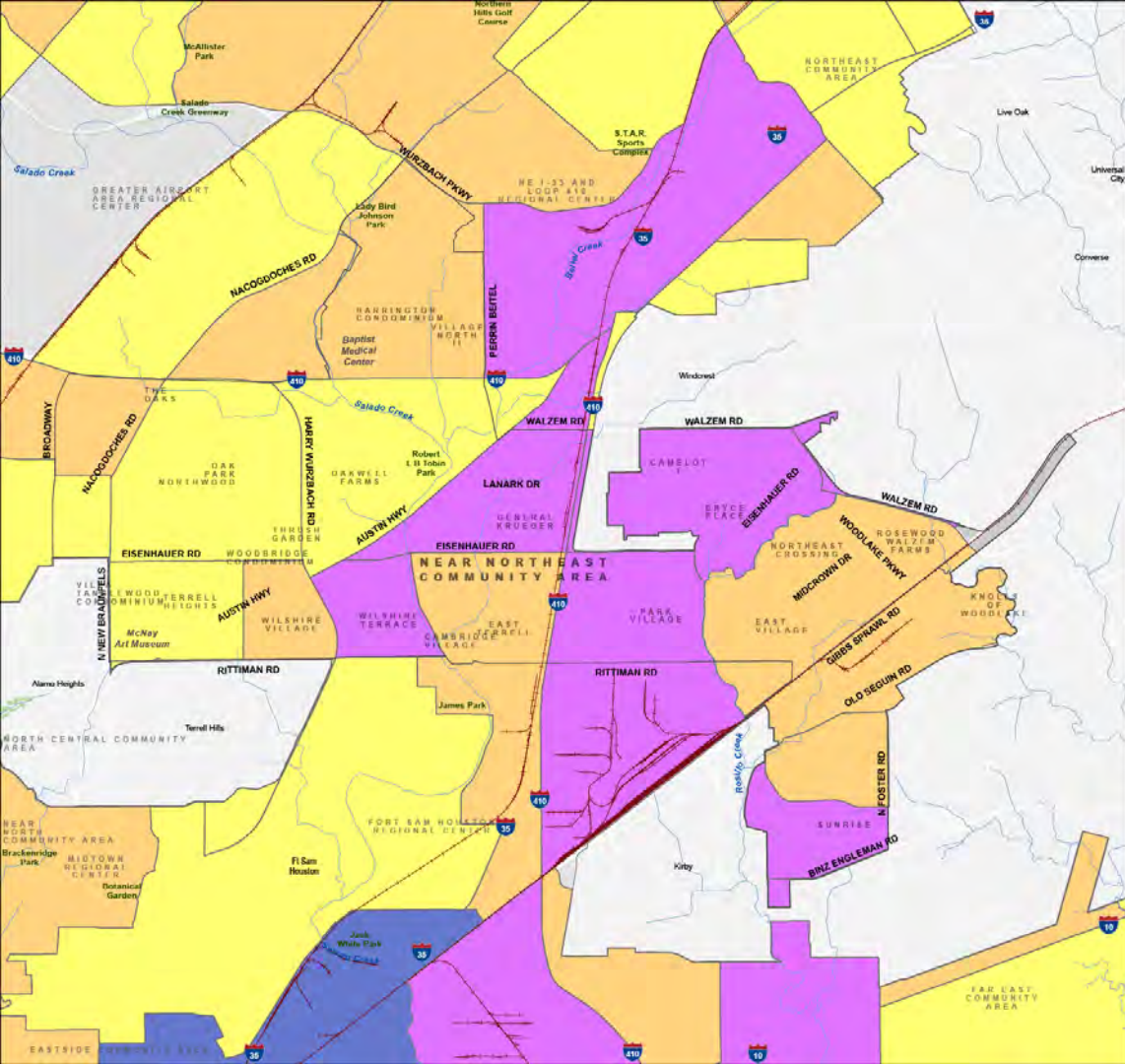


## Near Northeast Community Area

### Community Amenities and Public Spaces

- SA Tomorrow Sub-Area
- City of San Antonio
- Rivers or Streams
- Amenities & Public Spaces
  - Public or Private Park or Open Space
  - Trails
  - Community Center
  - Museum
  - Place of Worship
  - Stadium
- Physical Barriers
  - Rail Line
  - Incomplete Sidewalks





## Near Northeast 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

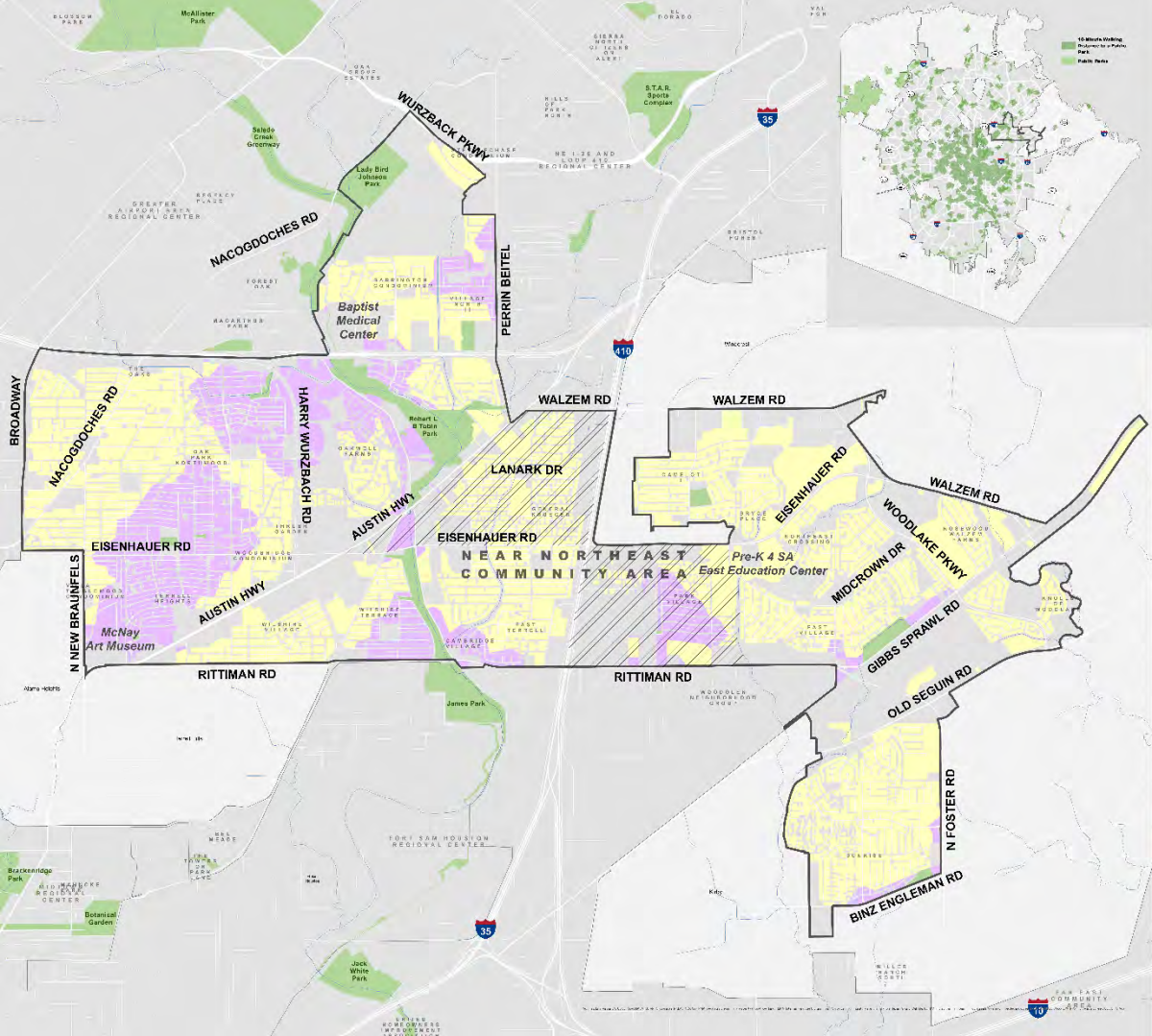
- 2 - 4
- >4 - 6
- >6 - 8
- >8 - 10

*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.*



0 ¼ ½ 1 Miles



## Near Northeast Community Area

### Public Park Access

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

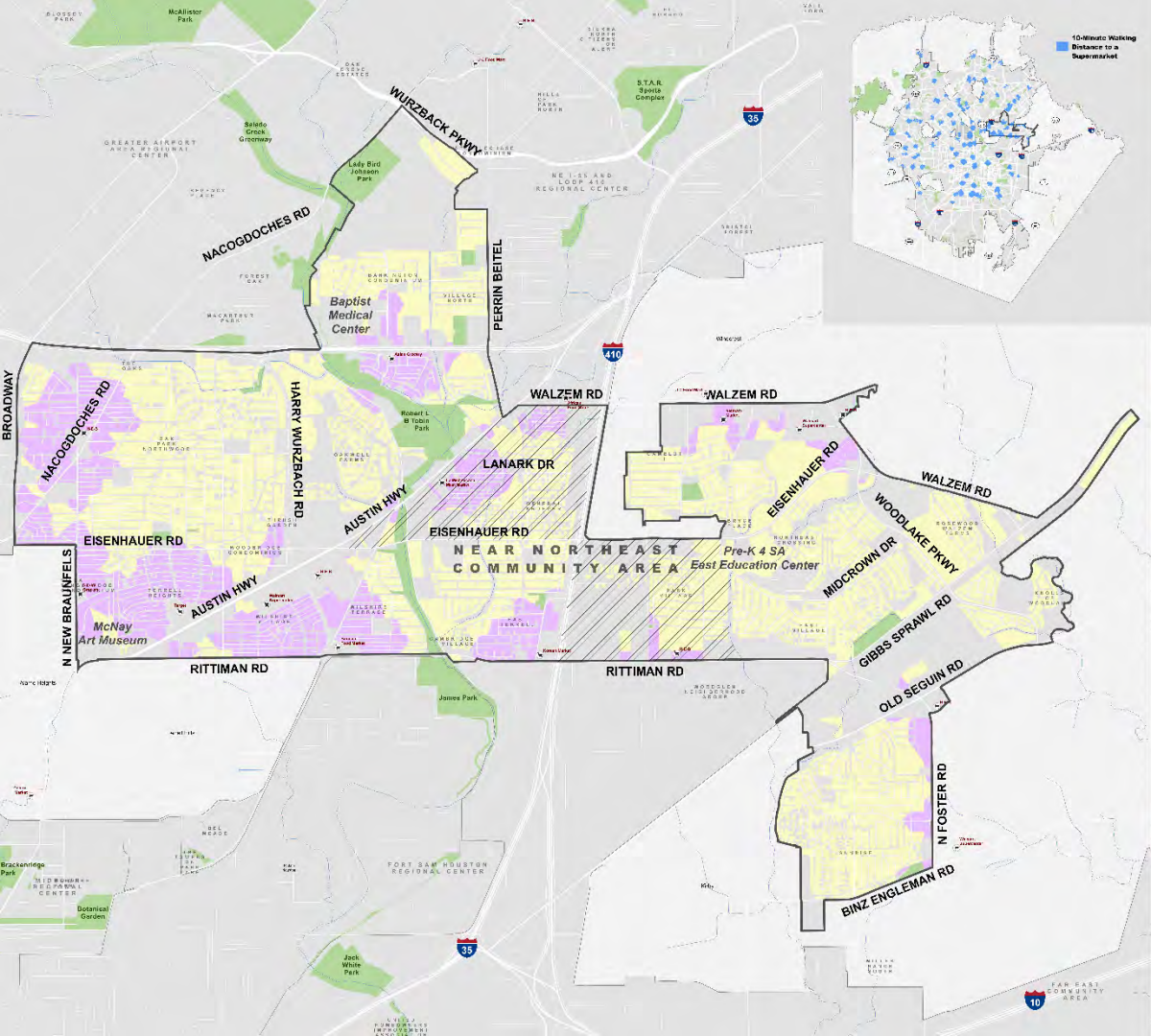
\* High Equity Score Areas ≥ 8  
For more information visit:  
[sanantonio.gov/Equity/Initiatives/Atlas](http://sanantonio.gov/Equity/Initiatives/Atlas)

## Residents Within Walkable Distance to a Park

City-Wide | **21.4%**  
Near Northeast | **23%**



0 ¼ ½ 1 Miles



## Near Northeast Community Area

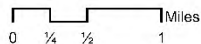
### Food Access

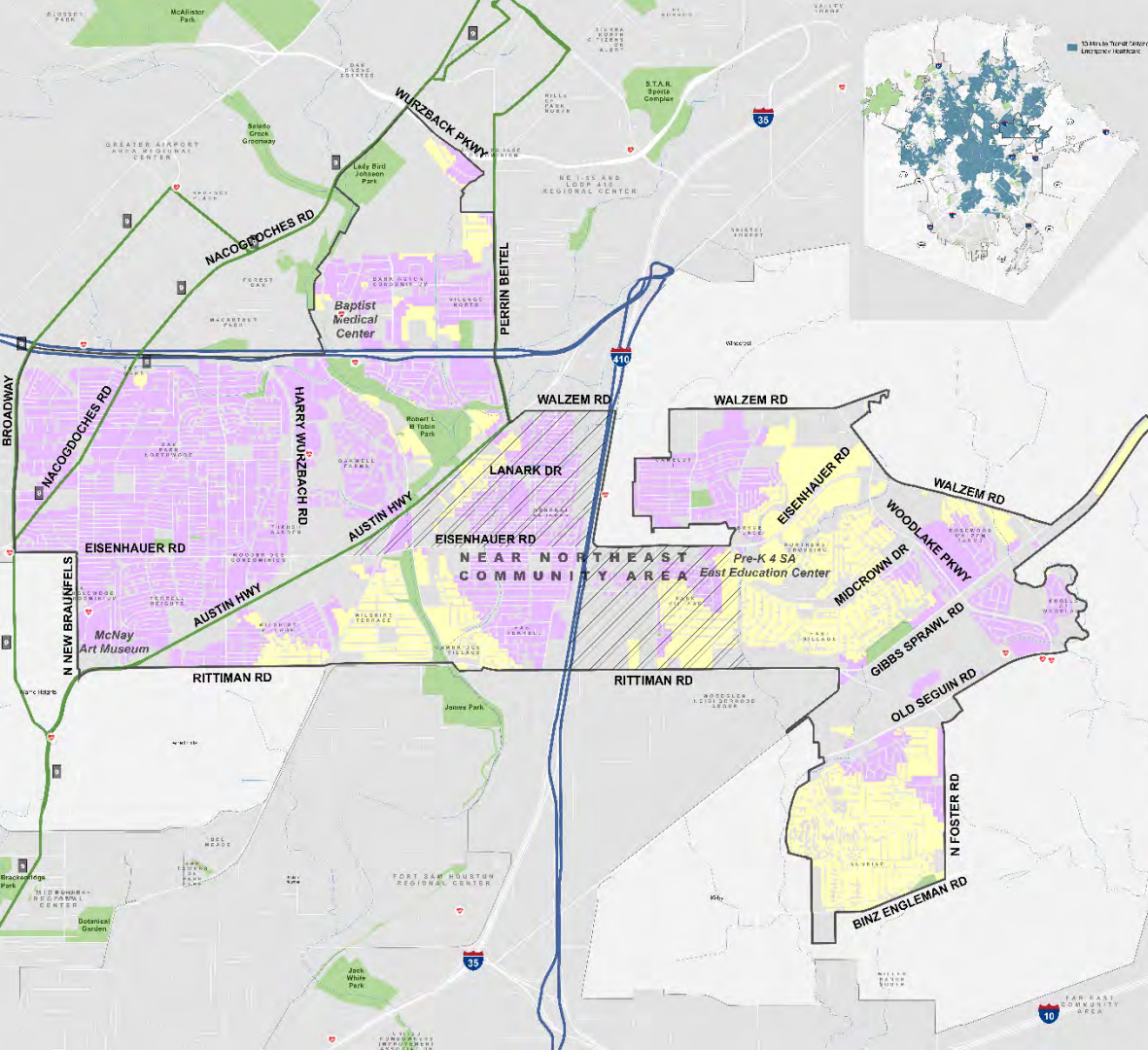
- High Equity Score Areas\*
- Supermarkets
- 10-Minute Walking Distance to a Supermarket
- Residential Area Beyond 10-Minute Walking Distance to a Supermarket
- SA Tomorrow Sub-Area
- Rivers or Streams
- Public Parks
- City of San Antonio

\* High Equity Score Areas  $\geq 8$   
For more information visit:  
[sanantonio.gov/Equity/Initiatives/Atlas](http://sanantonio.gov/Equity/Initiatives/Atlas)

Residents Within Walkable Distance to a Supermarket

City-Wide | **6.4%**  
Near Northeast | **25%**





## Near Northeast Community Area

### Emergency Healthcare Access

- High Equity Score Areas\*
- Emergency Healthcare Facilities
- 30-Minute Transit Travel Time to Emergency Healthcare
- Residential Area Beyond 30-Minute Transit Travel Time to Emergency Healthcare
- SA Tomorrow Sub-Area

### High Frequency Transit Routes

Frequency (In Minutes)

- 12
- 15
- 20

Route #

Rivers or Streams

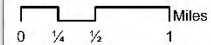
Public Parks

City of San Antonio

\* High Equity Score Areas  $\geq 8$   
For more information visit:  
[sanantonio.gov/Equity/Initiatives/Atlas](http://sanantonio.gov/Equity/Initiatives/Atlas)

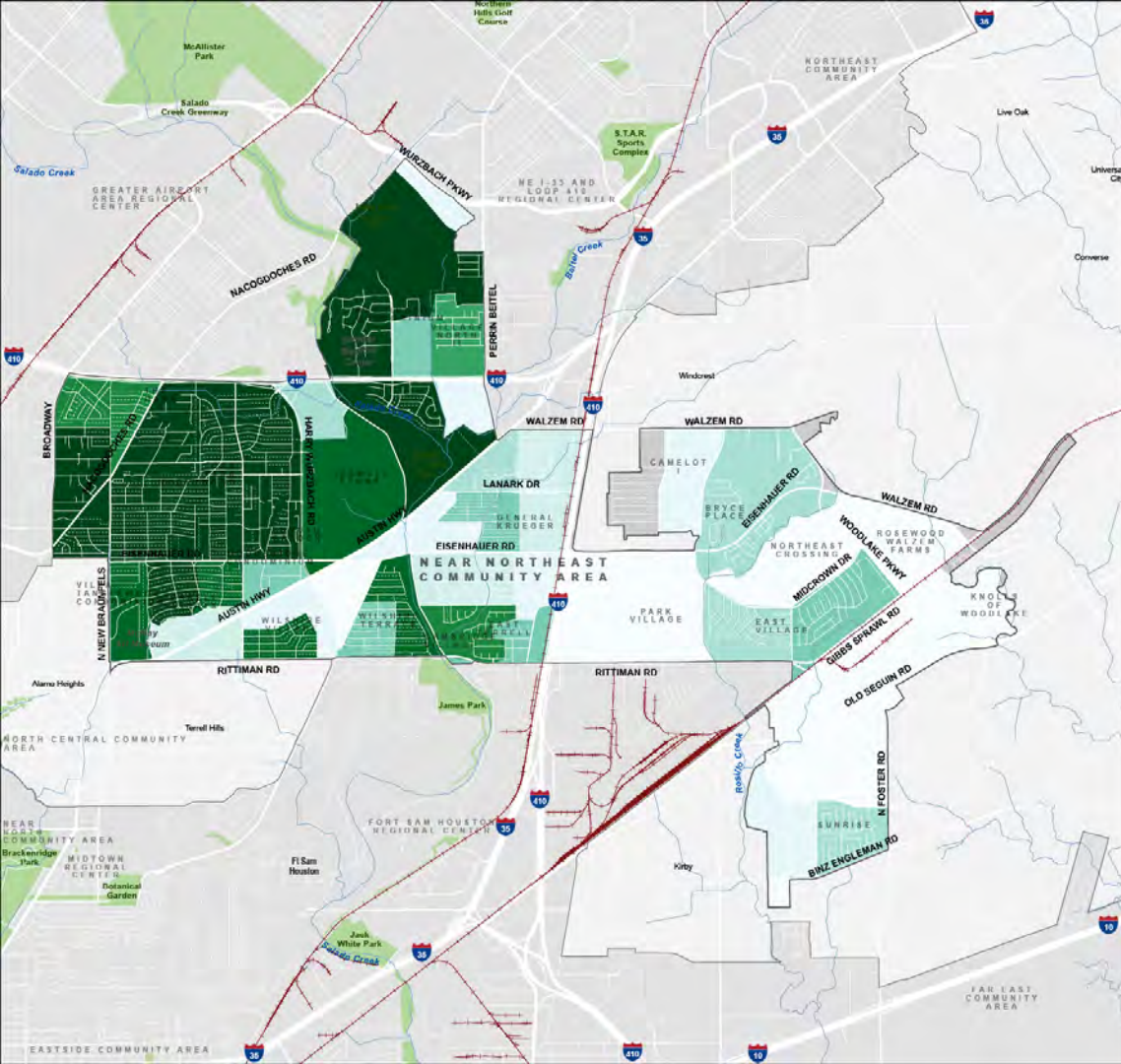


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Residents Within 30-min Transit Distance to Emergency Healthcare

City-Wide | 42.5%  
Near Northeast | 65.7%



## Near Northeast Community Area

### Tree Coverage

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

**Tree Coverage Score**  
Relative tree canopy coverage



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

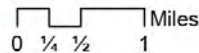
**Residents that live in Census Block Groups with Relatively Dense Tree Coverage (scores below 5)**

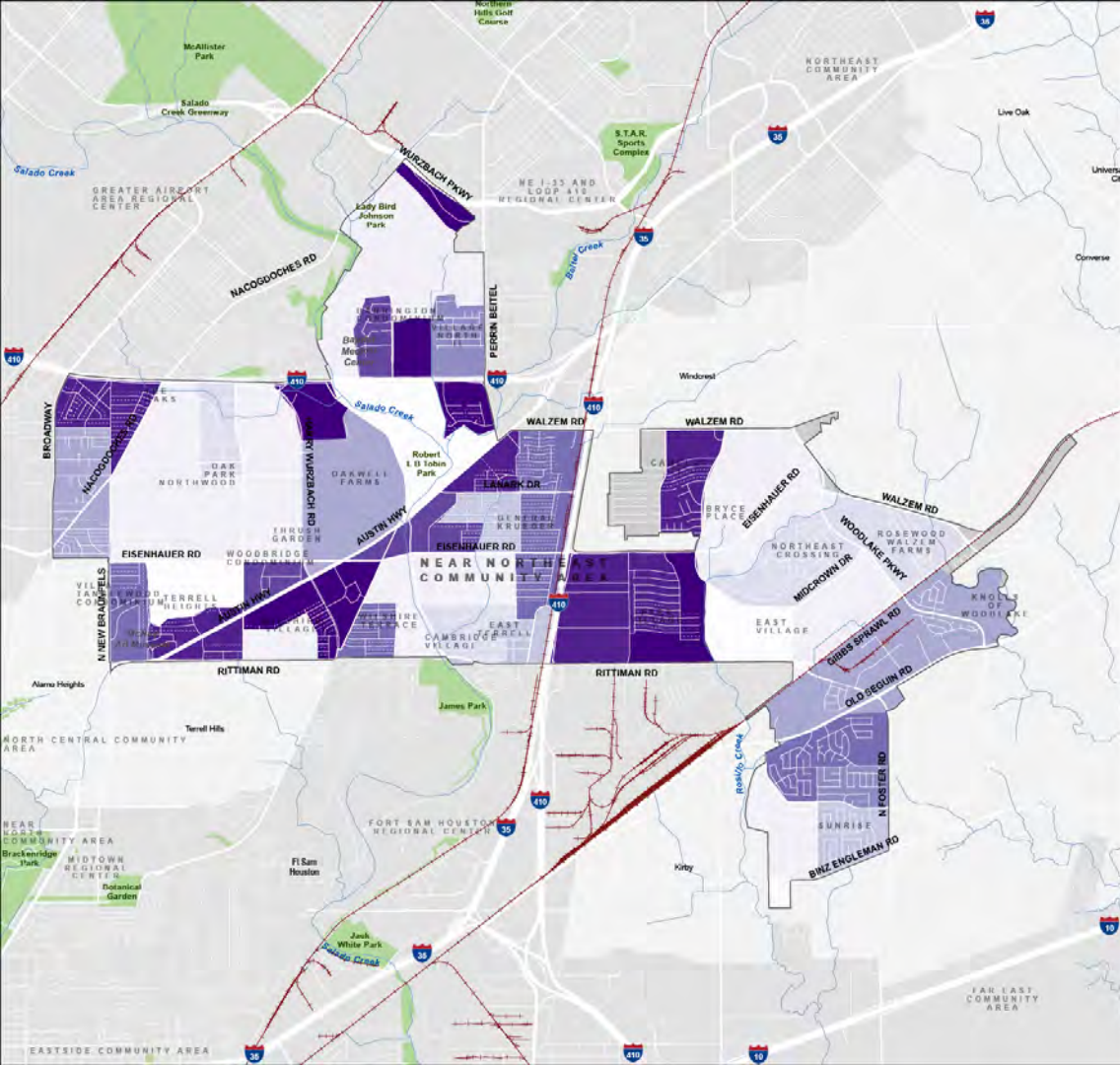
City-Wide | **41%**

Near Northeast | **31%**

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*





## Near Northeast 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)



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



0 ¼ ½ 1 Miles



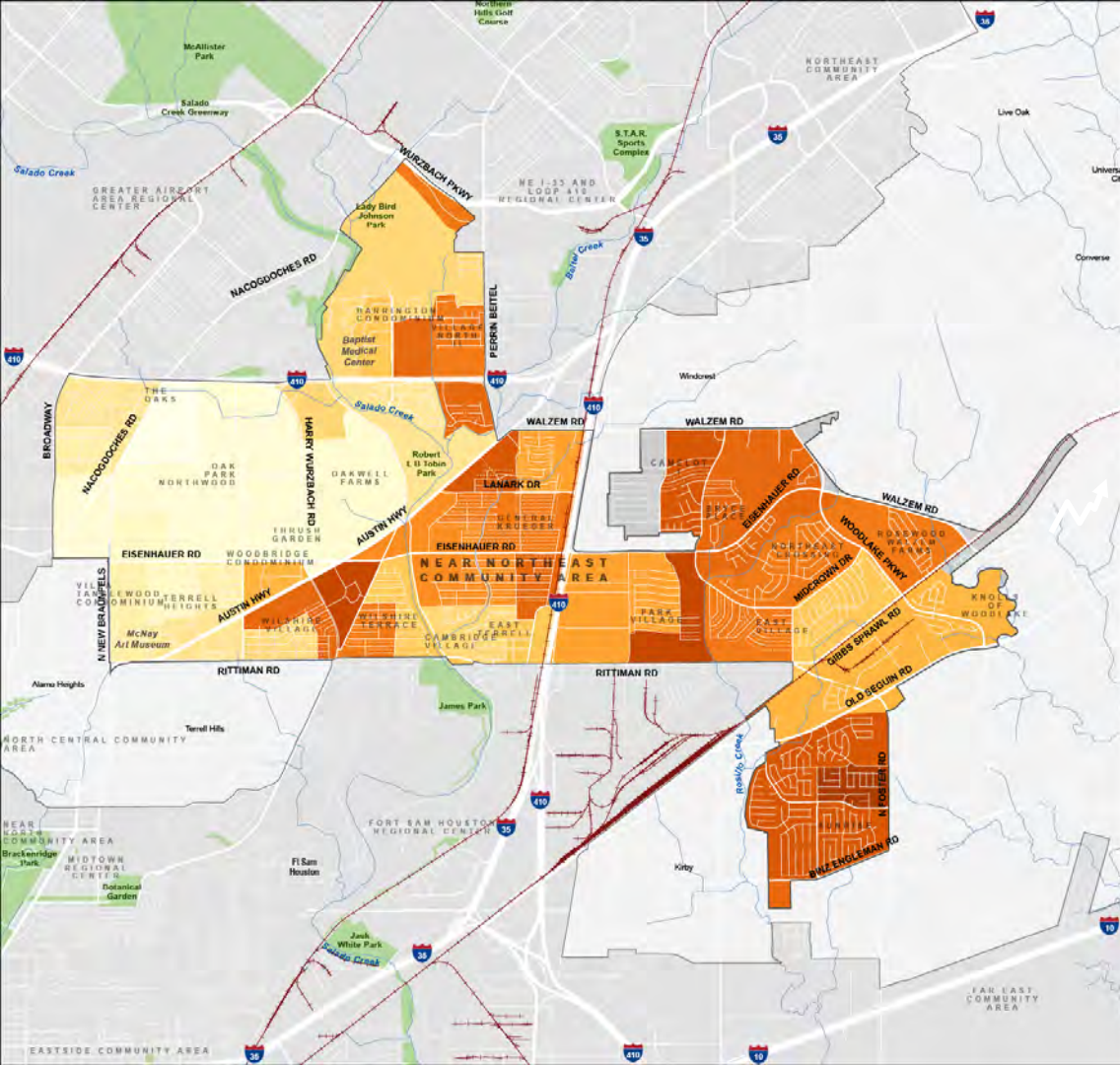
**Residents that live in Census Block Groups with a Relatively Low Percentage of Impervious Surfaces (scores below 5)**

City-Wide | **45%**

Near Northeast | **46%**

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*



## Near Northeast 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)



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 1/4 1/2 1 Miles



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

City-Wide | **37%**

Near Northeast | **36%**

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



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# 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

*“Focus areas identify key locations where future investments or other improvements are desired.*

*“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.”*

# Focus Area Example

## ***Focus Area #2: Perrin Beitel Corridor***

[See Figure 7: Focus Area #2 Map – Perrin Beitel Corridor]

Perrin Beitel runs approximately 2.5 miles north/south between Loop 410 and Thousand Oaks and is part of the state-owned and maintained Farm-to-Market (FM) network. The roadway features two lanes in each direction with a continuous middle turn lane. Right-of-way width varies between 100 to 120 feet with a typical street width of 65 feet. For the most part, sidewalks about the curb and vary between 4 and 6 feet in width. There are no bicycle lanes on Perrin Beitel. The corridor is bisected by Wurzbach Parkway, a major regional east/west thoroughfare.

### *Vision*

The vision for this focus area is to return it to economic vitality through a combination of mixed-use redevelopment, adaptive reuse, and infill development. A reimagined Perrin Beitel Corridor will leverage the benefits of its central location within the regional center and its significance as an established commercial arterial to attract new investment. New and long-time businesses will thrive and allow the surrounding communities to meet their day-to-day needs locally. Streetscape and infrastructure improvements will create an attractive, safe, and efficient environment for all users. New and expanded greenspace will provide critical linkages to nearby parks and trails. These new amenities can help the corridor become a place “to be,” rather than simply pass through.

### *Transformative Project: Perrin Beitel at Thousand Oaks*

[See Figure 8: Focus Area #2 Transformative Project – Perrin Beitel at Thousand Oaks (Existing)]

[See Figure 9: Focus Area #2 Transformative Project – Perrin Beitel at Thousand Oaks (Conceptual)]

This transformative site includes a section of Perrin Beitel between Old Perrin Beitel Road and Thousand Oaks. The intersection of Perrin Beitel and Thousand Oaks is heavily trafficked with the surrounding area characterized by a few large retail centers, including HEB and Walmart, and older commercial strip development. VIA’s Naco Pass Mobility Hub is located to the west of Perrin Beitel and single-family subdivisions are located to the north and east of the Perrin Beitel and Thousand Oaks commercial corridors. The southern portion of this site is located within a 100-year floodplain. The entire area is highly automobile-oriented and the location of multiple pedestrian injury accidents.



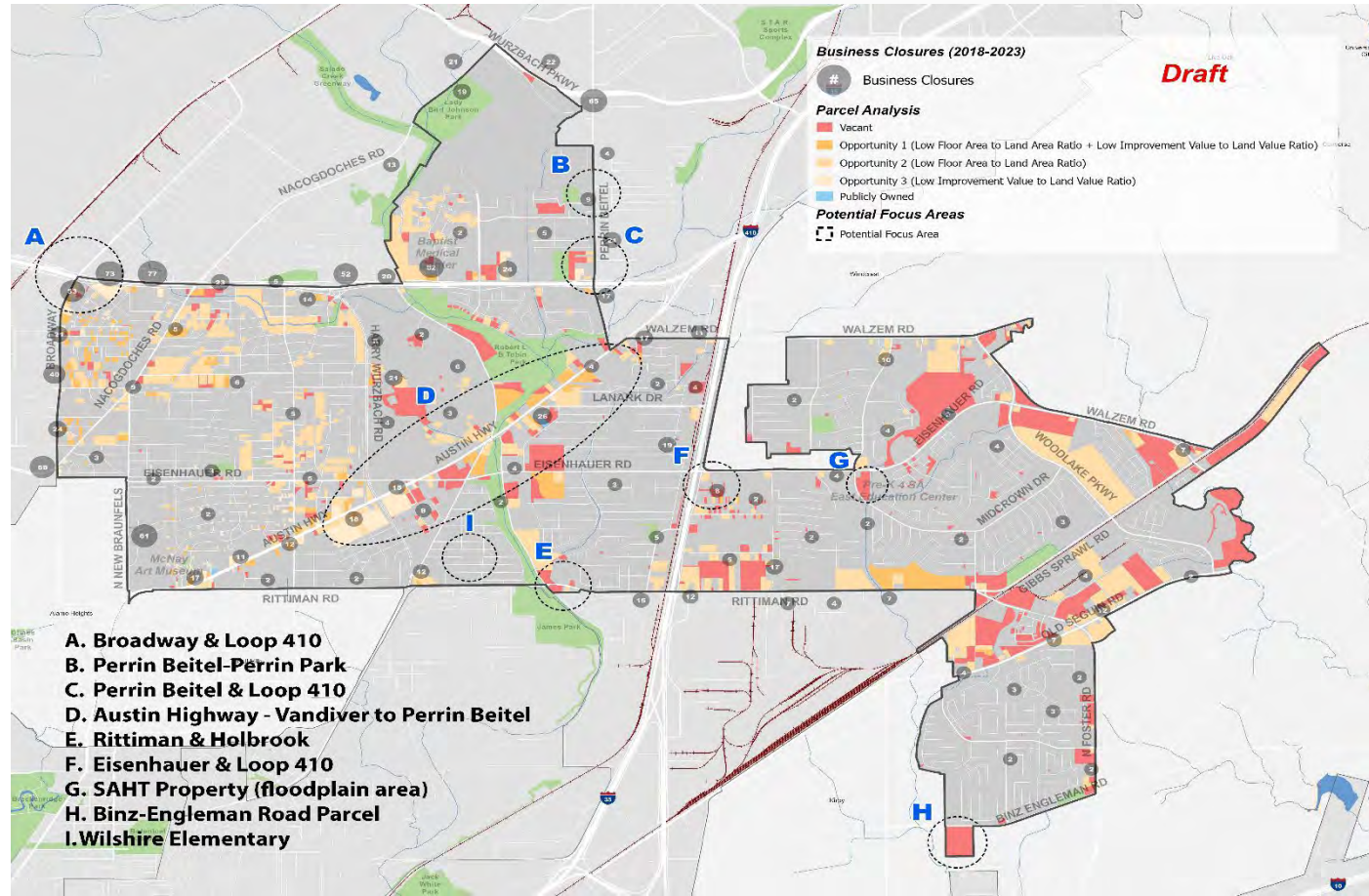
Figure 8: Focus Area #2 Transformative Project – Perrin Beitel at Thousand Oaks (Existing)



Figure 9: Focus Area #2 Transformative Project – Perrin Beitel at Thousand Oaks (Conceptual)

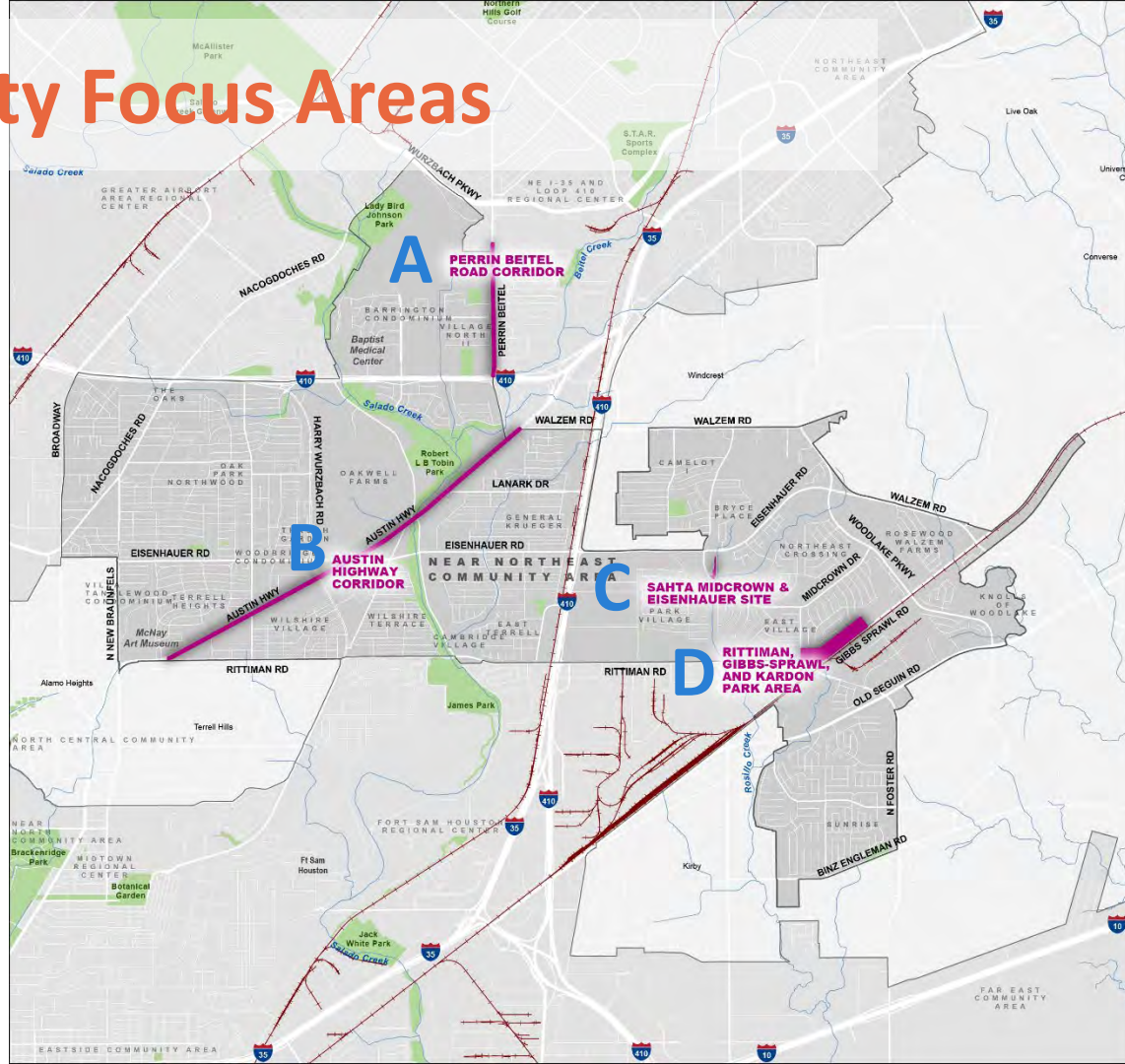
# PT#2 Preliminary Focus Areas

- A. Broadway & Loop 410
- B. Perrin Beitel-Perrin Park
- C. Perrin Beitel & Loop 410
- D. Austin Highway – Vandiver to Perrin Beitel
- E. Rittiman & Holbrook
- F. Eisenhower & Loop 410
- G. SAHT Property (floodplain only)
- H. Binz-Engleman Road Parcel
- I. Wilshire Elementary



# Draft Priority Focus Areas

- A. Perrin Beitel Road Corridor
- B. Austin Highway Corridor
- C. SAHT Midcrown & Eisenhower Site (floodplain only)
- D. Rittiman & Gibbs-Sprawl/Kardon Park Area



## Focus Areas

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

# SA TOMORROW

CAPS Mentimeter and  
Mapping Activities



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# SA TOMORROW

## Next Steps

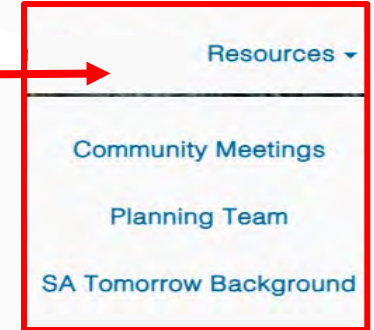
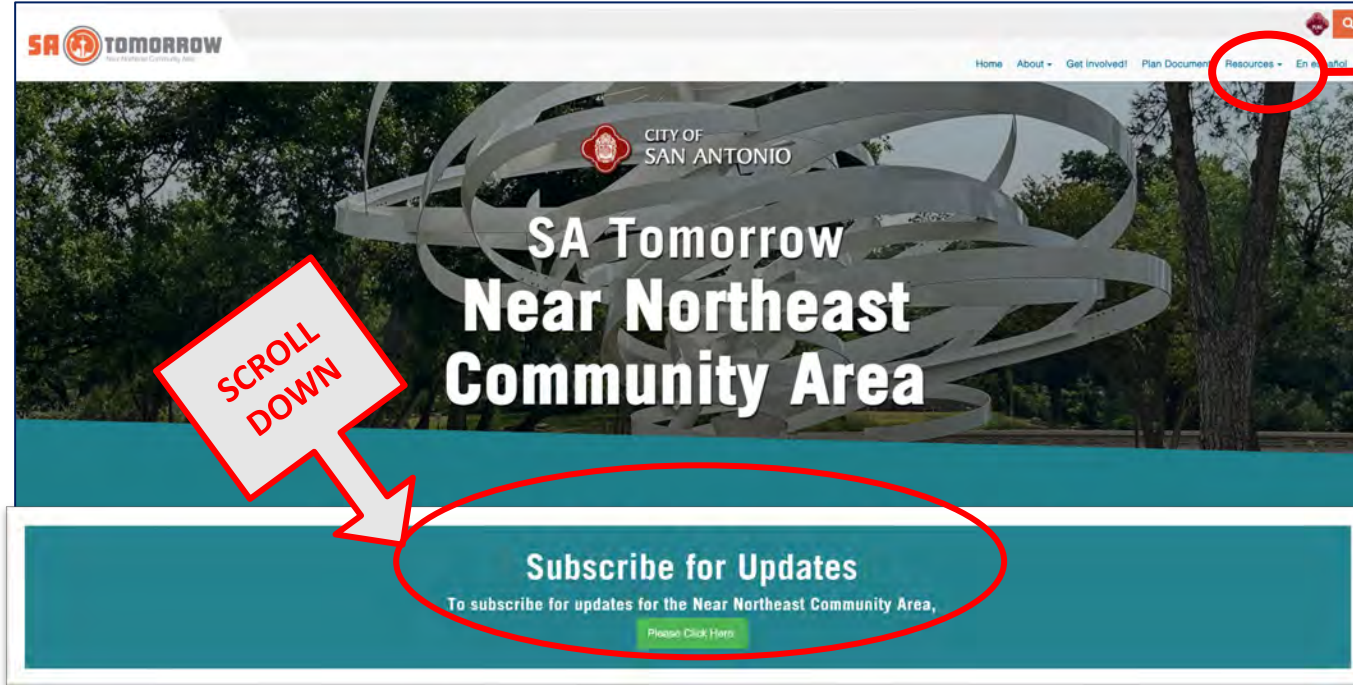


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# Near Northeast Website

[NearNortheast.SaCompPlan.com](http://NearNortheast.SaCompPlan.com)



- Presentations & summaries from past meetings
- Notifications for upcoming meetings

**Project Manager:** Heather Yost, [Heather.Yost@sanantonio.gov](mailto:Heather.Yost@sanantonio.gov) | (210) 207-7919

# Next Steps

- Upcoming Meetings
  - Land Use Workshops: August and September (In-person)
  - Planning Team Meeting #6: October (In-person)
  - Community Meeting #2: Before Winter Break
- Questions
  - Heather Yost, Project Manager
  - [Heather.Yost@SanAntonio.gov](mailto:Heather.Yost@SanAntonio.gov)
  - (210) 207-7919



# Near Northeast Community Area Plan Planning Team

## Meeting #5

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