

Near Northwest Community Area Plan Planning Team Meeting #5

Monday, June 30, 2025 Virtual via Zoom 5:30-7:30PM





Cambridge Systematics, Inc.
Bowthe
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
tosaic Planning and Development Services
Worldwide Languages

Get Ready For The Meeting!

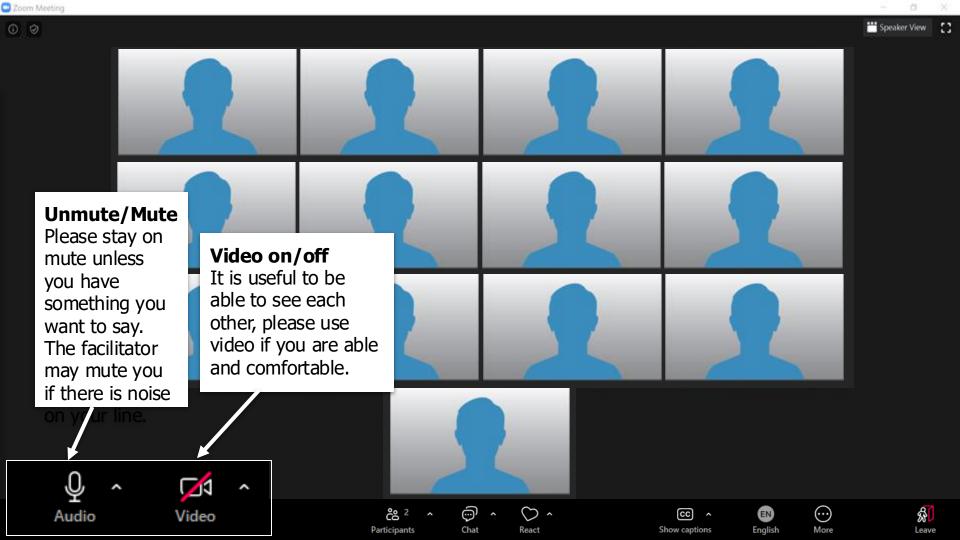
Correct your name by clicking the three dots near your profile tile and select change your name.

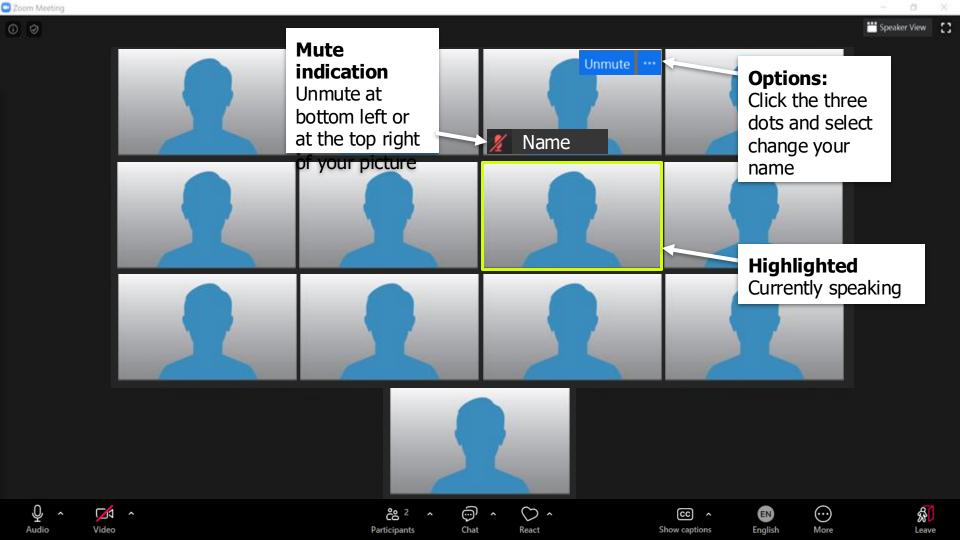
Put your name and the organization you represent in the chat.

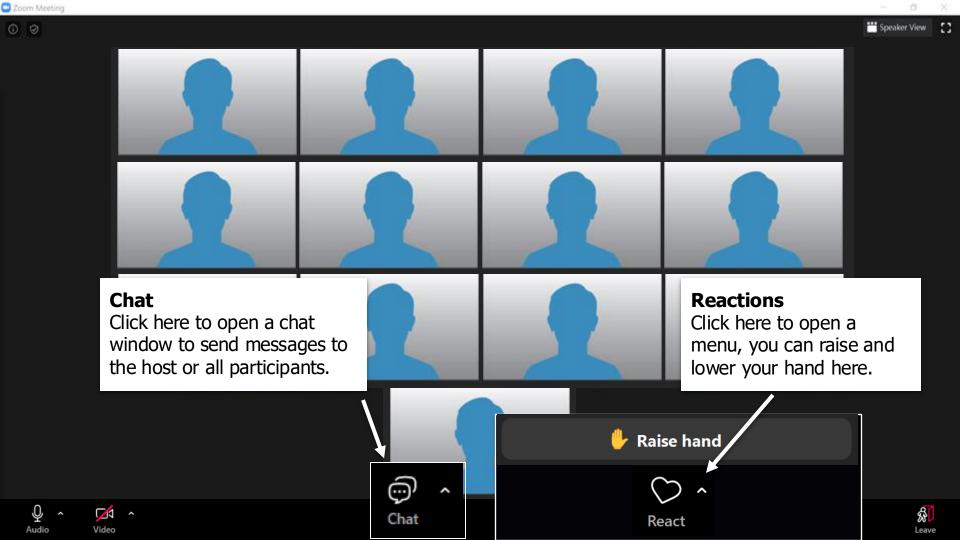
If you have any questions during the meeting, you can email Chris Ryerson at Chris.Ryerson@sanantonio.gov

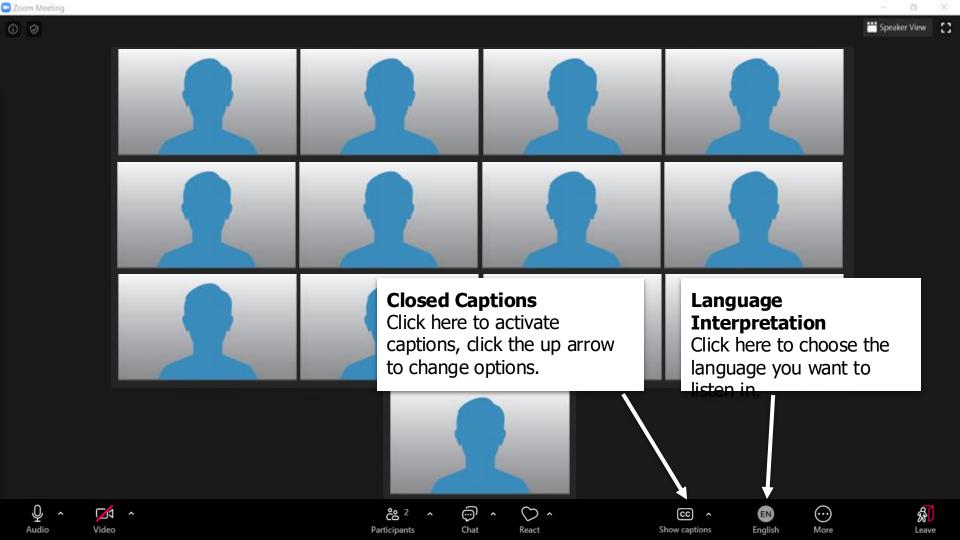


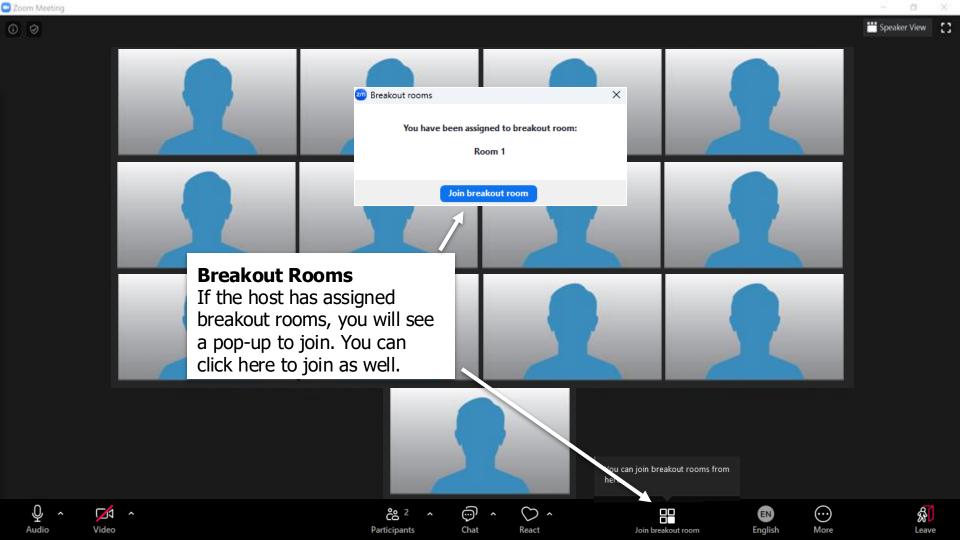


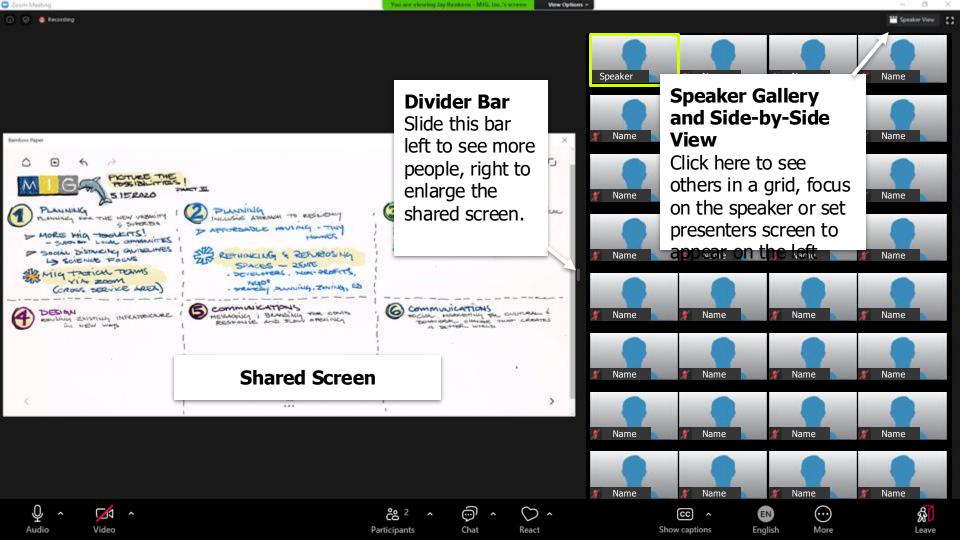












This Meeting Will Be Recorded











NNW Community Area Plan Project Team



City of San Antonio, Planning Department

Chris Ryerson, Planning Administrator Sheikh Kenneh, Project Manager



MIG

Jay Renkens, Principal Marco Hinojosa, Co-Project Manager Zachary Field, Senior GIS Analyst



San Antonio River Authority

Mikel Wilkins, Senior Engineer

Meeting Sequence

Planning Team Meeting 1 (July 11th, 2024)

Community Meeting 1 March 11th, 2025)

Planning Team Meeting 2 (April 10, 2025)

Planning Team Meeting 3 (May 8, 2025)

Planning Team Meeting 4 (June 5, 2025- Virtual)

Planning Team Meeting 5 (June 30, 2025 - Virtual)

Land Use Workshops (August and September)

Planning Team Meeting 6 (October)

Community Meeting 2 (TBD)

Planning Team Meeting 7 (TBD)

Planning Team Meeting 8 (TBD - Virtual)

Planning Team Meeting 9 (TBD)

Digital Design Charrette (DDC) (TBD - Virtual)

Planning Team Meeting 10 (TBD - Virtual)

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

In Person Land Use Workshops

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

WE ARE 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 Update



Introduction to Nature Based Solutions

Near Northwest Community Area



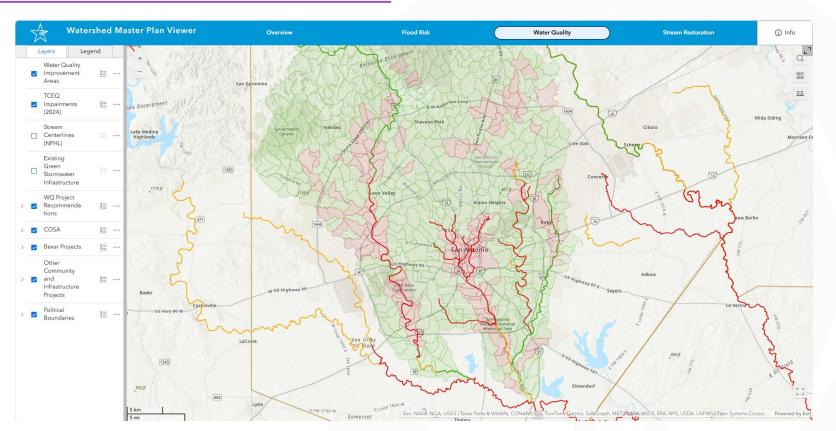


What Makes A Complete Community?

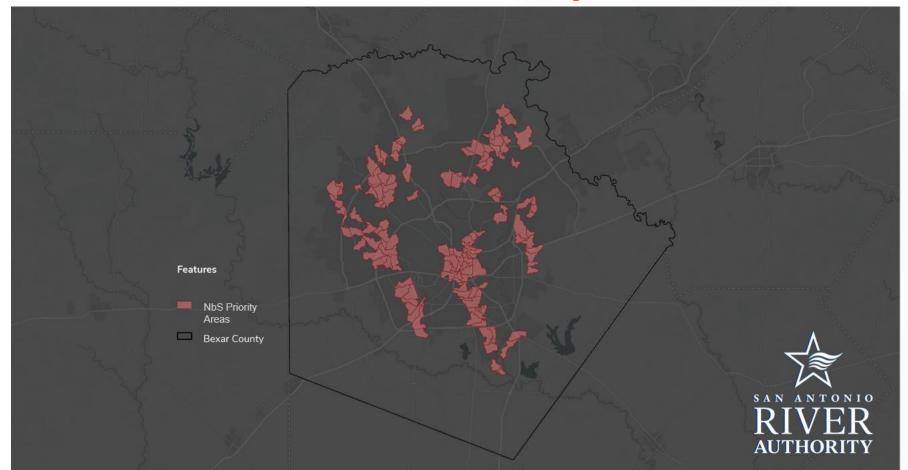
- Built Form, Land Use & Urban Design
 - Define the character of a place
- Mobility & Access
 - Provide connections to and from places within the City
- Community Amenities & Public Space
 - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City
- We will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

Watershed Master Plan Viewer

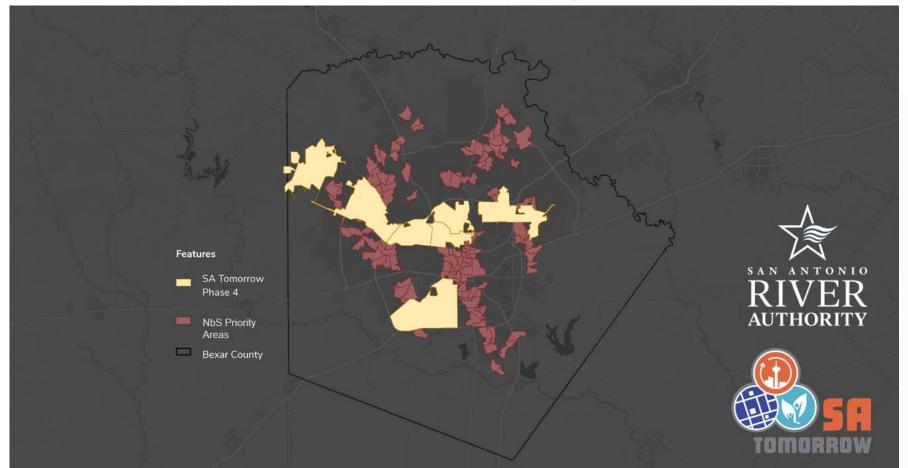
Watershed Master Plan Viewer



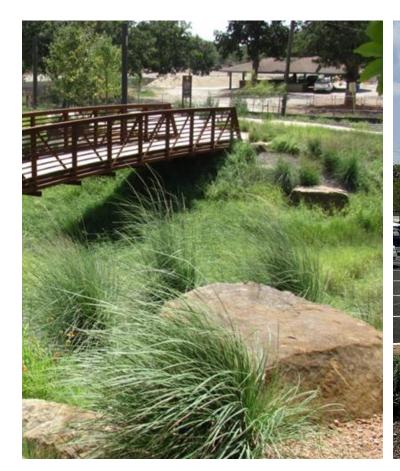
Nature-based Solutions Priority Areas

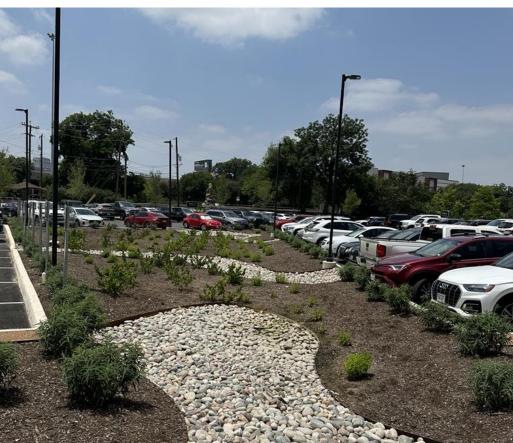


Nature-based Solutions Priority Areas



What Are Nature-based Solutions?





What Are Nature-based Solutions?

- NbS, an umbrella concept:
 - Green Infrastructure, Low Impact Development, Natural, and Naturebased 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





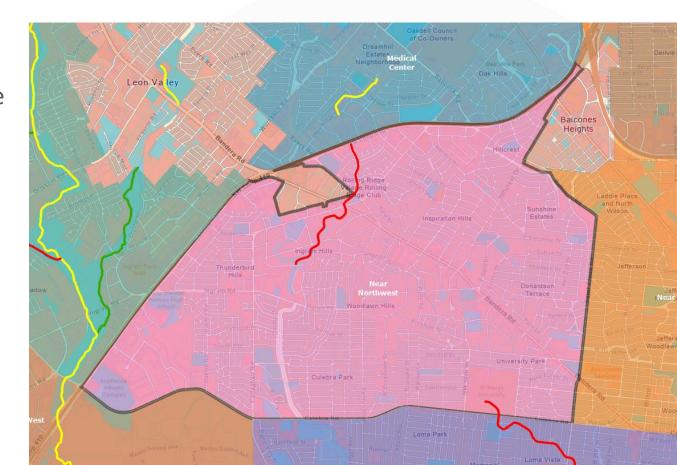






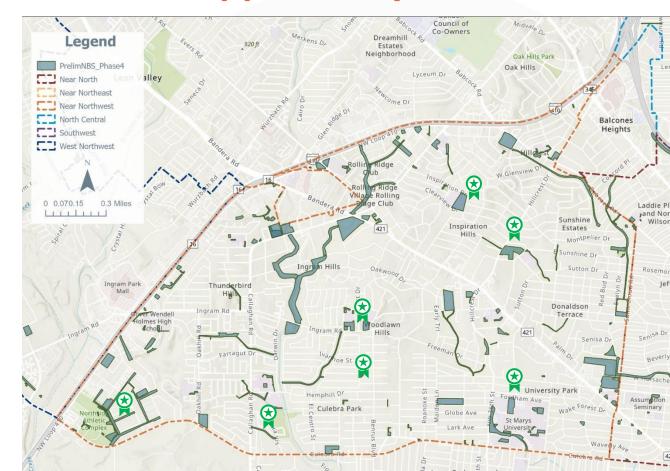
Nature-based Solutions Opportunity Areas

- Important areas
 of opportunity to
 implement nature
 based solutions.
- Stream restoration potential
 - Zarzamora Tributary A
 - Apache Creek



Nature-based Solutions Opportunity Areas

- Important areas of opportunity to implement nature based solutions.
- 172 sites identified
- Highlights:
 - Northside Athletic Complex
 - Dolores Linton
 Elementary
 - Gilbert Garza Park
 - Forest Hills Library
 - Lees Creek Park
 - Inspiration Hills Recreation Area
 - St Marys University





Overview of Community
Amenities and Public Spaces



Health Improvements













Placemaking Improvements













Comfort Improvements













Community Spaces Improvements









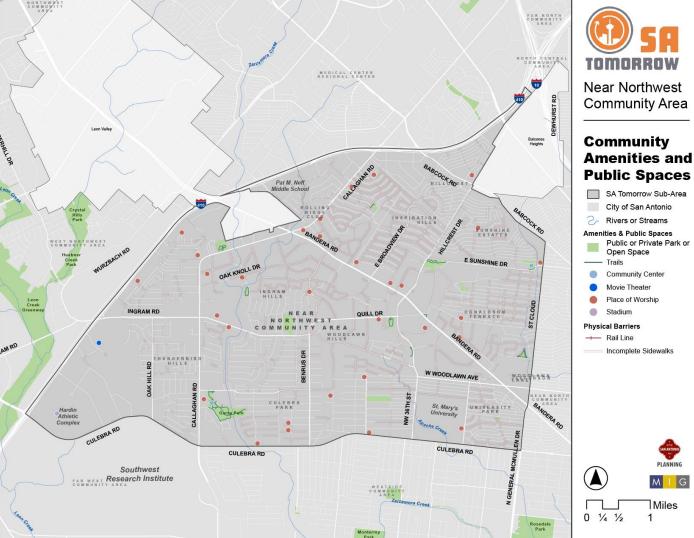


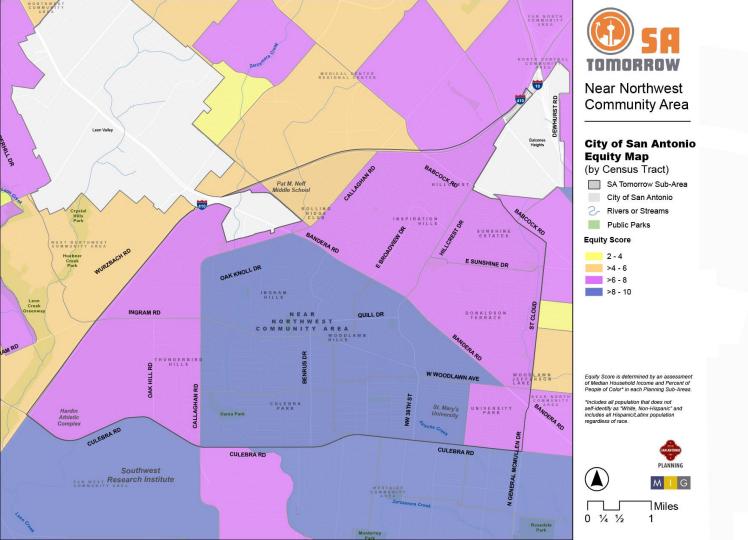


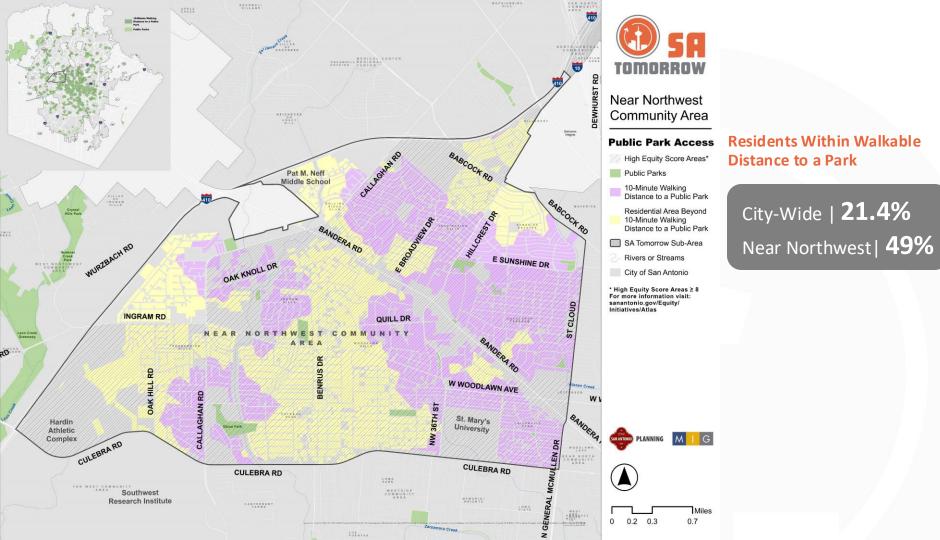


CAPS Accessibility and Equity Analysis













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 ≥ 8 For more information visit: sanantonio.gov/Equity/ Initiatives/Atlas

Residents Within Walkable Distance to a Supermarket

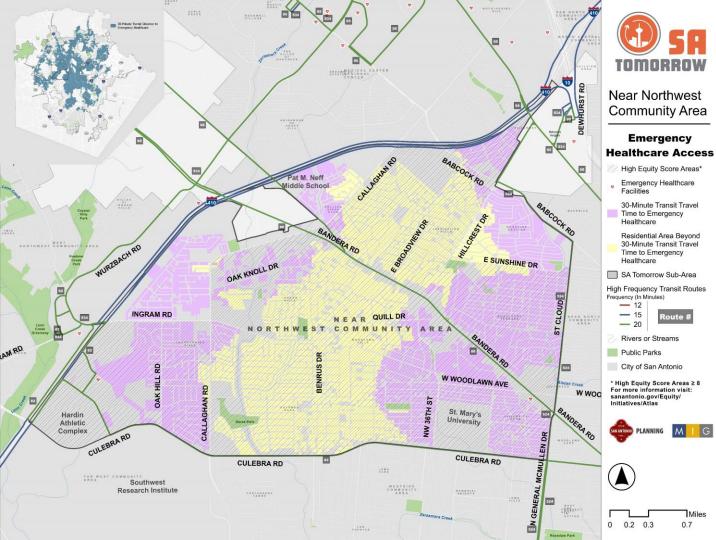
City-Wide | **6.4%**Near Northwest | **5%**



Miles

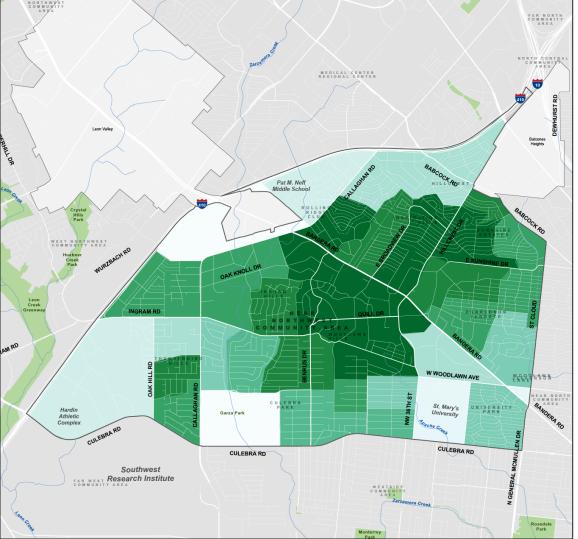
0.7





Residents Within 30-min Transit Distance to Emergency Healthcare

City-Wide | **42.5%**Near Northwest | **52.2%**





Tree Coverage

SA Tomorrow Sub-Area

City of San Antonio
Rivers or Streams

Rivers or StreamPublic Parks

Tree Coverage Score

Relative tree canopy coverage

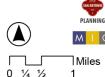
2.5 5 7.5 10

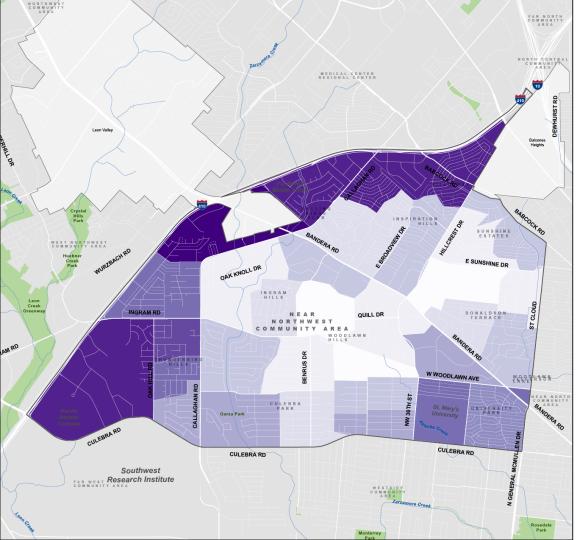
Lower values indicate Census block group areas with denser tree coverage, and higher values indicate a limited tree shading effect. Residents that live in Census Block Groups with Relatively Dense Tree Coverage (scores below 5)

City-Wide | **41%**Near Northwest | **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







Impervious Surfaces

SA Tomorrow Sub-Area

City of San Antonio

Rivers or Streams
Public Parks

(e.g. pavement, concrete)

Impervious Surfaces Score
Distribution of impervious surfaces

2.5 5 7.5 10

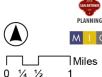
Higher values indicate a larger percentage of the Census block group area has impervious cover.

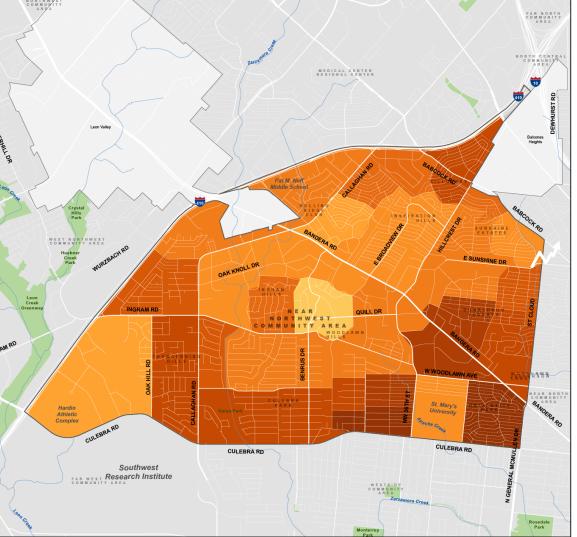
Residents that live in Census Block Groups with a Relatively Low Percentage of Impervious Surfaces (scores below 5)

City-Wide | **45%**Near Northwest | **55%**

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







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)



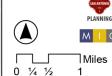
Higher scores indicate Census block group areas with higher heat vulnerability, combining heat rankings (scored 1-10), and income and race characteristics (scored 2-10). Residents that live in Census Block Groups that are Considered Low Concern Areas (scores below 10)

City-Wide | 37%

Near Northwest | 2%

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







What are Focus Areas?

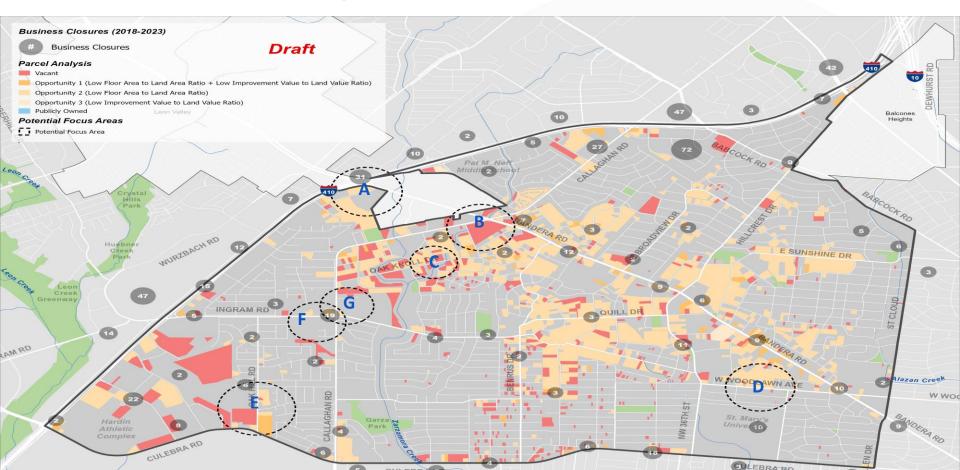
- Important areas of opportunity to direct future investments, support, or improvements.
- Each Focus Area includes:
 - A unique vision
 - Analysis of challenges and opportunities
 - Key investments and improvements
 - Focus Area Map
 - May include graphics and illustrations

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

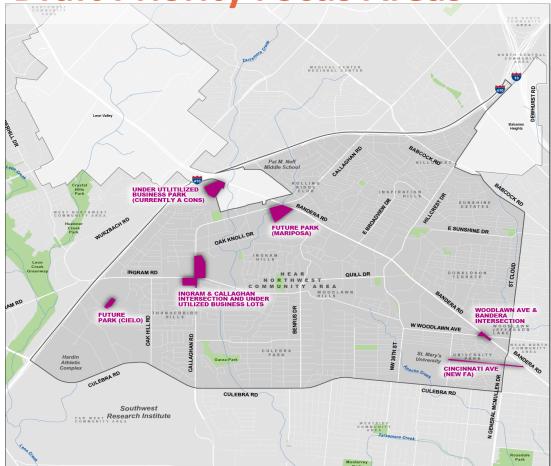
"While many recommendations in this plan are long-term and somewhat conceptual, the focus areas section offers more detailed visions for desirable ways in which these areas could be developed or evolve over time to help meet a variety of community goals.

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

PT#2 Preliminary Focus Areas



Draft Priority Focus Areas

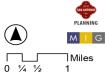




Near Northwest Community Area

Focus Areas

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





CAPS Mentimeter and Mapping Activities









Near Northwest Website

Near Northwest.SACompPlan.com





Plan Document CITY OF SAN ANTONIO **SA Tomorrow Near Northwest Community Area**

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
 - Sheikh Kenneh, Project Manager
 - Sheikh.kenneh2@SanAntonio.gov
 - **(210) 207-8038**





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