



NORTH CENTRAL

COMMUNITY AREA PLAN

Planning Team Meeting 5 Summary | Community Amenities & Public Spaces



PLANNING TEAM MEETING 5 SUMMARY

1. Date, Time, Location

- Date: Tuesday, July 2, 2025
- Time: 5:30 – 7:30 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 staff. Planning Teams consist of a wide variety of stakeholders from the North Central Community area including neighborhood associations, residents, business owners, community leaders, employers, and major institutions.

PLANNING TEAM

- Art Veliz — Shearer Hills/Ridgeview Neighborhood Association
- Antonio Frietze — Oblate School of Theology
- Deniff Lara — Project Transformation
- Jamie Hoppe — The Dogfather
- Jessica Sifuentes — VIA Metropolitan Transit
- Lea Rosenauer — Girls Inc.
- Patrick Curel — The Dogfather
- Veronica Escalera-Ibarra — VIA Metropolitan Transit
- Mikel Wilkins — San Antonio River Authority
- Isaac Levy — COSA Transportation Department

PROJECT STAFF

- Jacob Howard — City of San Antonio Planning Department (*Project Manager*)
- Chris Ryerson — City of San Antonio Planning Department
- Jay Renkens — MIG
- Marco Hinojosa — MIG
- Cole Gehler — MIG

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 North Central 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 North Central 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 North Central Community Plan Area including:

- Iglesia Cristiana La Puerta al Cielo
- Neal Elementary
- Olmos Elementary
- Dellview Park
- Windsor Park
- Lee High School
- Nimitz Middle School
- Olmos Basin Golf Course
- San Pedro Driving Range
- Kenwood Park
- Arnold Elementary

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	North Central
Residents Within Walkable Distance to a Park	21.4%	51%
Residents Within Walkable Distance to a Supermarket	6.4%	25%
Residents Within 30-min Transit Distance to Emergency Healthcare	42.5%	82%
Residents that live in Census Block Groups with Relatively Dense Tree Coverage (scores below 5)	41%	44%
Residents that live in Census Block Groups with Relatively Low Percentage of Impervious Surfaces (scores below 5)	45%	27%
Residents that live in Census Block Groups that are Considered Low Concern Areas (scores below 10)	37%	10%

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

8. Survey and Discussion Results

Following the overview project staff collected input from the Planning Team on the topics of Communities Amenities and Public Spaces, and Focus Areas, by holding a survey via, and a mapping activity that enabled participants to discuss the topic as it relates to the sub-area, and note specific location where improvements should be made, along with general questions relating to Draft Focus Areas.

COMMUNITY AMENITIES AND PUBLIC SPACES SURVEY RESULTS

Question 1:

Rank the community amenities and public spaces elements:

1. *Community Amenities*
2. *Nature-based Solutions*
3. *Placemaking*
4. *Health*
5. *Comfort*

Question 2:

What are some valued and special community amenities and public spaces that already exist in your community?

- *Olmos Basin Park Trails*
- *Some Trails and Parks. Olmos Park and Landa Park*
- *Schools Parks Shearer Hills / Ridgeview Trail Transit*
- *Olmos Park. The golf course.*
- *We have several schools in the area, how could we activate those spaces during out-of-school time. We have large and small parks withing the area Major thoroughfarea – Basse, San Pedro*
- *Public Art at intersection of Blanco and Basse*
- *Lourdes Grotto and Tepeyac de San Antonio*
- *The skating ring*
- *I like the mural around the energy towers on Blanco*

Question 3:

What are some missing community amenities and public spaces that you would like to see in your community?

- *Cooling Centers / Splash Pads*
- *Additional Library*
- *Better Lighting at night*
- *More Walkable areas; Green Space: Pearl Like development, dog parks, walkable sidewalks to park.*
- *The VIA stops with shade*
- *Would love to see a playground in the middle of Olmos Park. Lots of green space.*
- *Wider sidewalks*
- *Public art installations*
- *Dog parks*
- *Skate Parks*

COMMUNITY AMENITIES AND PUBLIC SPACES / FOCUS AREA DISCUSSION

- *Question re: definition of bioswale: "That sounds very cool - I like that idea."*
- *How would schools implement NBS opportunities? Both practical water quality impacts as well as part of educational curricula.*
- *Questions re: what types of stores qualify for the food access mapping.*
- *We should do a planning team community walking field trip! Lol [4 people gave Thumbs up in the chat]*
- *[Tree Coverage] is OK, but some of our bus stops need a bit of renovations :/*
- *Playground in Olmos Park (NW corner of McCullough and Jackson Keller)! Trail and lots of open space but no activities for kids. Art says one is supposed to be going in this year. Also, maintenance/ mowing of the park isn't great, but love the idea drought tolerant plantings and Nbs.*
- *Olmos Creek expands all the way to Jackson Keller - I do not think there are walking trails all the way...an aspirational goal to create another San Pedro creek art, water features, etc. SARA: many of the creeks are limited in what can be developed along them.*
- *Potential green space off McCullough and Sprucewood east of Ridgeview Elementary. Citywide owned easement that goes all the way to I-37. Could be a great linear park/walking trail. Now gets dumping and mischievous activities. Needs to be activated. Interest among several Council Districts in green alley-type programs that could align with this. SARA is very interested because they are great opportunities for NBS, controlling nuisance flooding.*
- *There is a large green space by Westminster Apt on Basse - could this be developed? [It's part of Focus Area #4.] Not in any flood plain or with obvious hinderances to development.*
- *More VIA stops with shelters are needed. (especially along Basse)*
- *Support for looking at Wonder Drive for linear park, community amenities, Nbs opportunities.*
- *It is Martinez Creek and SARA has an upcoming report with draft recommendations that can be shared.*
- *Focus Area 8: Many of the buildings need to be retrofitted to revitalize the area. Anchored by the park, the future senior center, nearby HEB, and has shorter blocks.*
- *Basin Drive and McCullough: idea to extend walking trail east and north. Ped bridge across channel and across to former hotel would provide walking access to the Quarry Area.*
- *The area needs more than one library. Libraries these days are way more than just checking out books.*
- *Support rebuilding the Kenwood Community/ Senior Center. We need a senior center more central -*
- *Focus Area 7: also seems to show up on equity and accessibility maps. Can we get more community feedback from that area?*
- *Consider adjusting Focus Area boundaries to better align with high equity areas.*
- *Focus on walkable, pedestrian-friendly focus areas! Especially while creating local business hubs.*

- *The area has a lot of great attributes to be proud of!*
- *Expand the focus area between West Ave and Blanco seems to show up on a lot of the Equity maps. Our efforts should be focus on this area, with a historically underserved community. Especially between Vance Jackson and Blanco is a high equity area.*
- *Large green space (Olmos Park municipal golf course) should be considered as a different use that serves the entire community. Concern re: chemicals used to maintain golf course that close to the waterway.*
- *Cool golf course re-purposing in Houston: see link from Mikel in the chat.*
- *Focus Area 2: good potential for NbS. Demographics is lots of families, kids, and teens. SARA has identified this area as a damage Center and will look into recent research on it. Portions of this area are not safe and need better lighting. Parks are great, but is that what is needed in this area? Other options to occupy. Some teens use the ditch after school for not great activities - revitalizing and beautifying it could limit that. Public art could be really great in this area.*

9. CONTACT INFORMATION:

- Jacob Howard, Project Manager, San Antonio Planning Department
- Email: Jacob.Howard@sanantonio.gov
- Phone: (210) 207-5441



North Central Community Area Plan Planning Team

Meeting #5

Wednesday, July 2nd, 2025

Virtual via Zoom

5:30-7:30PM



Cambridge Systems, Inc.

Bowie

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

**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

Participants

Chat

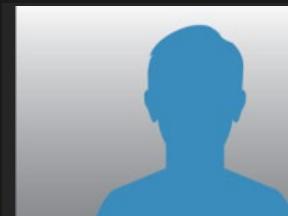
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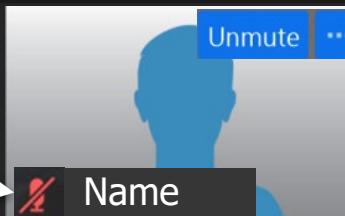
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Leave



Mute indication

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



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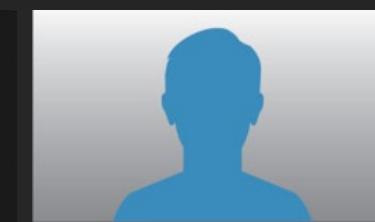
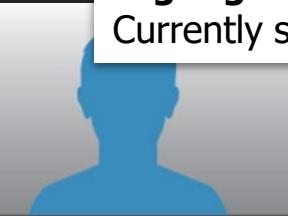
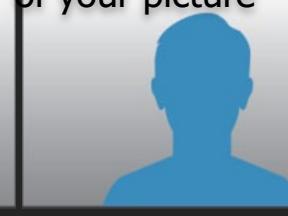
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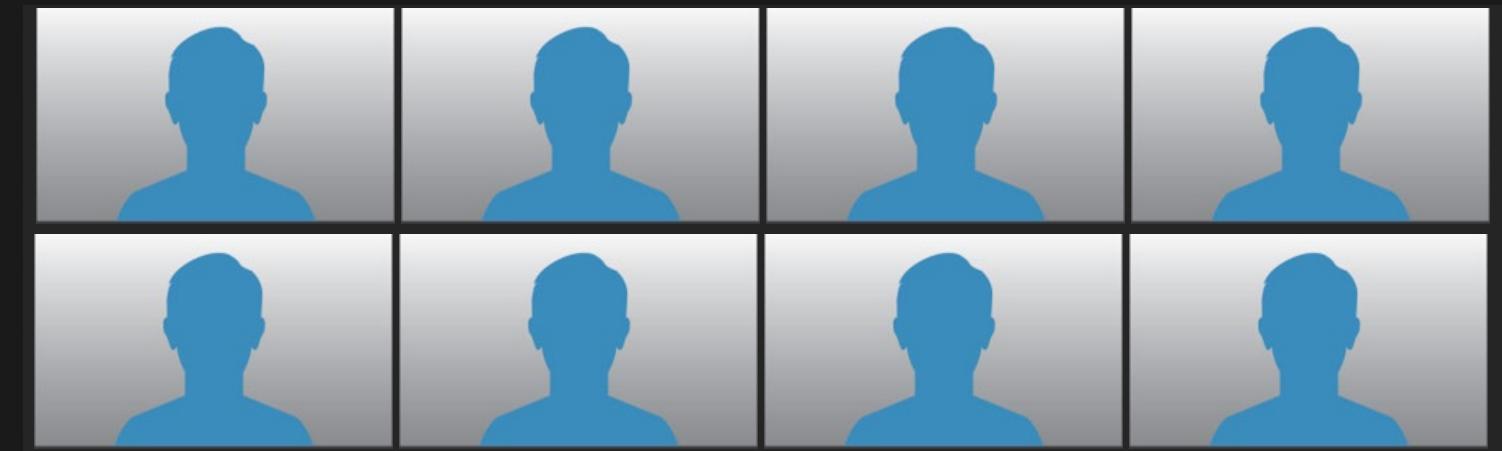
Click the three dots and select change your name



Highlighted

Currently speaking

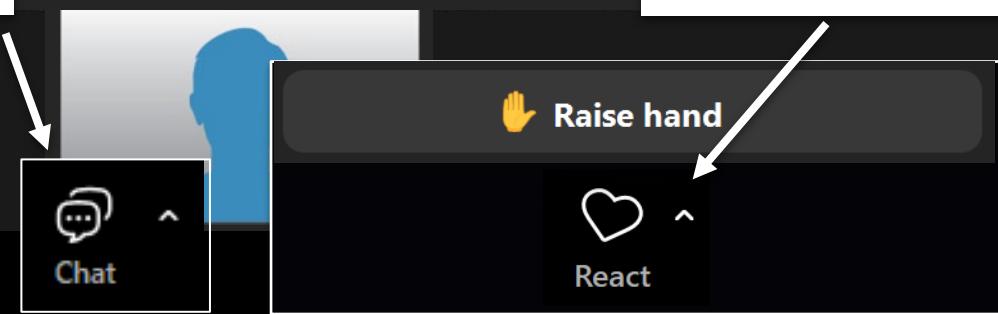


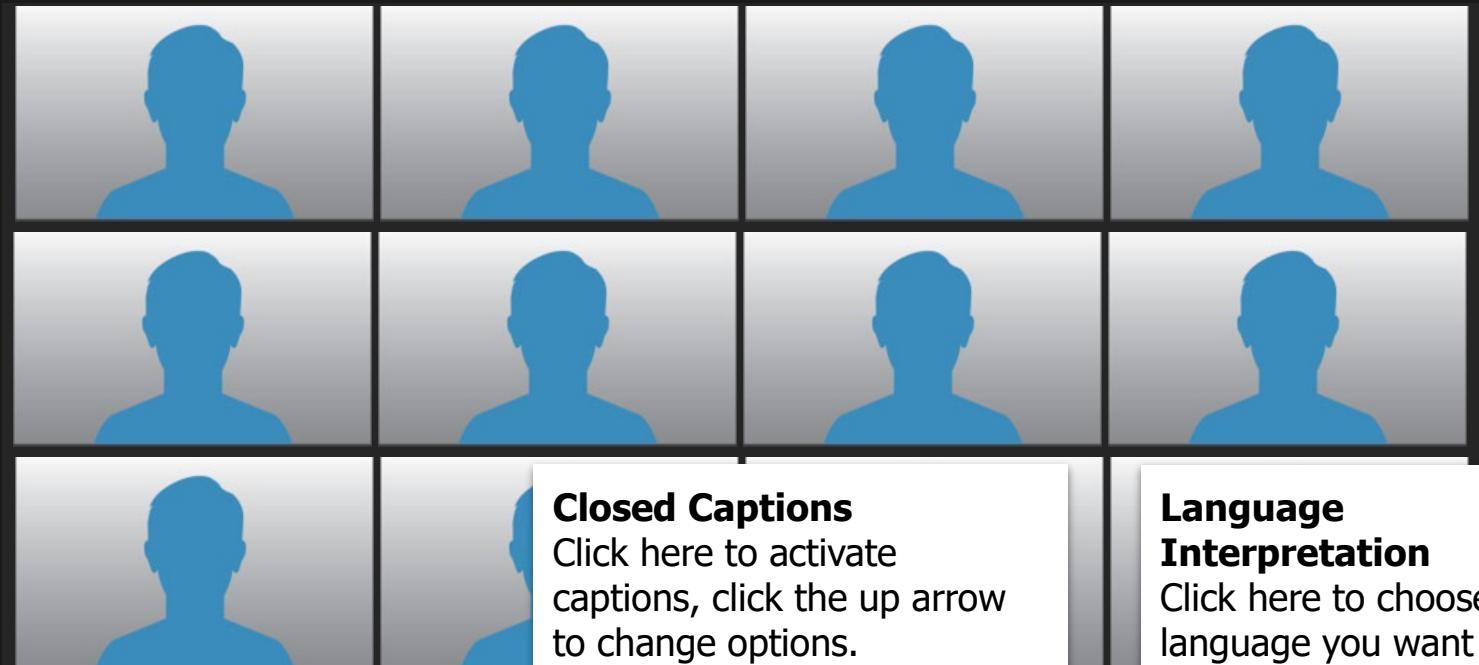
**Chat**

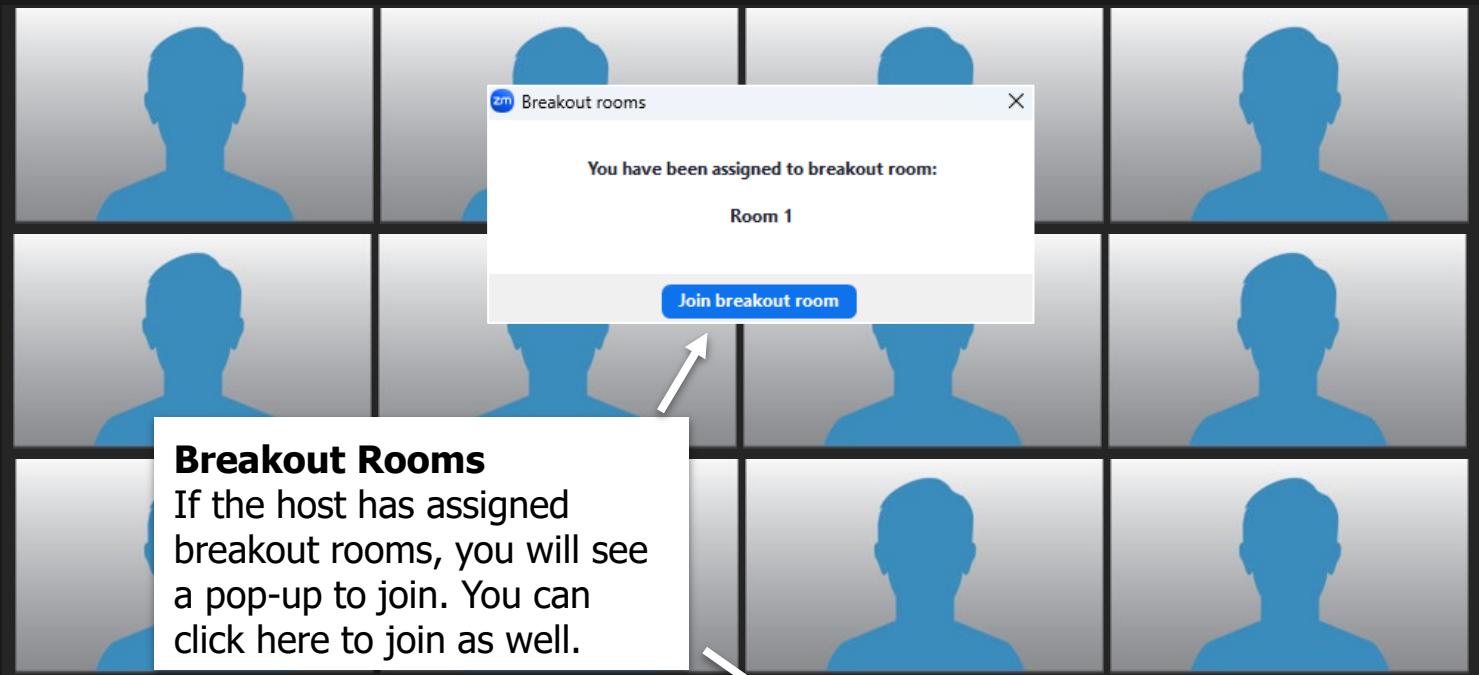
Click here to open a chat window to send messages to the host or all participants.

**Reactions**

Click here to open a menu, you can raise and lower your hand here.





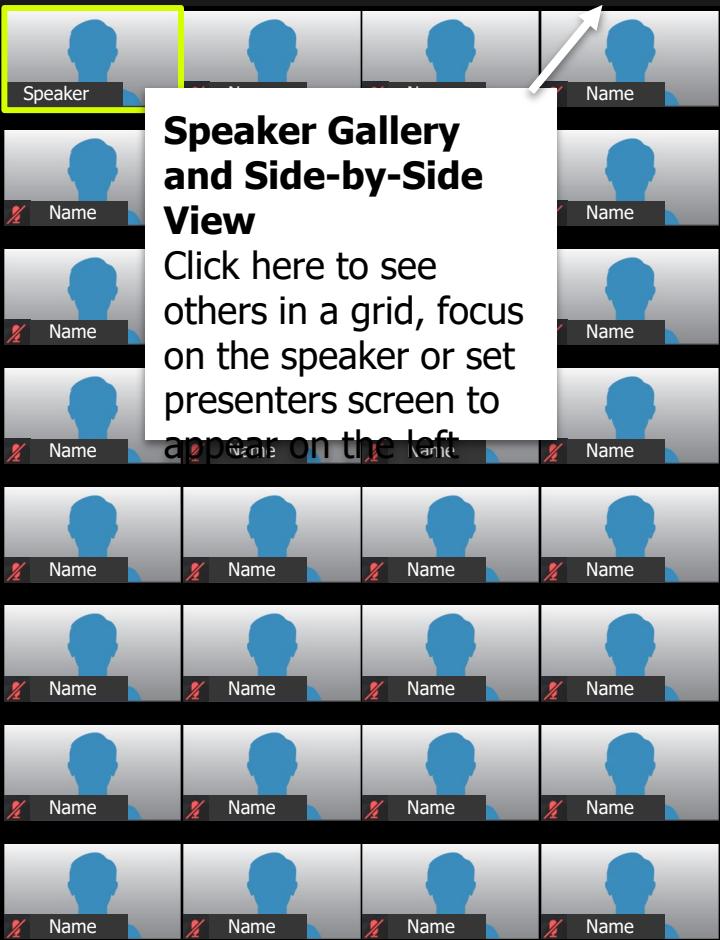




Divider Bar
Slide this bar left to see more people, right to enlarge the shared screen.

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



Introductions

North Central Community Area Plan

Project Team



City of San Antonio, Planning Department

Chris Ryerson, Planning Administrator

Jacob Howard, Project Manager



MIG

Jay Renkins, Co-Project Manager

Marco Hinojosa, Co-Project Manager

Zachary Field, Senior GIS Analyst



San Antonio River Authority

Mikel Wilkins, Planning Specialist

Michelle Garza, Planning Specialist

Meeting Sequence



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**



Overview of Amenities and Public Spaces

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
- **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 (NbS)

HEALTH IMPROVEMENTS



RECREATION CENTERS



HOSPITALS



FARMERS MARKETS



COMMUNITY GARDENS



OUTDOOR RECREATION



COMMUNITY FITNESS

PLACEMAKING IMPROVEMENTS



LIGHTING



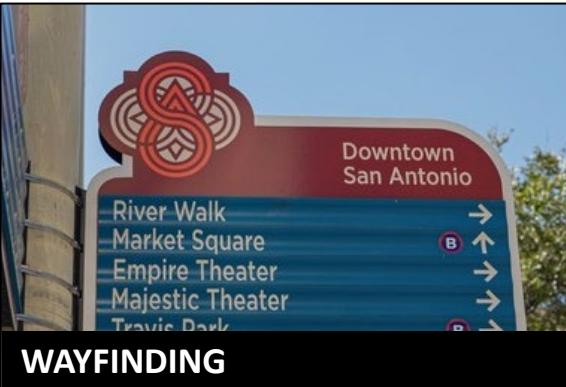
STREET ACTIVATION



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

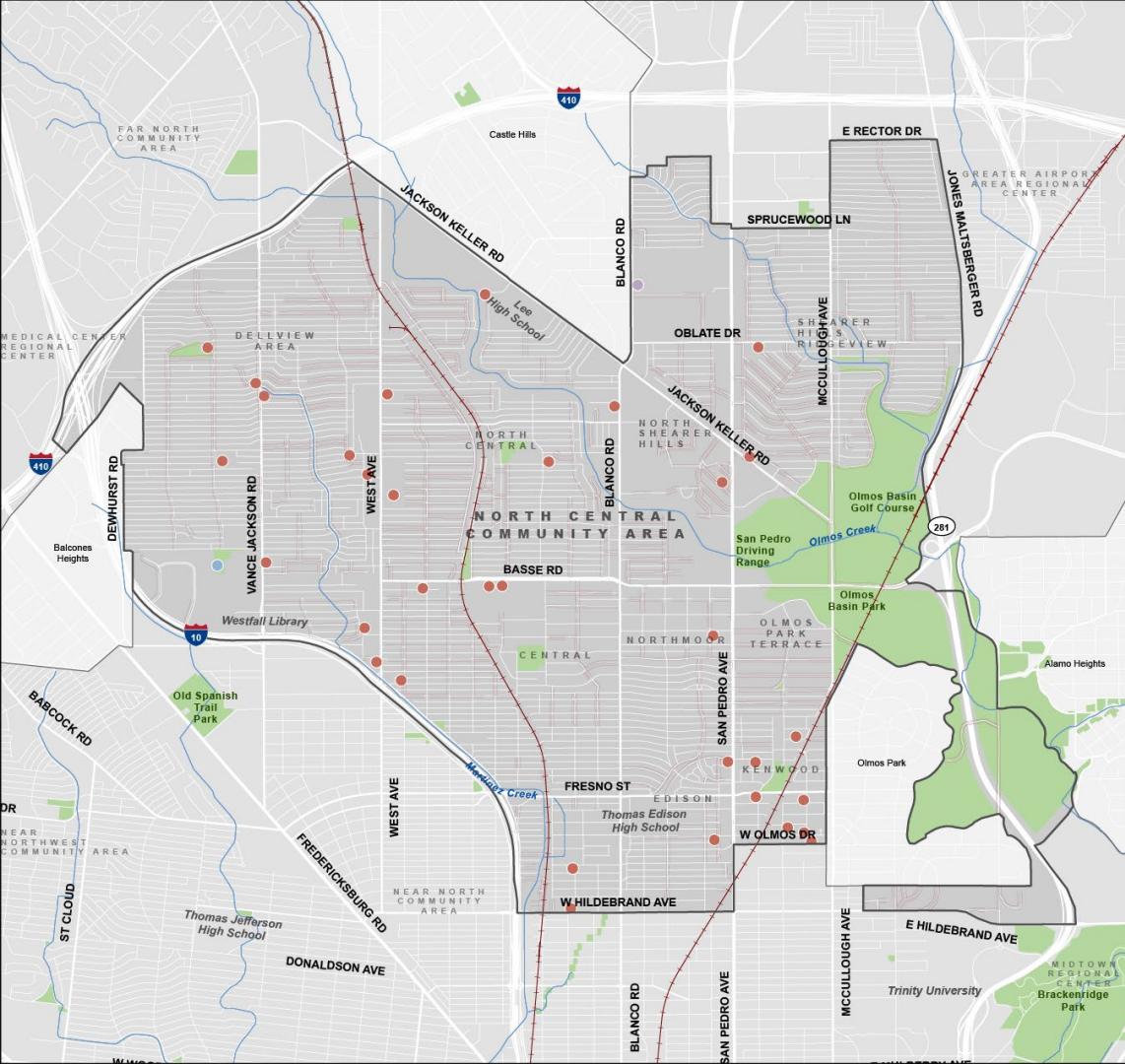


SA



TOMORROW

APS Accessibility and Equity
Analysis



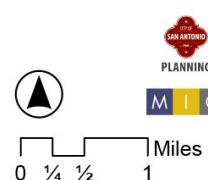
North Central Community Area

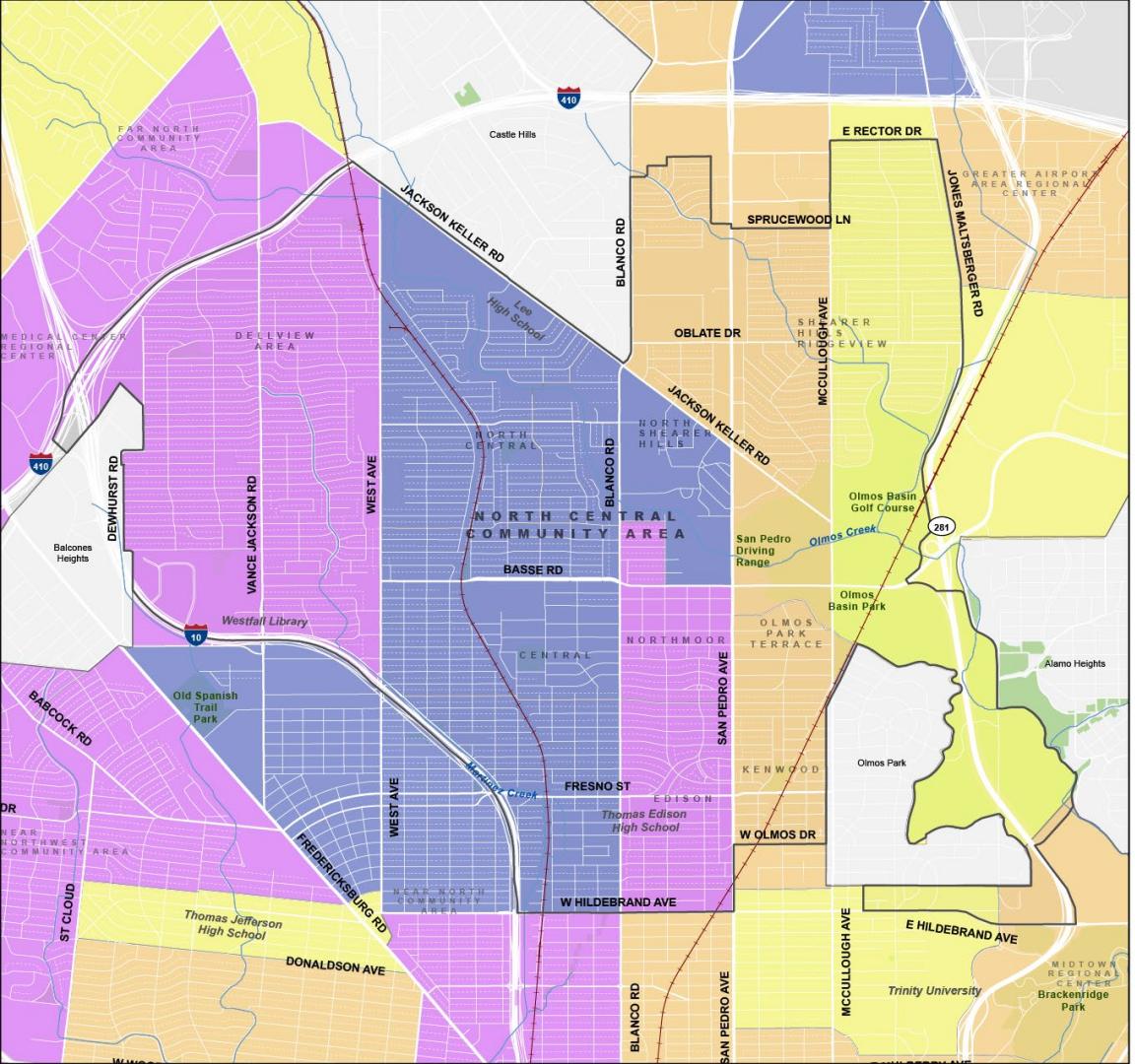
Community Amenities and Public Spaces

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

- Amenities & Public Spaces
 - Public or Private Park or Open Space
 - Trails
 - Community Center
 - Place of Worship
 - Stadium

- Physical Barriers
 - Rail Line
 - Incomplete Sidewalks





North Central Community Area

City of San Antonio Equity Map (by Census Tract)

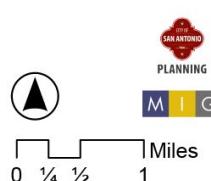
- SA Tomorrow Sub-Area
- City of San Antonio
- Rivers or Streams
- Public Parks

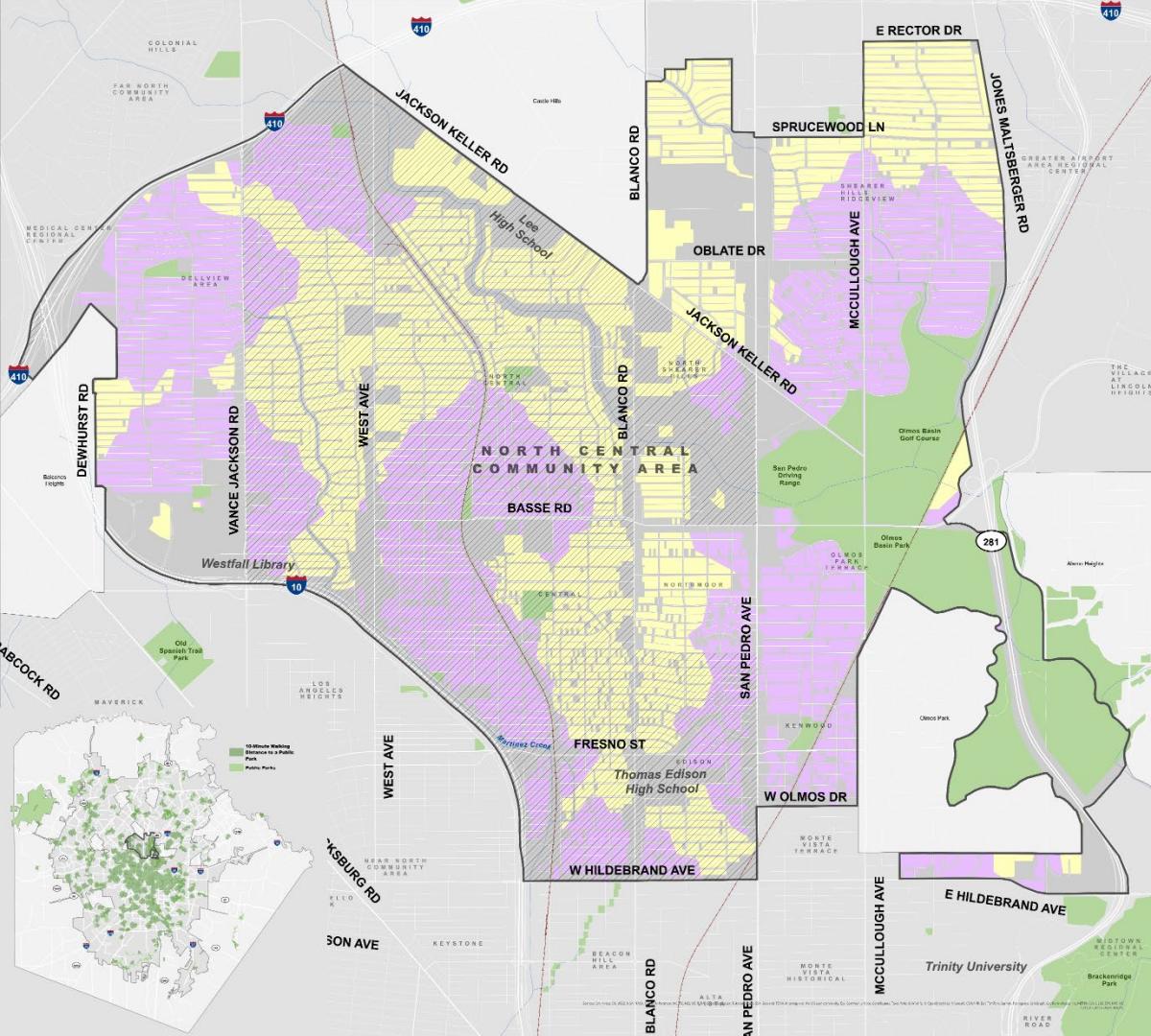
Equity Score

- 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.





North Central 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
- Railroads
- Rivers or Streams
- City of San Antonio

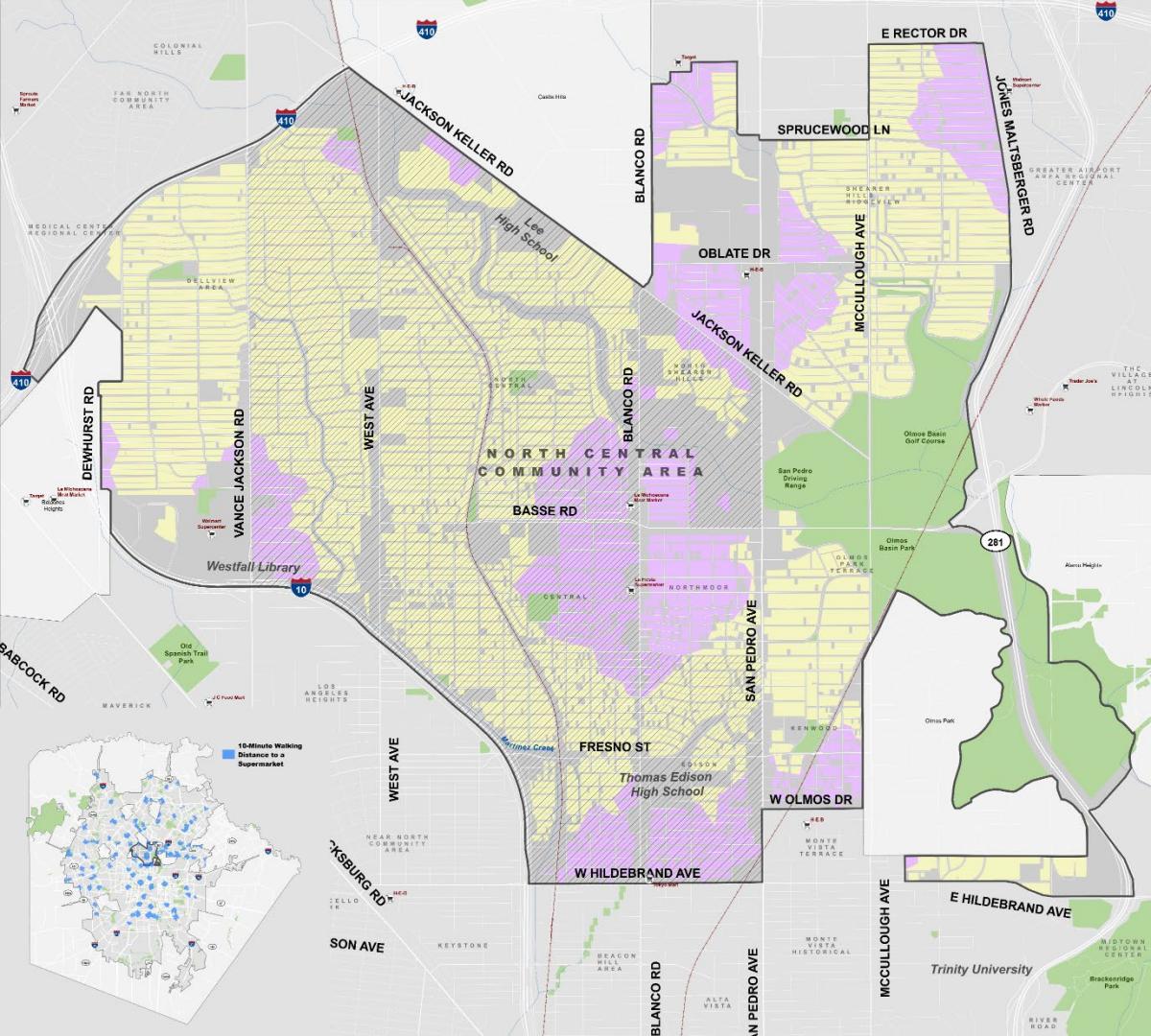
* High Equity Score Areas ≥ 8
 For more information visit:
sanantonio.gov/Equity/Initiatives/Atlas

Residents Within Walkable Distance to a Park

City-Wide | 21.4%
North Central | 51%



0 0.2 0.3 0.7 Miles



North Central Community Area

Food Access

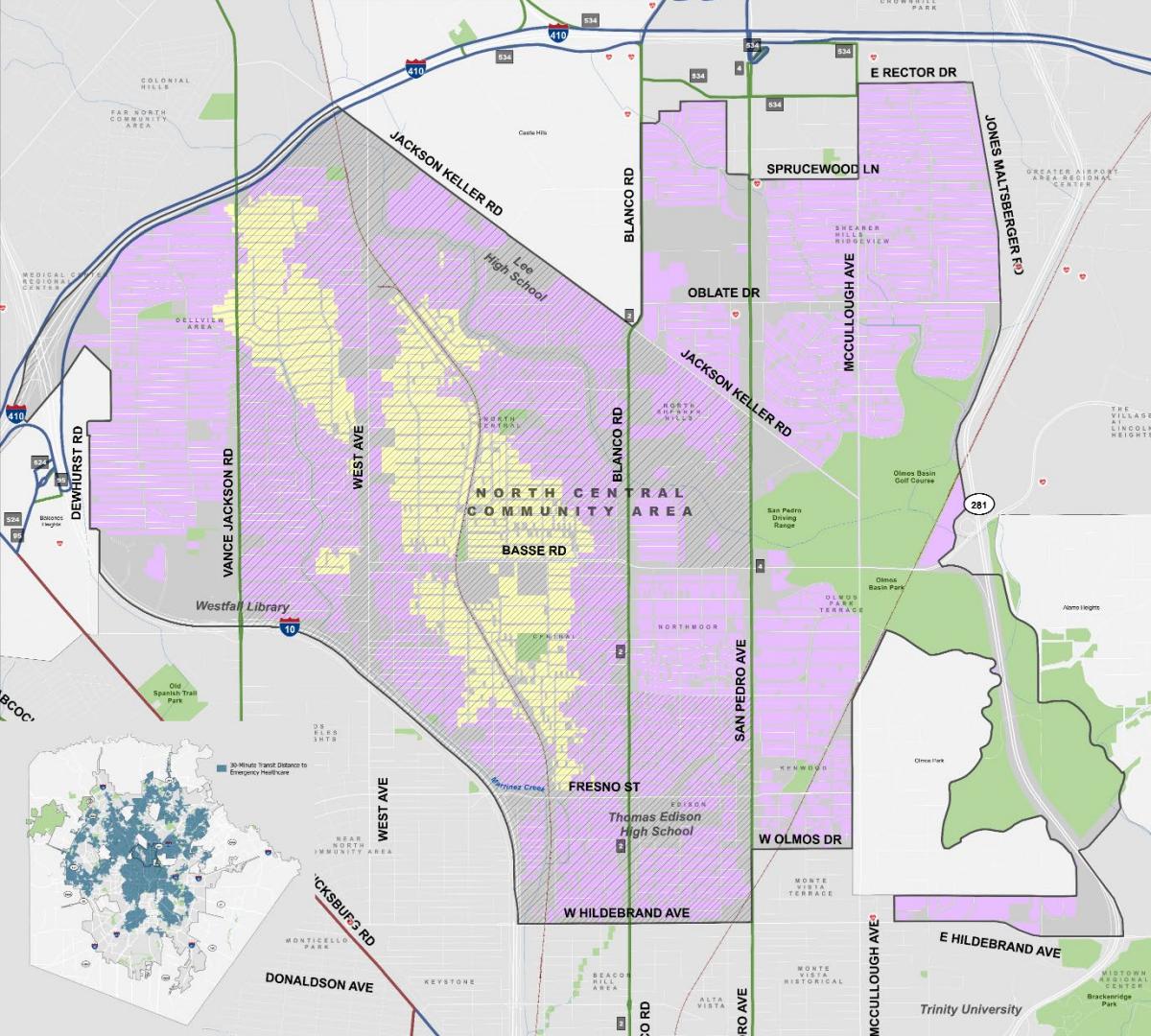
Residents Within Walkable Distance to a Supermarket

City-Wide | 6.4%

North Central | 25%



0 0.2 0.3 0.7 Miles



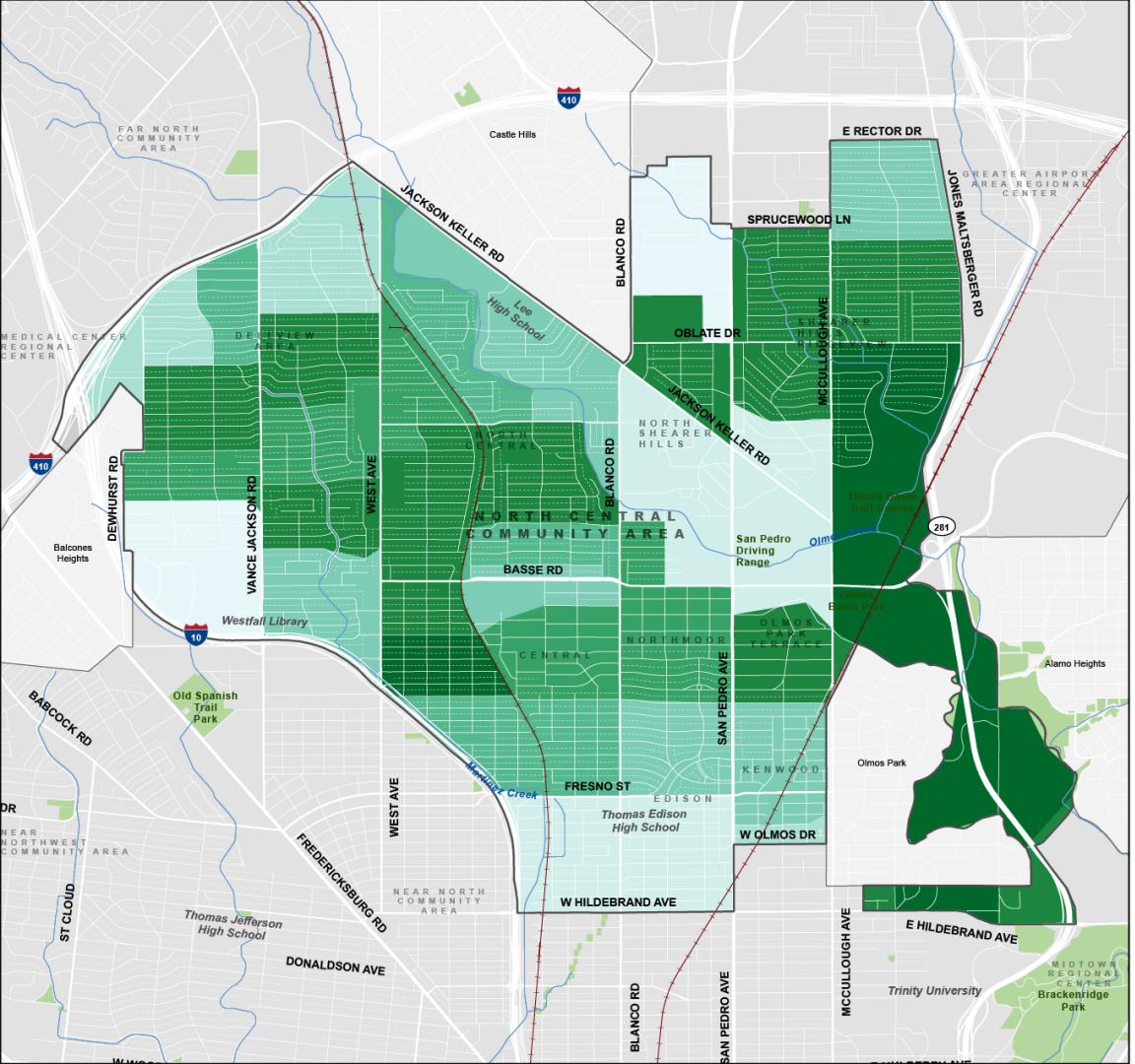
North Central Community Area

Emergency Healthcare Access

Residents Within 30-min Transit Distance to Emergency Healthcare

City-Wide | 42.5%
North Central | 82.8%

0 0.2 0.3 0.7 Miles



North Central 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.

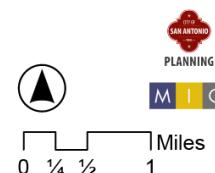
Residents that live in
Census Block Groups with
Relatively Dense Tree
Coverage (scores below 5)

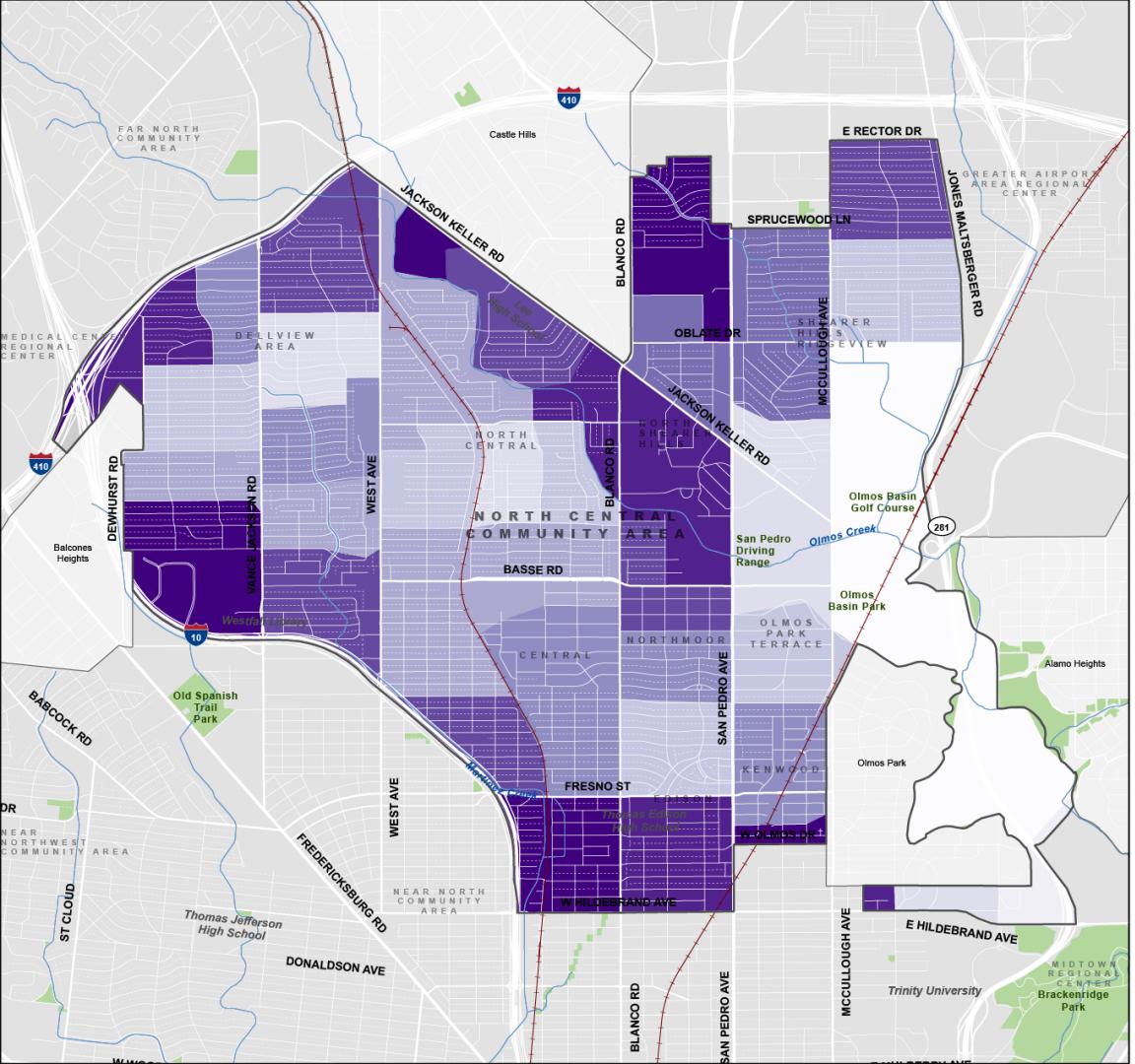
City-Wide | 41%

North Central | 44%

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





North Central Community Area

Impervious Surfaces



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

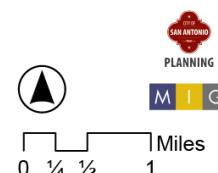
Residents that live in Census Block Groups with a Relatively Low Percentage of Impervious Surfaces (scores below 5)

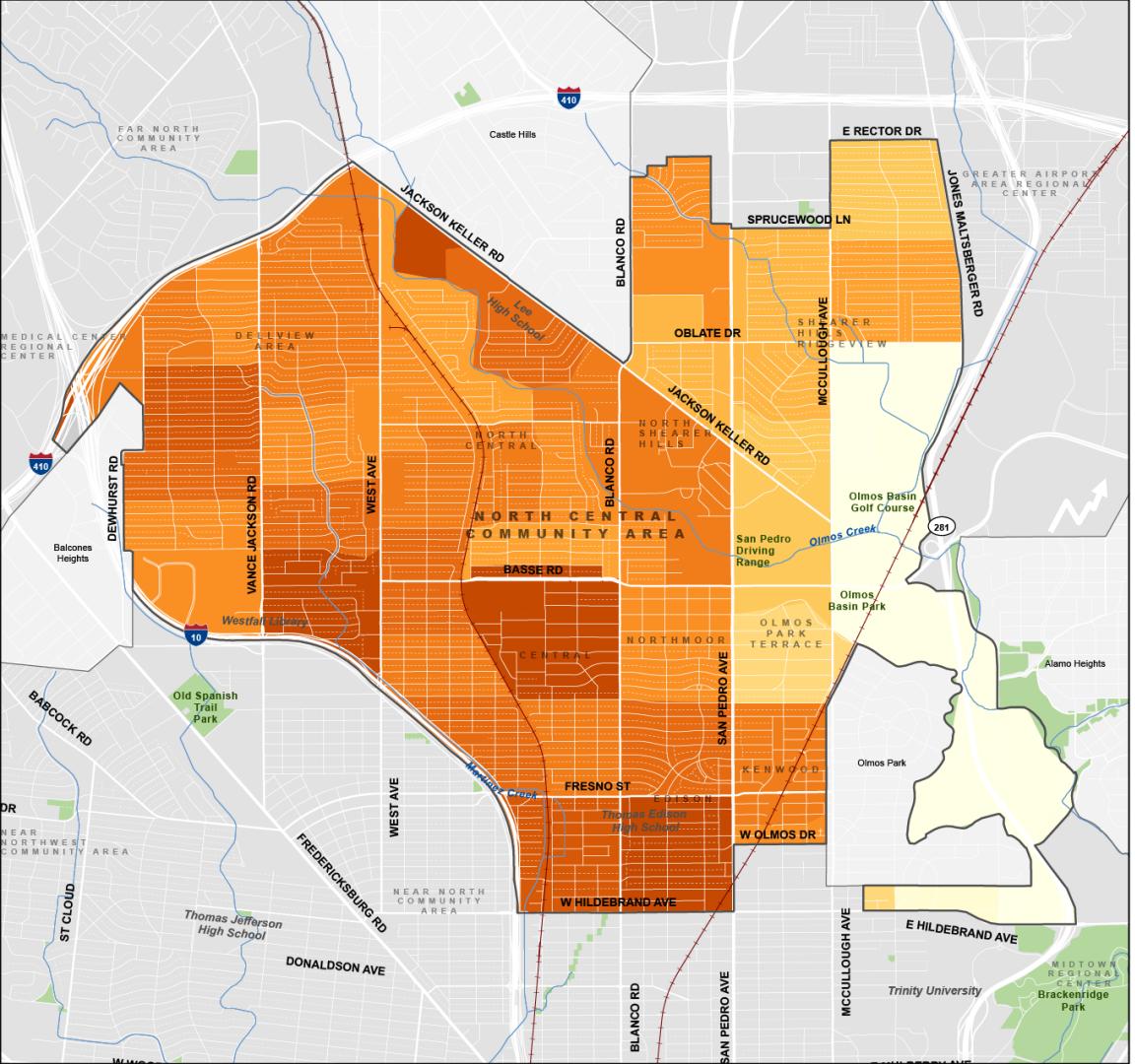
City-Wide | 45%

North Central | 27%

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





North Central 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

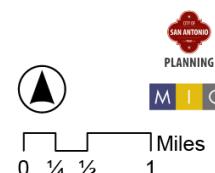
Higher scores indicate Census block group areas with higher heat vulnerability, combining heat rankings (scored 1-10), and income and race characteristics (scored 2-10).

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

City-Wide | 37%
North Central | 10%

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



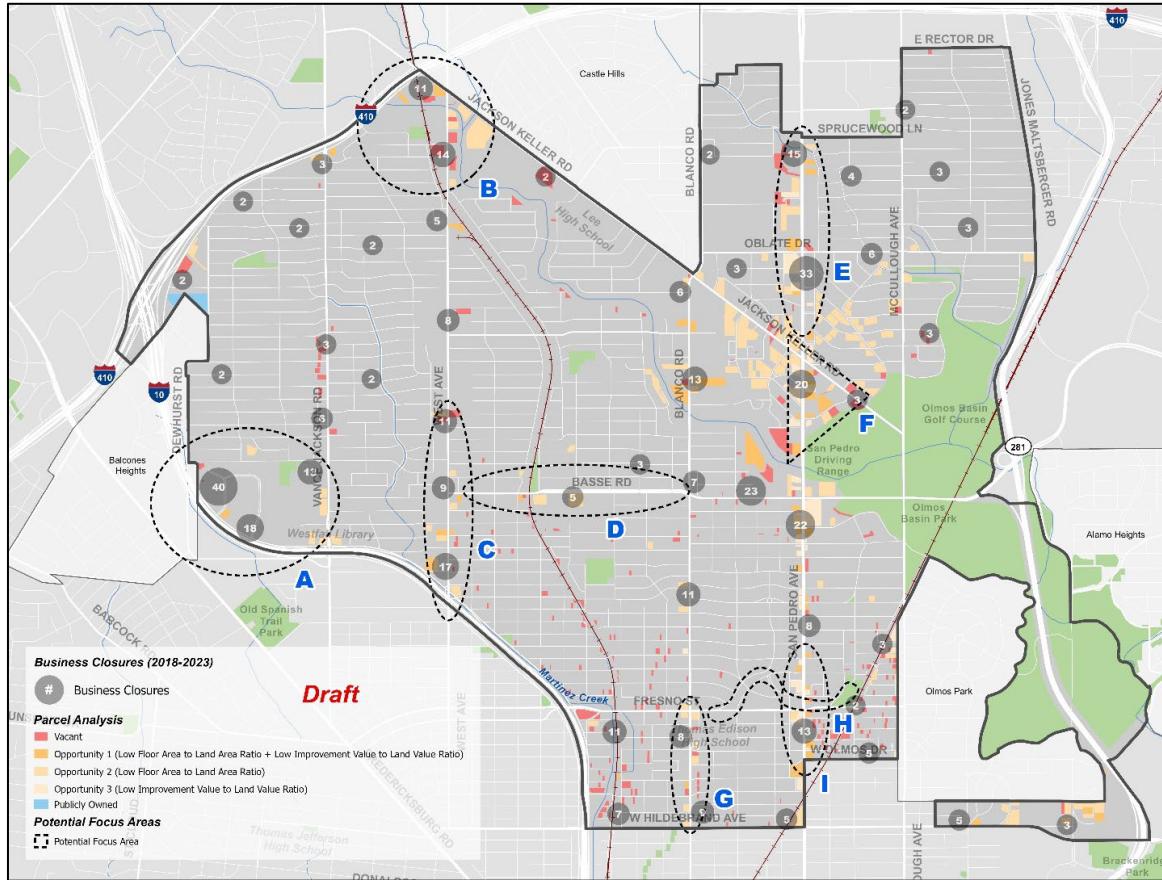


Focus Areas Update

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

PT#2 Preliminary Focus Areas





CAPS Mentimeter and Mapping Activities

Contact Information

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

North Central

Community Area

Planning Team Meeting #5
Community Amenity and Public Space

Community Amenities and Public Spaces

Planning Team Attendees:
Art Veltz (Shearer Hills / Ridgeway NA)
Antonio Fritze (Dobbs School of Theology)
Dennifl Lara (Project Transformation)
Jamie Hoppe (Business Owner - Dogfather)
Jessica Stuenften (MIA Metropolitan Transit)
Lisa Rosemeyer, Girls Inc.
Patrick Curci (Business Owner - Dogfather)
Veronica Escalera-Ibarra (MIA Metropolitan Trans)

Project Staff

Other Attendees

Vision

The North Central Community Area is well-maintained and safe with public spaces that support civic life, and creeks and arroyos that provide sustainable stormwater benefits and recreational amenities. New development contributes to the area's identity and economy, preserving the area's history while creating a supportive environment for young people, families, and businesses who have access to high-quality digital and physical connectivity.

Goals

Goal 1: Increase the safety of the area by proactively addressing crime, maintaining public facilities, and investing in attractive, well-designed public amenities that foster community pride and a sense of ownership.

Goal 4: Connect community members and support small businesses through programs that focus on community connections, physical improvements, messaging, and improved access to technology—including widespread

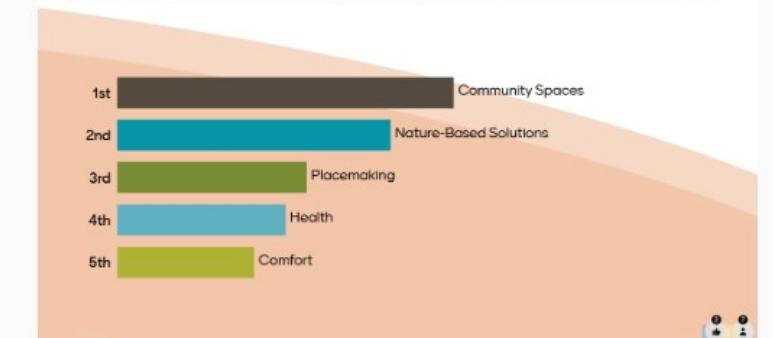
Goal 2: Protect the character of existing development, and support context-sensitive residential, mixed-use, and commercial development that fosters community ownership, pride, and a stronger sense of

Goal 3: Enhance existing green spaces and creeks in the area and consider a range of additional opportunities for green space - including small neighborhood parks, community gardens, and additional trees - to be used as amenities and provide green stormwater benefits.

Goal 6: Provide a range of attainable housing options for all community members – especially to better support first-time homebuyers and older adults wishing to age in place.

Group Mentimeter Exercise

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



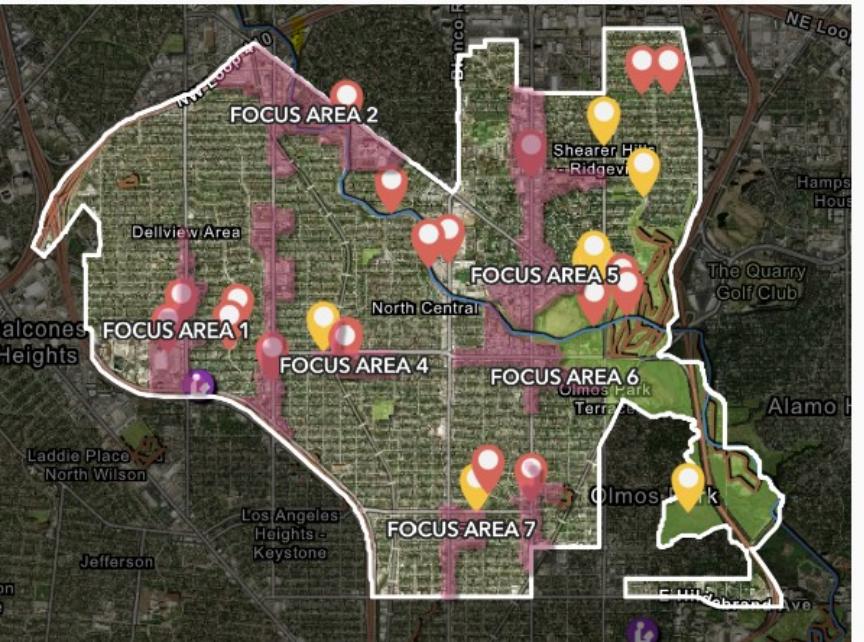
What are some **valued and special** community amenities and public spaces that **already exist** in your community?

Olmos Basin Park Trails	Olmos Park: The golf course	Lourdes Grotto & Tepeyac de San Antonio
Same trails and parks. Olmos park landa park.	We have several schools in the area, how could we activate those spaces during out of school time. We have large and small parks within the area Major thoroughfares Bosse San Pedro	The skating ring
Schools Parks Shearer Hill / Ridgeview Trail Transit	Public art at the intersection of Blanco and Bosse	I like the murals around the energy towers on Blanco

What are some missing community amenities and public spaces that you **would like to see** in your community?

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graph TD; A[Community Needs] --> B[Safe streets]; A --> C[Safe places]; A --> D[Access]; A --> E[Health]; A --> F[Social]; B --> G[More walkable areas]; B --> H[Green Space]; B --> I[Parks]; C --> J[More walkable areas]; C --> K[Green Space]; C --> L[Parks]; C --> M[Walkable sidewalks to parks]; D --> N[Fitness centers]; D --> O[Public art]; E --> P[Skate park]; E --> Q[Wider sidewalks]; F --> R[additional library]; F --> S[Better lighting at night]; F --> T[Would love to see a playground in the middle of almost park. Lots of green space.]; F --> U[The VIA stops with shade]; F --> V[public art and installations]; F --> W[dog parks]; F --> X[Skate park]; F --> Y[dog parks]; F --> Z[public art and installations];
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Mapping Exercise



General Comments

Map Exercise Comments

