

WEST NORTHWEST COMMUNITY AREA PLAN

PLANNING TEAM MEETING #2 SUMMARY

Topic: Draft Vision and Goals of the Plan, Introductions to Land Use and Focus Areas
Date: Wednesday, March 26, 2025
Time: 3:00 – 5:00 pm
Location: Great Northwest Library, 9050 Wellwood St., San Antonio Texas 78250

ATTENDEES

Attendees consisted of City of San Antonio staff, SA Tomorrow consultants, and West Northwest (WNW) Planning Team members. Planning Teams consist of a wide variety of stakeholders from the WNW area including neighborhood associations, residents, business owners, and community leaders.

- Zack Magallanez, COSA Project Manager
- Chris Ryerson, AICP, Planning Administrator
- Marcia Boyle, MIG – Project Consultant
- Marco Hinojosa, MIG – Project Consultant
- Carissa Cox, Mosaic – Project Consultant
- Ken Pfeiffer, Northwest Crossing HOA
- Andy Greene, Resident
- Bill McDonough, Resident
- Ric Galvan, Piper’s Meadow NA
- Sherrie Sullivan, Piper’s Meadow NA
- Jonathan Smith, Friends of Government Canyon
- Stephanie Vazquez, Great Northwest Library
- Allison Pineda, VIA Metropolitan Transit

I. MEETING PURPOSE & AGENDA

The purpose of this meeting was to discuss the first draft of the Vision and Goals statement an introduction to land use, and to discuss potential Focus Areas for the West Northwest Community Area Plan. The agenda for the meeting included:

- 3:00 – 3:30 Welcome and Introductions / Review Public Input
- 3:30 – 4:00 Draft Vision and Goals
- 4:00 – 4:30 Introduction to Land Use
- 4:30 – 5:00 Introduction to Focus Areas & Discussion

II. MEETING SUMMARY

The meeting began with a round of participant introductions and a recap of the Plan timeline. We then highlighted the key themes identified from feedback at Planning Team Meeting #1 and Community Meeting #1. After presenting these themes to the planning team, our project consultant Marcia Boyle gave an overview of the preliminary draft of the Vision and Goals. Following the Vision and Goals discussion, Carissa introduced Land Use, and Macro introduced the concept of Focus Areas. Zack presented some preliminary ideas for focus areas based on a vacant and underutilized parcel analysis as

well as insights already received through community input. The planning team was encouraged to discuss these and other potential focus areas within the community area plan boundary.

VISION AND GOALS

The vision and goals convey the community's overarching ideas for the future of the area and will inform future discussions during the planning process. Below are the draft Vision and Goals for the West Northwest Area that were presented to the Planning Team.

VISION

The West Northwest Community Area maintains its strong sense of community by supporting and emphasizing the vibrancy and success of businesses, services, neighborhoods, and green space while improving and adding physical connections to and through the area.

GOALS

- Increase connectivity and accessibility to and through the area by all modes of transportation – connecting pedestrians, cyclists, transit users and vehicles to key destinations, including parks, greenways, and creekways.
- Enhance existing, and create new, parks and green spaces with amenities that speak to a range of interests.
- Strengthen partnerships with local and regional groups and organizations that work in the Area.
- Improve comfort and safety throughout the West Northwest Area with additional lighting, traffic safety measures, signage, and additional resources.
- Address environmental issues including stormwater and flooding, vehicle noise, and light pollution throughout the Area to protect the areas character and charm.
- Encourage high-quality, development (residential and commercial) to be less auto oriented and more walkable, and to provide opportunities for and connections to more local businesses.

VISION AND GOALS DISCUSSION

The planning team mostly agreed with the draft Vision and Goals for the planning area. Suggested revisions from the discussion including the following topics: creating new parks in the area; emphasizing the need for alternative transportation modes; and safety, especially along trailways and creekways. Below is an image of the notes that were taken on the draft Vision and Goals board during the meeting.

WEST NORTHWEST COMMUNITY AREA PLAN

Draft Vision and Goals

The West Northwest Community Area maintains its strong sense of community by supporting and emphasizing the vibrancy and success of businesses, services, neighborhoods, and green space while improving and adding physical connections to and through the area.

GOAL 1

Increase connectivity and accessibility to and through the area by all modes of transportation

- connecting pedestrians, cyclists, transit users, and vehicles to key destinations including parks, greenways, and creekways.

GOAL 2

Enhance existing and create new parks and green spaces with amenities that speak to a range of interests.

GOAL 3

Strengthen partnerships with local and regional groups and organizations that work in the area.

TO FURTHER...
COMMUNITY COLLABORATION
NEHD ORG COLLABORATION

GOAL 4

Improve comfort and safety throughout the West Northwest Area with additional lighting, traffic safety measures, signage, and additional resources.

EXPAND WHAT THIS MEANS → TRAIL SAFETY
ON TRAILS FOR REPORTING
ESD IMPT. ALONG TRAILWAYS
CPTED

GOAL 5

Address environmental issues including stormwater and flooding, vehicle noise, and light pollution throughout the area to protect the area's character and charm.

EVERYDAY ISSUE

GOAL 6

Encourage high-quality, development (residential and commercial) to be less auto-oriented and more walkable, and to provide opportunities for and connections to more local businesses.

PREDOMINANTLY RES.

FOCUS AREAS IDENTIFICATION & DISCUSSION

At the beginning of the Focus Areas discussion, Marco explained what focus areas are and what they can include, using an example from a previously adopted plan. The project manager then described potential focus areas as places where future investments, improvements, or support could be directed. These areas may also include sites suitable for preservation. In evaluating potential focus areas, staff will consider a variety of factors including vacant or underutilized parcels, commercial strips, former industrial sites, locations along transit corridors, major intersections or nodes, and special districts that may benefit from targeted investment.

The Planning Team reviewed a focus area map that included five categories of analysis: vacant sites, three tiers of Opportunity Parcels, and publicly owned land. The map also identified businesses in the area that closed between 2018 and 2023. Opportunity 1 sites are parcels with both a low floor area-to-land area ratio and a low improvement value-to-land value ratio. Opportunity 2 sites have only a low floor area-to-land area ratio ($FAR \leq 0.2$), while Opportunity 3 sites have a low improvement value-to-land value ratio (building coverage less than 0.5 of the parcel). The final category, Publicly Owned, includes sites that are publicly owned, underdeveloped or undeveloped, and do not currently serve a major use—making them attractive for potential development.

III. NEXT STEPS

- **The West Northwest Community Area** project website will be used to post Planning Team and Community Meeting resources, communicate dates for public engagement opportunities, and draft plan content. West Northwest Community Area project website:
<https://westnorthwest.sacompplan.com/>
- **Planning Team Meeting #3:** April 23rd at University of Incarnate Word Saidoff Center
- **Planning Team Meeting #4:** May 21st at Great Northwest Library

CONTACT INFORMATION

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