



**Bayside**  
**AREA DEVELOPMENT PLAN**  
**Briefing**



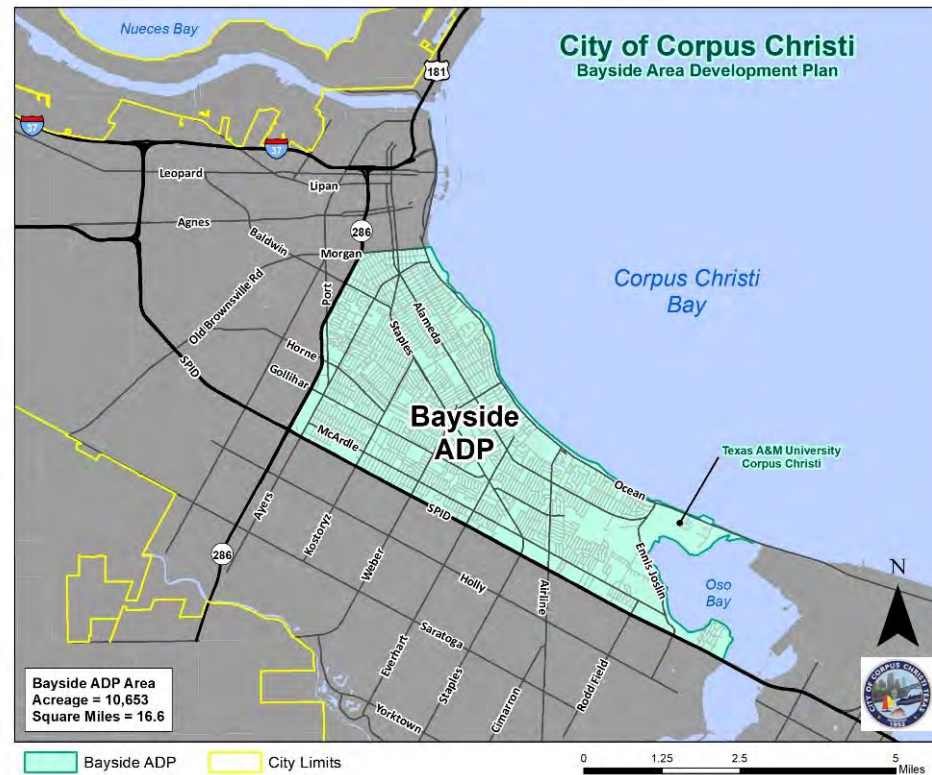
Planning Commission  
July 24, 2024



# Agenda



- Public Input Highlights
- Draft Plan Overview
- Next Steps

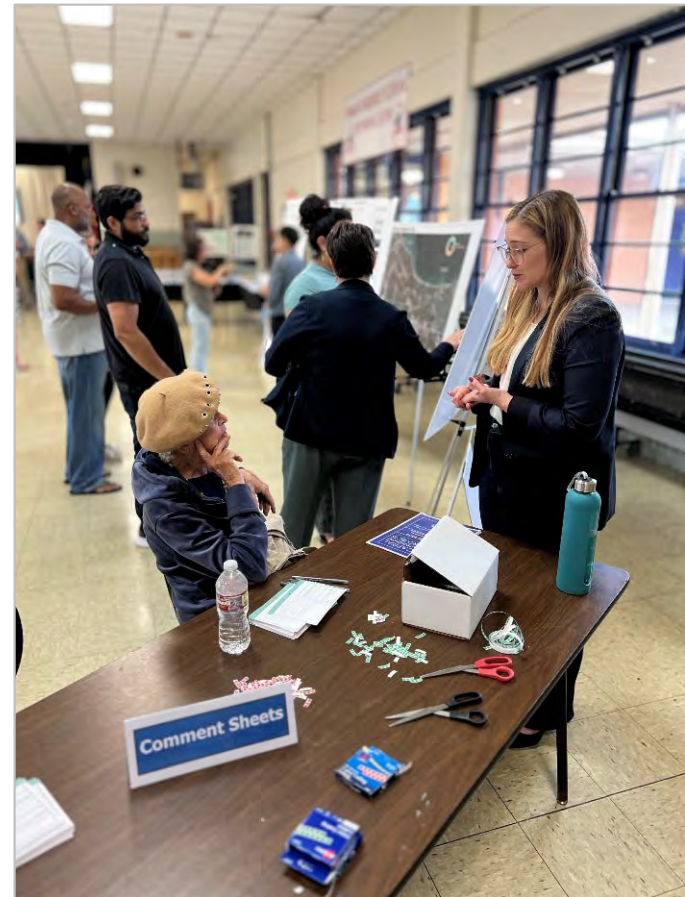




# Public Input Summary



- *Survey #1:*
  - June 2022
  - 588 participants
  - Top Comments: access, deterioration, ecology, infrastructure, resilience, and revitalization.
- *Community Discussions:*
  - January 2023
  - Topics discussed were Future Land Use, Streets for All, Connected Commercial, Environment and Open Spaces, and Housing Options.
- *Public Meeting #1:*
  - February 23, 2023.
  - 90 participants
  - Common themes included: improve bicycle infrastructure; repair and add sidewalks; parks and trail amenities; spaces (green, walkable, outdoor, mixed use); and Ocean Drive improvements.

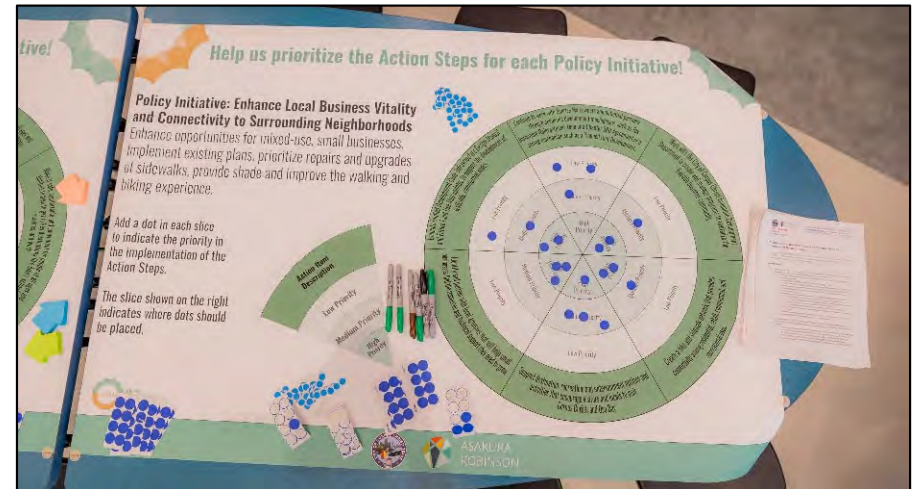




# Public Input Summary



- **Community Meeting #2:**
  - Held September 26, 2023
  - 50 participants
  - Public comment themes: bike infrastructure, bay water quality, and supporting efforts for resources for the unhoused.
- **Survey #2:**
  - Open September 26 - October 23, 2023
  - 281 participants
  - Survey comment themes: bike infrastructure, connected sidewalk networks, improvement to Ocean Drive, Bay water quality, and improving parks.







**Bayside**  
AREA DEVELOPMENT PLAN

# Draft Plan Overview

# Thriving Neighborhoods

Foster inviting, prosperous and multi-generational neighborhoods with a mix of destinations and housing options that instill neighborhood pride for the existing residents and visitors while attracting the new.





# Healthy Places

Improve public and environmental health, and enhance public spaces and infrastructure.



100% of community meeting participants agreed with this vision



# Connected Network

Improve walking, biking, and roadways to safely connect people to their destinations.





POLICY INITIATIVES		VISION THEMES		
		THRIVING NEIGHBORHOODS	HEALTHY PLACES	CONNECTED NETWORK
1	ENHANCE LOCAL BUSINESS VITALITY AND CONNECTIVITY TO SURROUNDING NEIGHBORHOODS	X	X	X
2	PRIORITIZE SAFE TRANSPORTATION FOR ALL	X	X	X
3	UNDERSTAND AND ADDRESS BAY-RELATED ENVIRONMENTAL ISSUES	X	X	
4	IMPROVE GREEN AND OPEN SPACES	X	X	X
5	INTRODUCE AND SUPPORT MORE HOUSING OPTIONS	X	X	



## Top Ranked Action Items Requested by Community



- *Business Vitality:*  
Create a sidewalk network that provides pedestrian connectivity among residential, retail, commercial, and recreational uses.
- *Transportation:*  
Make it safe, comfortable, and convenient for people of all ages and abilities to bike to key destinations like parks, schools, services, and work.
- *Transportation:*  
Continue to improve Ocean Drive as the Corpus Christi Bay Trail, a premier trail.
- *Environmental:*  
Address the underlying causes of issues with Bay water quality.
- *Green and Open Spaces:*  
Promote exercise and health at parks by adding more amenities and activities.



## **Policy Initiative: Enhance local business vitality and connectivity to surrounding neighborhoods.**

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- (1.1) Create a better sidewalk network.
- (1.2) Amend codes to support walkable commercial areas.
- (1.3) Implement the Future Land Use Map's recommendations for mixed-use development.
- (1.4) Support destination, recreation, and entertainment options that encourage visitors and locals to visit Corpus Christi and Oso Bays.
- (1.5) The City's Economic Development Department will create and manage programs to revitalize the Bayside business community.
- (1.6) Identify and partner with local agencies that will help small businesses find the resources and technical support they need to grow.

## **Policy Initiative: Prioritize safe transportation for all.**

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(2.1) Construct shared-use paths along drainage channels: Brawner, Louisiana, Carmel Parkways, and the Gollihar/Cullen Ditch.

(2.2 / 2.3) Make it safe, comfortable, and convenient for people of all ages and abilities to bike, walk or use wheelchairs to get to key destinations like parks, schools, services, and work.

(2.4) Reduce traffic crashes and ensure safe and efficient transportation systems.

(2.5) With the RTA, improve the safety, convenience, and comfort of riding the bus.

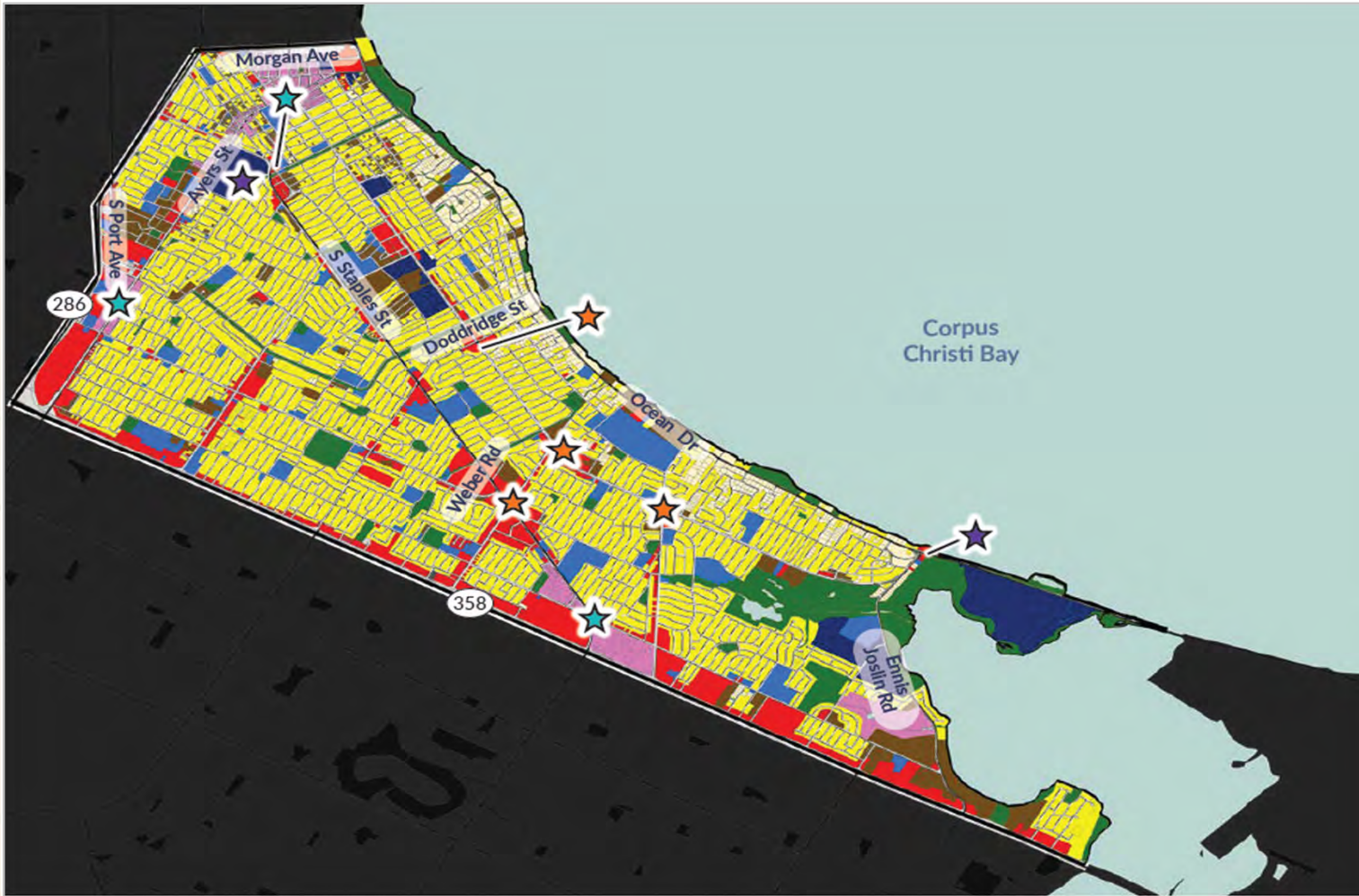
(2.6) Continue to improve Ocean Drive as the Corpus Christi Bay Trail, a premier trail for residents and visitors.



# FUTURE LAND USE MAP



**Bayside**  
AREA DEVELOPMENT PLAN



- ★ "Collegetown"
- ★ Urban Village
- ★ Neighborhood Village
- Commercial
- Government
- Light Industrial
- Heavy Industrial
- Institutional
- Mixed Use
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Permanent Open Space
- Vacant





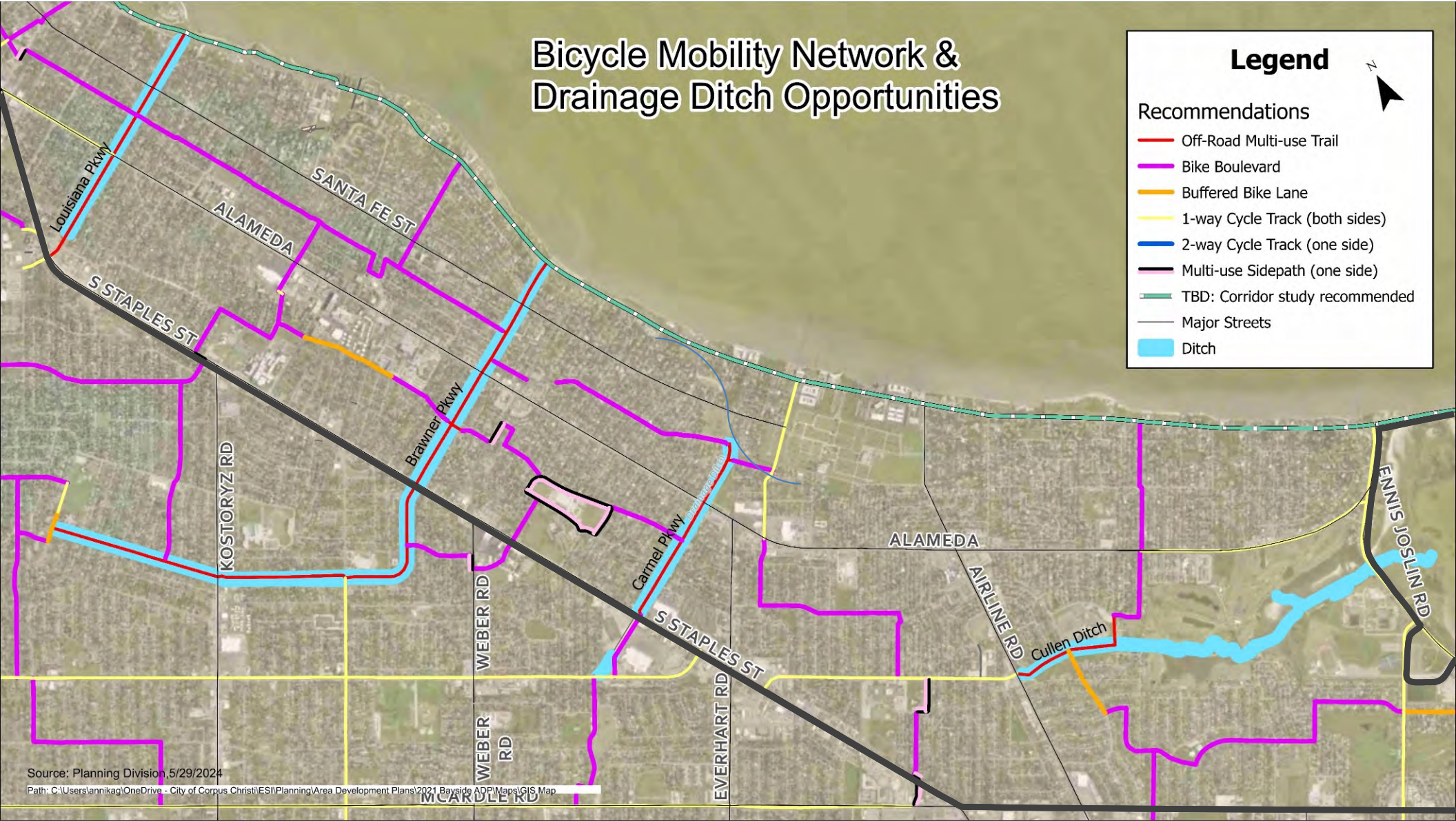
# Bicycle Mobility Network & Drainage Ditch Opportunities

**Legend**

North arrow pointing up with 'N' above it.

**Recommendations**

- Off-Road Multi-use Trail
- Bike Boulevard
- Buffered Bike Lane
- 1-way Cycle Track (both sides)
- 2-way Cycle Track (one side)
- Multi-use Sidepath (one side)
- TBD: Corridor study recommended
- Major Streets
- Ditch



Source: Planning Division, 5/29/2024  
 Path: C:\Users\annikag\OneDrive - City of Corpus Christi\ES\Planning\Area Development Plans\2021 Bayside ADP\Maps\GIS Map










# Sunrise Mall Concept Plan

McArdle Street

Airline Drive

SPID

LEGEND	
	Retail
	Mixed Use, Multi Family
	Hotel
	Parking Garage
	Live/Work Units
	Entertainment Venue
	Existing Structure





# BICYCLE MOBILITY PLAN AMENDMENTS

#	PROJECT NAME
<b>BIKE IMPROVEMENTS</b>	
B1	Ayers (Port Ave to Ocean Drive)
B2	Alameda (Ayers to Ennis Joslin)
B3	Santa Fe (Ayers to Robert)
B4	Staples Street (Brawner to Gollihar)
B5	Gaines (Airline to Robert)
B6	Airline (Alameda to Ocean)
B7	Current Bicycle Mobility Plan





## **Policy Initiative: Understand and address bay-related environmental issues**

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- (3.1) Implement ideas in the draft Cole and Ropes Park Bacteria Reduction Implementation Plan (iPlan) for landscaping on public and private property that can reduce and improve stormwater quality.
- (3.2) Address Bay water quality.
- (3.3) Collaborate with agencies to include mitigation actions on the local Hazard Mitigation plan addressing the City's vulnerability to hurricanes and other natural disasters.
- (3.4) Address erosion along Corpus Christi and Oso Bays.
- (3.5) Support ongoing trash and pollution reduction efforts and expand programs and funding for more improvements.

## **Policy Initiative: Improve green and open spaces**

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(4.1) Promote exercise and health at parks by adding more amenities and activities.

(4.2) Explore opportunities to enhance open spaces in the Oso Bay area with environmentally sensitive design.

(4.3) Design drainage channels to allow parklike amenities and to have natural ground cover.

(4.4) Work with local animal care organizations to create and implement an action plan to reduce stray and loose animals in parks and in neighborhoods.

## **Policy Initiative: Introduce and Support More Housing Options**

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- (5.1) Develop a City infill reinvestment policy.
- (5.2) Create opportunities to construct “missing middle” housing types, such as duplexes, triplexes, and multiplexes.
- (5.3) Conduct a housing assessment with local higher education institutions.
- (5.4) Support aging in place.
- (5.5) Develop a toolkit for housing renovation.
- (5.6) Support preservation of historic homes.
- (5.7) Support efforts to reduce the number of people who are unhoused.



# PUBLIC INVESTMENT INITIATIVES\*

## SHORT TERM (1-5 YEARS)

#	PROJECT NAME
<b>PARK AND TRAIL IMPROVEMENTS</b>	
P1	H.E.B. Park Improvements, Pool Resurfacing & Parking Lot
P2	Cole Park Plaza Shade Structure
P3	Louisiana Parkway Trail Design & Construction
P4	Cupier Park Improvements
P5	Sam Houston Park Improvements
P6	Lindale Park Improvements
P7	Casa Linda Park Improvements
P8	Sherwood Park Improvements
P9	Lamar Park Improvements
P10	Windsor Park Improvements
P11	Swantner Park Master Plan
P12	Gollihar/Cullen Ditch Multi-Use Trail
P13	Koolside Park Sidewalk/Trail
P14	Swantner Park Water Sports Launch
P15	Brawner Parkway Trail Design & Construction
P16	South Bay Park Improvements
P17	Botsford Park Playground
P18	Price Park Parking Lot Improvements
P19	Oleander Park Parking Lot Improvements
P20	Swantner Park Parking Lot and Lighting Improvements
P21	Hans & Pat Suter Wildlife Refuge Improvements: Parking Lot, Lighting, Trail & Erosion
P22*	Urban Forest Management Plan
P23*	Funding for Urban Trees
<b>STREET IMPROVEMENTS</b>	
S1	Brownlee Boulevard Reconstruction (Staples St to Morgan Ave)
S2	South Staples Street Reconstruction (Kostoryz Rd to Baldwin Blvd)
S3	Swantner Drive Reconstruction (Texan Trail to Indiana Ave)
S4	Alameda Street Reconstruction (Louisiana Parkway to Texan Trail)
S5	Alameda Street Design and Reconstruction Project (Texan Tr to Doddridge St)
S6	McArdle Road Reconstruction (Carroll Ln to Kostoryz Rd)
S7	Everhart Road Reconstruction (SPID to Alameda St)

S8	Ocean Drive and Airline Road Intersection Improvement Project
S9	Bike/Pedestrian Safety Improvements (Ocean Dr/Airline Rd Intersection)
S10	Gaines Street Bike/Pedestrian Improvements to Brookdale Park
S11	Santa Fe St. Multi-Modal Design & Reconstruction (Ayers to Doddridge)
S12	Tompkins/Fig Street Safety Improvements
S13	Brawner Parkway Reconstruction (Ramsey to Alameda)
S14	SPID Intersection Traffic Safety Improvements
S15	Robert Dr. Sidewalks for Bus Stops (Alameda St to Ocean Dr)
S16	Gollihar Rd. Reconstruction (Airline Rd to Belmeade Dr)
S17	Neyland Library Traffic Safety Improvements
S18	Alameda Street Reconstruction and Bike/Pedestrian Improvements (Everhart to Airline, including Avalon)
S19	Elizabeth Street Reconstruction (Santa Fe St to Staples St)
S20	Alameda St. Reconstruction (Doddridge St to Everhart Rd)
S21	Ocean Dr. Maintenance Program & Median Improvements
S22	Ocean Dr. Bike & Pedestrian Improvement Plan
S23*	Complete Streets, Active Transportation, & Micro-Mobility Plan (MPO)
S24*	Santa Fe St./Alameda St./Ocean Dr. Combined Traffic Analysis
<b>UTILITY/INFRASTRUCTURE IMPROVEMENTS</b>	
U1	Morgan, Louisiana, and Brawner/Proctor Outfall Assessments
U2	Wastewater Line Upsizing
U3	Oso Golf Course 36" Twin Wastewater Lines Rehabilitation
U4	Ocean Drive Bridge Replacement (TxDOT)
U5*	Cole Park, Louisiana, & Morgan Bay Water Quality Improvements/Trash Interceptors
U6*	Sanitary Sewer Overflow Corrections
U7*	Bay Erosion Plan
<b>HEALTH &amp; SAFETY IMPROVEMENTS</b>	
H1	Fire Station #3 Replacement
H2	Fire Station #8 Replacement



\* indicates projects with a location that is still being determined or are not location specific



# PUBLIC INVESTMENT INITIATIVES\*

## MID TERM (6-10 YEARS)

#	PROJECT NAME	#	PROJECT NAME
<b>PARK AND TRAIL IMPROVEMENTS</b>			
P24	Price Park Sports Complex Improvements	S27	Kosar Street Reconstruction (Staples St to Naples St)
P25	Lindale Multigenerational Recreational Facility	S28	Norton Street Reconstruction (Kostoryz Rd to Ramsey St)
P26	Ropes Park Shoreline Erosion Improvements	S29	Staples St./McArdle Intersection & Sidewalk Improvements (Airline Rd to Holmes)
P27	Doddridge Park Shoreline Erosion Improvements	S30	Gollihar Rd. Reconstruction & 4 to 3 Lane Conversion Evaluation (Airline Rd to Staples St)
P28	Zepeda Park Basketball Court Improvements	S31	Carmel Parkway North & South (Staples St to Ft Worth St)
P29	Oso Golf Course Club House Improvements	S32	Bus Rapid Transit Traffic Signal Synchronization and Prioritization (Staples/McArdle/Ennis Joslin/Ocean)
P30	Swantner Park Shoreline Erosion Improvements	S33*	Sidewalk Connectivity Assessment Implementation, Phase 1
P31	Poenisch Park Shoreline Erosion Improvements	<b>UTILITY/INFRASTRUCTURE IMPROVEMENTS</b>	
P32	Karankawa People Interpretative Signage Project	U8	Brawner Parkway Drainage Channel Improvements
P33	Hans and Pat Suter Wildlife Refuge: Elevated Boardwalk, Benches, Observation Blinds	U9	Oso Wastewater Treatment Plant Improvements
P34	Cole Park Improvements - Phase 1-2-3 (Construction)	U10	Gollihar Road Storm Water Culvert Improvements (Staples St to Airline Rd)
P35	Nature-Based Storm Water Solutions at Cullen Park	U11	Carmel Drainage Channel Improvements & Trail (Design Only)
<b>STREET IMPROVEMENTS</b>			
S25	Alameda Street Reconstruction (Staples St to Coleman Ave)	<b>HEALTH &amp; SAFETY IMPROVEMENTS</b>	
S26	Ayers Street Intersection and Sidewalk Improvements (Port to Gollihar)	H3	Fire Station #11 Replacement

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# PUBLIC INVESTMENT INITIATIVES\*

## LONG TERM (10+ YEARS)

#	PROJECT NAME
<b>PARK AND TRAIL IMPROVEMENTS</b>	
P35	Swantner Park Improvements Master Plan
P36	Trail Around Oso WW Treatment Plant/TAMUCC Momentum
P37	TAMUCC University Beach Improvement Project
P38	TAMU-CC Intercampus Boardwalk Project
P39	Neyland Library Expansion
<b>STREET IMPROVEMENTS</b>	
S33	Gollihar Street 4 to 3 Lane Evaluation (Greenwood Dr to Staples St)
S34	Staples Street Bike Infrastructure (Brawner to Gollihar)
S35	Carmel Parkway Trail Intersection Improvements
S36	Alameda St. Reconstruction (Airline to Parade)
S37	Bike Loop (Ennis Joslin > Alameda > Airline > Ocean)
S38	Alameda St. Reconstruction (Parade to Ennis Joslin)
S39	Ennis Joslin Road/Ocean Drive Intersection Improvements
S40	Ocean Drive Bike Improvements (Ennis Joslin to TAMUCC)
S41*	Sidewalk Connectivity Assessment Implementation, Phase 2

<b>UTILITY/INFRASTRUCTURE IMPROVEMENTS</b>	
U12	Carmel Parkway Drainage Channel Improvements & Trail (Construction)
U13	Alameda Street Storm Water Culvert Improvements (Ronson to Oso Golf Course)
U14	Airline Road Storm Water Culvert Improvements (St. Pius Dr to Airline Rd)
U15*	Erosion Protection Improvements on City-owned Land
<b>HEALTH &amp; SAFETY IMPROVEMENTS</b>	
H4*	New Police Substation

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## Next Steps



- Public Review Period
  - Community Office Hours
- Planning Commission Public Hearing (Tentative Aug. 7th)
- City Council Public Hearing

[creatingcc.com/bayside](http://creatingcc.com/bayside)