



AGENDA MEMORANDUM
Public Hearing for Planning Commission
August 23, 2017

DATE: August 14, 2017
TO: Planning Commission
FROM: Daniel McGinn, AICP, CFM, Assistant Director of Planning & ESI
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Proposed Adoption of the Downtown Area Development Plan

CAPTION:

Ordinance adopting a new Area Development Plan for the City of Corpus Christi titled "The Downtown Area Development Plan"; Rescinding the Central Business Development Plan adopted by City Council ordinance #092842, May 21, 2013; amending the boundaries of the Downtown Area Development Plan to include North Beach; providing for severance; and providing for publication.

PURPOSE:

The current Area Development Plan for Downtown, the Central Business Development Plan, was adopted on May 21, 2013 as an element of the City's Comprehensive Plan. Due to growth in Corpus Christi, and the new Harbor Bridge Project, many opportunities are being presented in the Downtown Area. To ensure that the Downtown Area of Corpus Christi develops in a way that promotes economic growth, a high quality of life, safety, creativity, and connectivity, the Downtown Area Development Plan (DTADP) has been drafted.

BACKGROUND AND FINDINGS:

City Staff has been working with the consultant firm Goody Clancy & Associates to draft the Downtown Area Development Plan, which includes: vision themes, priority policy initiatives and implementation plans, infrastructure initiatives, district framework, framework for development guideline's within TIRZ #3, and transportation initiatives. The Downtown Area Development Plan is a result of an eight-month process of comprehensive and intensive public outreach. An Advisory Committee was established at the onset of the planning process to guide the City and consultants towards the

recommendations in the DTADP. A series of open public meetings were held in November 2014, February 2015, and April 2015. Following a series of stakeholder meetings, public meetings, technical analysis and recommendations, the initiative culminated in a draft plan document dated November 2015. Work on the DTADP was suspended at that time to allow focus on completing and adopting the Corpus Christi Comprehensive Plan (Plan CC). With the adoption of Plan CC in the fall of 2016. The DTADP has been updated to reflect current conditions and input received during a series of stakeholder meetings held on March 1st, 2017 and a July 24th, 2017 Open House at City Hall.

The Major goals and policies of the Downtown Area Development Plan address the following:

Five Vision Themes

- Encouraging market-driven development
- Creating more housing choices
- Completing a waterfront park and trail network
- Reconnecting neighborhoods
- Celebrating a unique place to live, work, and play

Three Priority Policy Initiatives Categories

- Real estate reinvestment
- Infrastructure
- Great places for people

Infrastructure Initiatives

- Parks and paths
- Parking
- Streetscape
- Roadway changes and/or other major street improvements
- Utility/ infrastructure
- Transit

District Framework for Downtown Area neighborhoods

- Marina Arts District
- Bayshore Neighborhood
- Uptown and surrounding neighborhoods
- Washington-Coles
- Hillcrest
- SEA District
- North Beach

Development Guidelines for TIRZ #3

- Primary Walking Street
- Flexible Access Street
- Gateway Corridor or Boulevard

ALTERNATIVES:

Denial of the proposed Downtown Area Development Plan with suggestions to the Planning & ESI Department

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed Downtown Area Development Plan conforms to City policy.

EMERGENCY / NON-EMERGENCY:

Non- Emergency

DEPARTMENTAL CLEARANCES:

All City Departments

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2016-2017	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Fund(s):

Comments:

Not Applicable

RECOMMENDATION:

Staff recommends approval of the adoption of the Downtown Area Development Plan.

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- PowerPoint Presentation
- Exhibit A: Downtown Area Development Plan Draft
- Exhibit B: Appendix A, Real Estate Market Analysis for housing, office, hotel, and retail
- Exhibit C: Appendix B, Advisory Committee Members