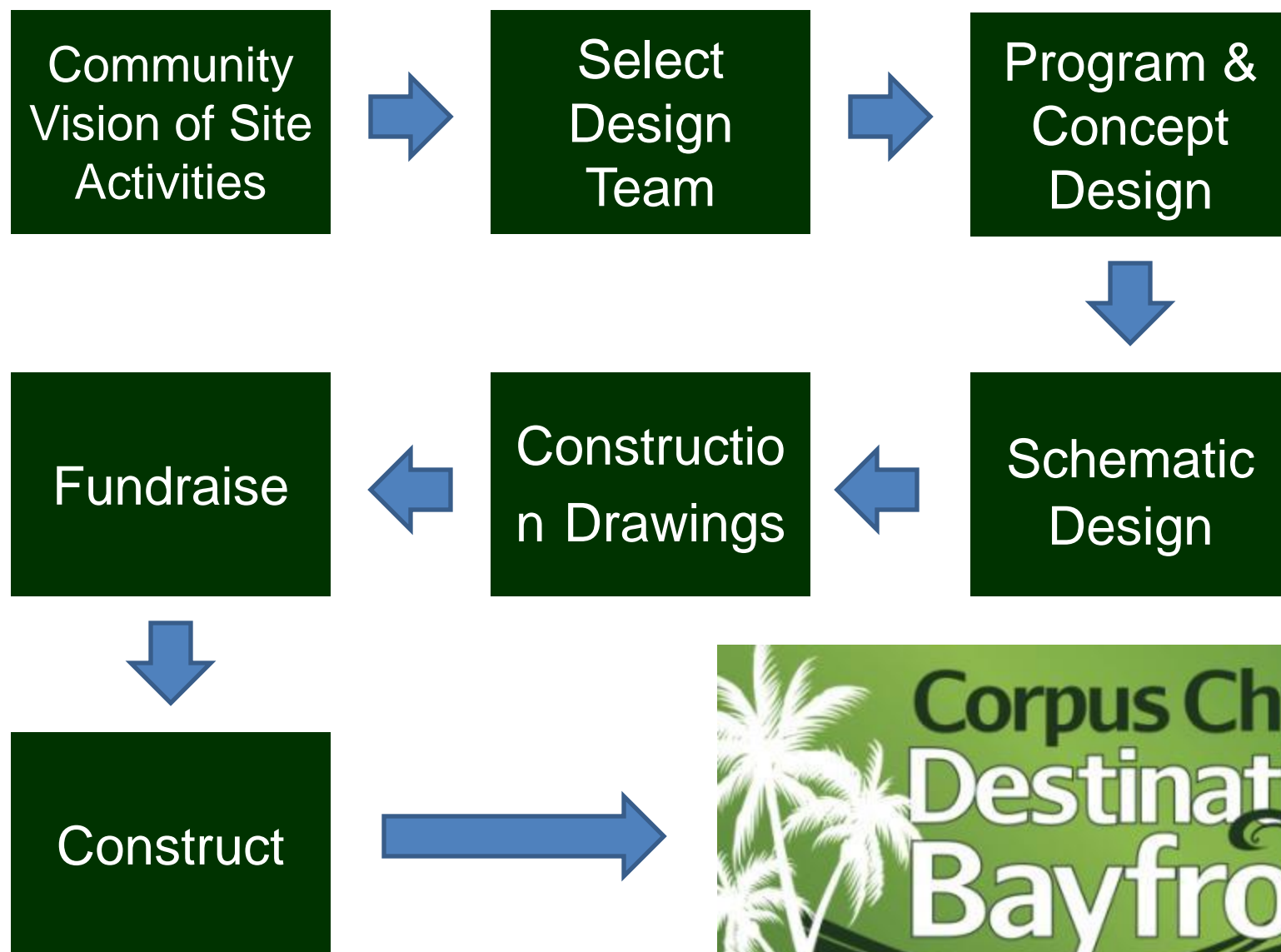


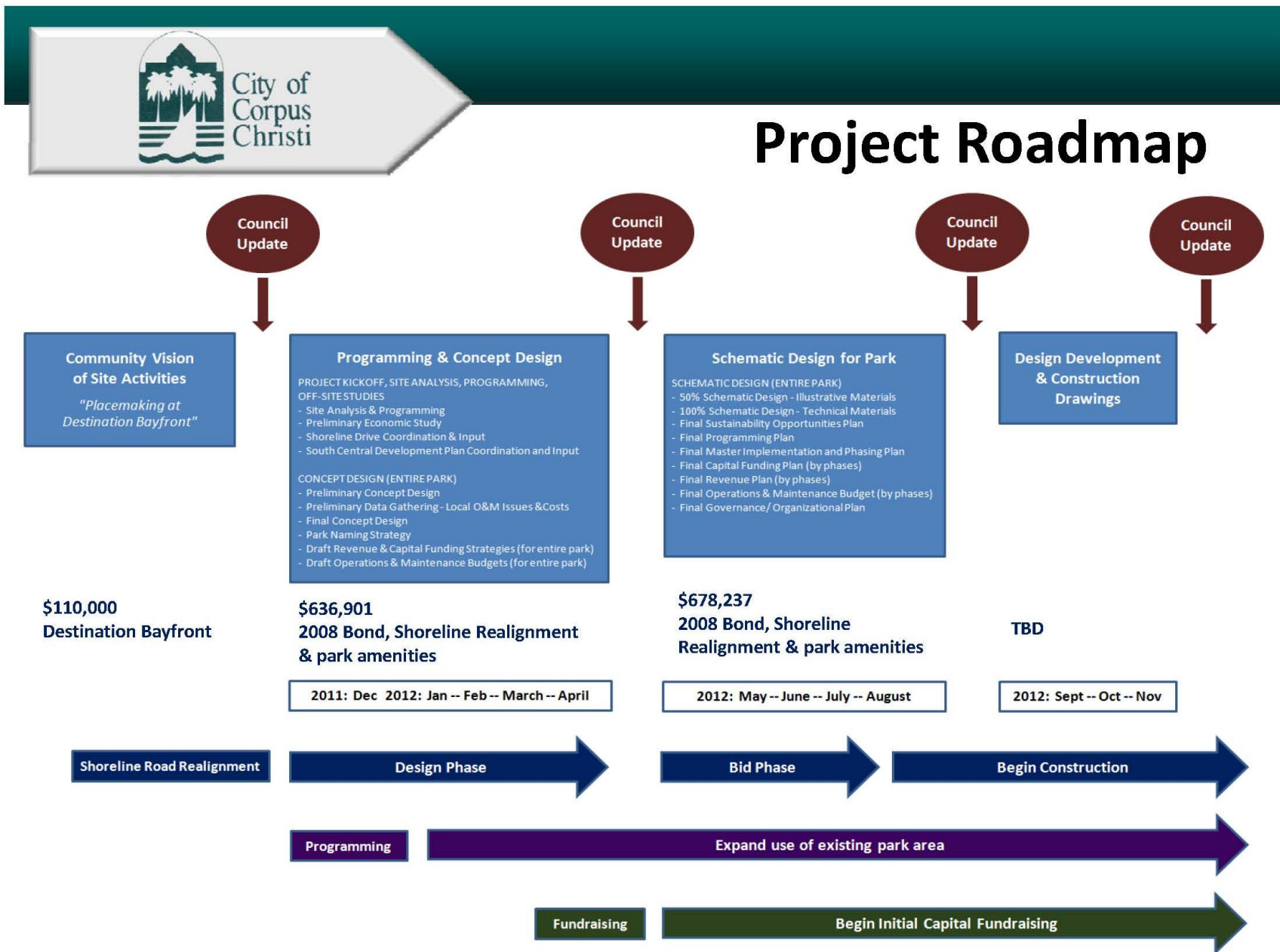


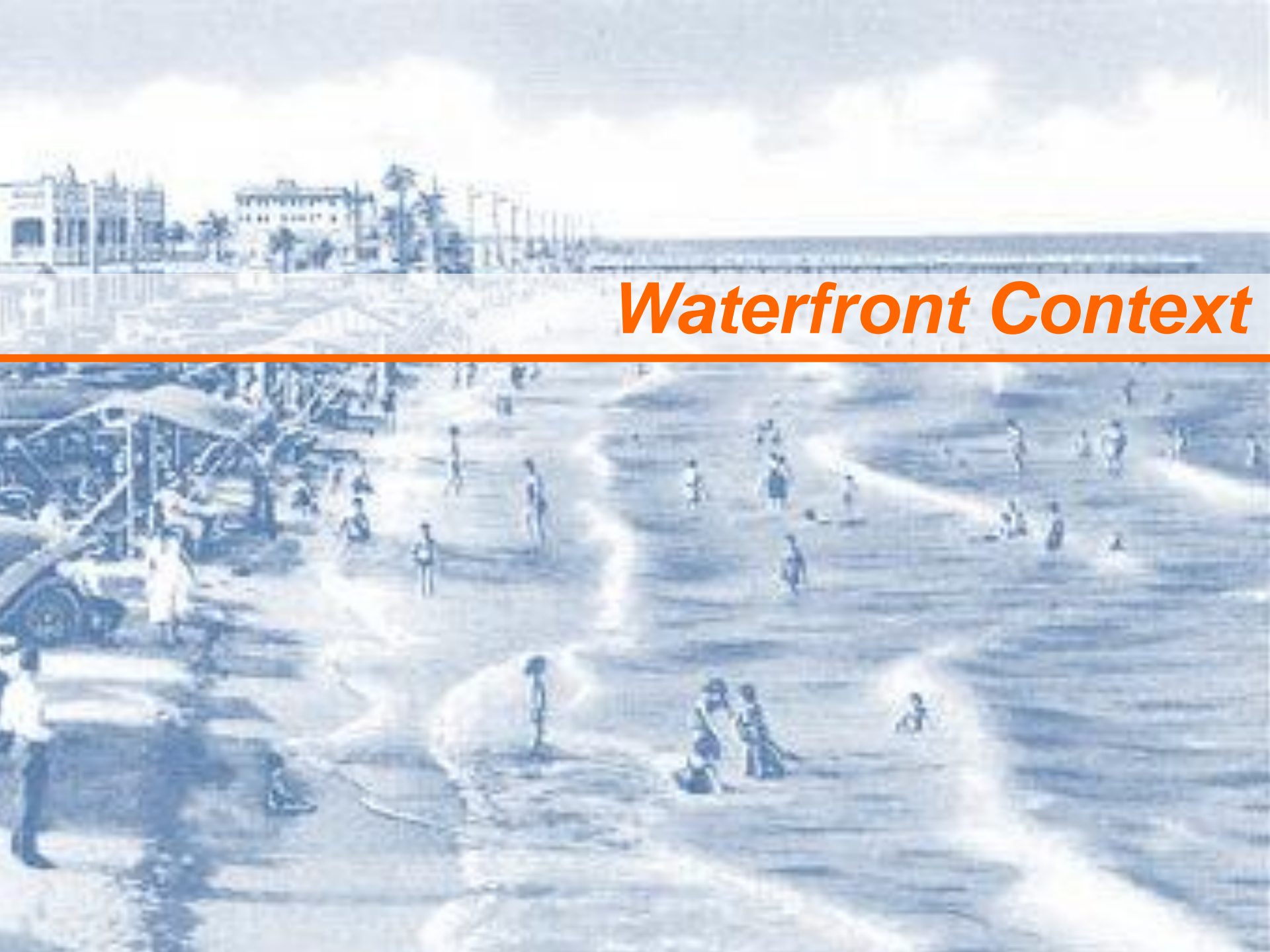
Destination Bayfront Corpus Christi, May 15, 2012

City Council Presentation

Road Map to Destination Bayfront

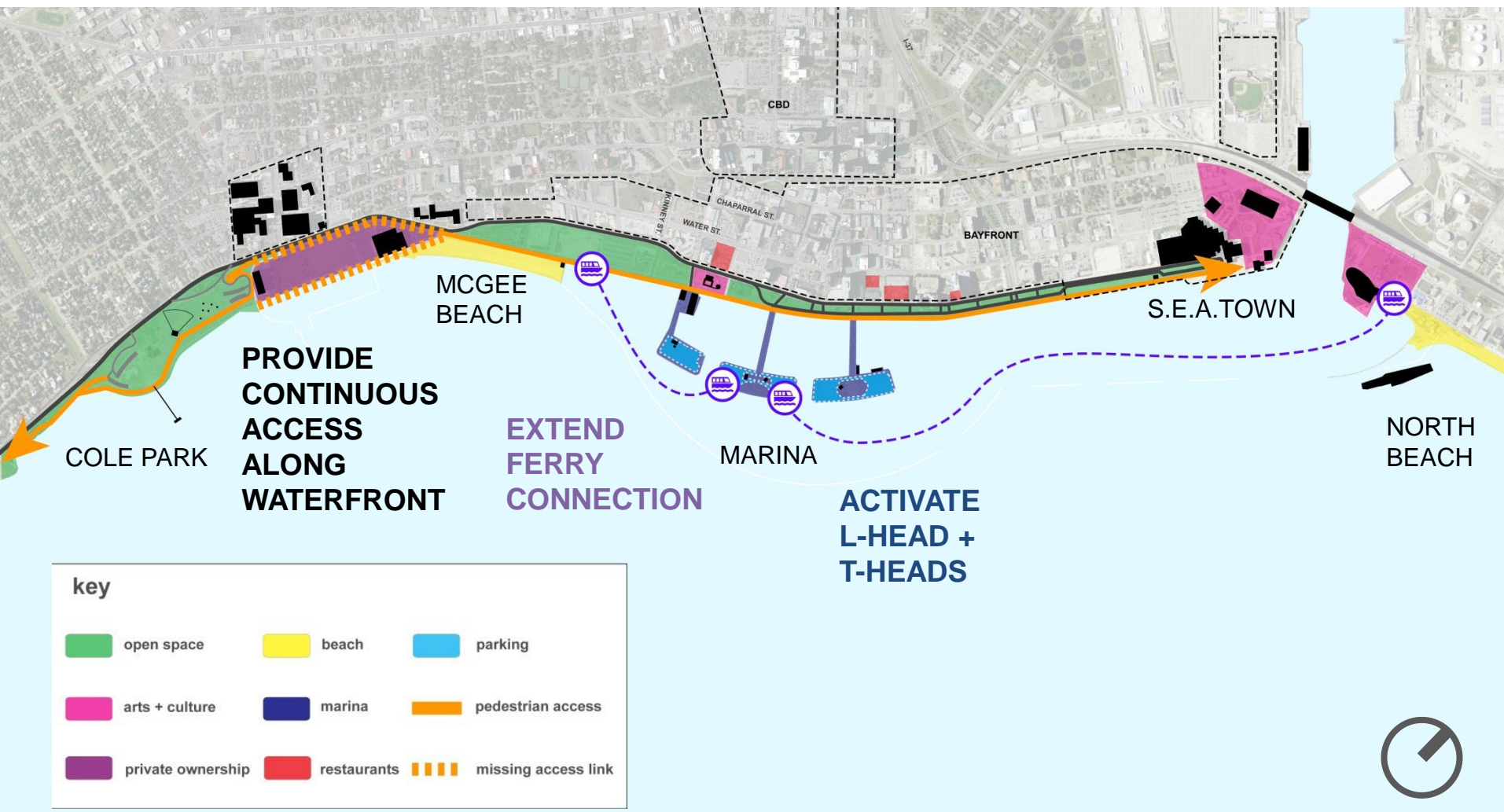


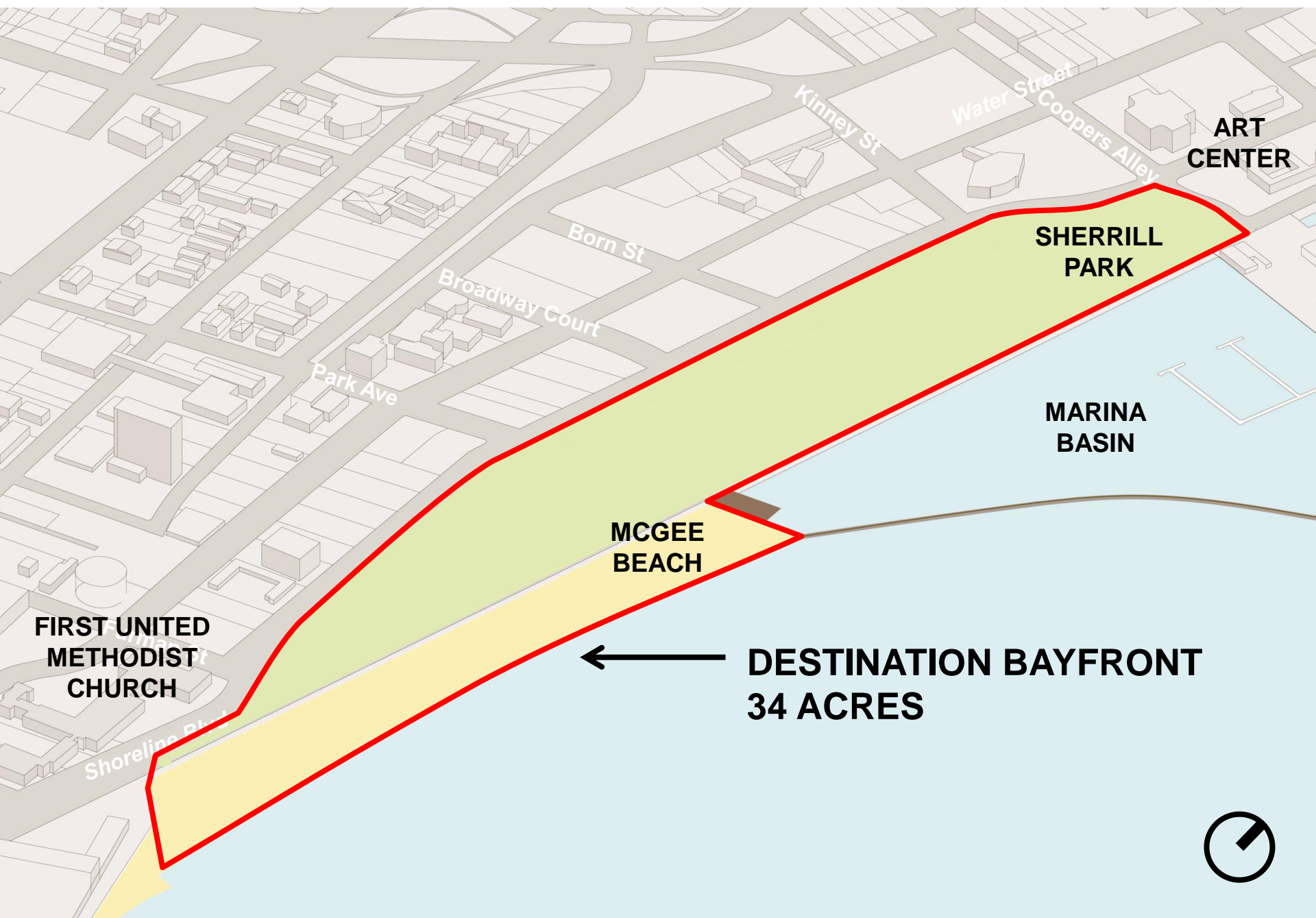


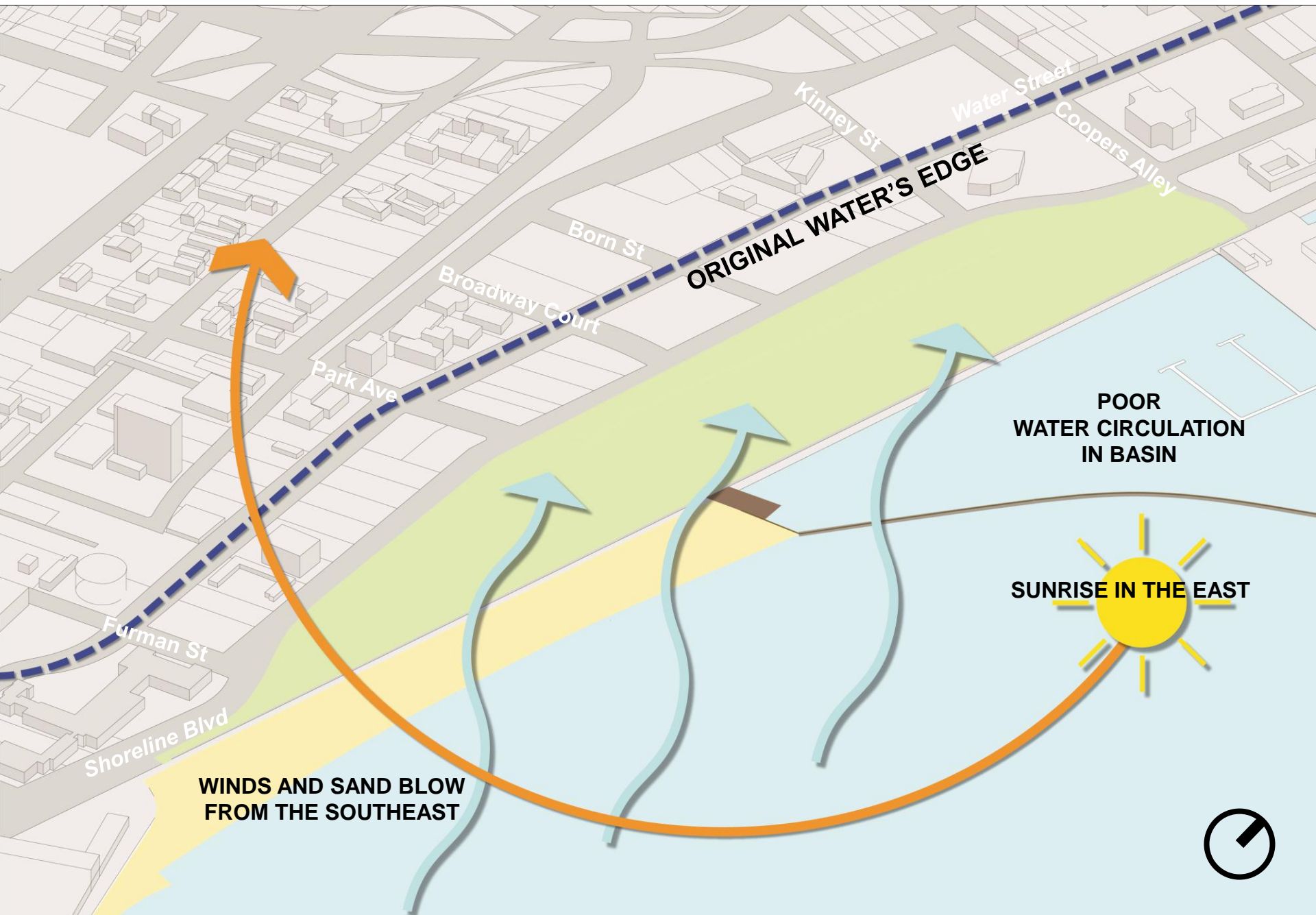


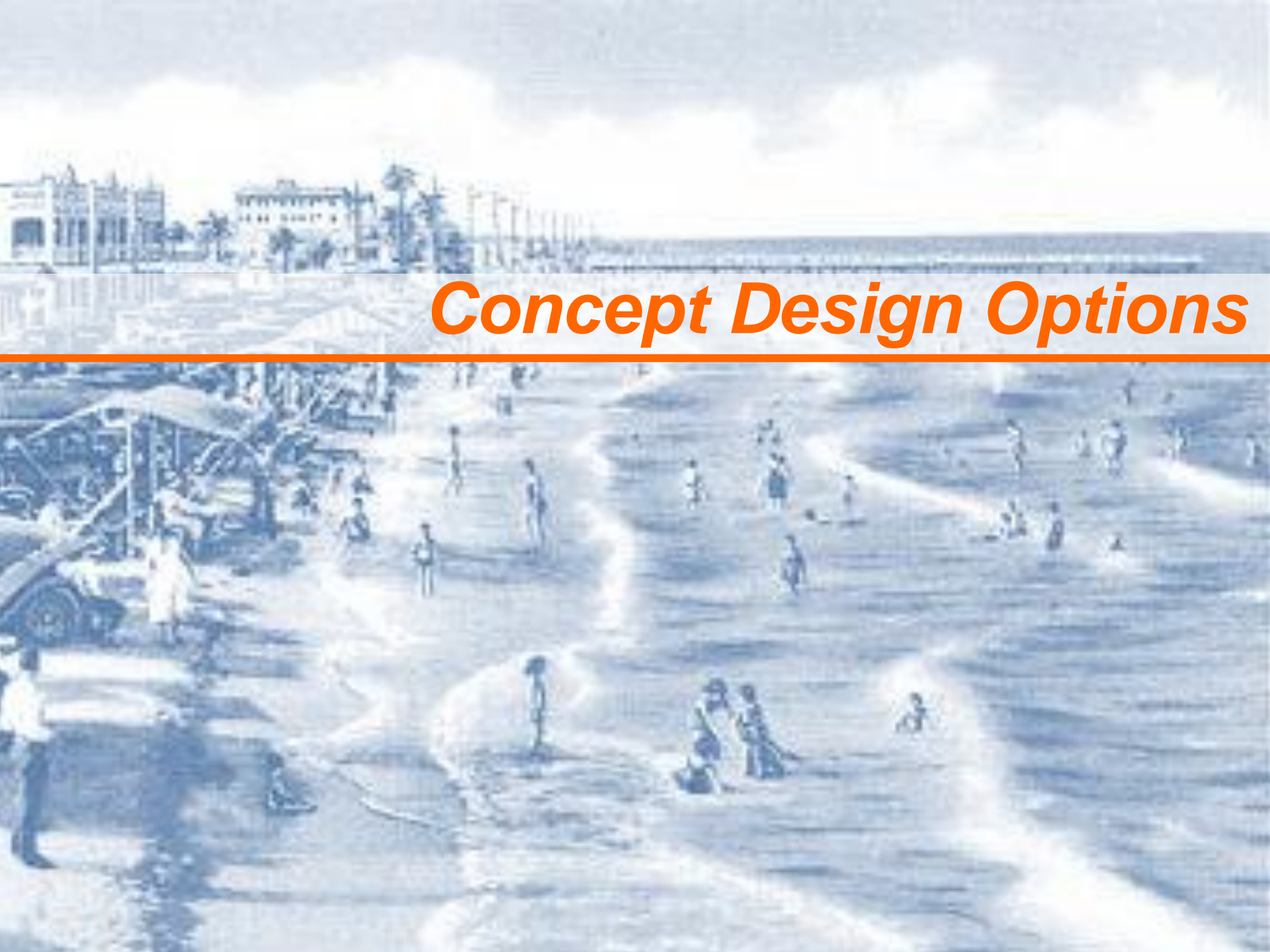
Waterfront Context



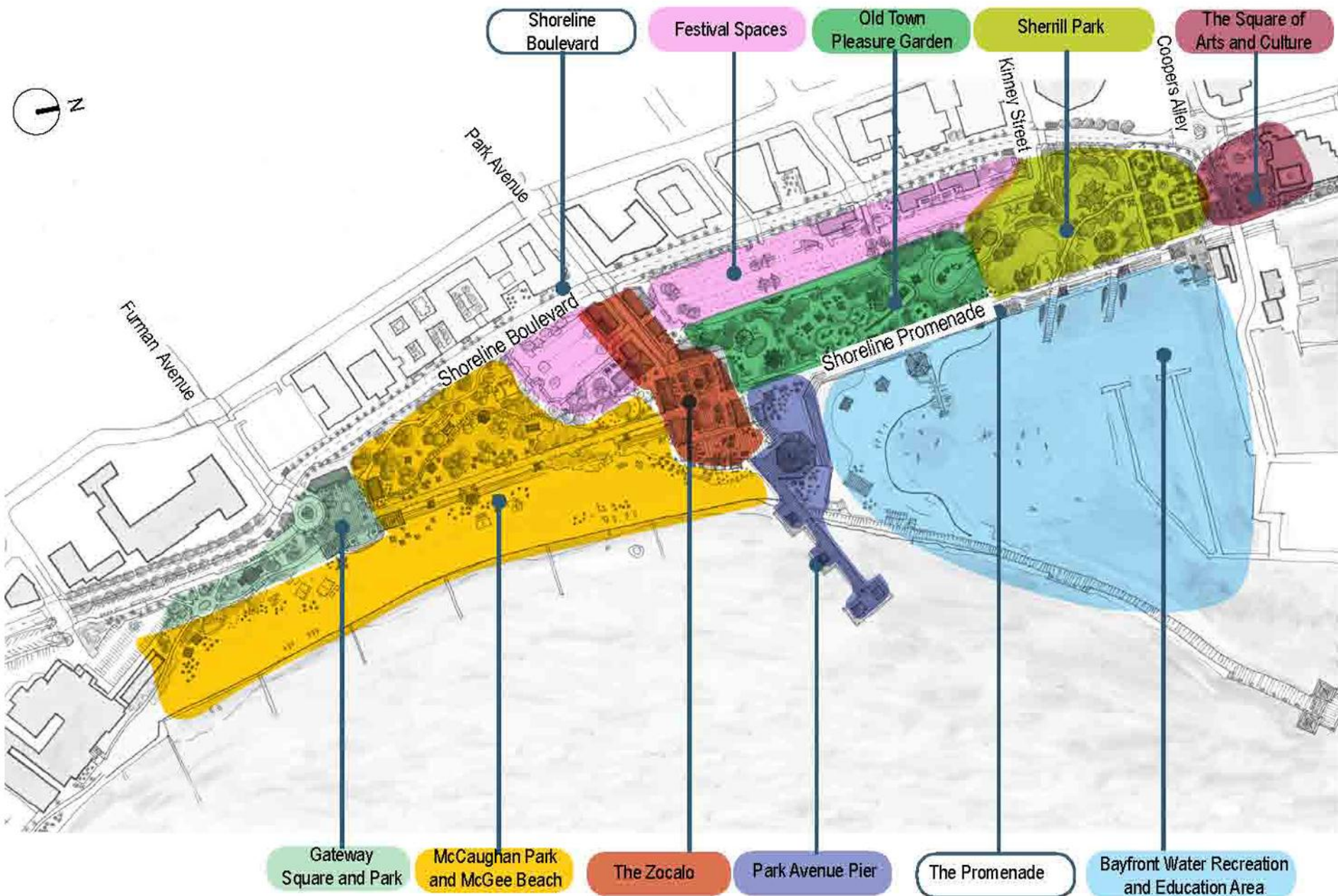








Concept Design Options

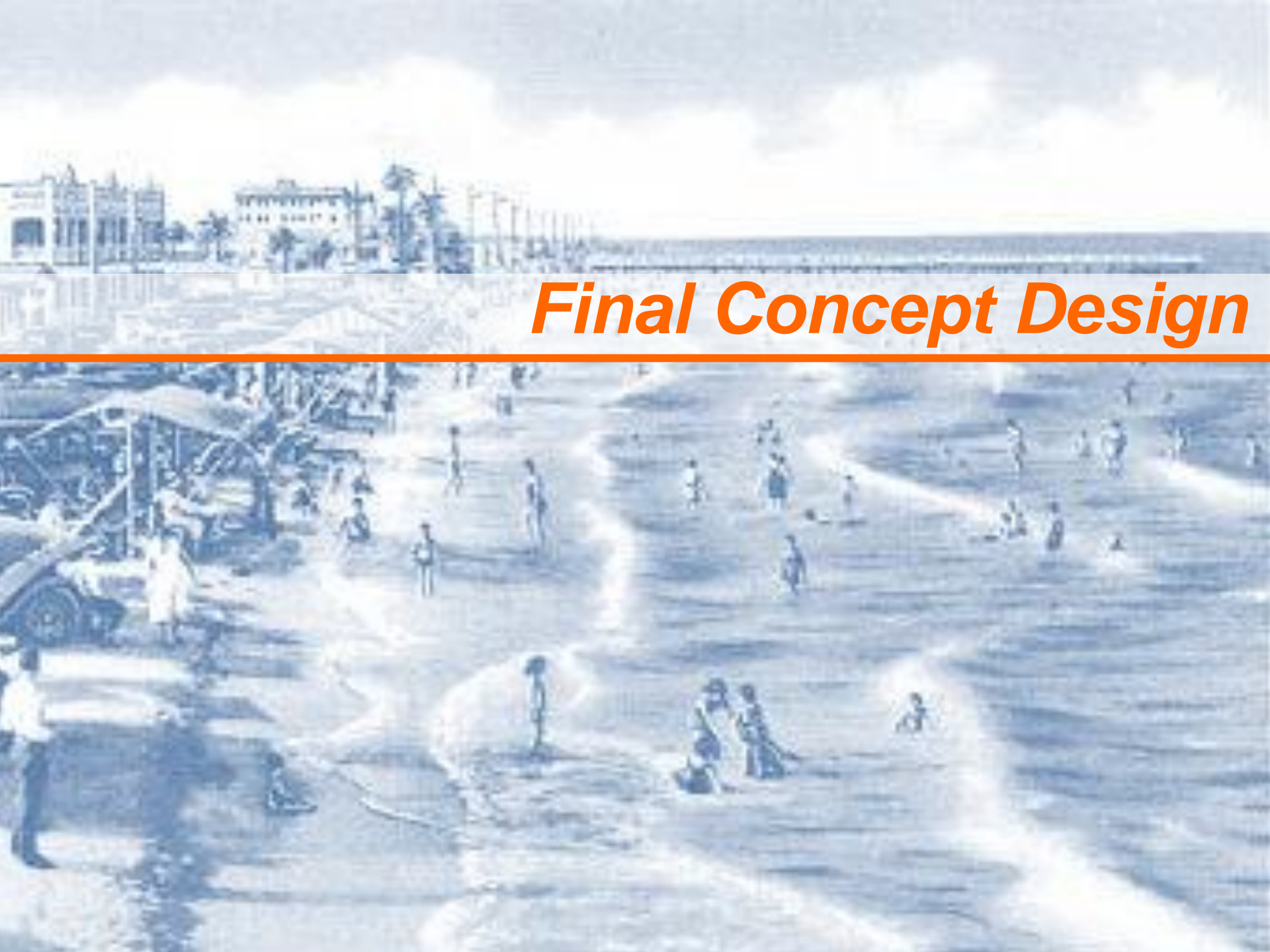


Option 1: Rooms - Overall View



Option 2: Continuous Landscape - Overall View





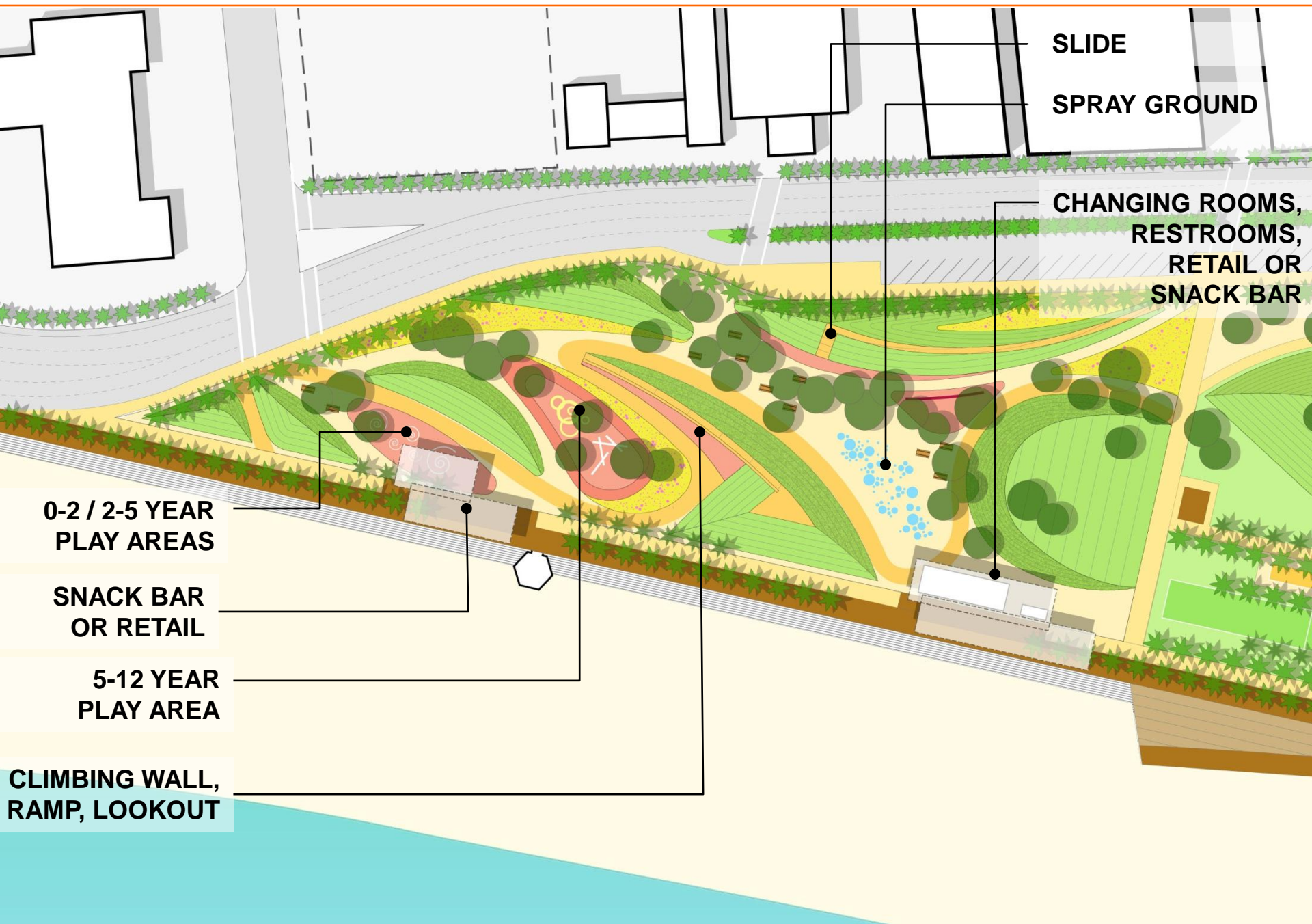
Final Concept Design





Explorational Play Area

Explorational Play Area



SLIDE

SPRAY GROUND

**CHANGING ROOMS,
RESTROOMS,
RETAIL OR
SNACK BAR**

**0-2 / 2-5 YEAR
PLAY AREAS**

**SNACK BAR
OR RETAIL**

**5-12 YEAR
PLAY AREA**

**CLIMBING WALL,
RAMP, LOOKOUT**

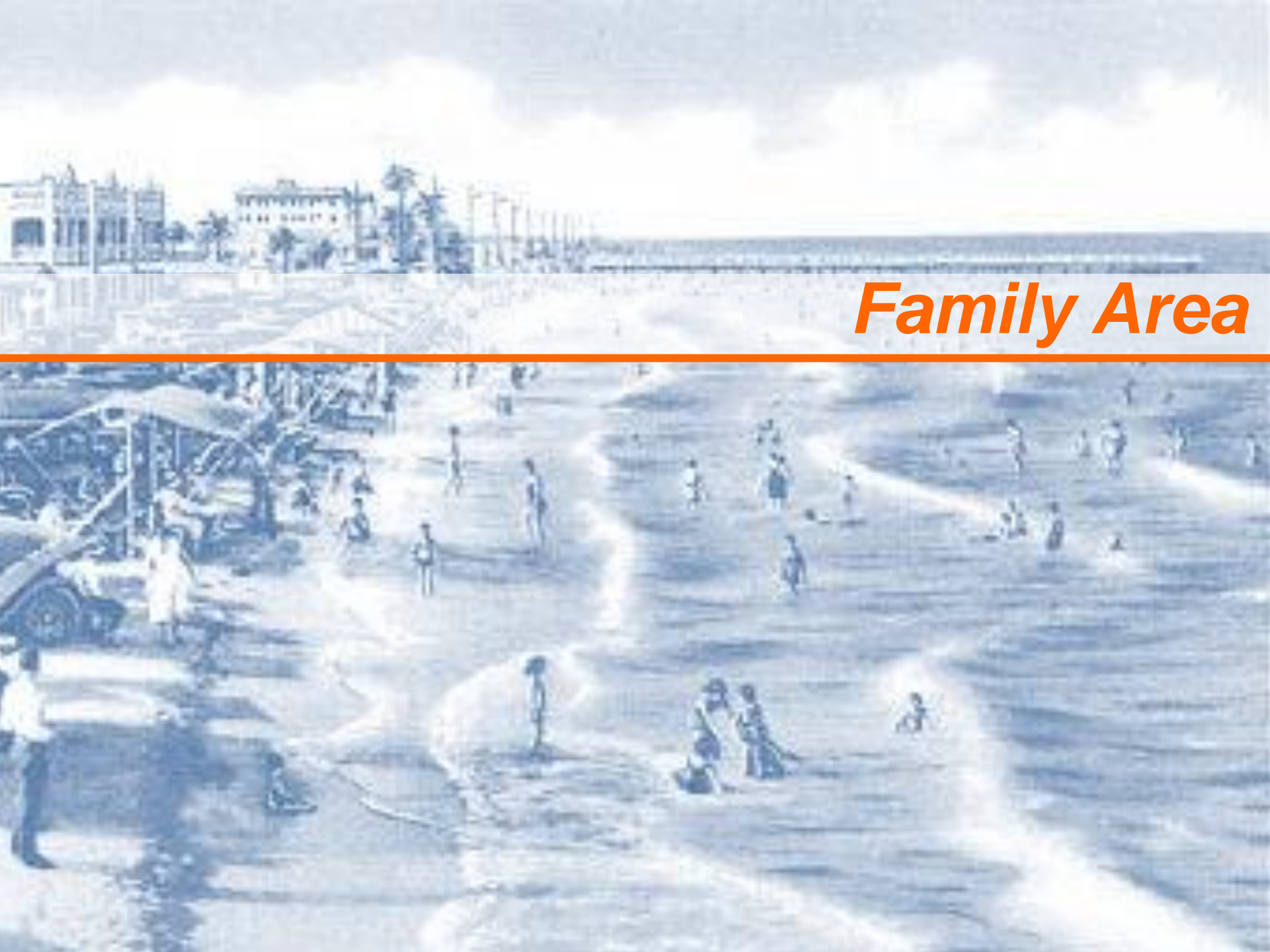


SPRAYGROUND

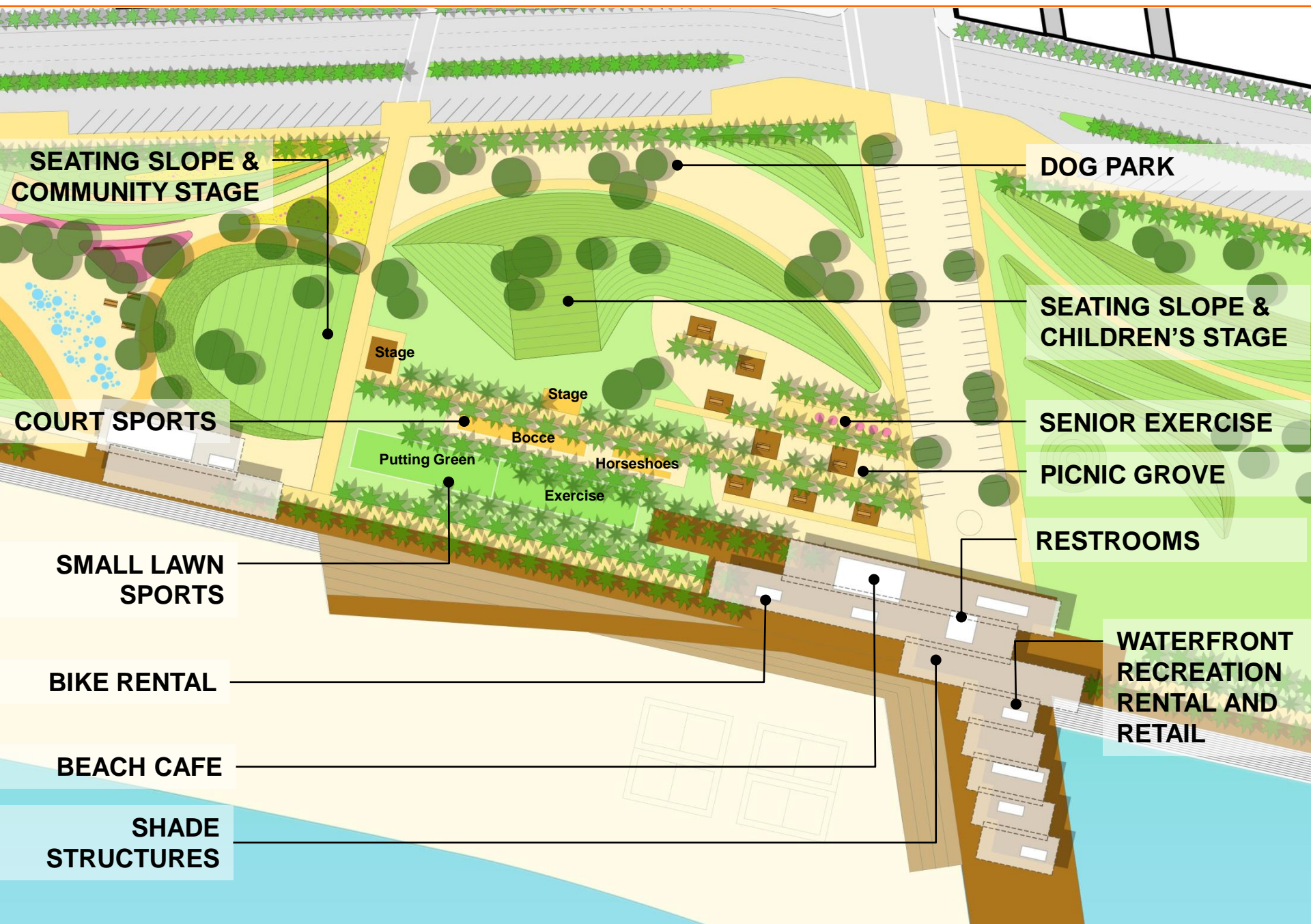
PLAY AREA

SHADE
STRUCTURES

PLAY AREA



Family Area



**SEATING SLOPE &
COMMUNITY STAGE**

DOG PARK

**SEATING SLOPE &
CHILDREN'S STAGE**

COURT SPORTS

SENIOR EXERCISE

PICNIC GROVE

RESTROOMS

**SMALL LAWN
SPORTS**

BIKE RENTAL

**WATERFRONT
RECREATION
RENTAL AND
RETAIL**

BEACH CAFE

**SHADE
STRUCTURES**



BEACH CAFE

**SMALL SCALE
LAWN SPORTS**

**COURT
SPORTS**

**CHILDREN'S
EVENT SPACE**

COMMUNITY EVENT SPACE

SMALL SCALE LAWN SPORTS

MIST SCREEN

COURT SPORTS

PICNIC AREAS

BEACH CAFÉ SEATING

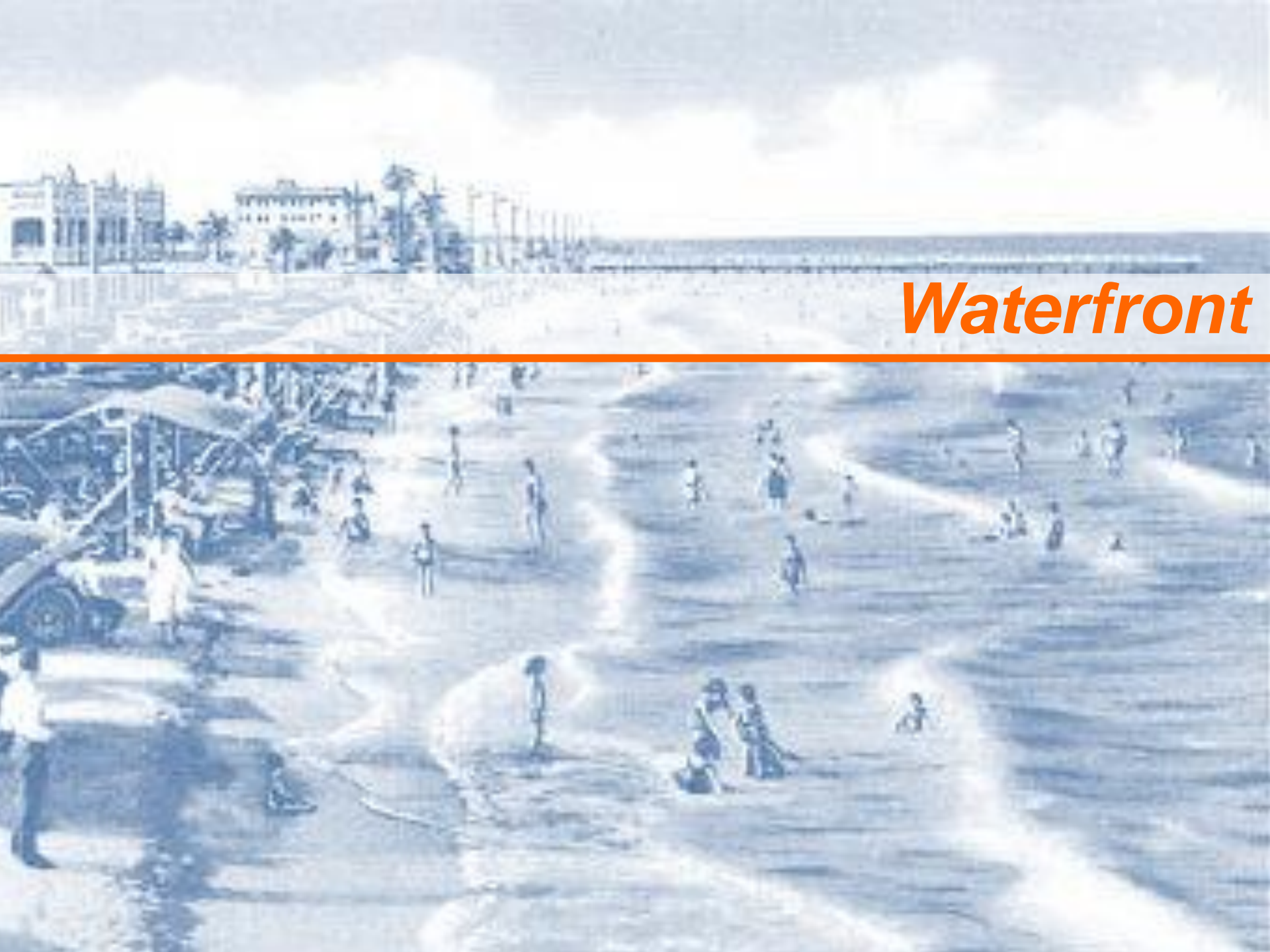


BEACH CAFE

SHADE STRUCTURES

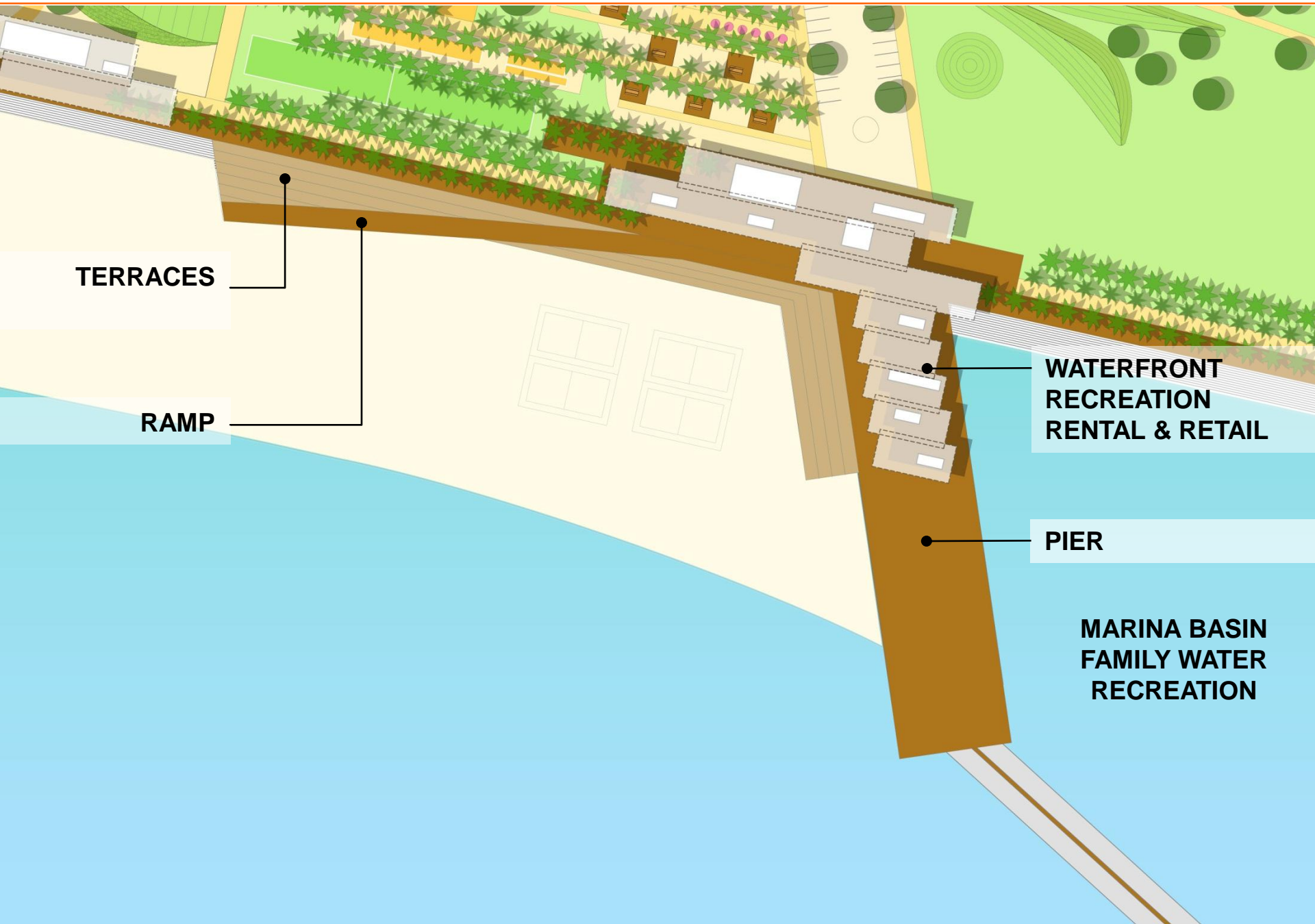


BOARDWALK PROMENADE



Waterfront

Beach Ramp, Terraces and Pier





FOOD, WASH-
OFF STATIONS,
RECREATION
RENTALS

PIER

WOODEN
DECK RAMP

CONCRETE
SEATING TERRACES



Great Lawn



PARKING

BERMS

**FESTIVAL AND
EVENT LAWN**

**COVERED
STAGE**



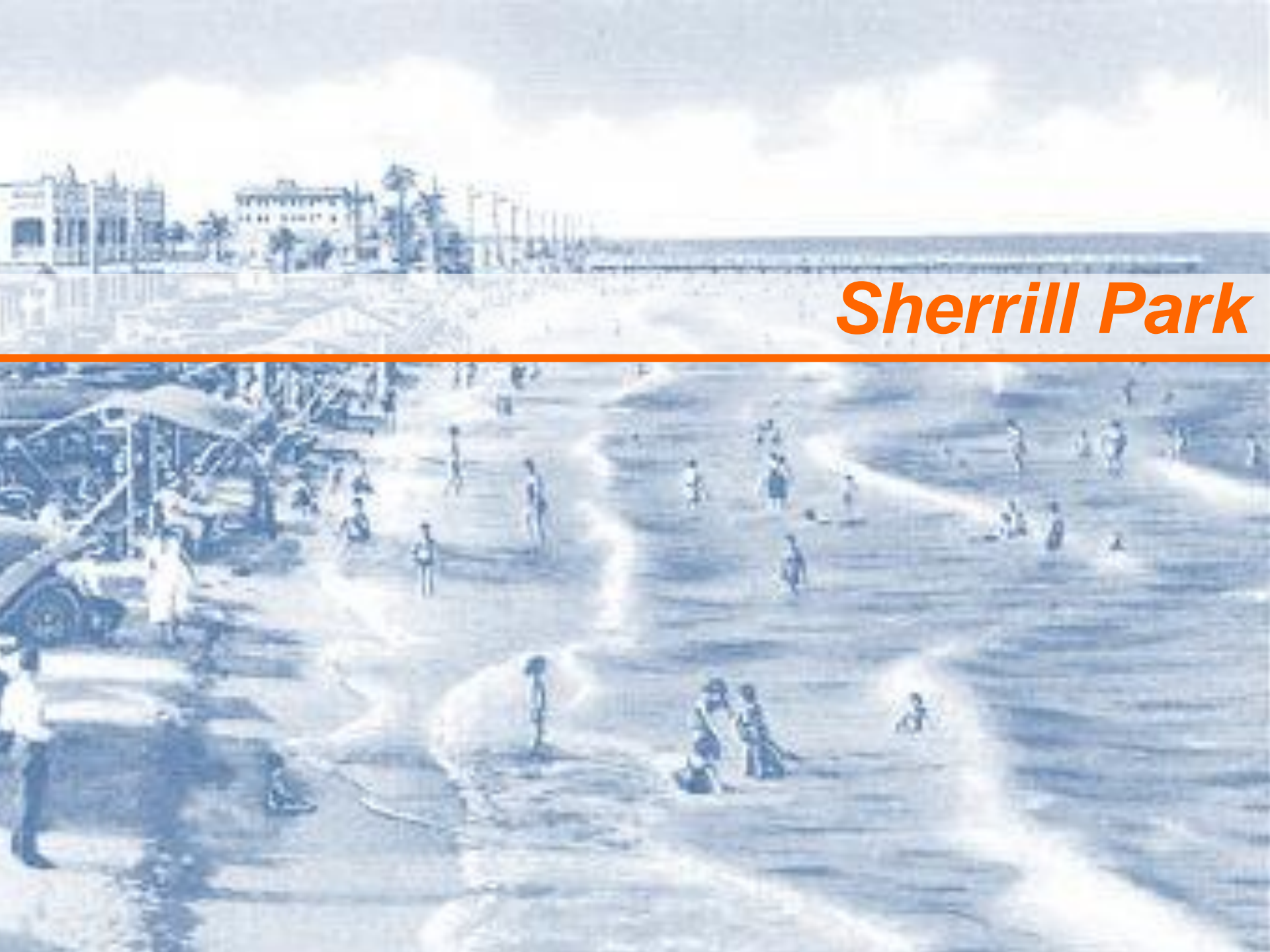
**PARK
WELCOME
CENTER**

**SHADED
STAGE**

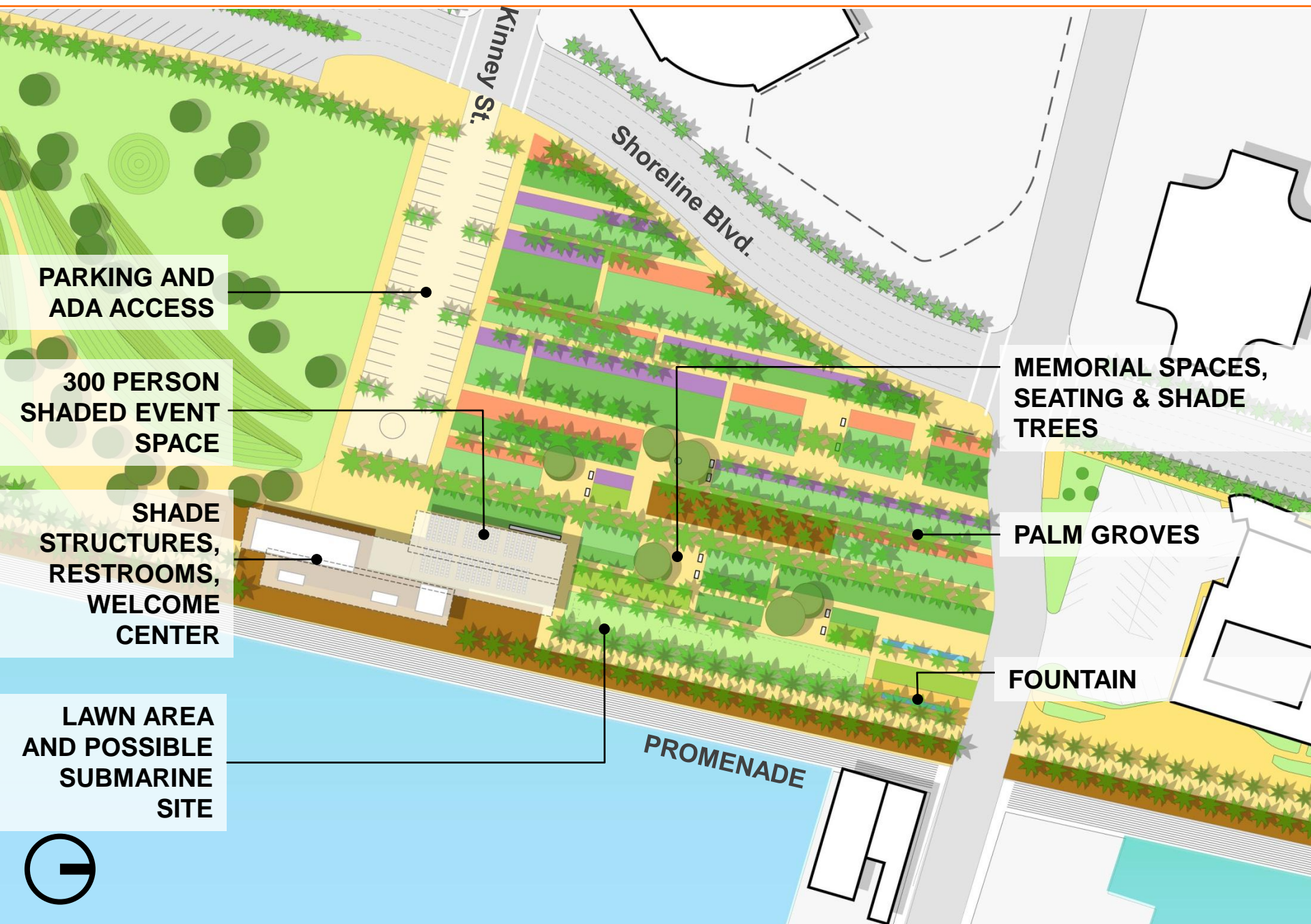
SHADE TREES

GREAT LAWN

LANDFORMS



Sherrill Park



**PARKING AND
ADA ACCESS**

**300 PERSON
SHADED EVENT
SPACE**

**SHADE
STRUCTURES,
RESTROOMS,
WELCOME
CENTER**

**LAWN AREA
AND POSSIBLE
SUBMARINE
SITE**

**MEMORIAL SPACES,
SEATING & SHADE
TREES**

PALM GROVES

FOUNTAIN

PROMENADE





**SHADED
EVENT SPACE
BEYOND**

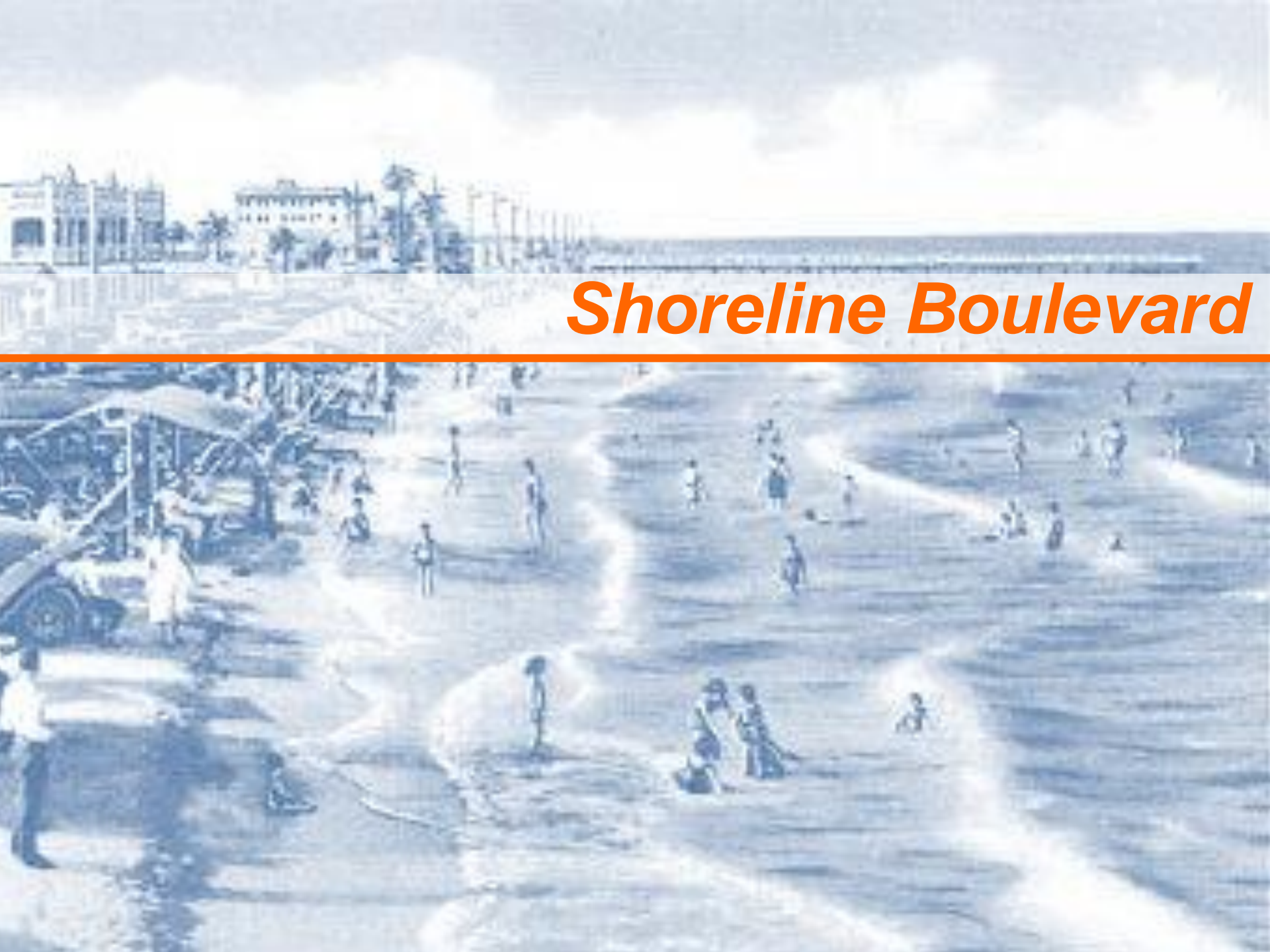
**SHADED
SEATING DECK**

PALM GROVE

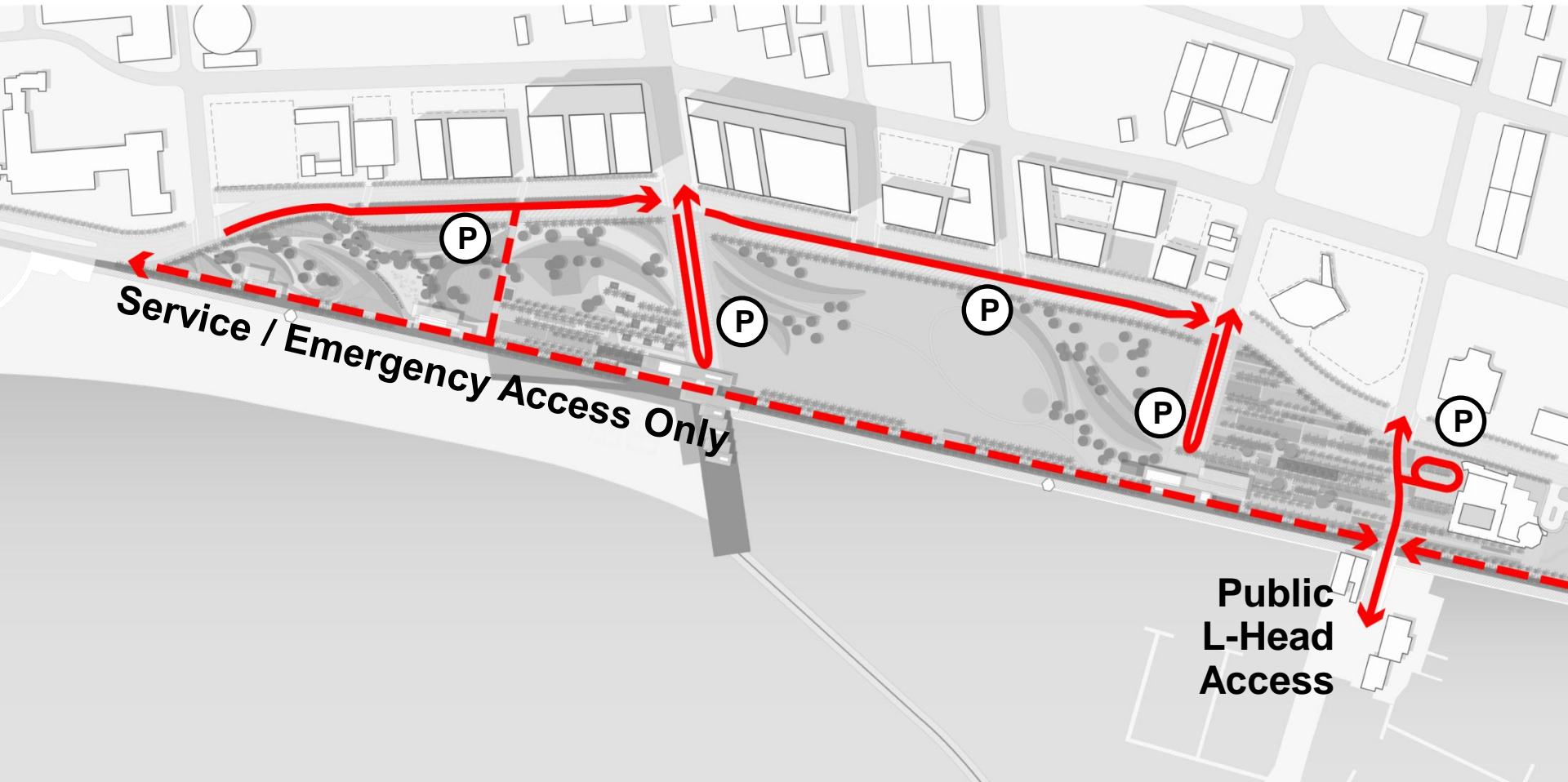
**GARDEN
SEATING**

MEMORIAL

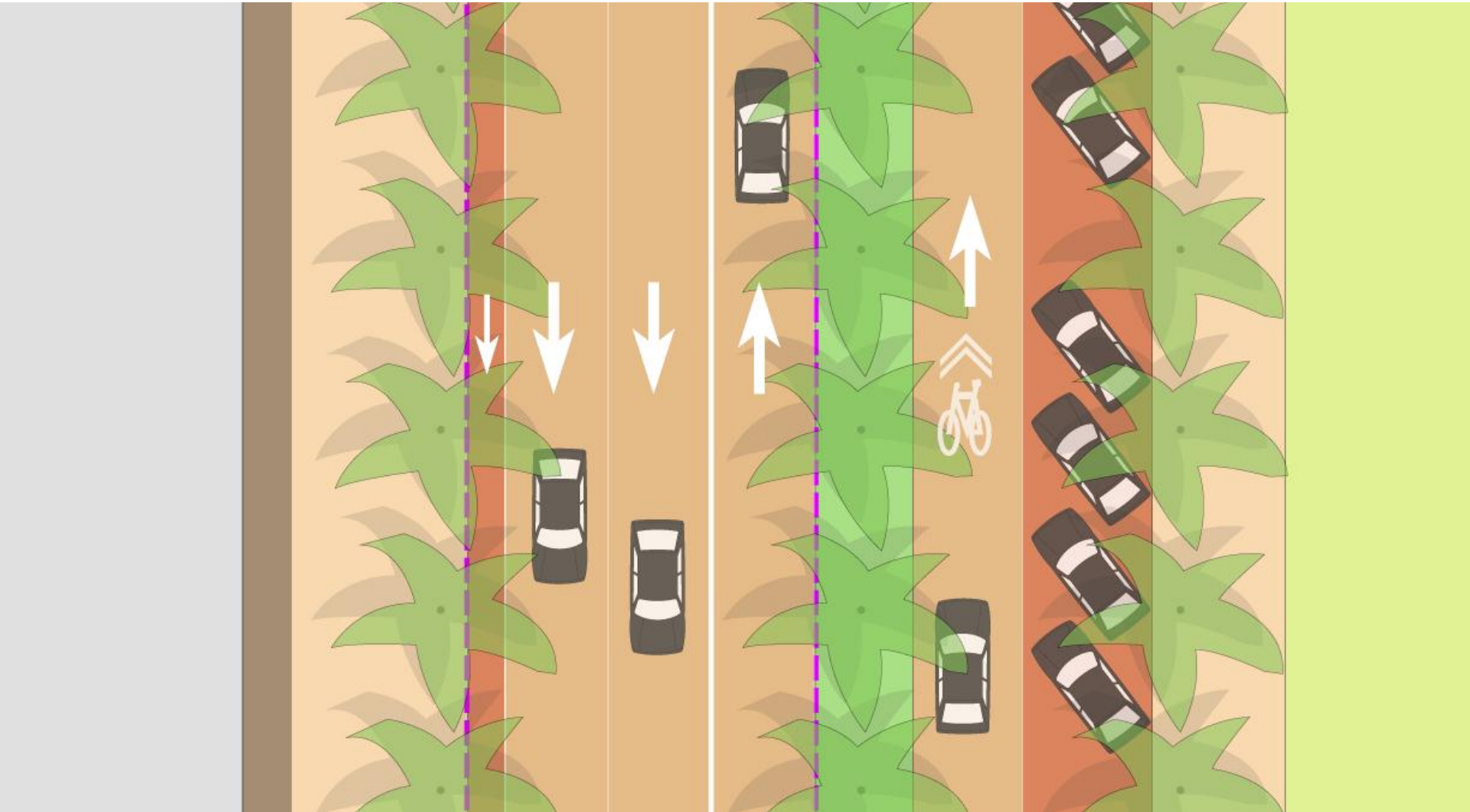
WATER VIEWS



Shoreline Boulevard

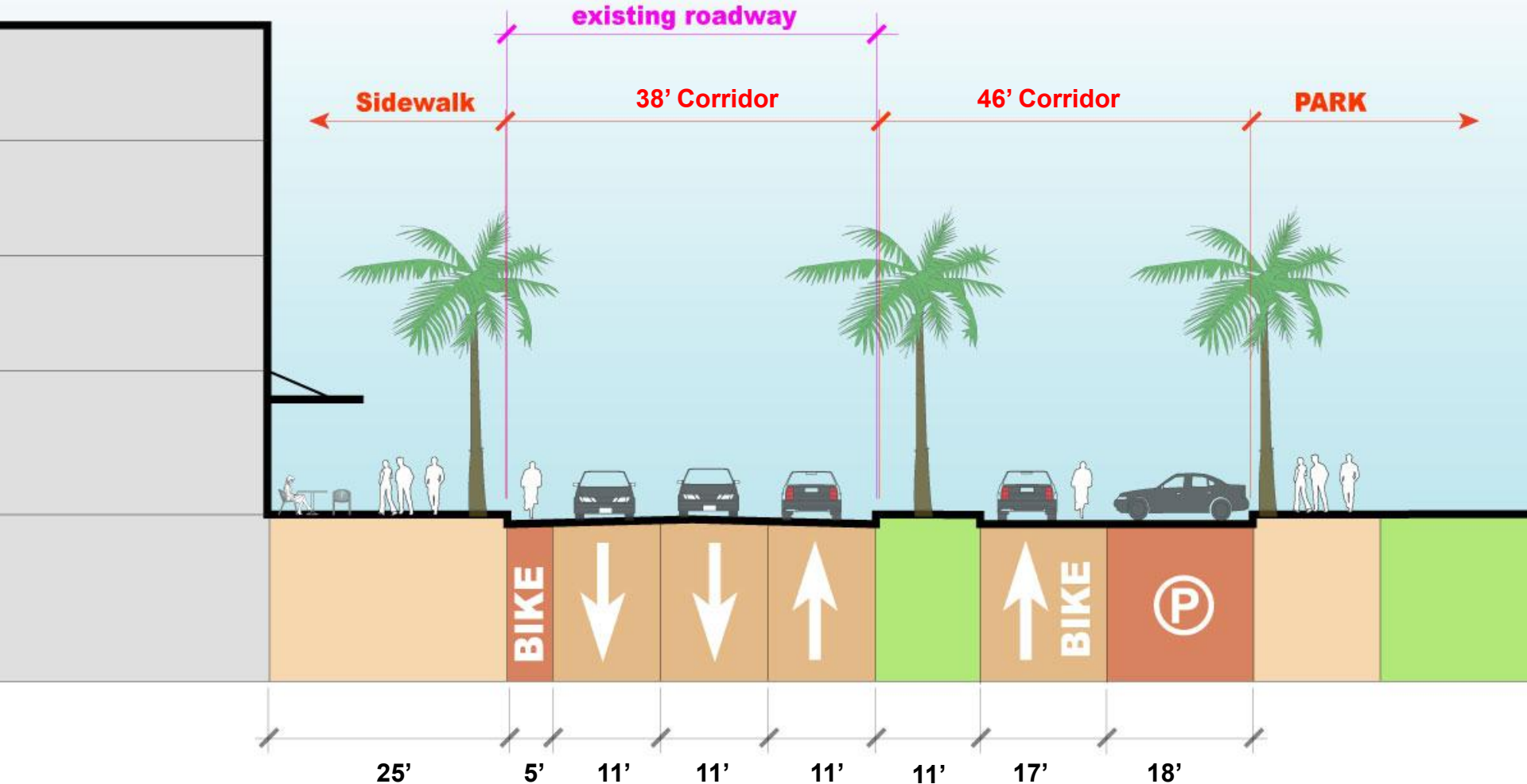


Shoreline Blvd – Hargreaves Team Proposal



- 4 TRAFFIC LANES (DIVIDED)
- ANGULAR PARKING AT PARK EDGE

Shoreline Blvd – Hargreaves Team Proposal



- 4 TRAFFIC LANES (DIVIDED)
- ANGULAR PARKING AT PARK EDGE

Shoreline Boulevard Precedents





Budget and Phasing

Conceptual Construction Cost Estimate - \$58M

PLAY AREA
\$7.8M

FAMILY AREA
\$7.9M

**GREAT LAWN &
PARKING**
\$14.9M

SHERRILL PARK
\$7.1M



PROMENADE
\$12.4M

SHORT PIER
\$6.6M

**MARINA BASIN
IMPROVEMENTS**
\$1.3M

Total Estimated Project Cost - \$72.5M

Construction Cost \$58.0M

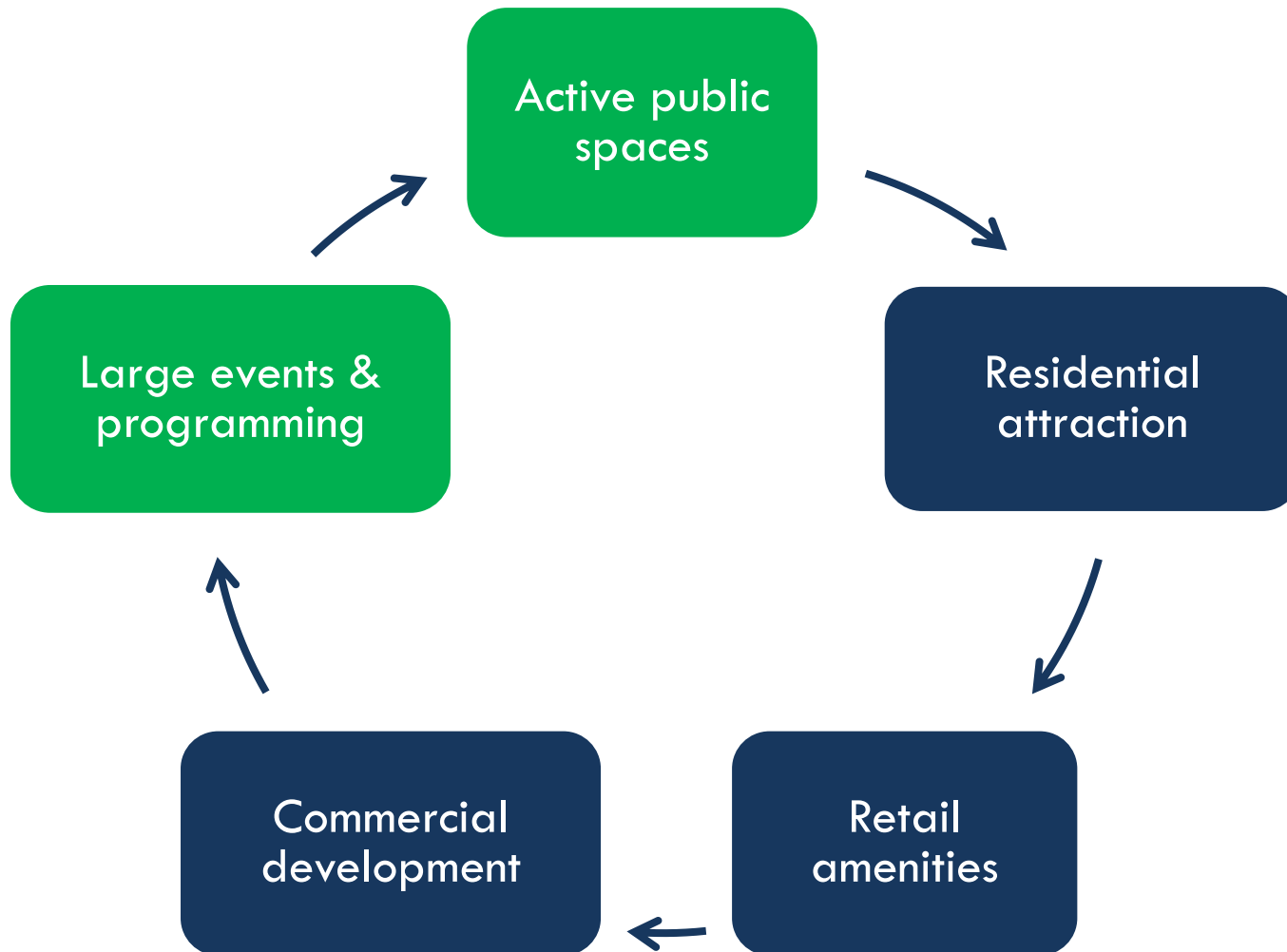
Construction Contingency and Soft Costs \$14.5M





Economic Benefits

Public space is part of a comprehensive approach to downtown economic development.



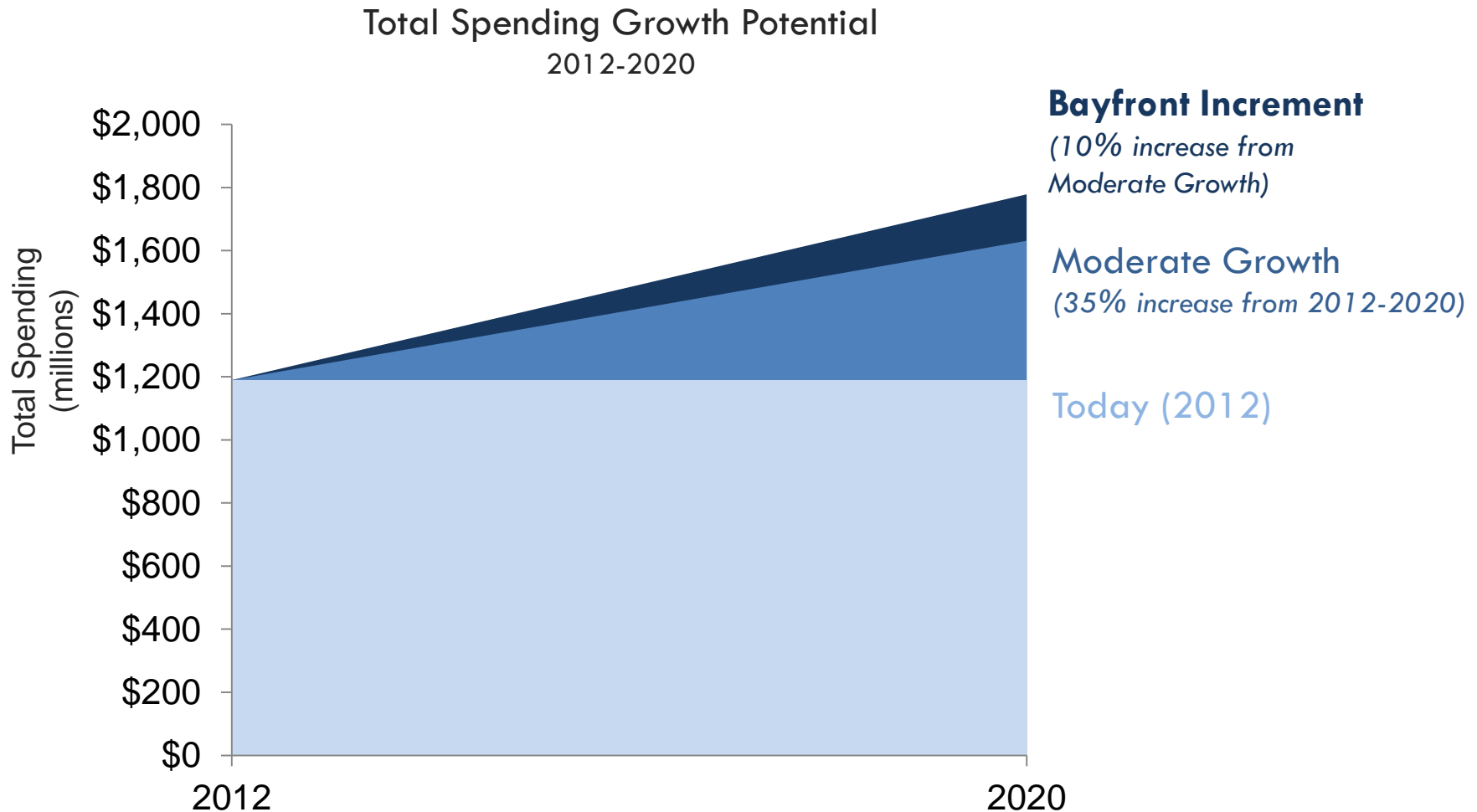
Destination Bayfront is part of making the downtown a...

Stronger Tourist & Convention Hub

More Active Central Business District

Neighborhood for Living and Working

Could help drive **\$100-150 million** in new annual spending.



Revenue from *incremental spending* catalyzed by the Bayfront

\$2.5 - \$3.75 million

Revenue from *new development* in the Bayfront District, by 2020

\$0.5 million

Annual incremental revenue to the City

\$3.0 - \$4.25 million



The Year Ahead

- **Tonight: Public Meeting - Final Concept Design**
- **May - June**
 - Preliminary Cost Estimates
 - Capital Funding and Revenue Plan
 - Operations & Maintenance Budgets
 - Governance Case Studies
- **Mid July: 3rd Public Meeting**
 - presentation of 50% Schematic Design
- **Mid September: 4th Public Meeting**
 - presentation of 100% Schematic Design