



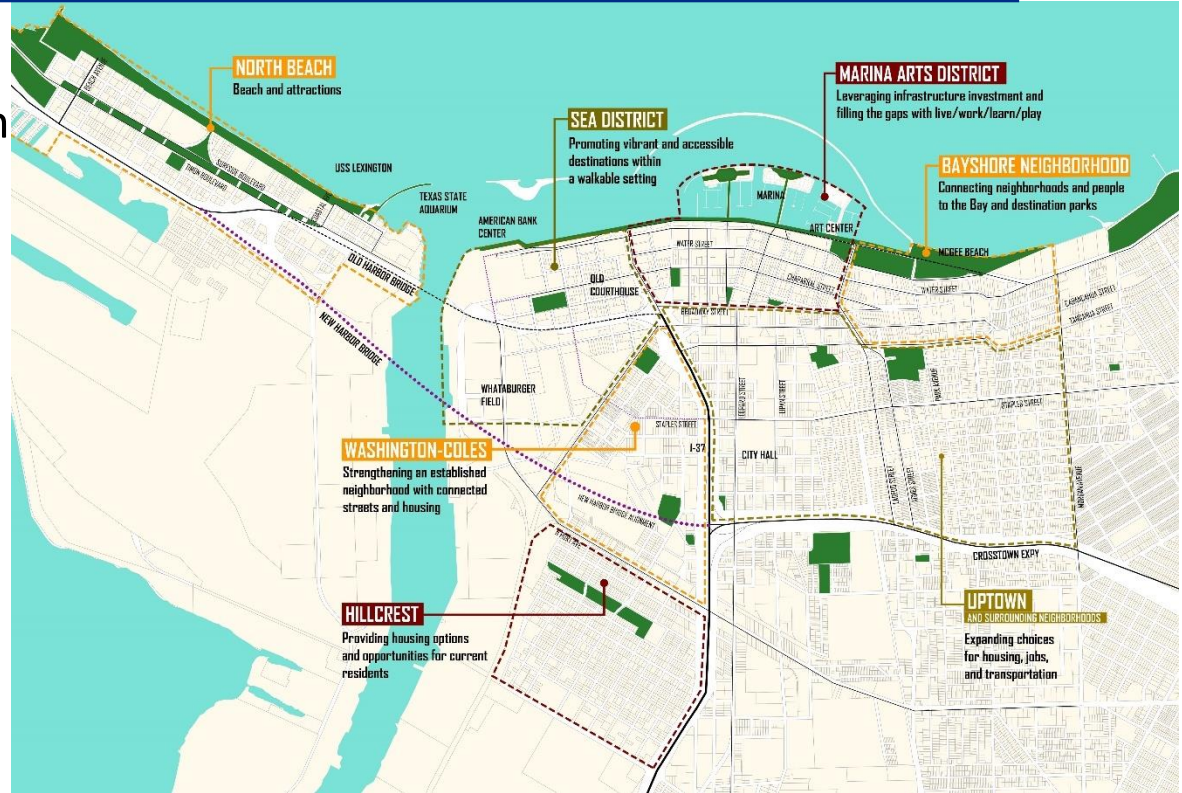
# Downtown Area Development Plan

Planning Commission Presentation  
August 23, 2017



# A new era for the Downtown Area

- Market-driven, action-oriented plan
- Primarily developed in 2014-2015, building upon R/UDAT, Harbor Bridge planning
- Finalized to reflect current conditions
- Key ideas are producing results





# Summary of Changes from July 18

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- Added CCRTA's Transit Plan 20/20 to list of documents referenced (Pg. 11)
  - Refined language regarding a ferry service to reflect variety of options/models to fill this role (throughout document)
  - Updated images used for Initiative 10 (Pg. 39)
  - Added South Bluff Park improvements to Infrastructure Initiatives list & map (Pg. 48 & 49)
  - Added language committing City Planning Staff to continued collaboration with the Hillcrest community in ongoing planning efforts (Pg. 75)
  - Added sketches to Chapter 4 - created by City staff (Pg. 92, 93, & 94)
  - Added need for improved parking options on North Beach to enhance visitor experience (Pg.104)
  - Removed North Beach Plans from Appendices
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# Vision themes

- Encourage market- driven development
- Create more housing choices
- Complete a waterfront park and trail network
- Reconnect neighborhoods
- Celebrate this unique place to live, work, learn, and play





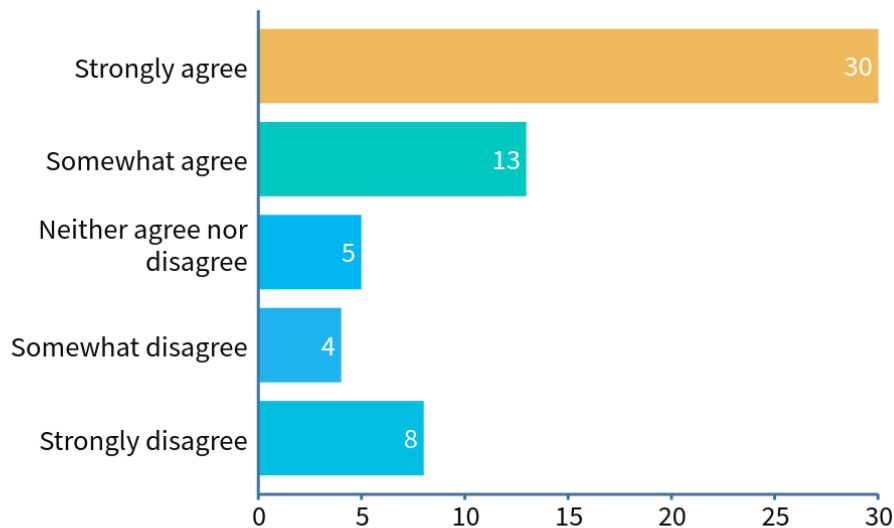
# Vision Themes Poll Results



The five Downtown Area Development Plan Vision Themes capture the community's vision for Downtown. (See pages 8 & 9)

When poll is active, respond at [PollEv.com/ccplan](https://www.poll-ev.com/ccplan)

Answers to this poll are anonymous



Written  
Survey  
Responses

Total

% of  
Total

+4

= 34

42%

+5

= 18

22%

+12

= 17

21%

= 4

5%

= 8

10%

21

81

64%

15%

Total Results: 60



# Ten initiatives

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Three categories:

Real estate reinvestment

Infrastructure

Great places for people



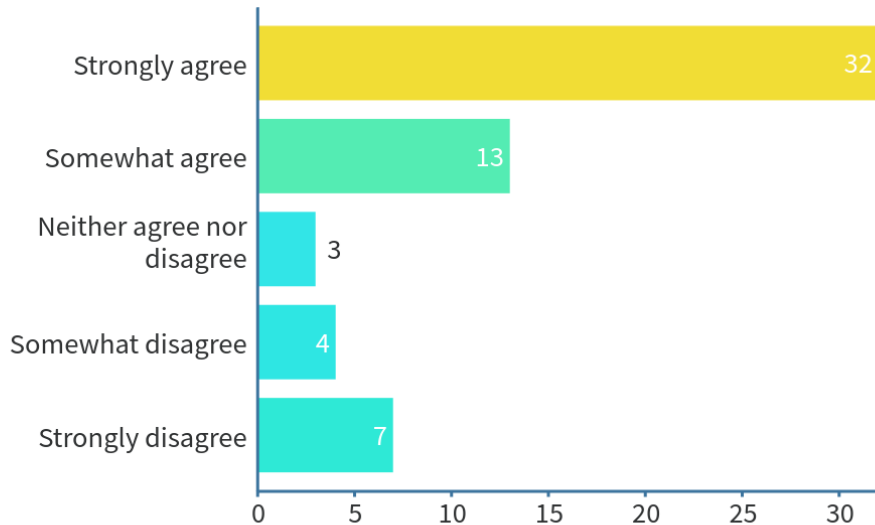
# Initiatives Poll Results



The ten Downtown Area Development Plan Initiatives represent the direction needed for Downtown. (See pages 19-39)

When poll is active, respond at [PollEv.com/ccplan](https://www.poll-ev.com/ccplan)

Answers to this poll are anonymous



<u>Written Survey Responses</u>	<u>Total</u>	<u>% of Total</u>	
+3	= 35	44%	} 66%
+5	= 18	23%	
+12	= 15	19%	
+1	= 5	6%	} 15%
+7	= 7	9%	
<b>21</b>	<b>80</b>		

Total Results: 59



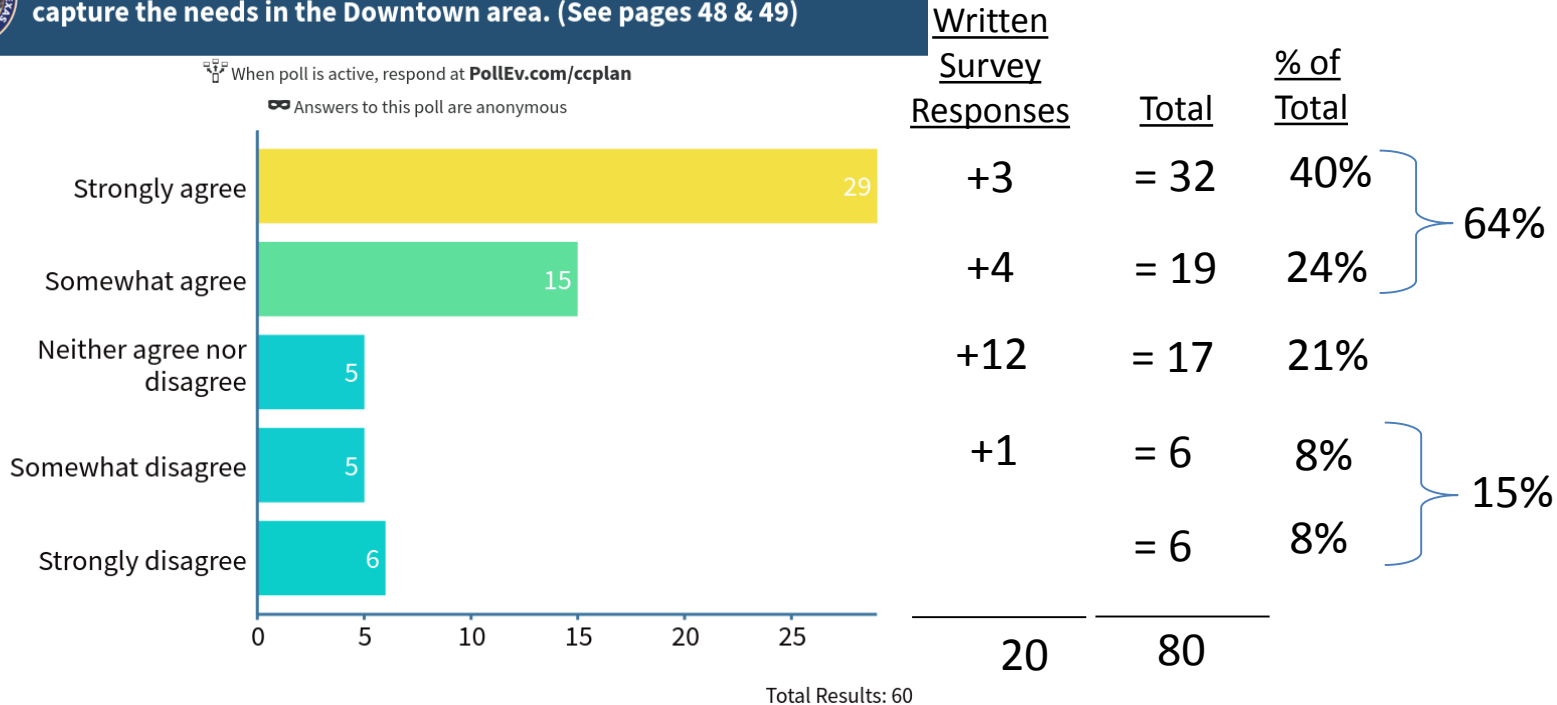
# Infrastructure Poll Results



The Downtown Area Development Plan's Infrastructure Initiatives capture the needs in the Downtown area. (See pages 48 & 49)

When poll is active, respond at [PollEv.com/ccplan](https://www.poll-ev.com/ccplan)

Answers to this poll are anonymous







# Unique Places in Corpus Christi



## Marina Arts District

*“Leveraging infrastructure investment and filling the gaps with live/work/learn/play”*



## Bayshore Neighborhood

*“Connecting neighborhoods and people to the Bay and destination parks”*



## Uptown and Surrounding Neighborhoods

*“Expanding choices for housing, jobs, and transportation”*



## Washington-Coles

*“Strengthening an established neighborhood with connected streets and housing”*



## Hillcrest

*“Providing housing options and opportunities for current residents”*



## SEA District

*“Promoting vibrant and accessible destinations within a walkable setting”*



## North Beach

*“Beach and attractions”*



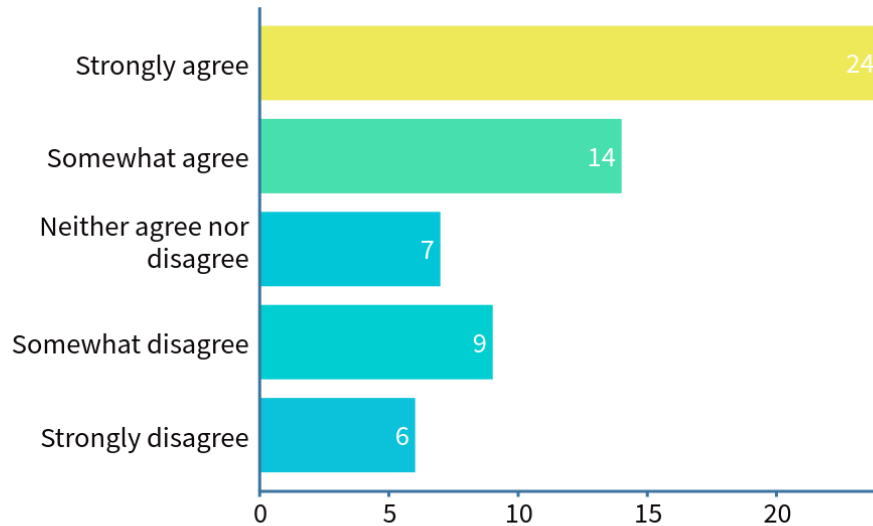
# District Identities Poll Results



The District Identities reflect the unique character of the different downtown neighborhoods. (See pages 52-87)

When poll is active, respond at [PollEv.com/ccplan](https://www.poll-ev.com/ccplan)

Answers to this poll are anonymous



<u>Written Survey Responses</u>	<u>Total</u>	<u>% of Total</u>	
+2	= 26	33%	} 58%
+6	= 20	25%	
+11	= 18	23%	
+1	= 10	13%	} 20%
	= 6	8%	
<b>20</b>	<b>80</b>		

Total Results: 60



# Development Guidelines

- Primary Walking Street







# Development Guidelines

- Flexible Access Street



DANDRIDGE 2017



	PROJECT: 425 4th WIDEWAY AT	DISTRICT NUMBER:
	CORPUS CHRISTI	1
DESIGNED BY:	CORPUS CHRISTI	
DATE:	2016	
PROJECT:	4th WIDEWAY	
DATE:	2016	
PROJECT:	4th WIDEWAY	
DATE:	2016	



# Development Guidelines

- Gateway Street or Boulevard





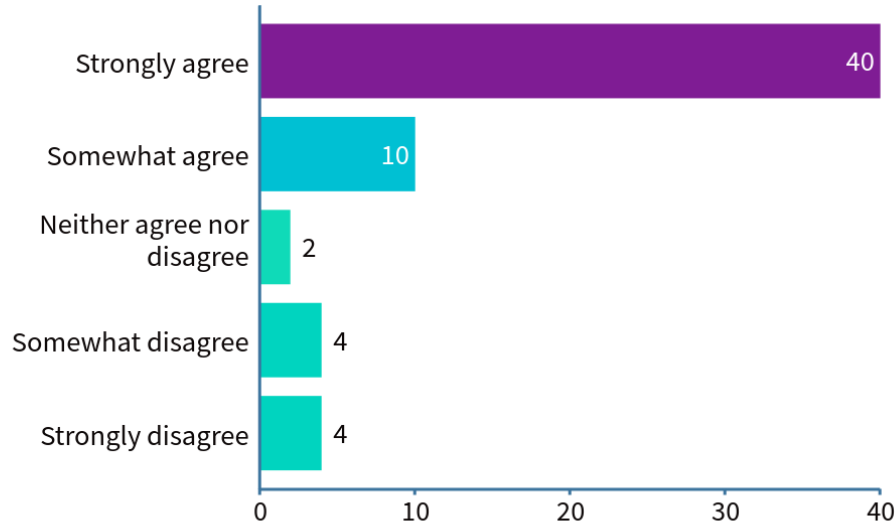
# Design Guidelines Poll Results



The City should adopt design guidelines for Downtown streets. (See pages 90-95)

When poll is active, respond at [PollEv.com/ccplan](https://www.poll-ev.com/ccplan)

Answers to this poll are anonymous



Written Survey Responses	Total	% of Total	
+2	= 42	53%	} 81%
+13	= 23	29%	
+4	= 6	8%	} 11%
+1	= 5	6%	
	= 4	5%	
<b>20</b>	<b>80</b>		

Total Results: 60



# Next Steps

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- City Council Action (September)