

Introduction

The following action plan is the implementation guide for the Marina Master Plan completed by EDSA in March 2024. It is the intent of this document to provide strategic direction to the City of Corpus Christi for the development of the city marina over the next 10 years.

Background

In February 2023, an RFP was sent out by the City of Corpus Christi seeking a consultant with experience creating master plans for marinas and waterfront developments. In July 2023, the City initiated a contract with EDSA to develop a master plan for the city marina. The intent of this master plan is to create a vision for the future of the marina that will guide the city to continue improvement and further development for the next 10 years. Following the completion of the marina master plan document in March 2024, the recommendations were presented to city staff for review and further discussion.

Findings

EDSA started the development of the Marina Master Plan after studying the Corpus Christi Marina during a site visit in September 2023 and holding a series of stakeholder meetings with City Council Members, Marina Advisory Committee Members, City Executive staff, Parks and Recreation leadership, and the Marina Manager.

At the completion of the stakeholder meetings, feedback was summarized with four common themes that included, marina related concerns, parking, development concepts, and general.

1. Marina Related Concerns

- a. Concerns about breakwater height and the infrequency of maintenance dredging, which puts dockage at risk of damage.
- b. Silting at docks due to ship movements in the channel.
- c. Consider the use and management of dredge material. Challenges related to occupancy rates, derelict boats, and slip rates.
- d. Importance of sailing, regattas, and fishing activities.
- e. Improvements suggested included boat repair facilities, bait stands, fuel stations, and boat ramps.
- f. Considerations for storm preparedness, accommodation of transient boaters.

2. Parking

- a. Parking is an issue during peak times and special events. Suggestions for shuttle services and revisiting past parking plans.
- b. Alternative transportation methods and reducing reliance on private vehicles considered as potential solutions.
- c. Desire to maintain north bound traffic at seawall.

Action Plan - Corpus Christi Marina Master Plan



3. Development Concepts

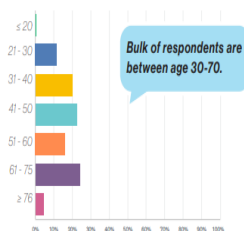
- Enhancement ideas include floating buildings, environmental demonstration areas, and concepts for a fisherman's village.
- Discussions centered around cultural identity, outdoor activities, and attracting both locals and tourists to the area.
- The need for public facilities, retail spaces, food trucks, and movable retail options was emphasized.
- Responsible, feasible, and phased development was stressed, addressing challenges such as parking, FEMA requirements, and public accessibility.
- Plans for new marina offices at Coopers L Head.

4. General

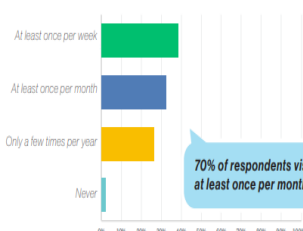
- Mention of local events and attractions, such as air shows, and festivals as important community aspects.
- Downtown challenges highlighted, including underutilized land, the lack of residential, and the need for more mixed-use activities.
- Lack of shade is a big issue.
- Pedestrian connectivity is lacking safety.

Additional stakeholder outreach included a public survey that was conducted online November 2023 and received 602 respondents.

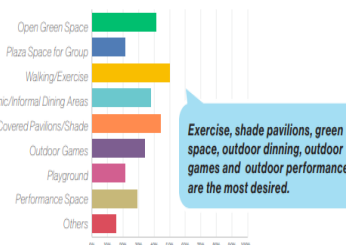
HOW OLD ARE YOU?



HOW OFTEN DO YOU GO TO THE MARINA?



WHICH TYPES OF PROGRAMS AND SPACES WOULD YOU MOST LIKELY UTILIZE?



RESULTS OF PUBLIC SURVEY

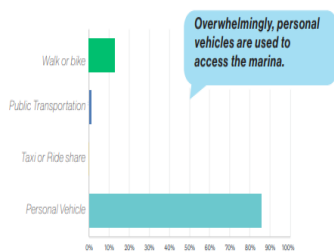
(Approximately 600 Respondents)

The planning team worked closely with the City to prepare a survey of marina related questions for public input and comment. This survey was posted on the City of Corpus Christi website for a period of six weeks. A summary of the questions posed and resulting responses are noted here.

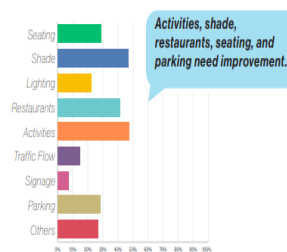
WHY DO YOU GO TO THE MARINA?



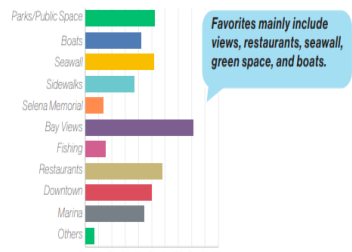
WHAT MODE DO YOU USE TO ACCESS THE MARINA?



WHAT IS ONE THING THAT COULD BE MOST IMPROVED AT THE MARINA?

















WHAT IS YOUR FAVORITE THING ABOUT THE MARINA AND GENERAL SURROUNDINGS?



Upon reviewing the comments from the stakeholders and the results of the public survey, EDSA created a list of guiding principles to help shape the marina master plan.

Action Plan - Corpus Christi Marina Master Plan



	MARINA PRIORITY Maintain the marina to serve as a safe, convenient, functional and attractive hub for boaters while also making it a desirable destination for residents and tourists.		CULTURE Celebrate Corpus Christi's culture and create sense of place through design character and public art installations in the marina and on the waterfront.
	BALANCE USES Balance public access with the need for financial sustainability of the marina operations, including the role of restaurants and retail operations such as bait and seafood and the ongoing maintenance of public spaces.		RESILIENCE Address resilience enhancements to the breakwater due to the impacts of climate change, rising sea levels, storm surge and mitigation of siltation.
	PROGRAM ACTIVITIES Design and program public areas for community activities and for visitors to enjoy waterfront views and engage in recreational activity, including seating, fishing, water sports, picnicking, Wednesday night sailing, family celebrations, etc.		ENVIRONMENTAL ENHANCEMENT Enhance natural systems within the marina by considering a natural shoreline against the breakwater.
	INCLUSIVITY Incorporate universal design principles to make the space welcoming and accessible to people of all ages, abilities, and backgrounds.		SUSTAINABILITY Incorporate sustainable materials and low-impact development techniques such as rain gardens and permeable surfaces to enhance water quality.
	TRAFFIC & PARKING Address parking, access and traffic control, not only for the marina islands, but also for Shoreline boulevard. Incorporate public transit.		FLEXIBILITY Provide infrastructure for adaptable and flexible public spaces on the islands and along the seawall. Include elements such as power supply, movable furniture and modular design elements to accommodate various activities and events.
	CONNECTIVITY Enhance pedestrian and visual connectivity to the islands and with the urban fabric of Downtown, including biking, public transit and shade along walking routes.		URBAN DESTINATION Create a varied and engaging seawall and shoreline boulevard promenade with features such as seating, kiosks, shelters, lighting and hardscape design.
	REGULATORY COMPLIANCE Consider the impacts of FEMA regulations for any proposed enhancements.		ACCOMMODATE EVENTS Consider emergency services and public safety for daily activity and for large events.

GUIDING PRINCIPLES

The Corpus Christi Municipal Marina and Waterfront is the crown jewel of the city. As such, this community asset should enhance the quality of life and contribute to the overall well-being of the city, its residents, visiting tourists and the boaters who use the marina facilities on a regular basis.

The established Guiding Principles serve to direct the planning process and shape a vision for the future. These principles articulate the fundamental values, aspirations, and priorities that guide decision-making throughout the planning and implementation stages. They also serve to provide stakeholders and the community at large a shared understanding of overarching goals and desired outcomes for the Marina Master Plan.

COASTAL RESILIENCY TRADITION
DESTINATION SAILING RESTAURANTS
PARKING GREEN INFRASTRUCTURE
LIVE MUSIC DRINK SHADE BOAT SHOWS
COASTAL CHARM WALKABLE INCLUSIVE LIGHTING
CELEBRATION CONNECTIVITY

Plan Organization and Action

During the planning process the marina master plan was separated into 4 areas of focus that include the major components of the marina.

- Marina slips and Basins
- T-Heads and L-Head
- Causeways
- Seawall / Shoreline Blvd.

Within each of these areas, EDSA has provided development opportunities and enhancements that will improve the overall function and aesthetics of the marina.

This action plan will categorize the projects in these main areas of focus and break them down into a recommended order for completion. Project completion timelines will be dependent on funding, design, permitting, and contract approval. Design and construction of projects 1-3 can be planned for completion in 5 years. Design and construction of items 4-7 can be planned for an additional 5 years with completion of all projects over a timeline of 10 years.

1. Breakwater	2025-2027
2. Community Sailing Center and Events Venue	2026-2028
3. Seawall/Shoreline Blvd.	2025-2030
4. Peoples T Head	2030-2034
5. Lawrence T Head	2030-2034
6. Causeways	2032-2034
7. Pedestrian Bridge	2033-2035

1. Breakwater

Timeline: 0-5 Years

Action: Repair and raise breakwater.

The existing rock breakwater was intended to provide essential protection to the Corpus Christi Marina facility, including the landforms, buildings, and marina infrastructure (docks, utilities, etc.). In its current condition, the breakwater has a relatively low average crest(top) elevation compared to storm water level elevations in the area. This low height contributes significantly to the wave and flooding hazards that impact the facility as the breakwater is overtopped during storm events.

The porous nature and narrow width of the breakwater crest also decreases its level of protection under storm event water levels. Sea level rise and frequent tropical systems that impact the Gulf Coast/Corpus Christi area will only increase these risk exposures into the future. Improvements to the existing rock breakwater structure are a critical requirement to ensure the long-term resilience of the existing facility and proposed master plan improvements. Incorporation of a nature-based solution (NBS) such as a living shoreline, beneficial use of dredged material, or similar elements, in combination with structural improvements, will increase the overall performance and resiliency of the breakwater. Added benefits of this approach may include improved aesthetics, habitat creation, water quality benefits, efficient dredge operations, and funding support, among others. As outlined in the master plan document, there are numerous grant/funding programs targeted toward resiliency and nature-based solution projects that could help offset the cost for breakwater and nature-based improvements at the Corpus Christi Marina.



2. Community Sailing Center and Events Venue

Timeline: 0-5 Years

Action: Build a community sailing center and events venue.

At the south end of the marina basin, where the breakwater meets McGee Beach, siltation drift has slowly created a living shoreline condition. This zone represents an opportunity for an activity that supports the overall function and mission of the marina. Several involved and interested in the marina and its operations have suggested to establish a Sailing Center at this location. The existing pavilion at this location can be upgraded as a Sailing Center clubhouse, giving access to docks for rowing and sailing as well as access to the breakwater, the beach, and the park spaces immediately to the west. Nearby parking is plentiful in the context of the park. This facility can also serve the needs of beach volleyball tournaments and other community events hosted on McGee Beach.



3. Seawall/Shoreline Blvd.

Timeline: 0-5 Years

Action: Shift Shoreline Blvd. drive lanes, improve pedestrian safety, add landscaping along the seawall and shoreline Blvd., and add mixed-use nodes on the seawall at the entrance to Peoples and Lawrence T Heads.

To bring the Shoreline Boulevard promenade to life, the design team suggests considering Mixed-Use Nodes of activity where each causeway meets the seawall. Each node would provide some level of commercial offering, which could be a restaurant, small food and beverage outlet, or a retail shop. This concept would attract more foot traffic to these locations, with a continuation of the pedestrian facilities onto each causeway leading to the T-Heads. Each location can take on the feel of a small village scale collection of structures that have the ability to engage with both the seawall and promenade at the street level, as well as the marina basin below. New buildings at promenade level also resolve FEMA requirements to meet flood elevations for new construction.



4. Peoples T Head

Timeline: 5-10 Years

Action: Reorganize Peoples T head by improving the use of space to be better utilized for parking, a waterfront promenade, mixed use spaces, and adding additional development sites.

The team generated options for Peoples T-Head based on the following aspirational goals:

- Establish parking and traffic control
- Reorganize parking for better efficiency
- Recognize functional needs of the marina operation
- Identify opportunity sites for restaurant/mixed-use development
- Provide a central gathering space and stage to host community events
- Provide a compelling waterfront promenade on the eastern edge
- Create a park and plaza sub-space for small group gathering and enjoyment
- Create zones for food trucks or lite commercial structures/kiosks
- Maintain existing Boaters Facility
- Pay homage to the existing Norma Urban Park



5. Lawrence T Head

Timeline: 5-10 Years

Action: Reorganize Lawrence T head by improving the use of space to be better utilized for parking, a waterfront promenade, mixed use spaces, and adding additional development sites.

The team generated options for Lawrence T-Head based on the following aspirational goals:

- Establish parking and traffic control
- Reorganize parking for better efficiency
- Recognize functional needs of the marina operation
- Provide a prominent, central location for a new mixed-use building that could also house the marina offices.
- Identify a convenient dock location for transient boaters to check-in
- Provide a compelling waterfront promenade on the eastern edge
- Create a park and plaza sub-space for small group gathering and enjoyment
- Create zones for food trucks, lite commercial structures/kiosks, or activities such as a farmer's market
- Maintain existing Boaters Facility

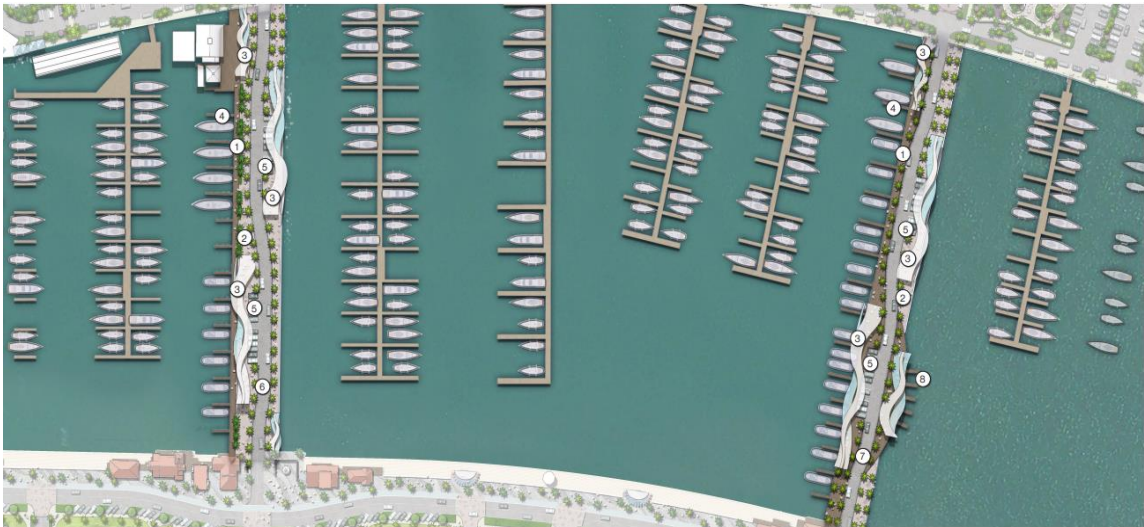


6. Causeways

Timeline: 5-10 Years

Action: Reorganize the causeways leading to Peoples and Lawrence T Heads by adjusting the flow of traffic, adding shade structures, improving walkability from Shoreline Blvd. to each T head, and enhancing the overall aesthetics of each causeway.

The causeways provide critical linkage from the seawall and Shoreline Blvd. to the islands. Currently, the causeways are designed purely for the function of this connection and are therefore engineered structures that are not pedestrian friendly. The causeways are also important as a location for the shrimpers and other concessions such as jet skis, etc. Since one goal of the master plan is to invite more foot traffic access to the T-Heads, it will be important to “dress up” these causeways with upgraded paving, lighting, planting, and shading. In combination, these elements will make the pedestrian experience more enjoyable and the walk more inviting. Vehicular traffic and parking are important as well. The planning team has studied two options for vehicular movement. Option A is to bring traffic straight through as is currently practiced and Option B is to offset the traffic movement to generate a more interesting series of spaces.



7. Pedestrian Bridge

Timeline: 5-10 Years

Action: Build a pedestrian bridge from Peoples to Lawrence T head that will improve connectivity between the marina landmasses and allow pedestrians to circulate from one parking location.

The planning team is proposing to connect People's T-Head directly to Lawrence T-Head via a pedestrian swing bridge. Half of this bridge connection could be fixed, while the other half would be designed to swing open for regular daily boat traffic. The bridge would be closed and connected for convenient pedestrian and cart connectivity between the T-Heads during special events. This feature would also be an attractor to generate increased visitation to the T-Heads by the general public.



Action Plan - Corpus Christi Marina Master Plan

