City of Corpus Christi

Westside

AREA DEVELOPMENT PLAN

City Council Briefing
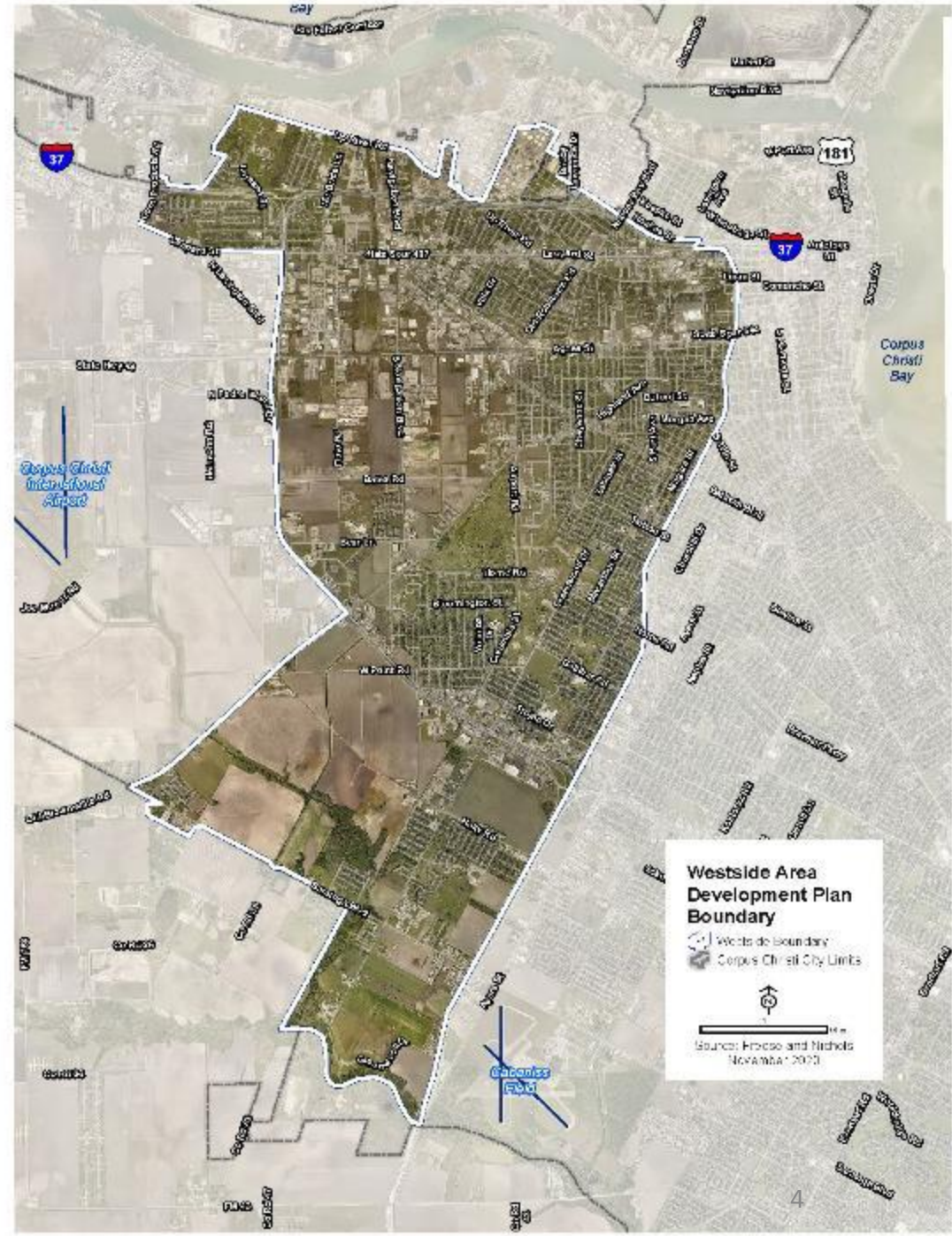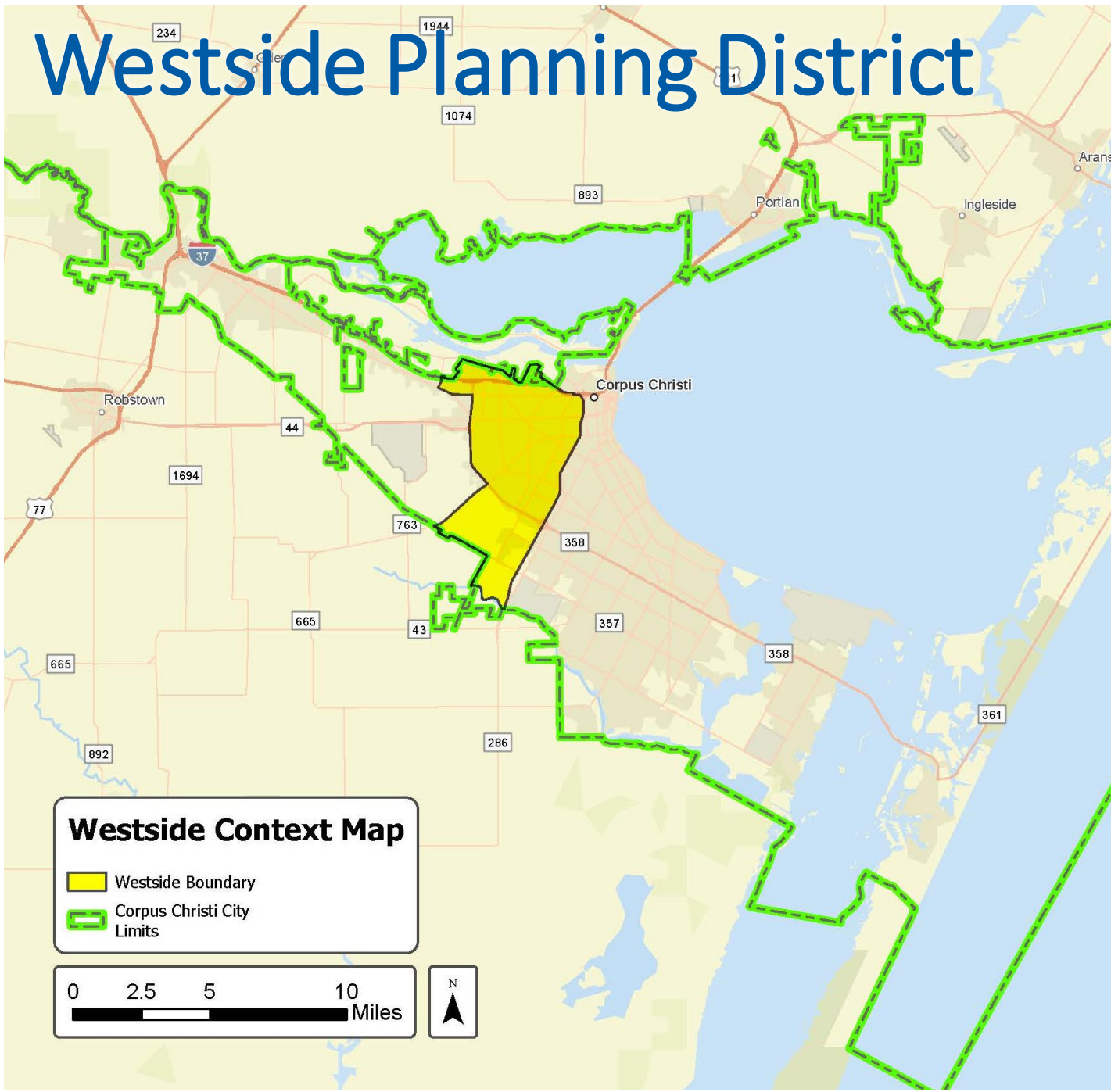**December 6, 2022**

Agenda

1. Project Overview

2. Engagement Summary

3. Future Land Use Map

4. Vision Themes and Policy Initiatives

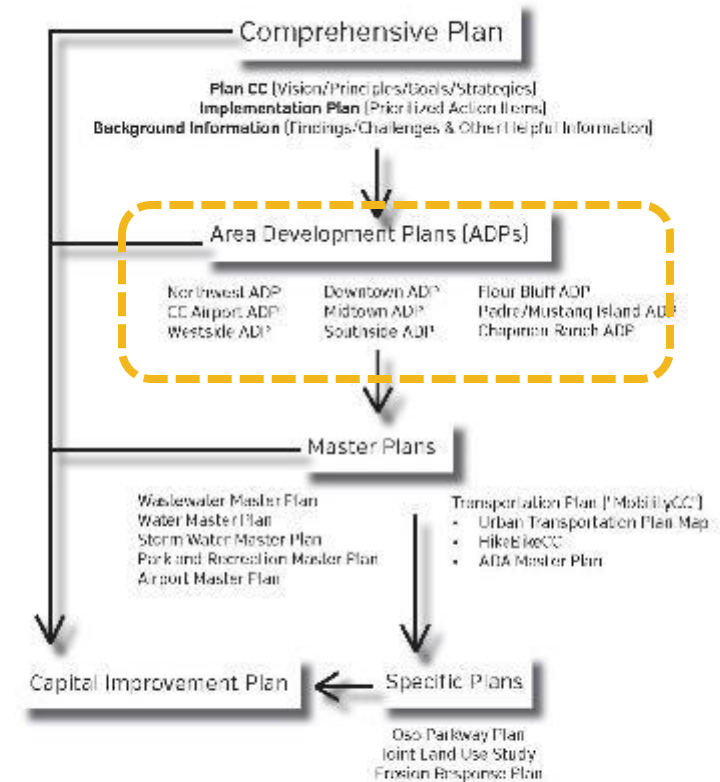5. Public Investment Initiatives

Project Overview

Westside Planning District

Westside Context Map

Legend:
- Westside Boundary
- Corpus Christi City Limits

0   2.5   5   10 Miles

N

Westside Area Development Plan Boundary

Westside Boundary
Corpus Christi City Limits

N

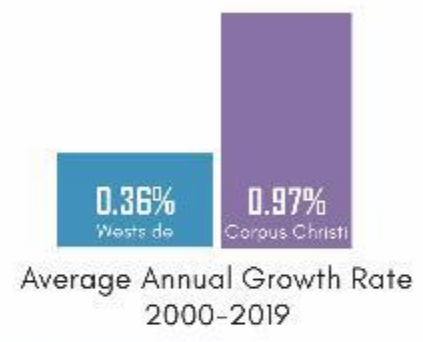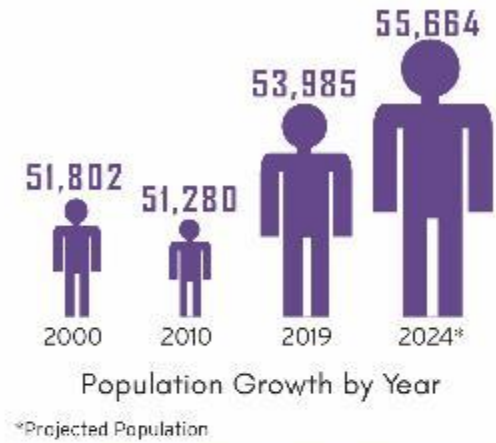Source: Freese and Nichols
November 2020

Area Development Plans

- ❑ Area Development Plans (ADP) are plans for the City's **nine (9) Planning Districts.**

- ❑ An ADP is similar in content to the City Comprehensive Plan but goes into **more detail** specific to the planning district.

- ❑ The City Planning Department has been working to **update the ADPs** since 2018. Several, including Westside, had not been updated **since the late 1980s.**
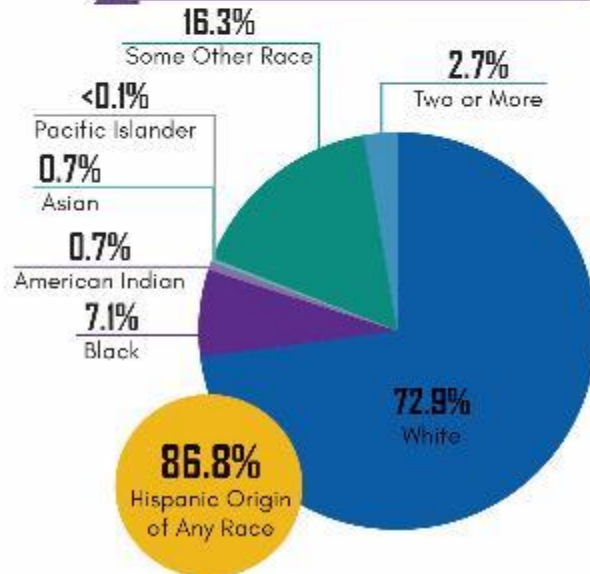
Demographic Highlights
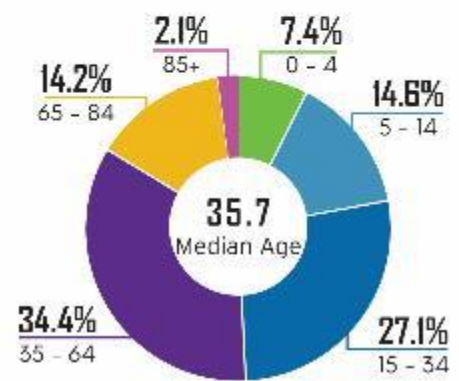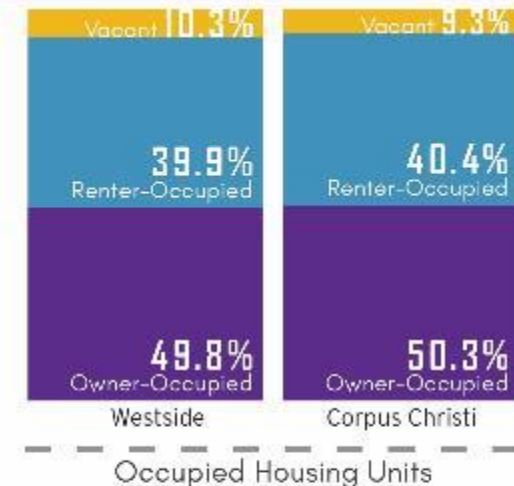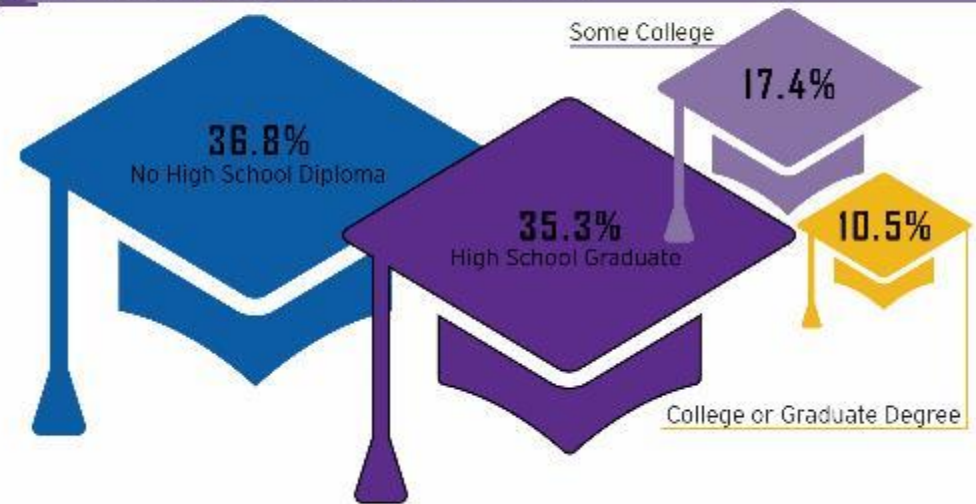
Timeline of Events and Activities

Fall 2019
Project Kick-Off

Winter 2019
Community Meeting 1

Winter 2020
Online Survey

Winter 2021
Focus Groups

Summer 2022
Community Meeting 2
& Online Survey

Winter 2022
Plan Adoption

Advisory Committee 1

Advisory Committee 2

Advisory Committee 3

Advisory Committee 4

Advisory Committee 5

5 Advisory Committee Meetings Throughout Process

Developing Baseline Analysis

Drafting Plan

Finalizing Plan

Engagement Summary

1st Open House Summary

WHAT IS THE MOST IMPORTANT FACTOR WHEN CONSIDERING FUTURE IMPROVEMENTS?

Percentage	Factor
26%	Economic Development
16%	Quality of Life
10%	Revenue Generation
10%	Impact on Transportation
10%	Drainage Impacts
8%	Preservation of Open Space
6%	Environmental Impact
4%	Impacts on Cost of City Services
4%	Other: Incentives
4%	Other: Infrastructure
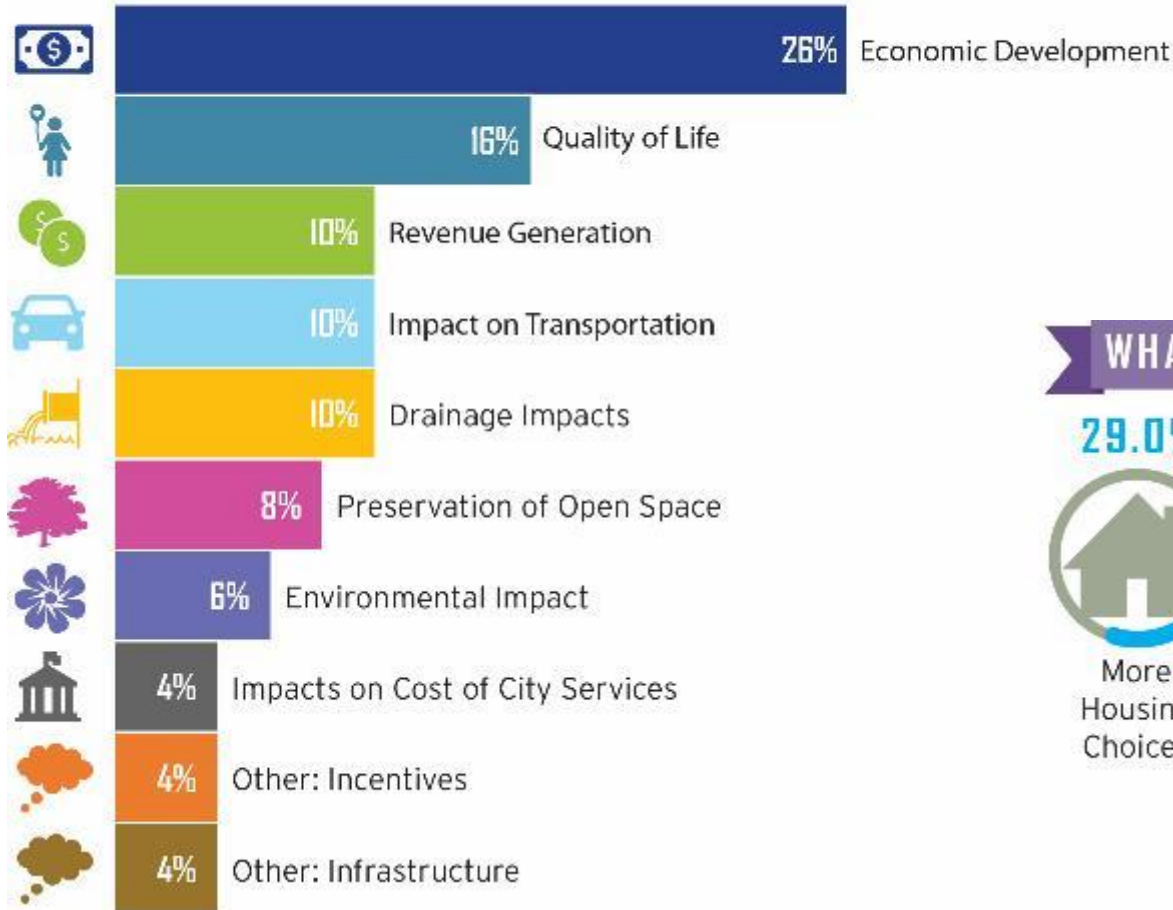
WHAT IS MISSING MOST IN THE WESTSIDE?

29.0%	19.4%	19.4%	9.7%	9.7%	6.5%	6.5%
More Housing Choices	Mixed-Use	Professional Office/ Employment Opportunities	New Parks and Trails	Shopping Personal Services	Restaurants	Entertainment

1ST Online Survey Summary

What are your top priorities regarding the quality of life in the Westside?

- Housing Options
- Family-Oriented
- Utilities
- Environmentally Friendly
- Parks and Recreation

326 Participants

76% Respond That They Live in the Westside

Rate Your Priorities

Current Amenities and Services

Public Services Highest Rated

Water Quality is the most Important Environmental Issue

Improving Existing Parks is the MOST needed Recreational Improvement

Single Family Homes are the most needed

Biggest Transportation Challenge is **Public Transportation**

Family-Friendly Amenities are the MOST Needed Entertainment Options

Project Webpage Guest Book

"Tell us about your priorities for the Westside study area."

Recreational Facilities (18)

Address Safety Issues (14)

Economic Stimulation (10)

Code Enforcement (7)

Street / Infrastructure Repairs (6)

Cultural & Social / Community Facilities (5)

Equitable Housing (5)

Sidewalks / Bike Infrastructure (5)
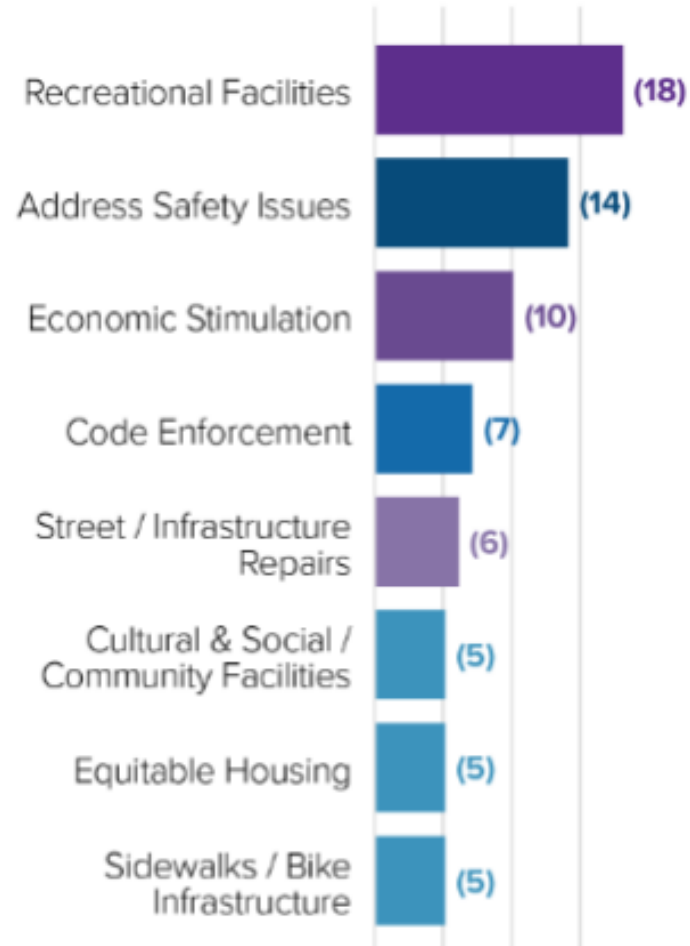
"More **playgrounds for children** as toddler ages. **More green areas, exercise areas**. Street repairs. **Homeless problems** need to be solved."

"More strict **code enforcement** in the area..."

"We need to bring **more businesses** to the Westside. We have **a lot of land** that can be developed for businesses..."

"…put some **housing for middle-class families**..."
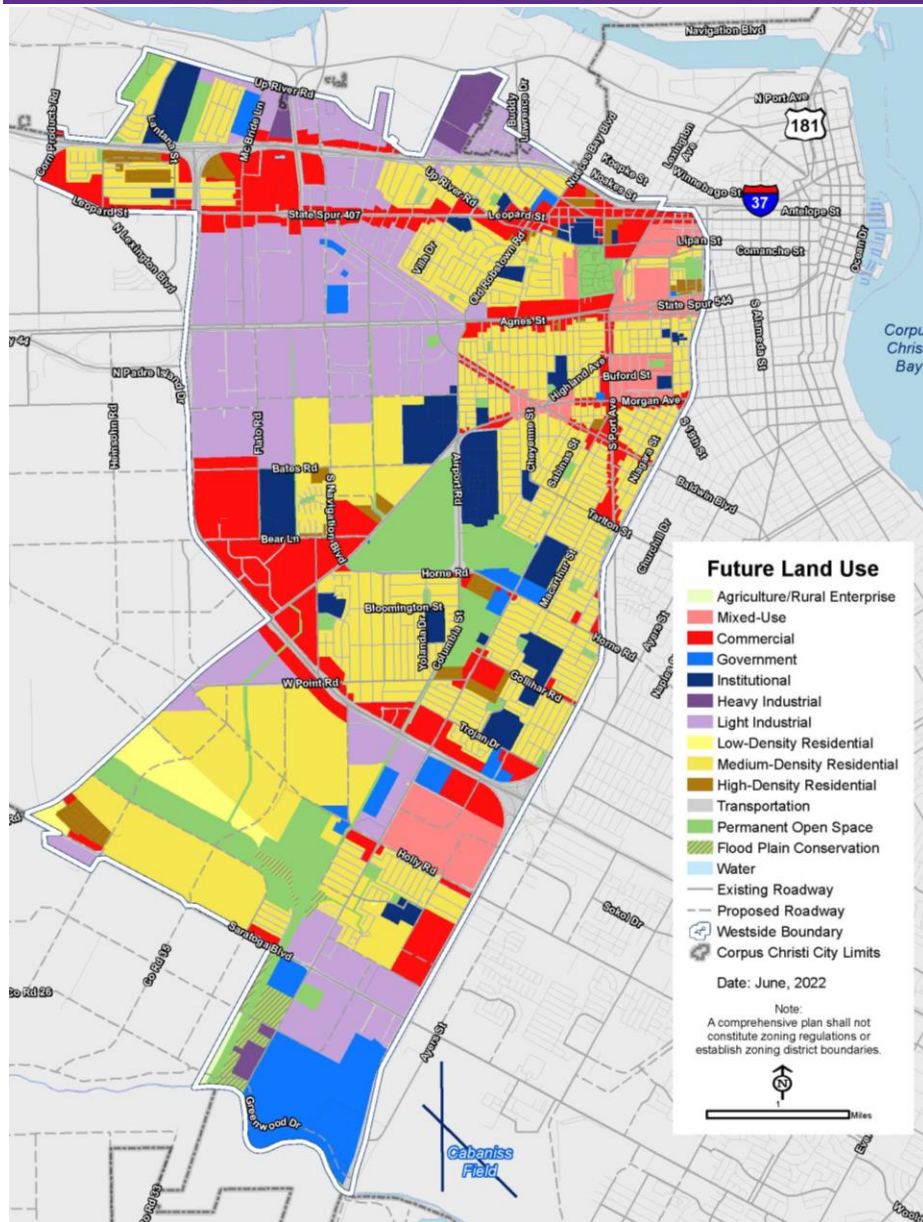
Future Land Use Map

What is Future Land Use Planning?

❖ It helps us envision how an area can or should develop in the future.

❖ Informs rezoning decisions.

Why is this important?

❖ Helps to keep development organized

❖ Assists with planning for growth

Future Land Use Map (p.17)
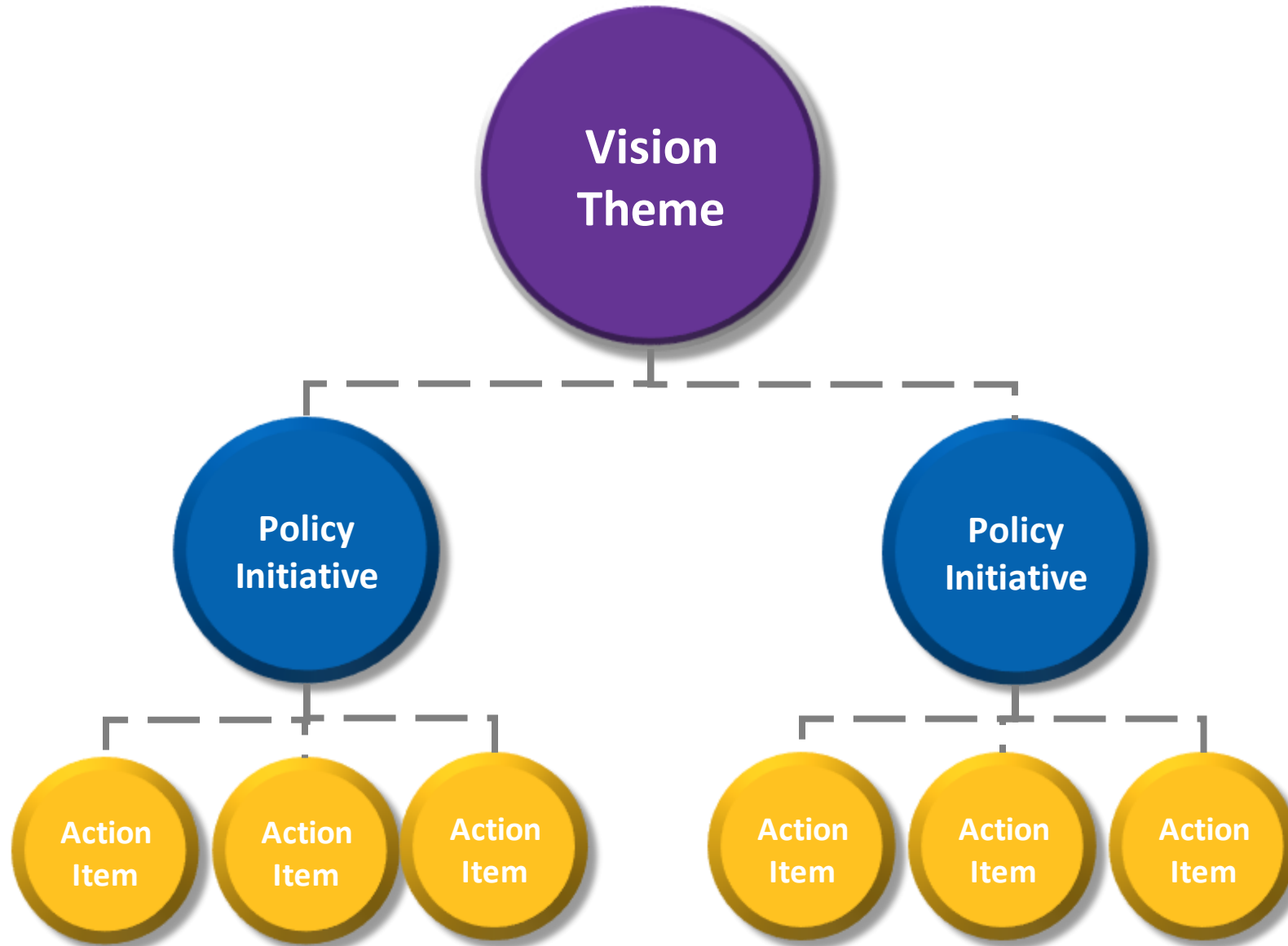

73%
Agree with the Future Land Use Map

"...There should be some **more high-density housing** options too**."**

"...The Future Land Use Map needs to **be mindful of historical areas**.**"**

Vision Themes and Policy Initiatives

How the Plan is Set Up

1. Revitalization

West side neighborhoods are invigorated by economic development, preserved and enhanced neighborhoods, and access to job training and educational opportunities.

87%
Agree

COMMUNITY INPUT

"Restore/Rebuild Older Neighborhoods."

"All the business left Leopard. It use to be good. Make Leopard St. great again."

"There should be protected bicycle lanes along each major corridor..."

"Would love to see growth in my Neighborhood."

"Revitalization can't come at the price of affordability."

"Fix streets/sidewalks to spur re-investment."

2. Culture

The City celebrates the heritage of west side neighborhoods by building on their deep-rooted culture.

79%
Agree

COMMUNITY INPUT

"The historic fabric of the Westside neighborhoods has the tried and true recipe for more walkable communities. Identify and promote the key elements of density and mixed use that have developed in these neighborhoods over the years and feature the successes."

My favorite part of the Westside is... "My Home. My Life.", "Tradition", "Family, Diversity"

"Culturally rich community", "Keep the local character", "Cultural heart of the city"

"Protected bike paths and more pedestrian friendly ways to be inclusive of everyone!"

3. Health and Safety

West side neighborhoods are safe, family-oriented communities that support a high quality of life.

85%
Agree

COMMUNITY INPUT

"Believe it or not people want to be healthy also, make some nice trail environments with lots of trees so we get quality air and peaceful spots to go with family and pets"

"Getting to know fellow neighbors is a great way to build a safe strong neighborhood."

"Lighting would support a high quality of life to prevent criminal activity"

"Safe walking paths or sidewalks to school"

Policy Initiatives and Action Items

1. Safety (p.28)

Enhance the overall sense of safety through improved programming and environmental design.

1% No Opinion
3% Not Important
17% Somewhat Important
79% Very Important
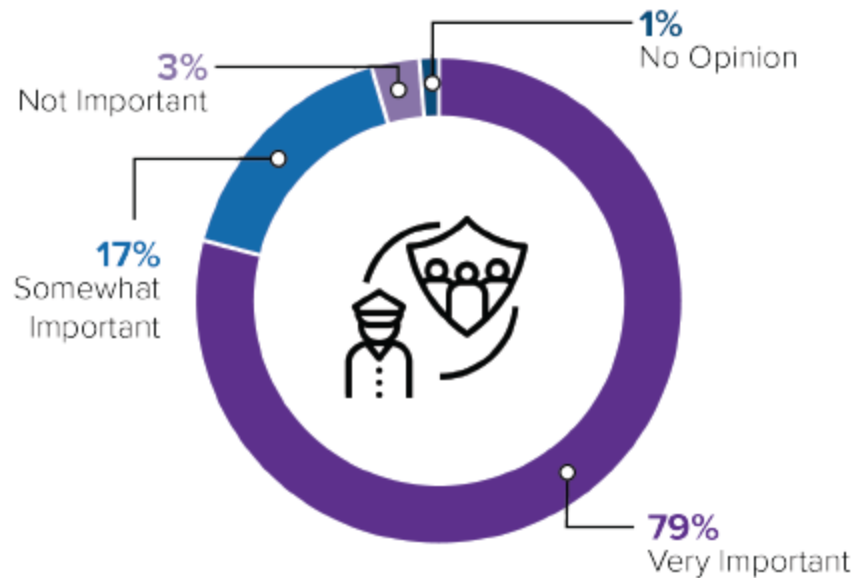
OVERALL, **96%**, SAY ITS IMPORTANT

TOTAL RESPONCES: 157

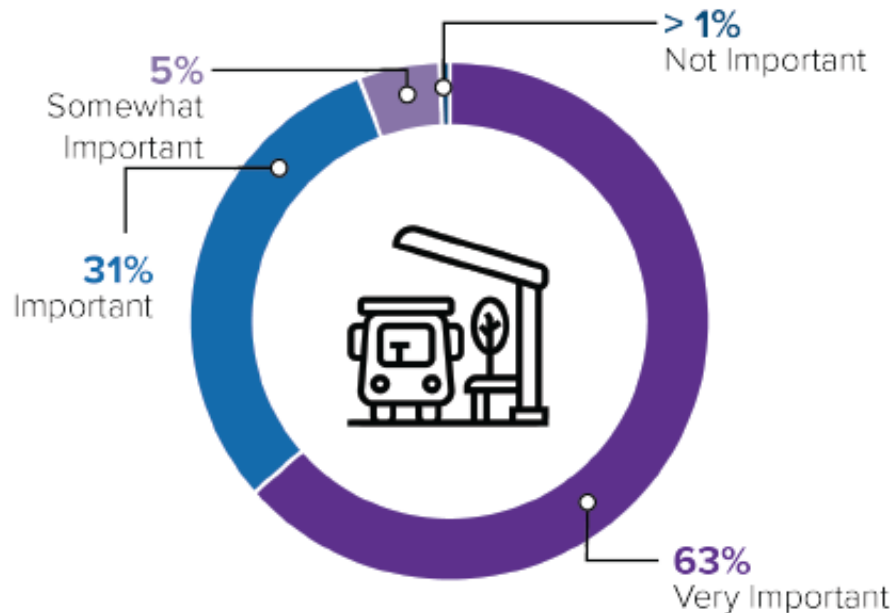*No survey takers selected "Important" as a response

High-Ranking Action Items by Importance

95% Increase **lighting** for safety

94% Implement **Crime Prevention** Through Environmental Design

92% Support programs to assist with **home repair**

91% Support neighborhood **cleanup events**

90% Buy and prepare **abandoned properties** for redevelopment

Policy Initiatives and Action Items

2. Transportation and Drainage (p.31)

Improve transportation and drainage infrastructure to create a safe environment for all road users and mitigate impacts on the community from flooding.

> 1%
Not Important

5%
Somewhat Important

31%
Important

63%
Very Important

OVERALL,
99%, SAY ITS IMPORTANT

TOTAL RESPONCES: **159**
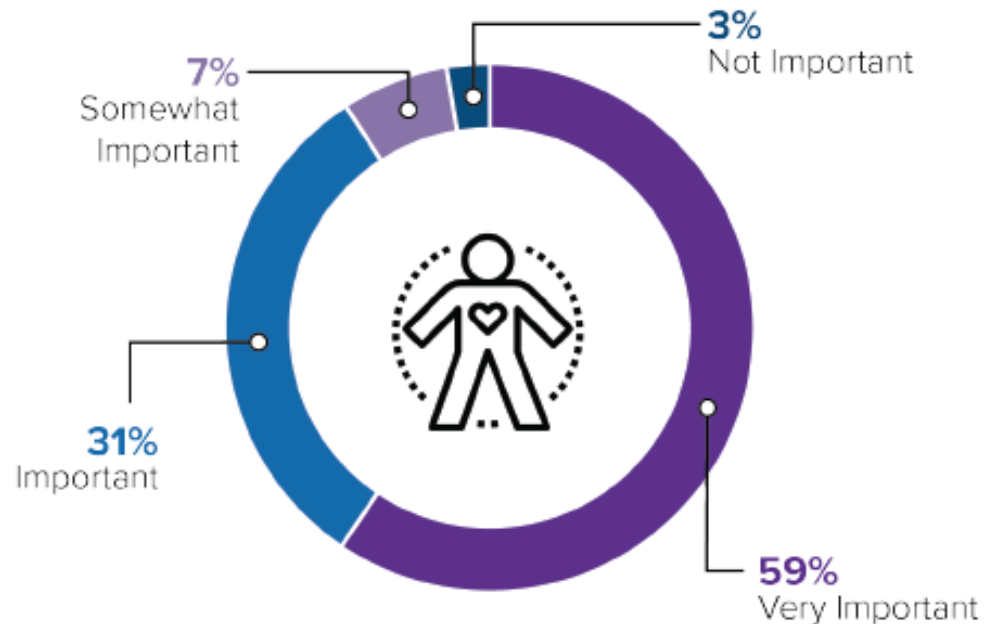
*No survey takers selected "No Opinion" as a response

High-Ranking Action Items by Importance

95% Keep **drainage ditches** free of trash.

93% Create **safe transportation facilities** for all users - bikes, pedestrians, bus riders, and motorized vehicles.

90% Ensure public infrastructure and facility projects of all types — like parks, libraries, and street projects — include improvements to **increase storm water capacity.**

89% Develop the **La Volla Creek** Regional Detention Pond to reduce flooding in Las Colonias and Molina neighborhoods and include park-like features

89% Ensure that priority streets are in the City's Infrastructure Management Plan (**IMP**).

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Policy Initiatives and Action Items

3. Healthy Living (p.34)

Improve or expand facilities and programming to support a healthy lifestyle.

3%
Not Important

7%
Somewhat Important

31%
Important

59%
Very Important

OVERALL, **97%**, SAY ITS IMPORTANT

TOTAL RESPONCES: **153**

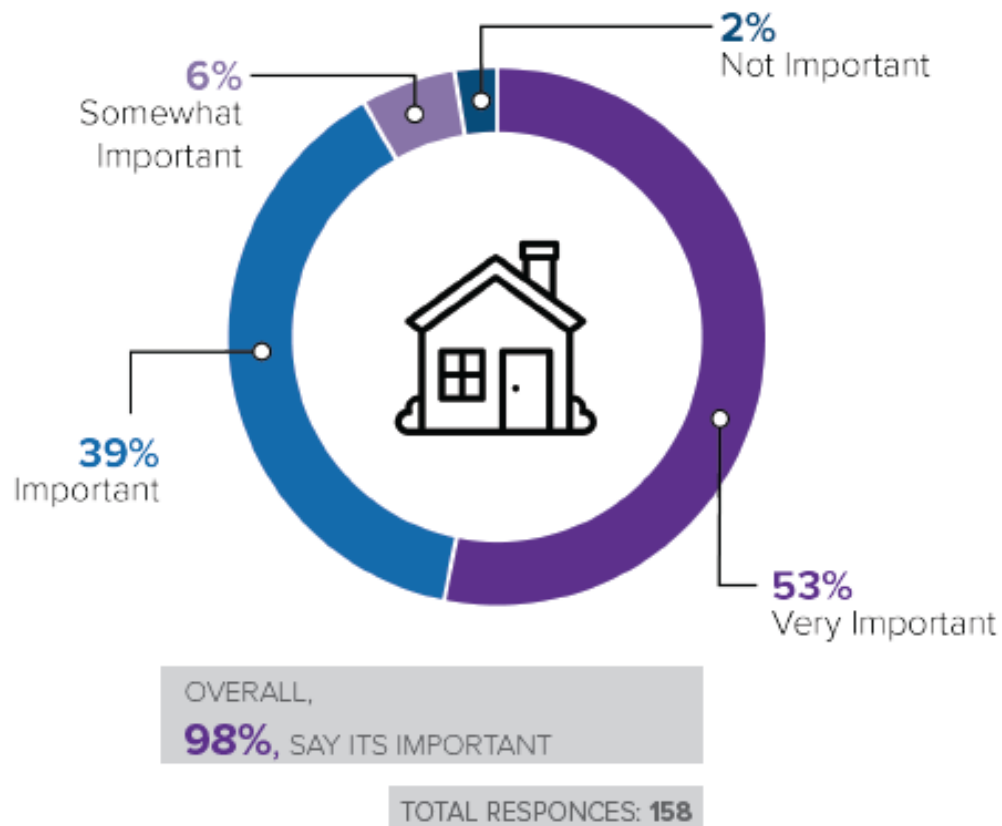*No survey takers selected "No Opinion" as a response

High-Ranking Action Items by Importance

93% Pursue programs that **help kids walk/bike** to school safely

92% Improve **pedestrian connectivity** between neighborhoods, stores, services, and parks.

91% Help ensure residents have access to fresh and **affordable food**.

90% Expand **bike/pedestrian infrastructure** for those who cannot drive

90% Improve **access to healthcare** and social services

Policy Initiatives and Action Items

4. Housing and Neighborhoods (p.37)

Support a variety of housing options and affordability levels to encourage homeownership and sustain the existing housing stock.

2%
Not Important

6%
Somewhat Important

39%
Important

53%
Very Important

OVERALL,
98%, SAY ITS IMPORTANT

TOTAL RESPONCES: **158**

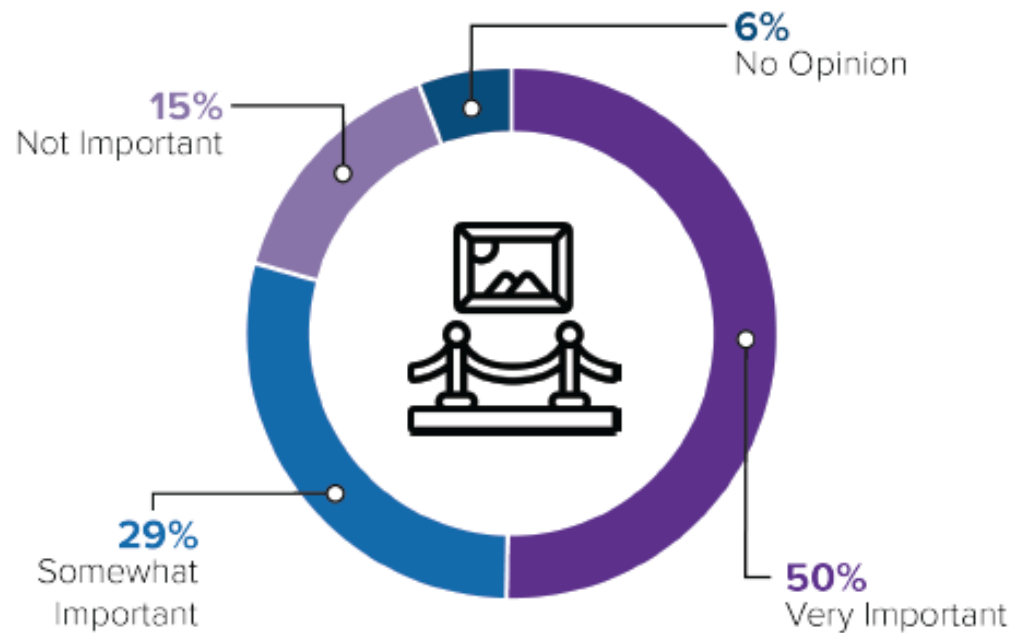*No survey takers selected "No Opinion" as a response

High-Ranking Action Items by Importance

91% **Update codes** to allow more housing types like backyard apartments or new houses in Manufactured Home or Office zoning districts.

86% Support building new homes in existing neighborhoods (**infill**).

86% Improve **drainage** in neighborhoods such as through projects that **reduce run-off** and upsizing deficient storm pipes

85% Implement neighborhood **improvement projects**

84% Protect neighborhoods from **incompatible** commercial or industrial **development**.

84% Incentivize the **rehabilitation** of houses in historic neighborhoods.

Policy Initiatives and Action Items

5. Culture and History

Preserve, promote, and celebrate the local history and culture of the Westside.

6%
No Opinion

15%
Not Important

50%
Very Important

29%
Somewhat Important

*No survey takers selected "Important" as a response

OVERALL, **79%**, SAY ITS IMPORTANT

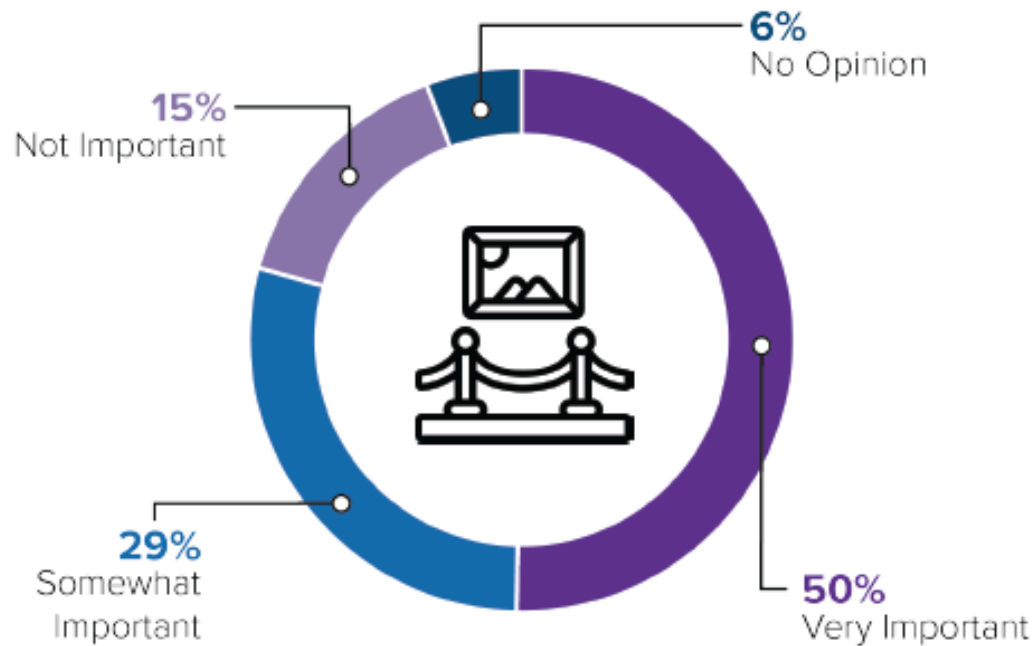TOTAL RESPONCES: **159**

High-Ranking Action Items by Importance

83% Hold **cultural events** that celebrate the community's heritage in a west side location.

83% Support the physical and **programmatic growth** of the Antonio E. Garcia Arts and Education Center

83% Increase exposure to the **arts**.

80% Identify, preserve, and build upon the city's **historic** west side neighborhoods.

Policy Initiatives and Action Items

6. Community Services and Programs

Expand public and private community services and programs.

6%
No Opinion

15%
Not Important

50%
Very Important

29%
Somewhat
Important

*No survey takers selected "Important" as a response

OVERALL,
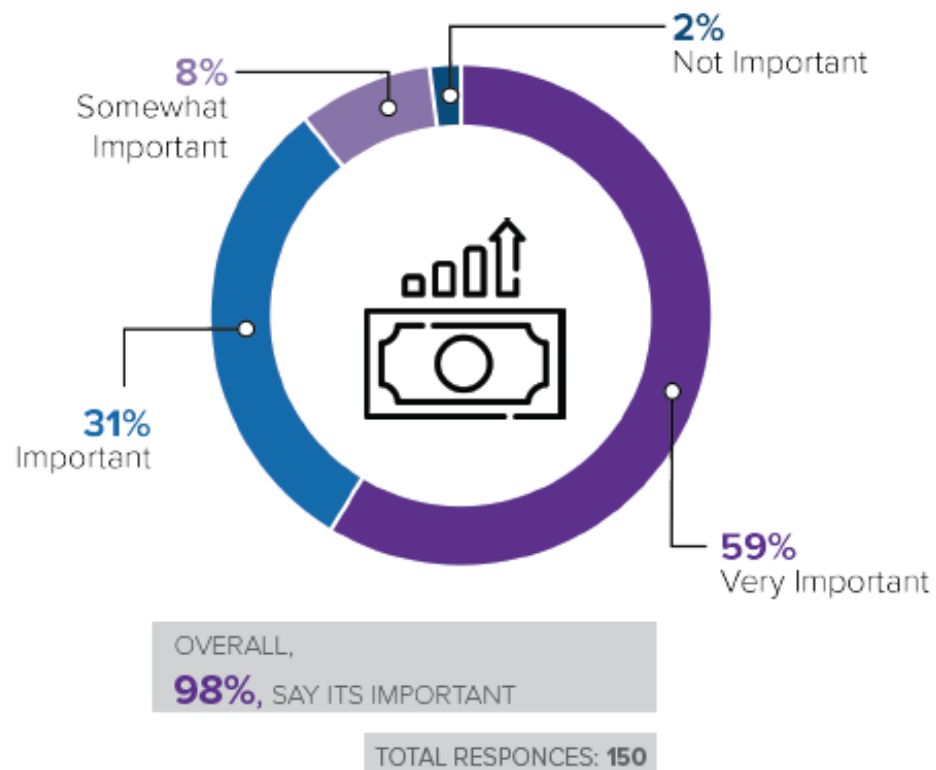**79%**, SAY ITS IMPORTANT

TOTAL RESPONCES: **159**

High-Ranking Action Items by Importance

94% Increase **access to youth programs** through schools and non-profits.

90% Continue programs that improve conditions for those experiencing **homelessness**.

87% Partner with local churches, non-profits and leaders to **promote community services/ resources**.

7. Economic Development

Foster an environment for economic development that attracts new businesses, increases employment, and revitalizes or enhances existing commercial and industrial areas.

2% Not Important

8% Somewhat Important

31% Important

59% Very Important

OVERALL, **98%**, SAY ITS IMPORTANT

TOTAL RESPONCES: **150**

*No survey takers selected "No Opinion" as a response

## High-Ranking Action Items by Importance

89% Attract and **incentivize investment** and job creation in the west side area.

85% **Expand water and wastewater** infrastructure to undeveloped areas of the westside district

82% Support **public markets** and along accessible routes.

80% Help provide resources to **small businesses**.

Public Investment Initiatives

Public Investment Initiatives
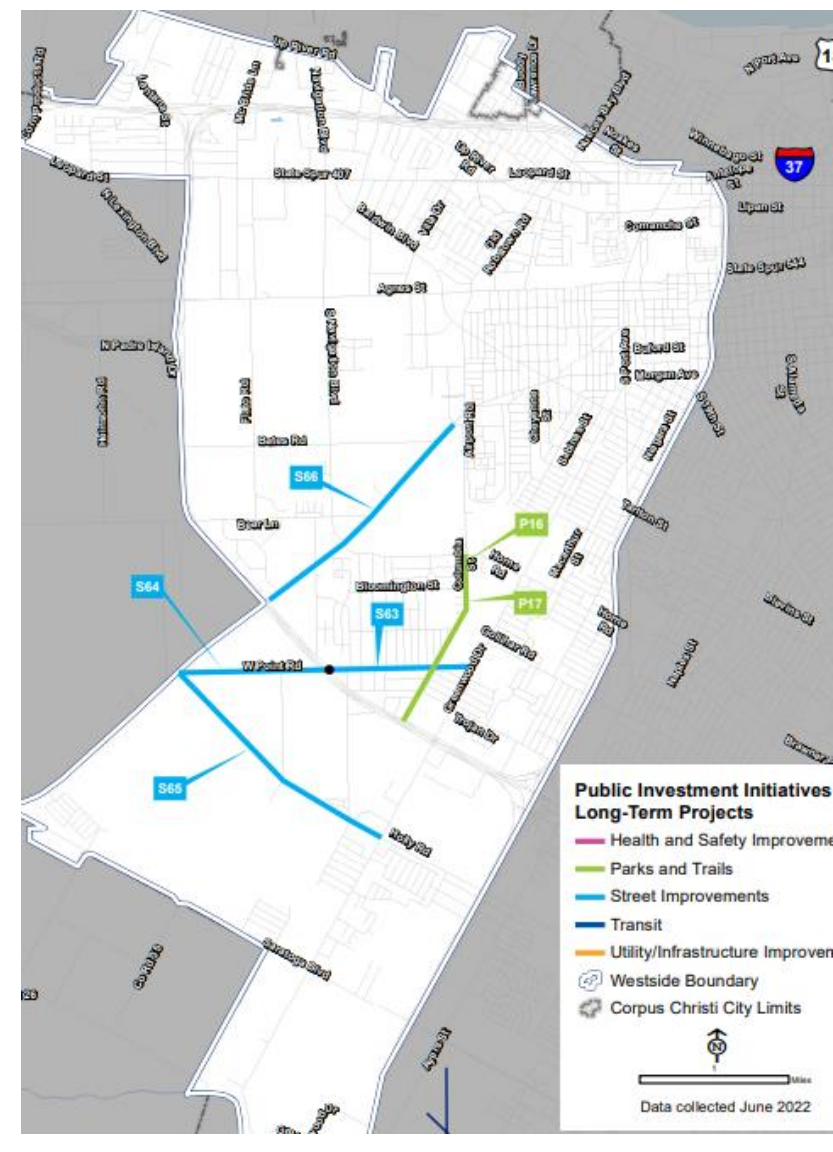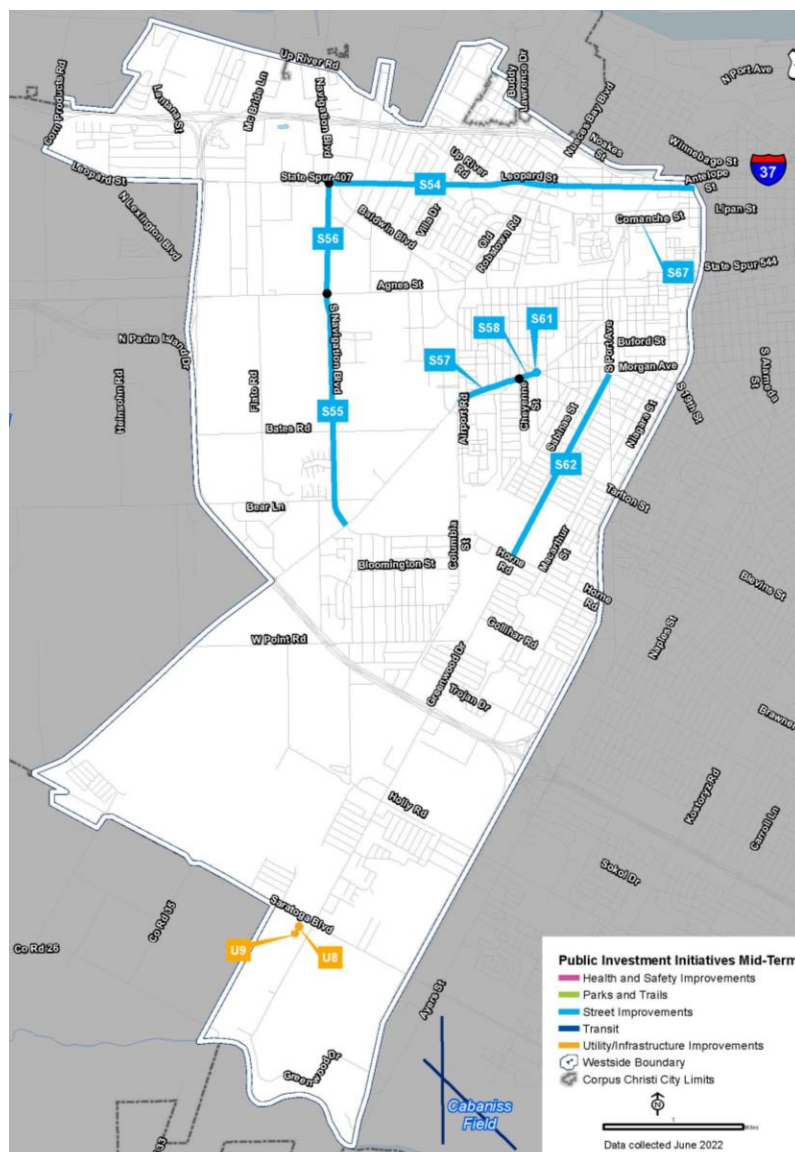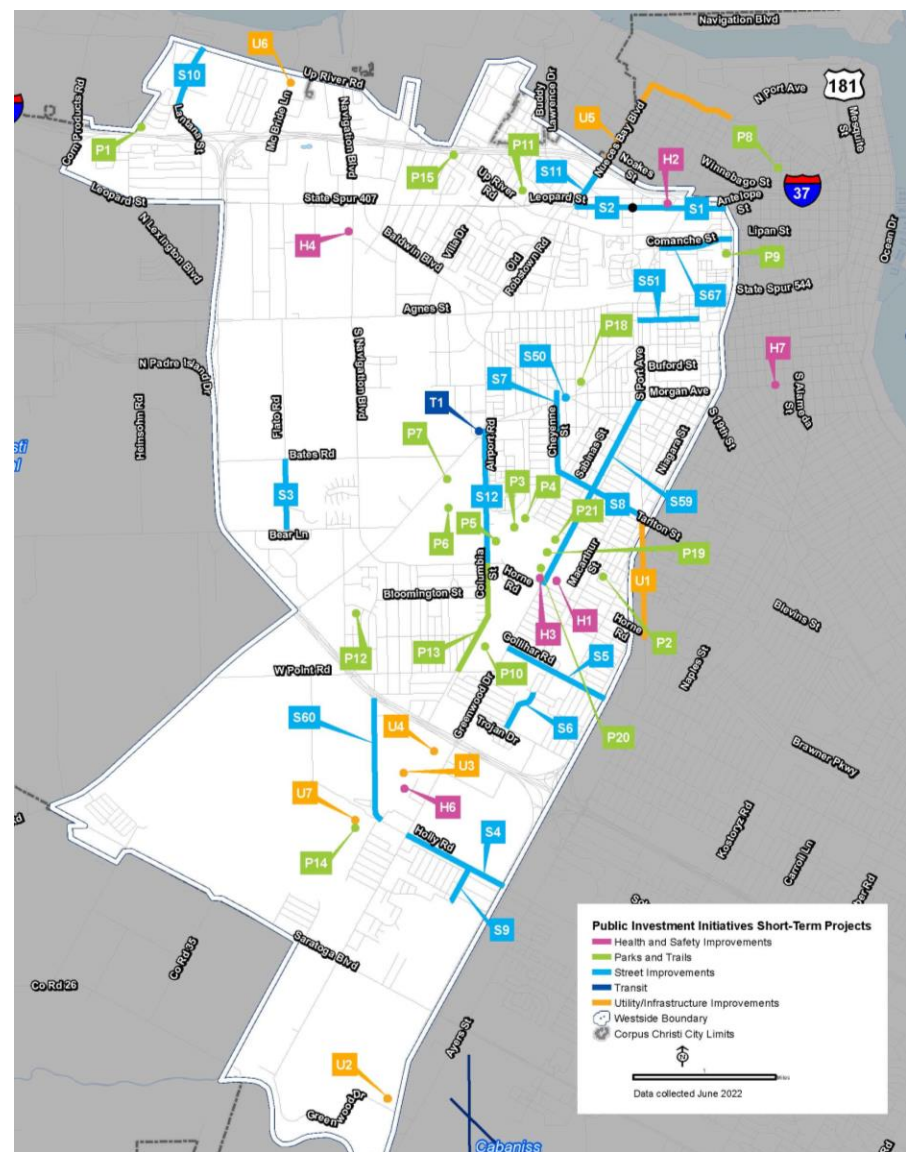
SHORT-TERM (1-5 YEARS)

MID-TERM (6-10 YEARS)

LONG-TERM (10+ YEARS)

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Recommendation

- ❑ Staff recommends adoption
- ❑ Project Advisory Committee recommends adoption
- ❑ Planning Commission recommends adoption

Visit the Project Website at
CreatingCC.com/Westside