

Downtown Streetscape & Safety Program

Right of Way, Façade, Alley & Security

TIRZ #3 Board

August 28, 2018





Streetscape & Safety Program

From 5/15 TIRZ Meeting

Program Details

- Up to 50% rebate of eligible project costs up to a max of \$10,000 per property.
- **Qualified Sidewalk Repair** for Investments of **\$5,000 or more**

Eligible Improvements

- Awnings
- Concrete Work / Sidewalk Repair
- Design & Permit Fees associated with façade improvements
- Door Replacement
- Exterior Cleaning
- Exterior Lighting*
- Exterior Paint
- Landscaping
- Murals
- Removal / Replacement of incompatible exterior finishes or materials
- Sidewalk Café Improvements
- Signs
- Surveillance Cameras & Systems*
- Window Replacement or Repair to Enhance Appearance

**Required*

Work to be completed by September 30, 2018.

Example Candidates





Why the Downtown Streetscape & Safety Program?

1. Creates Support for Existing Businesses
2. Available from Budgeted Funds this FY
3. Addresses Right of Way Responsibility Issues
4. Addresses Safety Issues
5. Tangible Improvements

PROGRAM	INCENTIVE	QUALIFYING CATEGORIES	AVAILABILITY
New Commercial Tenant Finish-Out Grant Program	\$10 per sq./ft. Reimbursement	• Dining, Entertainment, or Mixed Use Development • 1st Floor, Active Street Location • Wall & Floor Finishing • Permanent Fixtures	\$100,000, Annually
Chaparral Street Property Improvement Grant Program	50/50 Reimbursement Grant	• Building Improvement Costs Related to Occupying a Vacant Structure	\$200,000, Annually
Downtown Living Initiative	\$10,000 Rebate per Multi-family Unit	• At Least 10 Unit Development	100 Units, Annually
Project Specific Development Agreement	75% of 10 Year Tax Reimbursement Grant	• Environmental Remediation • Code Compliance • Historic Preservation • Structured Parking • Urban Design/Landscaping • Public Improvements/Utilities • Residential Developments over 100 Units (\$10,000 per Unit)	Based on Project Cost



Traffic & Planning Analysis

EXHIBIT A

support quality development within downtown. Each of these programs and policy recommendations would require additional study and evaluation.

Table 4 identifies recommended policy and program projects that should be implemented in the next two to three years.

Table 4: Policy Implementation Recommendations

Program / Policy	Recommendation
Implement MPO Bicycle Mobility Plan	As street improvements are made and one to two-way conversions are implemented, the City should integrate recommended bicycle and pedestrian projects and routes as identified under the plan.
Bus Routes – RTA Transit 2020 Plan	As the RTA's Transit 2020 Plan, bus routes through downtown should be reassessed as infrastructure improvements occur to identify potential efficiencies and additional routes that might become available under the two-way conversions or street grid reconnections.
Extend TIRZ #3 to Alamo and Laredo	Maximize the value capture of Downtown by extending the TIRZ #3 boundary to the full extent of Alamo and Laredo from downtown to SH 280/Crossdown based on the recommendations in this report.
Sidewalk/Street Tree Management and Maintenance	Within the Downtown Management District and greater TIRZ #3 Area, clarify responsibility for sidewalk maintenance and improvements that will: • ensure consistency in quality, style and safety along all street networks; • reduce the burden on local businesses or owners; • enable more effective management of street tree care and preservation; and • explore cost-sharing program options.
Downtown Parking Study Action Plan	The strategies identified in the recently adopted Downtown Parking Strategy by the City should be implemented.
Water's Edge Program Force	The City should work with the Downtown Management District and TIRZ #3 Board to create a water's edge task force that helps support maintenance, activation and programming of the shorelines and T-heads.
Construction Phasing and Management	The City should organize phasing of concurrent construction projects to minimize traffic impacts, as the Harbor Bridge construction is underway. This should also take into consideration truck traffic and operational standards that might be impacted during construction.
Amend Ordinance to Create One-Way Streets	The City should amend its ordinance to remove the one-way rule in its policies and implementation strategies.
Amend Urban Transportation Plan	Update and amend the Urban Transportation Plan.
Form Parking Alliance	Working with downtown partners and organizations, the City should form a parking alliance to encourage shared parking strategies and implement recommendations from the downtown parking plan recently adopted.
Truck and Loading Zone Standards	The Downtown Management District will work with local businesses to develop truck and loading zone standards.

These recommendations are not all-inclusive and might result in additional policy needs, but they will help address the immediate needs identified during this process and during stakeholder interview sessions. The roadway improvements will help alleviate several complaints and frustrations for Downtown, however, without the proper planning for economic development and policy-level details, the adjacent owners will still experience frustration when it comes to day-to-day life in Downtown.

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TIRZ #3 TRAFFIC AND PLANNING ANALYSIS
DRAFT | APRIL 2018

Sidewalk/Street Tree Management and Maintenance

Within the Downtown Management District and greater TIRZ #3 Area, clarify responsibility for sidewalk maintenance and improvements that will:

- ensure consistency in quality, style and safety along all street networks;
- reduce the burden on local businesses or owners;
- enable more effective management of street tree care and preservation; and
- explore cost-sharing program options



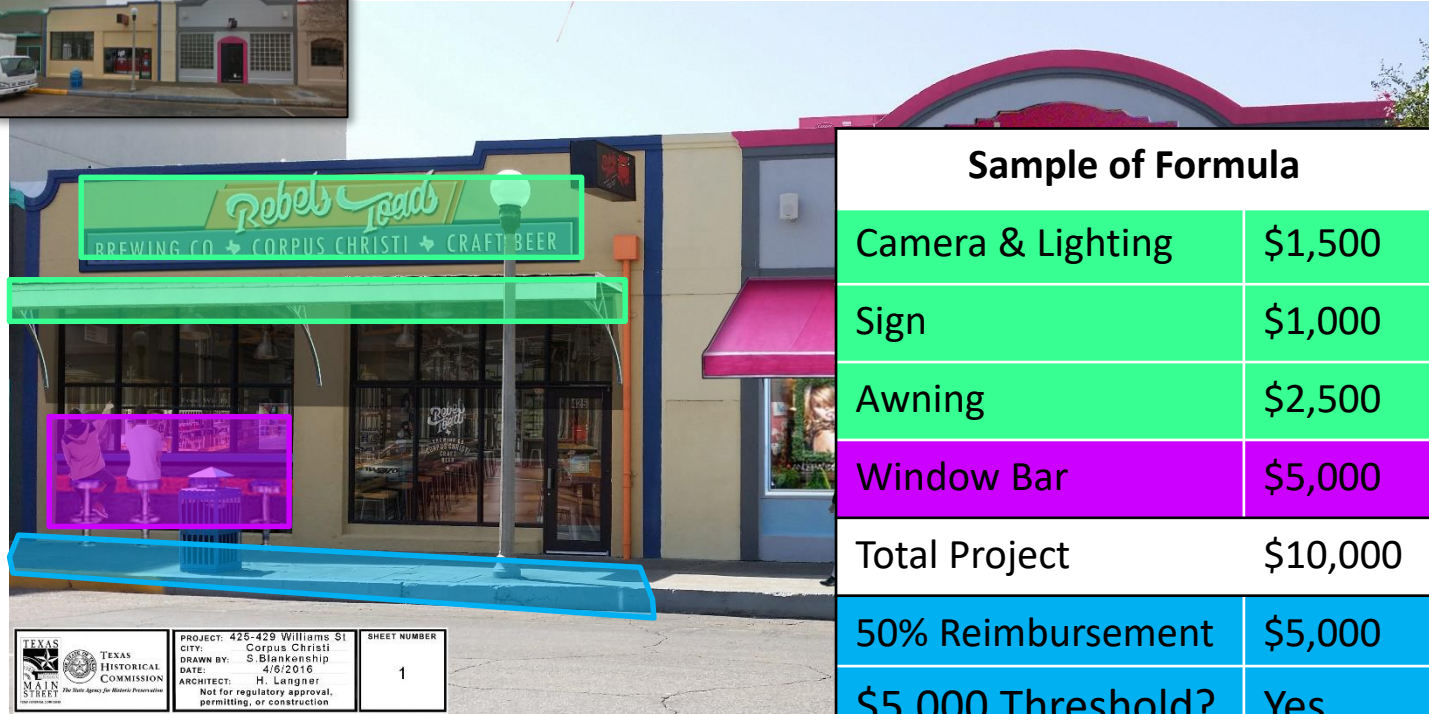
Program Levels

- **Up to 50%** rebate of eligible project costs
- **Qualified Sidewalk Repair** for Investments of **\$5,000 or more**
- **Expedited Approval up to \$10,000 per property**

Project Cost	50% Reimbursement	Sidewalk Repair	Expedited Approval
\$50,000.00	\$ 25,000.00	X (100 Ft)	
\$40,000.00	\$ 20,000.00	X (100 Ft)	
\$30,000.00	\$ 15,000.00	X (100 Ft)	
\$20,000.00	\$ 10,000.00	X (50 Ft)	X
\$15,000.00	\$ 7,500.00	X (50 Ft)	X
\$10,000.00	\$ 5,000.00	X (50 Ft)	X
\$ 5,000.00	\$ 2,500.00		X
\$ 2,500.00	\$ 1,250.00		X
\$ 1,000.00	\$ 500.00		X



Sample Streetscape & Safety Improvement



PROJECT: 426-428 Williams St
CITY: Corpus Christi
DRAWN BY: S. Blankenship
DATE: 4/6/2016
ARCHITECT: H. Langner
Not for regulatory approval,
permitting, or construction

SHEET NUMBER
1

Sample of Formula

Camera & Lighting	\$1,500
Sign	\$1,000
Awning	\$2,500
Window Bar	\$5,000
Total Project	\$10,000
50% Reimbursement	\$5,000
\$5,000 Threshold?	Yes



Qualified Sidewalk Repairs

- Restore to Standard Condition Plain Concrete
- TIRZ Reimburse IDIQ
- \$5,000 for 50 Feet, \$10,000+ for 100 Feet





Update

Received 3 Applications from

	Project Scope	Project Cost	Reimbursement
The Gold Fish	Lights, 2 Cameras, Sign	\$2,809	\$1,405
Rockit's Whiskey Bar & Saloon	Lights, 2 Cameras, Awnings, Paint*	\$20,336	\$10,000
Water Street Restaurants	16 Cameras, 6 Palm Trees*	\$19,960	\$9,980

Proposal - Bay Jewel

Current



Proposed



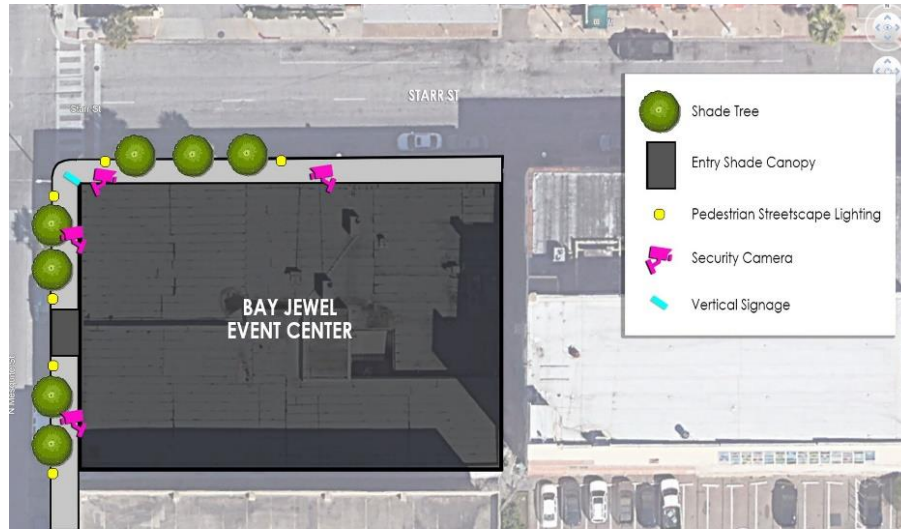


Proposal - Bay Jewel

- **\$30,000 Investment**
- **\$15,000 Reimbursement / \$15,000 Out of Pocket**
- **Qualifies for 100' of sidewalk repair**

Project Scope:

- 6 Pedestrian lights
- 4 Security Cameras
- Awning
- 7 Shade trees





Proposal - Bay Jewel

Next Steps:

- City Assessment of Sidewalk Repair
- Submittal of Full Application
- Back to TIRZ #3 in September