

SUMMARY COMMENTS ON THE PLAN CC DRAFT DATED MAY 2015 RELEVANT TO GOALS AND POLICIES

Matrix includes comments received through June 19, 2015

NATURAL SYSTEMS, PARKS & RECREATION

GOAL 1 – CORPUS CHRISTI BAY, THE NUECES RIVER, OSO BAY, OSO CREEK, AND OTHER WATER RESOURCES ARE CLEAN, PROVIDE ENVIRONMENTALLY HEALTHY AQUATIC AND WETLAND HABITAT, AND ARE FISHABLE AND SWIMMABLE.

<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support initiatives to ensure that it is always safe to swim at public beaches on the bay and on Padre and Mustang Islands. ▪ Support initiatives to improve water quality so that shellfish beds are open throughout the city and can thrive throughout the Bay. ▪ Support programs to manage the balance of fresh and salt water in the estuary.
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<i>COMMENTS</i>	Clean Water on our Beaches and Bays are very important but there was a section of the Plan that calls for the swimmability of Oso Bay and Oso Creek. According to the Texas Parks and Wildlife, the bad bacteria levels there are way out of line and it would not be feasible to correct them because the main pollutant is wildlife (bird droppings)!
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<i>CONSULTANT RESPONSE</i>	The language can be modified to accommodate this issue.
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<i>STAFF RESPONSE</i>	The source of Oso Bay and Oso Creek bacteria has not been determined. “Bird droppings” are listed as the source of contamination for the Blind Oso only. Currently there is a TMDL/I-Plan underway for Oso Bay/Oso Creek for bacteria. This process will determine the source of contamination and include activities to address and restore the designated use for Oso Bay/Oso Creek which is “Contact Recreation.” The language regarding these natural systems should not include that they are fishable/swimmable but that they meet EPA Water Quality Standards for their specific designated uses.
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GOAL 2 – WETLAND AREAS ARE PROTECTED OR EFFECTIVELY REPLACED SO THAT THERE IS NO NET LOSS OF WETLANDS.

<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support initiatives to preserve wetlands in the estuary. ▪ Support creation of a wetlands mitigation bank, if feasible.
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<i>COMMENTS</i>	Support wetlands...
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<i>CONSULTANT RESPONSE</i>	No response.
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<i>STAFF RESPONSE</i>	No response.
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GOAL 3 – IMPORTANT NATURAL AREAS, SUCH AS BIRD BREEDING SITES, ARE PRESERVED AND PROTECTED AS USABLE HABITAT NETWORKS WITH ECOLOGICAL INTEGRITY.

<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support initiatives for preservation of bird rookeries and similar critical habitat sites. ▪ Continue to support and protect nature preserves. ▪ Promote ecotourism as a way to encourage and fund preservation of the natural environment and wildlife habitat.
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<i>COMMENTS</i>	Support....animal habitats...
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I support: Building on Natural Systems: Increasing preservation of ecologically important systems that protect our tourism, recreation, flood prone areas and water quality.

<i>CONSULTANT RESPONSE</i>	No response.
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<i>STAFF RESPONSE</i>	No response.
GOAL 4—THE CITY HAS A NETWORK OF GREEN CORRIDORS INCLUDING OSO CREEK, DRAINAGE WAYS, MEDIANS AND STREET TREES, PARKS, AND URBAN WILDS TO ENHANCE CONNECTIONS FOR BIRDS AND OTHER WILDLIFE	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Give priority to natural, green drainage systems for storm water management. ▪ Give priority to strengthening the green character of existing open spaces. ▪ Secure protection of the Oso Creek corridor through implementation of a linear park along Oso Creek. ▪ Coordinate storm water management with trails and green network projects.
<i>COMMENTS</i>	Parks, infrastructure ROWs (i.e. storm water drainage and retention canals), and hike and bike trails should be connected in one system.
	The more I re-read the plan, the more excited I am that there is consideration for making the city more walkable, provide more trees, and that consideration is given to connecting paths through the use of existing drainage areas. To continue to be an appealing place for a changing generation, these are the amenities that other cities provide and who in a way, we are competing against.
	I support parks, infrastructure ROWs (i.e. storm water drainage and retention canals), and hike and bike trails be connected in one system.
<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	No response.
GOAL 5 – NATURAL BARRIER-BEACH ENVIRONMENTS ARE PROTECTED.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support enforcement of regulations that protect barrier beaches.
<i>COMMENTS</i>	No comments.
GOAL 6 – NATIVE AND OTHER TREES ADAPTED TO THE ENVIRONMENT PROVIDE SHADE ALONG MAJOR STREETS AND IN PARKS AND OTHER PUBLIC SPACES	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Promote tree preservation and tree planting on public and private property. ▪ Support creation of “adopt a tree” programs. ▪ Give priority to native tree planting along major corridors and other public spaces, with sufficient short-term irrigation to establish trees for long-term drought-tolerant survival. ▪ Support a full urban forestry program with appropriate staff within the Parks and Recreation Department.
<i>COMMENTS</i>	Invest in a City Forester Position: It is overdue that the City of Corpus Christi invest in a full time position to coordinate and prioritize tree planning and planting on public lands in CC.
	Plant trees in all parks.
	And the City Forester could plant trees that are well labeled! Shade and enclosed space would be awesome.
<i>CONSULTANT RESPONSE</i>	No response
<i>STAFF RESPONSE</i>	No response.

GOAL 7 – CORPUS CHRISTI HAS A NETWORK OF ATTRACTIVE AND SAFE PARKS THAT PROVIDE SHADE AND OTHER AMENITIES, ARE WELL-USED BY THE PUBLIC, AND MEET THE DIVERSE NEEDS OF THE POPULATION.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Promote strategic implementation of the 2012 ten-year Parks and Recreation Master Plan (PRMP) to support comprehensive plan goals. ▪ Update the PRMP every ten years. ▪ Support cost-effective redesign to ensure that parks are safe and provide sufficient shade.
<i>COMMENTS</i>	My toddler is a runner. We like to go to Cole Park and the park across from McGee Beach. But, it can be very stressful because he likes to run away, and sometimes towards the street. I have lots of mom friends who use the playground at St Phillips Catholic church on Cimarron, but that is a drive from the area of town I live in. A shaded, enclosed public play area would be a gift to families with toddlers still learning to stay close to mom and dad.
<i>CONSULTANT RESPONSE</i>	Parks & Recreation Master Plan implementation includes creation of park design templates to include designs that meet a variety of needs.
<i>STAFF RESPONSE</i>	Same as consultant.
GOAL 8 – PARKS, RECREATIONAL AREAS, AND OTHER GREEN PUBLIC SPACES ARE OF HIGH QUALITY AND ARE WELL-MAINTAINED.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Provide adequate resources for basic maintenance and operations of all parks, recreational facilities, and other green public spaces, as discussed in the PRMP. ▪ Continue to seek partnerships and sponsorships to support park maintenance. ▪ Incorporate sustainable maintenance practices.
<i>COMMENTS</i>	No comments.
GOAL 9 – CORPUS CHRISTI OFFERS RESIDENTS AN ARRAY OF OPPORTUNITIES FOR WATER-BASED RECREATION.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Develop a plan for facilities and programs so that every resident has the opportunity to learn how to swim. ▪ Seek partnership options to create community boating programs and education.
<i>COMMENTS</i>	The municipal marina is a jewel among marinas, yet one in which few participate....The bay on the western side of the bay is very choppy. This makes sailing small boats a challenge. We need a municipal marina on the southeast side of the bay. It should be a marina suitable for smaller craft. Our famous southeast prevailing winds are still available, but water is relatively calm. It is ideal for small boats of all varieties....If I could be “king-for-a-day” I would establish a joint public / private marina coinciding with the two entrances to TAMU-CC. It would have a landmass into the bay & bulkheads similar to the T-Heads with a hotel / convention center, floating docks, breakwater, multiple launch ramps and boaters facilities. I would create a competitive sailing program in all the area middle schools and high schools. The middle schools would each have at least three single-hand sailboats while the high schools would each have at least three 2-man sloops. Corpus Christi would be the North American center for Olympic Sailing. If TAMU-CC were not willing, I would locate the facility (without the hotel) at Swantner Park. It is our bay that makes us Corpus Christi. We should embrace it.
<i>CONSULTANT RESPONSE</i>	The plan suggests promoting community boating/sailing as suggested in more detail in this comment. Downtown revitalization can promote more activity in and around the downtown marina. One of the problems today is that there is little to do in downtown when boaters leave their craft and enter the city.
<i>STAFF RESPONSE</i>	Same as consultant.

RESILIENCE AND RESOURCE EFFICIENCY	
GOAL 1 – CORPUS CHRISTI HAS A HOLISTIC COMMUNITY STANDARD OF RESILIENCE THAT ADAPTS TO CHANGING CONDITIONS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support periodic review of resilience planning and implementation to adapt to changing conditions. ▪ Promote public understanding of risk and the responsibilities of individual households, as well as city, state and federal governments.
<i>COMMENTS</i>	I support: Resilience: Requiring increased hazard mitigation and/or limiting growth in areas with poor drainage and that are flood prone in hurricanes.
<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	No response.
GOAL 2 – THE CITY HAS A MULTIPLE-LINES-OF-DEFENSE STRATEGY FOR PROTECTION AGAINST FLOODING FROM COASTAL STORM SURGES.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Promote implementation of regulations that protect barrier beaches and dunes. ▪ Promote implementation of flood-protection measures throughout the city.
<i>COMMENTS</i>	No comments.
GOAL 3 – GOVERNMENT OPERATIONS AND BUILDINGS ARE MODELS OF RESOURCE- AND ENERGY-EFFICIENCY AND RENEWABLE SOURCES.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support a greenhouse gas audit and use of renewable energy sources. ▪ Continue organizational and operational improvements to maximize energy and resource efficiency and reduce waste. ▪ Give preference to energy efficient design, materials and equipment in public facilities and infrastructure. ▪ Expand the use of renewable energy sources for City operations.
<i>COMMENTS</i>	No comments.
GOAL 4 – RENEWABLE SOURCES OF ENERGY, INCLUDING SOLAR AND WIND, AND OTHER ENERGY-CONSERVATION STRATEGIES, ARE AVAILABLE TO CITY HOUSEHOLDS AND BUSINESSES.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Promote making renewable energy options available to homes and businesses.
<i>COMMENTS</i>	I noted the wonderful ideas for developing green energy in your report. I am a strong supporter of renewable energy, and understand that the Chapman Ranch was annexed specifically to block a wind farm that will be miles from the nearest city neighborhood. Why would the Council be so short sighted? Not only will it bring renewable energy to the area, but it will also bring jobs. Please urge the city to reverse the annexation, and fix the mess they have created so that they can join the rest of us in the 21st century.
<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	No response.
GOALS 5 – GREEN BUILDING TECHNIQUES ARE USED IN NEW DEVELOPMENT AND RETROFITS.	

<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Promote green building through awards and nonfinancial incentives.
<i>COMMENTS</i>	For energy efficient housing, have builders and developers use the Coastal Bend Green Built program. It is the Green and Energy Efficient program of choice in the Corpus Christi area.
<i>CONSULTANT RESPONSE</i>	The CBGB program is good. However, for a 20-year plan, a more general policy that can encompass acceptable alternatives that may emerge in the future is more suitable
<i>STAFF RESPONSE</i>	Same as consultant.
GOAL 6 – REINVESTMENT IN EXISTING COMMUNITIES CONSERVES RESOURCES AND SENSITIVE ENVIRONMENTS	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support clean-up and adaptive reuse of brownfields ▪ Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials. ▪ Encourage urban farming and community gardens to promote access to local food.
<i>COMMENTS</i>	No comments.
HOUSING AND NEIGHBORHOODS	
GOAL 1 - CORPUS CHRISTI HAS A COMPREHENSIVE HOUSING POLICY TO GUIDE DEVELOPMENT OF QUALITY NEIGHBORHOODS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support a community-based system to develop and implement a citywide housing policy that includes stakeholders from government, the nonprofit sector, and the private sector.
<i>COMMENTS</i>	No comments.
GOAL 2 - QUALITY HOUSING MEETS THE DIVERSE NEEDS OF HOUSEHOLDS AT ALL INCOME LEVELS AND ALL STAGES OF THE LIFE CYCLE.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types, rental and ownership, market rate and assisted, to meet community needs.
<i>COMMENTS</i>	I have indicated parts I agree with and have added additional comments: Commit to supporting quality of life in diverse areas for persons at all stages of life. Support in home care of the elderly, access to public and other transportation, shopping, especially for groceries, and health care.
<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	No response.
GOAL 3 – CHRONIC HOMELESSNESS IS SIGNIFICANTLY REDUCED.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Provide proactive city leadership in planning and implementation of homeless policies. ▪ Support implementation of a “housing first” policy to address homelessness.
<i>COMMENTS</i>	I agree with....Create viable effective plan for homeless population.

<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	No response.
GOAL 4 – ALL HOUSING IS IN GOOD CONDITION AND IS CODE COMPLIANT.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support effective, efficient, and sensitive code enforcement that focuses on compliance.
<i>COMMENTS</i>	I agree with....Strengthen environmental code enforcement and ENFORCE CITY CODES. Ensure that the city enforces code compliance. Use code enforcement to reduce slum landlord operations in inner city Corpus Christi. Enforce property codes with respect to illegal dumping, junked cars, tires, weeds, litter, trash, stray animals, etc. Have consistent code enforcement
<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	No response.
GOAL 5 – NEW AND REDEVELOPED HOUSING IS RESOURCE-EFFICIENT.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Ensure that City-assisted housing, whether new or rehabilitated, is energy efficient. ▪ Promote resource-efficiency in all new housing through non-financial incentives, such as permit streamlining.
<i>COMMENTS</i>	No comments.
GOAL 6 – CORPUS CHRISTI SUSTAINS AND MAINTAINS ESTABLISHED NEIGHBORHOODS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support incentive programs to encourage infill development and rehabilitate housing stock in established neighborhoods. ▪ Support enhanced code enforcement and campaigns to address litter issues. ▪ Promote the organization of neighborhood associations and community initiatives to maintain neighborhoods.
<i>COMMENTS</i>	No comments.
GOAL 7 – NEIGHBORHOODS ARE ENHANCED BY INVESTMENTS IN “URBAN VILLAGES” THAT IMPROVE QUALITY OF LIFE.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Focus public investments—physical, environmental, functional and social—to support proposed walkable neighborhood commercial and mixed use districts, including compact centers along major roads. ▪ Locate public facilities, civic and cultural uses within or adjacent to neighborhood commercial activity centers to act as anchors. ▪ Coordinate among city departments and with the Housing Authority, school districts, county, state and federal agencies about locating new facilities and disposition of properties.
<i>COMMENTS</i>	Why is this plan so focused on bike paths and being able to walk to shopping?
<i>CONSULTANT RESPONSE</i>	- The plan is focused on providing more choice – in mobility, in housing, in types of places. Communities throughout the country that want to be competitive in the 21 st century, including in Texas, find that new generations are looking for alternatives to conventional suburban-style development.

	- See comments to Future Land Use. Goal 2.
<i>STAFF RESPONSE</i>	Same as consultant.
GOAL 8 – NEW DEVELOPMENTS ARE DESIGNED TO PROMOTE A SENSE OF NEIGHBORHOOD, RATHER THAN AS ISOLATED SUBDIVISIONS OR APARTMENT COMPLEXES.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support regulations and guidelines that promote interconnected development. ▪ Ensure that pedestrian and bicycle facilities are available in new and redeveloped areas. ▪ Encourage unobtrusive parking solutions.
<i>COMMENTS</i>	No comments.
ECONOMIC DIVERSITY AND WORKFORCE DEVELOPMENT	
GOAL 1 – CORPUS CHRISTI HAS A DIVERSIFIED ECONOMY OF WELL-PAYING JOBS THAT BUILDS ON EXISTING INDUSTRY STRENGTHS AND TECHNOLOGICAL INNOVATION.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Leverage the technological strengths of companies in the oil and gas cluster by supporting new product development and expansion into new markets. ▪ Support market diversification by the tourism industry. ▪ Promote expansion of public and private research activities in the region that offer the potential for the development of new products and emergence of new industries
<i>COMMENTS</i>	No comments.
GOAL 2 – CORPUS CHRISTI IS ABLE TO ATTRACT AND RETAIN FIRMS BECAUSE OF ITS COMPETITIVE ASSETS AND SUPPORTIVE BUSINESS ENVIRONMENT.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Develop and maintain strong lines of communication between local government and businesses to ensure timely responses to business needs. ▪ Ensure that business taxes, fees and regulations are reasonable and equitable. ▪ Make regulatory processes efficient and transparent. ▪ Provide financial incentives judiciously for business investments that offer the potential for strong catalytic impacts, and structure incentives to provide the maximum public benefits. ▪ Increase the availability of technical and financial resources essential to entrepreneurship. ▪ Foster the development of a high-quality workforce across a wide range of occupations and skill levels that meets the current and emerging needs of local businesses and makes workforce a positive factor for business prospects. ▪ Maintain transportation and utility infrastructure in good repair and make additional modernization investments as necessary in a timely manner.
<i>COMMENTS</i>	No comments.
GOAL 3: CORPUS CHRISTI HAS A ROBUST “ENTREPRENEURIAL ECOSYSTEM” THAT SUPPORTS A THRIVING SMALL BUSINESS COMMUNITY.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Foster a community culture that recognizes and embraces innovation and entrepreneurship. ▪ Invest in the resources and capacity that support new venture startup and growth

	<ul style="list-style-type: none"> ▪ Encourage youth to develop entrepreneurial talents.
<i>COMMENTS</i>	The staff at the Innovation Center has reviewed Element 7 of the plan and we are very excited about its direction and emphasis for building a thriving startup ecosystem in our city. The need for a downtown co-working space and an “accelerator” program has been part of our discussion here for some time now. We have also had conversation about this with Terry Sweeney in our frequent meetings attended by Ann Fierova of the SBDC, Alyssa Barrera from the city, Mr. Sweeney, and Mike Culbertson from the CCREDC. I cannot speak for them but my belief is that they will find much to agree with in the plan.
<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	No response.
GOAL 4: CORPUS CHRISTI IS A COMMUNITY OF CHOICE FOR TALENTED ENTREPRENEURS AND PROFESSIONALS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Foster a community culture that embraces diversity, values new ideas and welcomes new residents. ▪ Create a strong, positive image for Corpus Christi, both internally and externally. ▪ Strengthen community institutions and amenities that provide a high quality of life. ▪ Provide positive incentives for highly skilled individuals with other locational choices to settle in Corpus Christi to pursue their careers.
<i>COMMENTS</i>	Since YBP [Young Business Professionals] was founded in 2009, we've had many members leave this community due to other job opportunities in cities like Houston, Austin, Dallas and San Antonio, mainly because of the quality of life in those cities. Of the members that have stayed, there is overwhelming support for continuing to invest in the types of development that makes Corpus Christi attractive to millennials and the future workforce that will be even more mobile.
<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	No response.
GOAL 5: UNEMPLOYED AND UNDEREMPLOYED WORKERS HAVE ACCESS TO TRAINING AND SUPPORT SERVICES THAT ENABLE THEM TO IMPROVE THEIR EMPLOYMENT STATUS AND QUALIFY FOR JOBS OFFERED BY LOCAL EMPLOYERS	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Ensure that career training programs and other workforce development services are aligned with employer needs and responsive to changing employer demand. ▪ Support an easily accessible and seamless service delivery system for jobseekers. ▪ Promote provision of essential support services that enable workers to seek and maintain employment. ▪ Promote a balance between responding to immediate labor force needs with planning for longer-term changes in the labor market.
<i>COMMENTS</i>	No comments.
GOAL 6: EVERY STUDENT COMPLETES HIS OR HER EDUCATION WITH THE SKILLS NEEDED TO ENTER A WELL-PAYING CAREER.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Make school completion a high civic priority with broad community support and engagement. ▪ Support the provision of integrated early childhood services incorporating cognitive, intellectual and emotional development, health and family social services to ensure that children entering school are ready to learn.

	<ul style="list-style-type: none"> ▪ Promote provision of a range of age-appropriate career exploration and experience opportunities for children beginning at the elementary level. ▪ Promote alignment of career education with the needs of local industry.
COMMENTS	No comments.
TRANSPORTATION AND MOBILITY	
GOAL 1 -CORPUS CHRISTI HAS AN EFFICIENT AND SAFE TRANSPORTATION NETWORK, INCLUDING BICYCLES, PEDESTRIANS, PUBLIC TRANSPORTATION, AVIATION, SHIPPING, TRUCKS AND AUTOMOBILES, THAT IS INTEGRATED WITH LAND USES AND PROMOTES TRANSPORTATION CHOICE, HEALTHY LIFESTYLES, AND SUSTAINABLE DEVELOPMENT PATTERNS.	
POLICIES	<ul style="list-style-type: none"> ▪ Support a multi-modal transportation network that is integrated with land uses. ▪ Support compliance with transportation design standards. ▪ Support the development of mode choice corridors for bicycles, pedestrian and public transportation.
COMMENTS	When I attended the open houses I gave input and it wasn't to ride my bike to work. Did anyone consider the weather and humidity in Corpus Christi? I have to be honest when I attended there was only a handful of people there.
	Why is this plan so focused on bike paths?
	NO, not everyone likes the idea of living in an "Urban Village" and riding a bicycle to work.
	C.C. Plan 2035...calls for more bicycle paths, walkways and public transportation.
	I like the concept of being able to walk and bike to restaurants and shops and the revitalization of existing neighborhoods.
	Parts [of the plan] I agree with.... Create safe bike routes for healthy lifestyle and less traffic, pollution.
	BASGI supports....Encouraging multiple mobility (transportation) options by planning and designing better connecting streets, sidewalks and pathways for pedestrian, bicycle and public transit, decreasing dependence on individual cars....
	Limited additional parking is proposed in the downtown area which may not accommodate increased vehicular traffic, however, the Plan proposes an increase in public transportation, bicycle and pedestrian modes of travel, thus decreasing the number of cars going into the downtown areas. RTA has park'n'ride capability which can be expanded.
	The plan should stress the acquisition of abandoned railroad right-of-ways for conversion to hike and bike trails. The railway ROW along port extends from Agnes to Whataburger field and the Sea District, going through and past numerous light industrial and commercial districts on its way. From there the Shoreline bike path returns along the waterfront and commercial downtown district it to the railroad ROW extending from Laredo to Kinney and back down to Shoreline. The two railroad ROWs meet at Agnes which is also the identified area of a future Regional Transportation Agency (RTA) transfer station. This would produce off road pedestrian pleasure and commuting transit for low income neighborhoods to job creation areas in a way that would connect areas that will be further divided by the new harbor bridge.
	This city is not going to be a walkable city due to climate and the very large geographic layout. Walking and biking will continue to be recreation (and downtown tourism) and exercising.
	[T]he last point I would like to touch on are the biking and walking trails and lifestyles that are pushed in the plan. I could understand where this might be doable and or acceptable in Boston or up north however in a city that has our humidity and heat, I do not see a lot of people biking or walking anywhere unless they have to.
	We are way too spread out to walk or bike in the best of weather.
	Increasing street ROW to include green zones, bike paths and medians will affect cost of housing, again pushing "affordable" housing further from reality.

	People in this community will not ride their bikes or walk around wearing business attire when it is 105F and 90% humidity outside. The citizens do not want to walk to the store and carry their groceries home.
<i>CONSULTANT RESPONSE</i>	Response to comments questioning the viability of bicycle and pedestrian facilities in Corpus Christi: -Enhancing bicycle, pedestrian and transit modes provides more transportation choice in addition to automobile use, depending on the distance and purpose of the trip. Use of non-automobile modes by some people some of the time can benefit drivers by taking vehicles off the road and decreasing traffic congestion growth. -Corpus Christi has pleasant weather up to 9 months of the year. That’s why “winter Texans” come here. -Corpus Christi has poor health statistics. Safe pedestrian and bicycle routes that connect adults and youth to parks, libraries, shopping areas, and other community destinations will encourage healthier lifestyles.
<i>STAFF RESPONSE</i>	The City’s adopted Mobility CC, CCRTA Long Range System Plan, CCMPO Strategic Plan for Active Mobility, CCMPO Metropolitan Transportation Plan and TxDOT Texas Transportation Plan 2040 promote a diversity of transportation modes for mobility, access management and safety by drivers, bikers, riders, and walkers.
GOAL 2 -CORPUS CHRISTI’S STREET SYSTEM IS MAINTAINED TO STANDARDS FOR LONG-TERM EFFECTIVE USE.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support a long-term program to repair existing streets and regularly maintain the system to minimize life-cycle costs. ▪ Support adequate and balanced funding sources for long-term operation and maintenance of the streets network. ▪ Integrate transportation planning with utility infrastructure planning
<i>COMMENTS</i>	Older neighborhoods lose the pride they once had because it has been easier for families to move out into new subdivisions on the Southside with brand new roads and utilities than to continue staying in neighborhoods with crumbling streets.
<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	The City recognizes the key importance to adequately operate and maintain its streets infrastructure.
GOAL 3 – IMPROVE THE DESIGN AND FUNCTION OF NEIGHBORHOOD STREETS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Promote lower vehicular speeds and bicycle/ pedestrian use on neighborhood streets. ▪ Consider a reconstruction program for local streets.
<i>COMMENTS</i>	Improve residential streets and the underlying infrastructure. One of the ways to improve the revenue and value of older neighborhoods is simply fix the residential streets. Home values are 15%-17% higher on well-maintained streets with adequate, curb, gutter and sidewalks.
<i>CONSULTANT RESPONSE</i>	No response.
<i>STAFF RESPONSE</i>	The City has no current funding mechanism to repair neighborhood local streets.
GOAL 4 -CORPUS CHRISTI HAS A CONVENIENT AND EFFICIENT PUBLIC TRANSPORTATION SYSTEM.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support continued implementation of the Corpus Christi Regional Transportation Authority Long-Range Strategic Plan to prioritize funding to increase ridership and reduce single-occupancy vehicle use. ▪ Support an operations plan to increase the efficiency and lower the life-cycle costs of the public transportation system. ▪ Support transit-oriented development (TOD’s) near public transportation stations.

<i>COMMENTS</i>	Public transportation now accounts for 2% of current traffic. I don't believe you will be able to force our citizens to change that dramatically with big investment in public transportation. Let's spend those dollars on our streets (2 major causes of street problems are buses and garbage trucks as opposed to private cars).
<i>RESPONSE</i>	The plan does not propose additional local funding for public transportation but support for the CCRTA's current strategy of improving service on the most-used routes by increasing the frequency, comfort and convenience of service, which can attract more riders.
<i>STAFF RESPONSE</i>	CCRTA is independently funded with its mission to provide safe, reliable and affordable transportation for residents. The shift to alternative modes of transportation will reduce traffic congestion and will improve environmental sustainability.
GOAL 5 -CORPUS CHRISTI INTERNATIONAL AIRPORT IS THE AVIATION GATEWAY TO THE COASTAL BEND AND SUPPORTS ECONOMIC DEVELOPMENT.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Continue to implement the Airport Master Plan
<i>COMMENTS</i>	No comments.
GOAL 6 -SUPPORT AND ENHANCE CONTINUING NATIONAL FREIGHT RAIL SERVICE FROM CORPUS CHRISTI.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support enhancements to rail service essential to the city's economic success. ▪ Minimize delays and improve safety at at-grade railroad crossings.
<i>COMMENTS</i>	No comments.
INFRASTRUCTURE, FACILITIES AND SERVICES	
GOAL 1 -CORPUS CHRISTI HAS AN INTEGRATED, SUSTAINABLE, WATER RESOURCE MANAGEMENT PROGRAM THAT PROVIDES A LONG-TERM SUPPLY OF THE RIGHT WATER FOR THE RIGHT USE—DRINKING WATER FOR RESIDENTS AND PROCESSED WATER FOR BUSINESS AND IRRIGATION—WHILE ENSURING THE INTEGRITY OF THE ENVIRONMENTAL SYSTEMS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Develop and maintain integrated water-management strategies of surface, reuse, conservation, aquifer storage and recovery and desalination. ▪ Support a water system and management master plan to meet demand through the year 2060. ▪ Continue implementing the city's water-conservation plan. ▪ Support a strategic approach to providing adequate water, wastewater-treatment and storm-drainage infrastructure to support redevelopment and new development in targeted areas.
<i>COMMENTS</i>	No comments.
GOAL 2 -CORPUS CHRISTI HAS A LONG-TERM WATER SECURITY THAT EXCEEDS STATE WATER QUALITY REQUIREMENTS (TCEQ).	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Provide a safe, efficient and sustainable water supply, treatment and distribution system in an environmentally sound manner. ▪ Maintain and improve existing water infrastructure, including the incorporation of new technologies where appropriate.
<i>COMMENTS</i>	No comments.
GOAL 3 -CORPUS CHRISTI HAS A COST-EFFECTIVE AND ENVIRONMENTALLY SUSTAINABLE WASTEWATER TREATMENT SYSTEM THAT SUPPORTS EXISTING DEVELOPMENT AND ACCOMMODATES FUTURE GROWTH.	

<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support improvements to meet state and federal standards ▪ Support an approach that establishes priorities for the replacement and correction of existing facility deficiencies and for meeting future needs. ▪ Support the creation of a more equitable billing system for storm water services.
<i>COMMENTS</i>	No comments.
GOAL 4 –CORPUS CHRISTI HAS A STORM WATER AND DRAINAGE SYSTEM THAT IS ENVIRONMENTALLY AND ECONOMICALLY SUSTAINABLE.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Promote natural drainage approaches (green infrastructure) and other alternative non-structural and structural best practices for managing and treating storm water. ▪ Promote reduction of pollutants in the bay by reducing storm-water discharges. ▪ Promote economic development by reducing potential losses due to flooding and water-quality degradation.
<i>COMMENTS</i>	See comments for Green and Blue, Goal 4.
GOAL 5 –ALL RESIDENCES AND BUSINESSES HAVE A DEPENDABLE, ENVIRONMENTALLY SAFE MEANS TO DISPOSE OF SOLID WASTE.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Continue providing city and regional waste-management services. ▪ Continue to maximize landfill capacity by supporting recycling that meets or exceeds state and regional goals.
<i>COMMENTS</i>	No comments.
GOAL 6 –MAINTAIN CITY BUILDINGS AND FACILITIES FOR LONG-TERM USE.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support investment in an asset-management system. ▪ Continue to invest in best practices for long-term, life-cycle energy and resource efficiency in improvements, renovations, or new facilities.
<i>COMMENTS</i>	No comments
GOAL 7 –BUILDINGS, FACILITIES AND OPEN SPACES, BOTH PUBLIC AND PRIVATE, COMPLY WITH ADA (AMERICANS WITH DISABILITIES ACT) STANDARDS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support programs to meet all outstanding ADA deficiencies in public facilities. ▪ Make ADA accessibility information available to the public.
<i>COMMENTS</i>	Privately-owned facilities should not have to be forced to comply with the ADA.
<i>CONSULTANAT RESPONSE</i>	See the following on ADA requirements for privately owned places of public accommodation: (http://www.ada.gov/ada_title_III.htm) "Title III prohibits discrimination on the basis of disability in the activities of places of public accommodations (businesses that are generally open to the public and that fall into one of 12 categories listed in the ADA, such as restaurants, movie theaters, schools, day care facilities, recreation facilities, and doctors' offices) and requires newly constructed or altered places of public accommodation—as well as commercial facilities (privately owned, nonresidential facilities such as factories, warehouses, or office buildings)—to comply with the ADA Standards."
<i>STAFF RESPONSE</i>	Same as consultant.

GOAL 8 –CORPUS CHRISTI HAS STATE-OF-THE-ART BROADBAND AND TELECOMMUNICATIONS SERVICES.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Seek provision of high-speed Internet and telecommunications access to all residents and businesses.
<i>COMMENTS</i>	No comments.
GOAL 9 –THE CITY’S ELECTRIC GRID IS PROTECTED AND RESILIENT.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Work with electric service providers to upgrade the grid and put it underground.
<i>COMMENTS</i>	No comments.
<i>FUTURE LAND USE, REGULATIONS, AND URBAN DESIGN</i>	
GOAL 1—CORPUS CHRISTI DEVELOPMENT PATTERNS SUPPORT EFFICIENT AND COST-EFFECTIVE USE OF RESOURCES AND HIGH QUALITY OF LIFE.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Protect and enhance stable residential neighborhoods. ▪ Promote revitalization and redevelopment of older neighborhoods ▪ Support creation of a city redevelopment authority or similar agency.
<i>COMMENTS</i>	Zoning areas now with thoughts to longer-term development can only help orderly growth.
	The plan focuses only on the current city with little planning for future areas to be developed.
	The plan is OVER-REACHING in its goals to force infill and downtown development at the expense of the suburbs.
	The plan is an attempt to change the character of our city by forcing infill, public transportation, design standards, etc – housing buyers will vote with their \$\$\$ on where to live and will not be forced into rentals, urban villages, walkable and bikeable mobility.
	Some great ideas here, but not at the expense of new homes: The overall concept of this plan sounds great. However, I am very concerned with the language regarding new home builds and restrictions placed on the development of new neighborhoods. If we stop the development of new neighborhoods in the outskirts of CC (OSO, Annville, Calallen, etc) we are going to shoot ourselves in the foot. NO, not everyone likes the idea of living in an "Urban Village" and riding a bicycle to work. I choose to live in Calallen and work in Corpus. We need growth to continue! Build new schools and infrastructure out in 5 points. From what I read this plan would effectively halt all new production!
	If we wanted urban villages, skinnier streets, land grabs and the other junk that this plan is comprised of, then I would move to Staten Island or to Boston with the consultants.
	The new Urbanism model will not work here without a downtown Law or Medical school as anchor. The more appropriate model seems to me to be more like the Santa Monica, CA. model of mix 1/4 acre homes in secure, insulated suburban neighborhoods with limited apartment and townhouse developments and "Ad-hoc" amenities based on unplanned, entrepreneurial endeavors. North Beach should be a string of retirement communities abutting a really nice golf course and safe beach promenade, (Limit transients by zoning out liquor stores like they do in D.C.)
	The plan for in-city housing neglects the cost of tear-down and upgrade infrastructure which prevents “affordable” housing in these areas. New major city investments in sewer plants, water system, drainage channels will have to be made for these areas – why not spend those \$\$\$ where 75% of the buyers want to live – the suburbs.
	The Council should instead look at in-fill projects in higher elevation regions of the City. Doing so will best meet the needs of residents.

	We also have approximately 11,000 infill properties in our city and many neighborhoods need to be revitalized. I am sure this is why there is focus there but many of those properties are not located in downtown
	Limit city sprawl and revitalize properties that are vacant: Build within the city, repair infrastructure in the city especially the Bay Area.
	Emphasis on infill development, which I favor I suspect lack of developer support can be attributed to historical absence of programs and incentives for infill development [downtown/northside/westside]. So long as undeveloped land, abutting floodplains/creeks, is cheaper than infill sites, developers' market incentives will drive them to the outskirts. This is particularly true so long as development standards for new subdivisions are minimal.
	If real flood risk were to be taken into account in new development costs, up/downtown areas would become competitive because old areas are highest elevated.
	I support the idea of developing within already established neighborhoods where water and sewer infrastructure already exist. This type of development is cost effective and does not create additional financial burdens on the taxpayers.
	Corpus is behind in a lot of things, especially the idea of "urban downtown living." This new plan follows the same concept of recycling, we need to reuse our old infrastructure and give Corpus a purpose again. I stand for everything this draft represents. We need these big goals, they will push us to become something new and something greater.
	[S]tart the conversation to include revitalizing our community's history and culture into your comprehensive plan. Believe it or not, but history does tie into tourism and that overall increases monies that comes into a community.
	The draft plan encourages infill and the stimulation of growth in the greater downtown area, while discouraging unnecessary urban sprawl. It is clearly in the best interest of the entire city, which is why the city council should implement it as is. As a city, we cannot afford to continue operating as we have been doing for the past 20 years. Our infrastructure is in horrible condition. We have neglected existing neighborhoods, while stretching our boundary to the south without the requisite population growth to warrant it. Older neighborhoods lose the pride they once had because it has been easier for families to move out into new subdivisions on the Southside with brand new roads and utilities than to continue staying in neighborhoods with crumbling streets. This causes property values to go down in those areas and may lead to other indirect consequences such as increased criminal activity and schools which do not have the parental support they once had because families do not stick around for generations like they once did. It is well known that urban sprawl stretches resources. More money has to be spent on things such as trash pickup, road maintenance, dispatching police officers and firefighters to those areas in the routine performance of their duties and eventually building more police/ fire substations to decrease response times. Encouraging infill is a conservative and responsible management of these resources. Further, there is plenty of vacant land already within the city limits for future population growth.
	A development master plan for new areas would have maps, elevations, and proposed routes with budgetary estimates for these infrastructure costs. The plan for existing areas would focus on details of infrastructure expansion or replacement with related costs. PlanCC2035 does not. In a twenty year plan, there is one any only one strategic imperative – to secure the necessary land, easement, property rights, and budgeted funding to allow growth to occur in an orderly manner. Failure to secure these property rights today will cause traffic, urban sprawl, delayed development, and increased cost of all development. It will never, ever be cheaper than today, when much of the land is raw. In fact, failure to properly plan and piecemeal development will permanently impair orderly development if natural traffic or water pathways have even a few houses blocking the least-cost corridors. If such a master plan existed, it would be actionable (e.g. demonstrate what property must be acquired) and would provide a budgetary framework to provide a financial growth plan.... The conclusion was pre-ordained by the constraints which force prioritization of downtown over larger-scale tract development in outlying areas but still within the City. The study completely repudiates the clear and rational trend of the last twenty years of growth to the South and West and ignores the (unfortunate but real) social and economic factors which continue to weaken the near-downtown neighborhoods.... Here is perhaps

	the only question that matters: If and when will the City take the necessary tangible steps to support large scale development on the South-west side of Oso creek or beyond 286? Judging by the results manufactured by PlanCC2035, the answer is never.
	I urge you to responsibly plan for large-scale, natural growth which has been demonstrated to be South and West. Doing nothing is preferable to doing damage. Let me be very clear on the issue of downtown and near downtown redevelopment. We have a moral obligation to provide low-cost, safe, clean housing. We have a strategic need to reverse urban blight, decay, and crime. Policies to achieve this goal are within the scope of good government. ... PlanCC2035 addresses the urban problem with grants, subsidies, large-parcel dislocation/redevelopment. It is likely to fail, experience substantial delay, or be too expensive to apply on a large scale. It also does not address the problem at the heart of the decaying neighborhoods which is the fact that hard-working people who care for their houses are brought down because the house next door to them is falling apart. The solution requires a fix at the granularity of lot-by-lot improvement in the heart of struggling areas.
	I agree: Make a high priority of infill of downtown and contiguous areas, with builders encouraged to help in revitalizing inner city Corpus Christi. Financial incentives needed.
	I believe the city has too large a geographical area already and is opposed to annexation of more land. The city has authority through its extra territorial jurisdiction to control the sprawl outside its boundaries, but refuses to do so. The only way to encourage the redevelopment of existing neighborhoods is to limit the expansion and creation of new neighborhoods outside the city.
	If demand for single-family detached housing in the City's South side is as great as builders and developers are claiming, then those developments should be able to pay their own way in terms of waste and storm water infrastructure extension, new police and emergency services stations, and other increases in residential service demand directly associated with new development.
	BASGI supports....Limiting urban sprawl and future unsustainable expansion by implementing wise land use planning and responsible development
	At the heart of the American dream is the simple hope that each of us can choose to live in a neighborhood that is beautiful, safe, affordable and easy to get around. Plan 2035 growth does just that. Smart growth creates healthy communities with strong local businesses; neighborhoods with schools and shops nearby and low-cost ways to get around for all our citizens
	In my opinion this plan is NOT a citywide comprehensive plan; at best it is a near-downtown plan.
	I support the draft plan....specific draft issues: Limiting sprawl: The geographic size of the City versus the number of taxpayers has reached a point where it threatens the economic viability of the City at some point in the future. Allowing new development through expansion and annexation will exacerbate this problem Revitalization & Housing: I agree with the recommendations and would strength the City's commitment to bringing infrastructure in older neighborhoods up to its predicted future use. I believe the financial obligations of supporting a failed infrastructure system could easily surpass the cost of rebuilding it with no gain in economic development and revitalization. Economic development will only occur (including Neighborhood Villages) when the City decides to invest in older areas to pro6. Infrastructure: Corpus Christi has serious and obvious deficits in its infrastructure. Limiting geographic growth and increasing density is the only way the City can realistically ever reduce its infrastructure costs per capita, which includes taxes, fees, utility rates. Prove to private investors they are a willing partner and committed to revitalization.
<i>CONSULTANT RESPONSE</i>	Response to critiques of promotion of redevelopment of older neighborhoods: - Plan CC suggests that the City and stakeholders look for a new approach to financing infrastructure that supports infill development and also does not require existing rate payers to pay for major infrastructure extensions. - The plan encourages infill growth in order to maximize use of existing services and infrastructure, but recognizing that infill development will often also require infrastructure upgrades.

	<p>- Recognizing that development is already occurring across Oso Creek in the ETJ, the plan proposes a system for orderly growth based on plans for land use and infrastructure financing. Planning for the Weber-extended area that is the focus of growth would take into account vulnerability to flooding and other environmental issues</p> <p>- A comprehensive plan is not a development master plan nor is it a utility master plan. It is a plan for the existing city as well as for undeveloped areas. Plan CC does propose an integrated planning process, including infrastructure planning, for certain undeveloped areas. The plan balances revitalization, redevelopment, and development within the city limits with planned development areas for future annexation.</p>
<i>STAFF RESPONSE</i>	Same as consultant.
GOAL 2—DOWNTOWN AND MIXED-USE URBAN AND NEIGHBORHOOD VILLAGES PROVIDE WALKABLE CENTERS AND NEW HOUSING OPTIONS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Support planning to create urban and neighborhood villages.
<i>COMMENTS</i>	We can't force businesses and people to live in the areas this plan seems to focus on.
	I'm not convinced that the downtown infrastructure can handle a great deal of growth. Was this looked at and addressed?
	I drove downtown today - there are For Sale signs all over. Why would someone want to live downtown when there is no work downtown?
	The focus of the plan seems to be all about downtown revitalization
	I get that our downtown is not a huge market with a high volume of residents but why is there so much focus.
	Yes, downtown could use a face lift and an identity change, but not at the expense of new development!
	[L]ocal citizens DO NOT want mixed-use neighborhoods – almost every apartment zoning case meets with very strong opposition from the nearby home owners.
	Forcing commercial into mixed use neighborhoods so they can be walkable – I just don't see that in our climate. And will retailers build where their customers are based on walk-ins?
	Enough of this "urban villages" stuff. We surely don't need another Sugarland, TX. Re-development for its own sake is sometimes subject to the laws of nature. If downtown can't reinvent itself, let it become a 9 to 5 ghetto. Even Texans understand, "If you're riding a dead horse, get off."
	[T]he plan seems to try and grow downtown into a contained living area where people can walk to retail, coffee shops to grocery stores. It seems the city wants these little village areas in a few different locations throughout the city. The village concept, in my opinion, is better served in a larger city where large groups live within a short distance to their workplace. I believe if we had large corporations like Dell then this concept might work. I also believe that the cost for a developer to develop the older buildings downtown does not make financial sense when a piece of raw land can be bought and developed.
	As a resident, voter, and taxpayer, I consider myself a City of Corpus Christi shareholder. As such, I support the city investing our limited resources where we can reap the greatest return on investment - our downtown.... a vibrant and active downtown, where people can live, work, and play would generate tax revenues for the City in the form of increased sales tax, increased hotel taxes, and increased property values. A vibrant downtown could be the crown jewel of our tourism industry.
	BASGI... Supporting revitalization of the older areas of the City, through infill and mixed use development, facilitating urban and neighborhood villages as a way to stabilize and rebuild;

	My point is that we don't need the rest of the plan that is advocating "villages" with retail, etc.....that all depends on supply & demand as well as economic/demographic factors...not a "build it and they will come" vision. Market/demographics will always determine where private investment/development occurs...where the city will best spend monies (our tax dollars) is, again, infrastructure. Unless a business or developer knows that that high cost improvement is what is needed to support the project, they will not invest in CC
	I really like most of the ideas for the Downtown area and would love to see a resurgence there.
	This plan cements those gains [of the recent past] and sets up the city for another twenty years of organized, smart growth, that allows the city to provide a variety of housing options for people at different stages in their lives. This is very important, as a person who has who has attracted highly educated, well paid young professionals who are excited to live in Corpus, this plan allows for the consideration of other housing/life style options that are more appealing, as the current offerings are limited for this group and within two years, these professionals leave for cities that offer more. In specific, encouragement of alternatives to have an urban life style as opposed to only have suburban apartment or housing options is a big deal to new professionals.
	I support the City facilitating Urban Villages and Neighborhood Villages as the way to stabilize and rebuild older neighborhoods
	The Young Business Professionals of the Coastal Bend support the goals and strategies in Plan CC that promote walkable urban villages, reinvestment in older parts of the city, downtown revitalization, and diversification of the economy so that there can be more jobs for highly skilled people, and unique offerings that highlight the great things about Corpus Christi.
<i>CONSULTANT RESPONSE</i>	Response to concerns about the Urban Village idea: -Under this plan, the majority of the city will retain its present character but there will be more choice. Nobody will be forced to live in a particular kind of housing. -The plan provides for a relatively small number of mixed-use, walkable centers—the mixed-use land use designation amounts to 3% of the existing city acreage. Participants in the planning process generally supported the idea of having more choice in housing and transportation. -Over the course of 20 years, providing more diversity and choice in Corpus Christi will make the city more competitive. Other Texas cities are establishing this kind of diversity and choice and attracting new residents.
<i>STAFF RESPONSE</i>	Same as consultant.
GOAL 3—PUBLIC AND PRIVATE DEVELOPMENTS DEMONSTRATE HIGH STANDARDS OF DESIGN	
<i>POLICIES</i>	▪ Adopt design standards and guidelines that create high-quality built environments.
<i>COMMENTS</i>	Architectural style and design should not be controlled by the City
<i>CONSULTANT RESPONSE</i>	Design standards and guidelines do not prescribe architectural styles but provide a framework for creating attractive and functional places.
<i>STAFF RESPONSE</i>	No response.
GOAL 4—REGULATIONS TO PROTECT THE MILITARY AIRFIELD AND CIVILIAN AIRPORT USE ARE IN PLACE.	
<i>POLICIES</i>	▪ Adopt regulations consistent with the recommendations of the Joint Land Use Study.
<i>COMMENTS</i>	No comments.

GOAL 5—TRANSITIONS FROM RESIDENTIAL ENCLAVES TO NONRESIDENTIAL USES HAVE OCCURRED IN INDUSTRIAL AND AVIATION SPECIAL DISTRICTS.	
<i>POLICIES</i>	▪ Support City involvement in establishing a fair transition processes.
<i>COMMENTS</i>	Who will define what a fair transition process is? Please be specific.
	[T]he Plan slates the Hillcrest neighborhood as a Special I-37 Transition District that will change from residential to light industrial or buffer use without meaningful consultation with the current residents and without any specific strategies or funding sources for how this transition would happen....Any consideration of a transition this drastic for a residential neighborhood, particularly one with such a unique history, must include meaningful outreach to the affected residents. Furthermore, there are no specific strategies or funding sources in the Plan to ensure any transition would occur in a manner that would respect the history of the neighborhood, offer real choices for its current residents, or provide “fair compensation and assistance to residents in moving.” For example, the goal related to the transition district in Element 11 – “Transitions from residential enclaves to nonresidential uses have occurred in industrial and aviation special districts” – is not a future-looking goal like the other goals in the Plan, but rather a vague, passive statement about the past. This statement also ignores that over 400 households currently live in Hillcrest. The “how” included for achieving the stated goal for the Transition Districts similarly raises more questions than answers.
<i>CONSULTANT RESPONSE</i>	The transition process needs to be negotiated by involving all stakeholder groups to develop criteria for any property transfers, relocation assistance and so on. The City may not be a major player but needs to have a role. The details of a process cannot be defined by a comprehensive plan. The nature of comprehensive planning is that it does not provide individual planning for every neighborhood but looks at land use patterns and other aspects of city life over the whole city. Hillcrest residents, like all Corpus Christi residents, were invited to participate in district workshops and open houses and citywide meetings. More detailed planning for any part of the city will require a community-based process. A land use transition initiative would require a negotiation of meaningful participation and fair outcomes with all stakeholders, including homeowners, tenants, and church congregations.
<i>STAFF RESPONSE</i>	Same as consultant.
GOAL 6—THE ANNEXATION PLAN PROVIDES FOR ORDERLY GROWTH IN THE SOUTHERN ETJ AND INDUSTRIAL AGREEMENTS IN THE NORTHERN ETJ.	
<i>POLICIES</i>	▪ Adopt policies and regulations that ensure orderly development in annexed areas.
<i>COMMENTS</i>	I believe the plan must include orderly development in the adjacent land to be added to the city in the coming years. The plan should not ignore the will of the people on where they choose to live as the market will tell the developers where to build.
	Ignoring expansion of streets in outlying areas and concentrating only inter-city limits will STIFLE GROWTH, not enhance it. Their concentration on forcing the citizens where to live and shop is offensive to me.
	I like the idea of growth in the suburbs. I think people like to buy new houses, and the London School district is certainly a draw for Southside development
	We need to get away from the need to hop in the car to go around the corner. We will soon be out of attainment on ozone if we keep spreading out. The recent rains should make the idea of growth south of the Oso a non-starter. The flooding will be even worse when it's all paved over. If we are not constantly having to build new infrastructure, maintaining what we have will be easier.
<i>CONSULTANT RESPONSE</i>	The plan provides for potential annexation of approximately 5,000 acres in the Weber-extended, London ISD district and approximately 3,000 acres between Calallen and Robstown. A system for orderly development of these areas, including infrastructure planning and financing, is proposed in the plan. It is expected that more detailed planning for these areas will take

	place in Area Development Plans to be prepared after the comprehensive plan is completed.
<i>STAFF RESPONSE</i>	Same as consultant.
STEWARDSHIP AND IMPLEMENTATION	
GOAL 1—A NEW LONG-RANGE PLANNING SYSTEM IS IN PLACE.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Establish a comprehensive planning system based on a twenty-year time horizon. ▪ Require that Area Development Plans and Specific Plans reflect the vision and goals of the overall comprehensive plan. ▪ Amend planning ordinances to reflect the new type of comprehensive planning system.
<i>COMMENTS</i>	No comments.
GOAL 2—THE COMPREHENSIVE PLAN IS SUBJECT TO REGULAR PUBLIC REVIEW OF PROGRESS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Establish public review of progress in implementing the plan.
<i>COMMENTS</i>	No comments.
GOAL 3—A NEW PLANNING DEPARTMENT IS IN PLACE.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Give the Planning Department a proactive role in coordinating initiatives to implement comprehensive and other plans.
<i>COMMENTS</i>	No comments.
GOAL 4—THE CITY HAS ENHANCED AND NEW TOOLS TO IMPLEMENT THE PLAN.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Make City programs and resources consistent with implementation of Plan CC. ▪ Use incentives strategically to create a critical mass of improvements in designated areas.
<i>COMMENTS</i>	No comments.
GOAL 5—IMPLEMENTATION OF THE COMPREHENSIVE PLAN IS INCORPORATED IN DECISION MAKING AT MULTIPLE LEVELS	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Use the plan in preparing and approving other planning and implementation activities by City agencies.
<i>COMMENTS</i>	No comments.
GOAL 6—THE CITY HAS EXPANDED FUNDING OPTIONS TO ACHIEVE THE GOALS.	
<i>POLICIES</i>	<ul style="list-style-type: none"> ▪ Use the funding approach that fits the goal. ▪ Build relationships with government funders and philanthropies

<i>COMMENTS</i>	The other part that is commendable about this plan, is that options for finding resources to pay for some of the improvement for the city are given, focusing on from leveraging community and national organizations, businesses, to potential financing options, creating a framework of ideas that are achievable over time, with minimal impact on our wallets is great.
	I believe this plan will help to secure Federal grants and money for development of special interest areas, however, I do not believe this is a viable plan for citizens of Corpus Christi and the surrounding areas.
	There appears to be a real push in this plan for Federal Funding. That is not needed if you look around at the successful developments..... they are all private.
<i>CONSULTANT RESPONSE</i>	The Plan suggests ways in which the City could attract both philanthropic and federal funding to help achieve certain goals, which would leave more city funds for other needs, such as street repair. Privately funded, market-rate housing is not the focus of federal or philanthropic funding; rather below-market affordable and workforce housing and neighborhood development could be assisted by this funding. New market rate development in Corpus Christi today is out of reach of many city households.
<i>STAFF RESPONSE</i>	Same as consultant.