



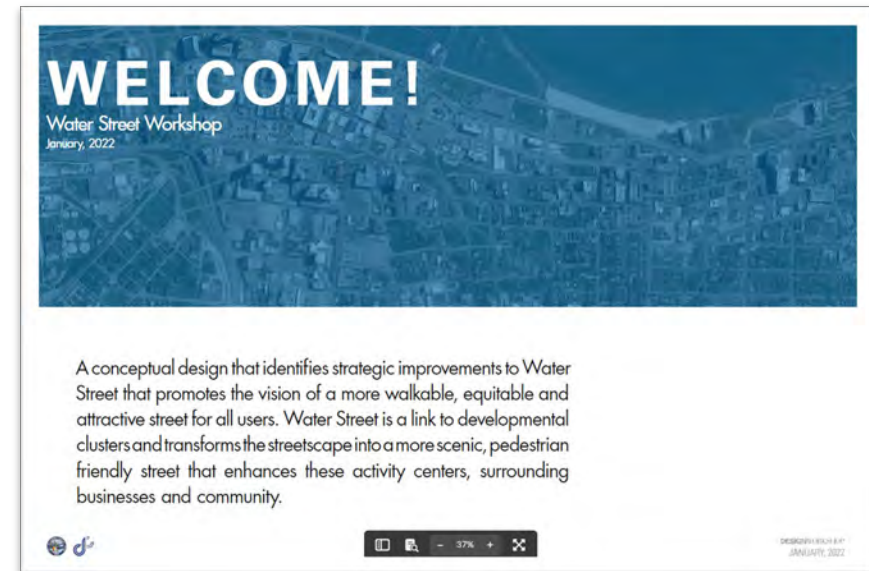
Water Street Streetscape

January 25, 2022

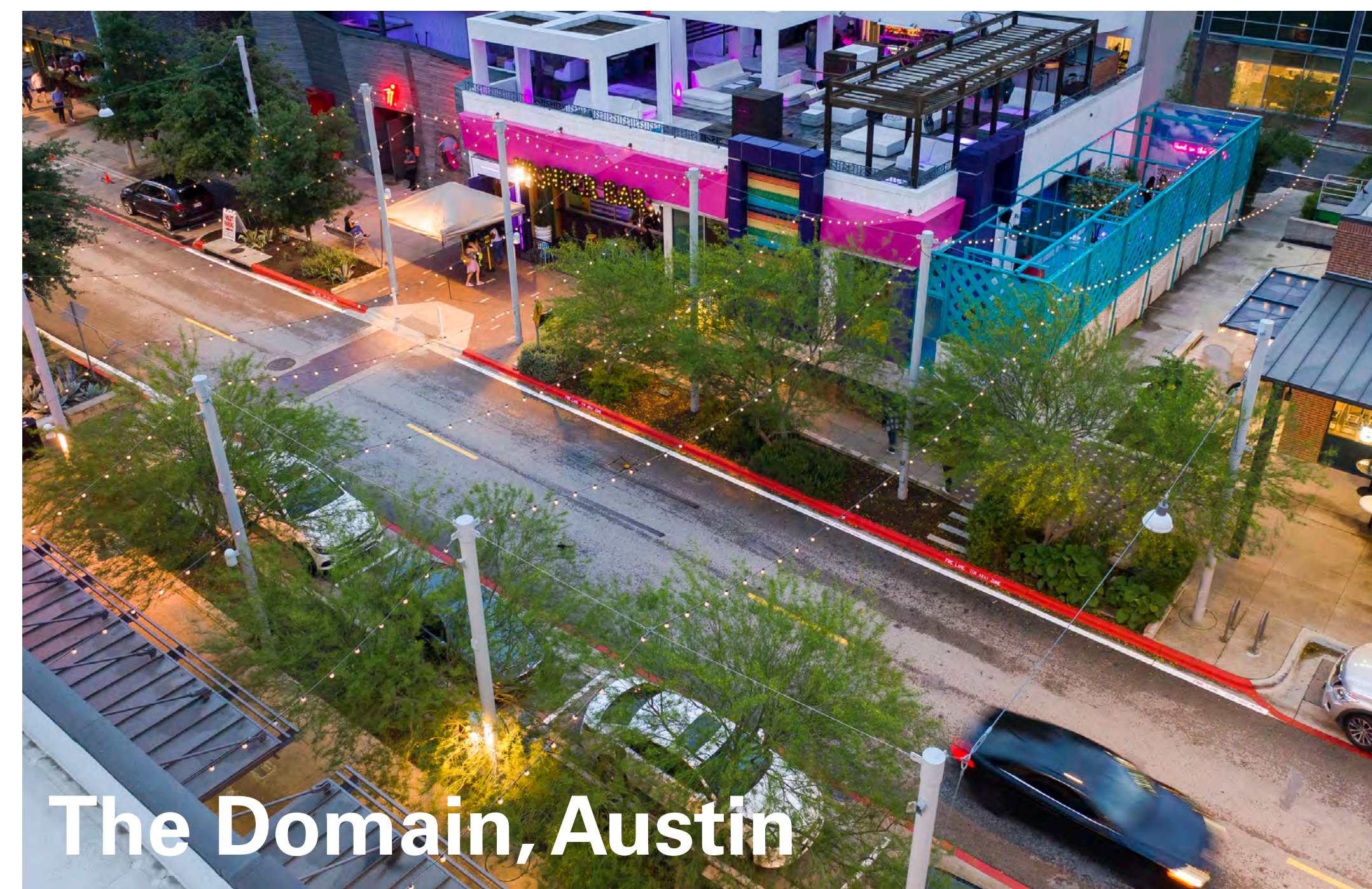
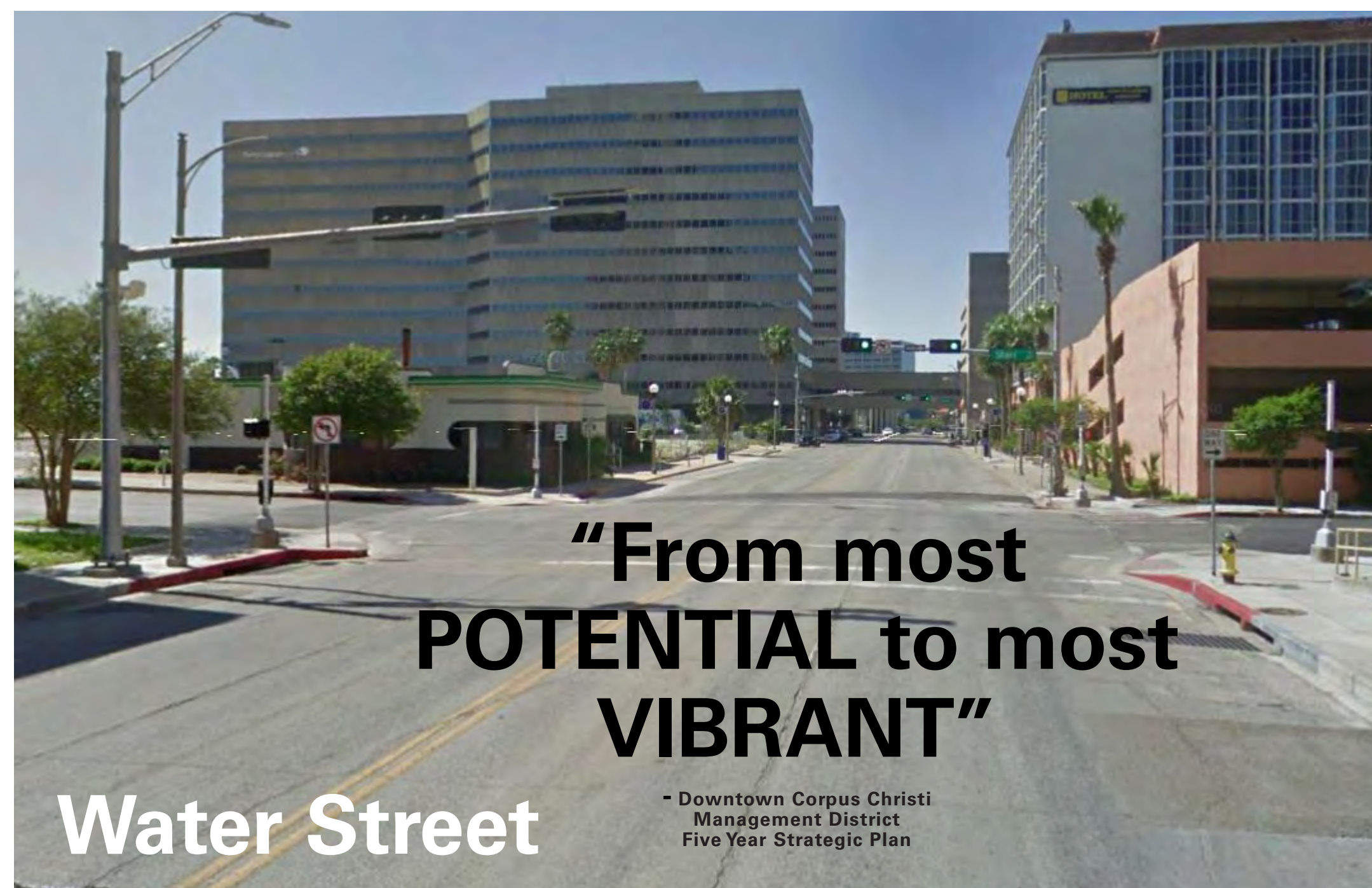
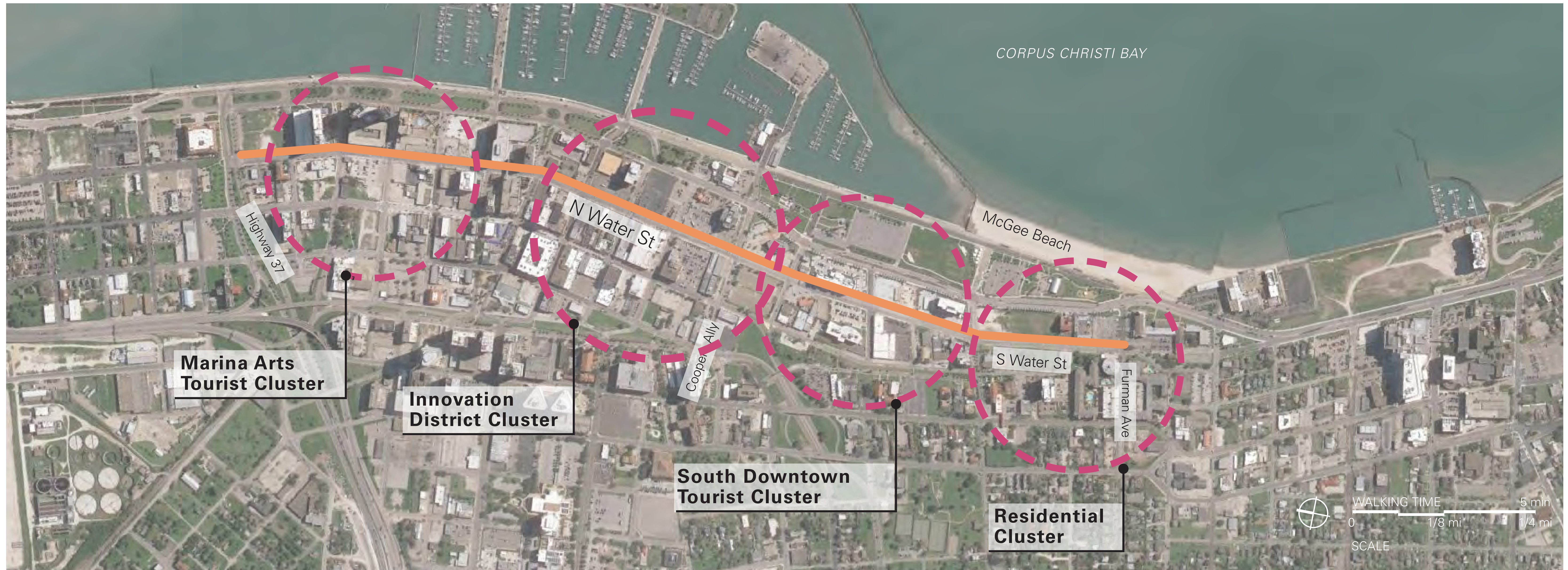
Overview



August 2021	TIRZ #3 Board approves funding to plan for the addition of street trees throughout the Downtown. Water Street identified as priority focus area
October 2021	Study Kicks Off, Concept Developed
January 2022	<ul style="list-style-type: none">• DMD Holds workshop to discuss concept in more detail.• DMD Board Passes Resolution to Request \$10 million Water Street Reimagined to be placed on Bond 2022.



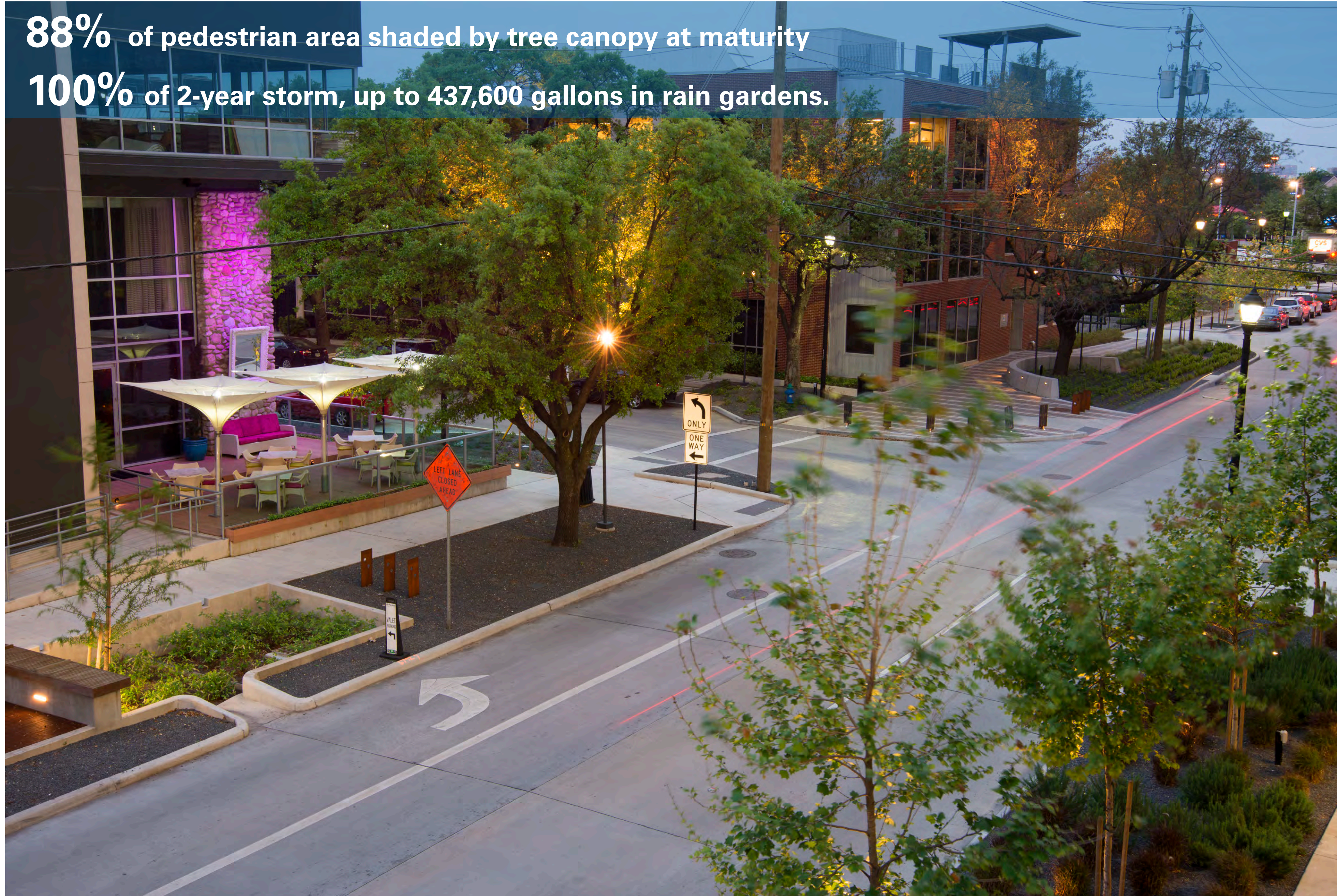
Water Street Reimagined



Water Street Reimagined

What Water Street Could Be | Bagby Street Houston

88% of pedestrian area shaded by tree canopy at maturity
100% of 2-year storm, up to 437,600 gallons in rain gardens.



14% decrease in hardscape surface temperatures



26% increase in the property values in the first two years after construction



40 million of private redevelopment in first 5 years



Water Street Reimagined

Investing in the Public Realm to Encourage Private Investment

Chaparral St: TIRZ #3 Projects Completed

- 1** CHELS MARIE BOUTIQUE
903 N CHAPARRAL
- 2** BUS
702 N CHAPARRAL
- 3** SHOPS AT K SPACE
623 N CHAPARRAL
- 4** FRESCO
619 N CHAPARRAL
- 5** URBANA (NOW DOKYO)
424 N CHAPARRAL
- 6** WATER STREET GARDENS
318 N CHAPARRAL
- 7** LUCY'S SNACKBAR
312 N CHAPARRAL
- 8** RONJO V APARTMENTS
201 S CHAPARRAL

Water Street: TIRZ #3 Projects Completed or Under Development

- 1** THE NORTHWATER
1001 WATER STREET
- 2** HOTEL ARIA
601 N WATER
- 3** AKA SUSHI
415 N WATER
- 4** ESC #2
209 N WATER
- 5** MARRIOTT RESIDENCE INN
309 S SHORELINE
- 6** NUECES BREWING CO.
401 S WATER
- 7** FROST BANK BUILDING
501 S SHORELINE

Chaparral St: TIRZ #3 Projects Under Development

- 1** THE RITZ THEATRE
715 N CHAPARRAL
- 2** BUS TASTY BITES
702 N CHAPARRAL
- 3** WARD BUILDING
541 N CHAPARRAL
- 4** SEA GULF VILLA UPGRADE
416 N CHAPARRAL
- 5** TAMU-CC
223 N CHAPARRAL
- 6** THE ANNEX
312 S CHAPARRAL
- 7** SOUTH CHAP SQUARE
402 S CHAPARRAL

Other TIRZ #3 Projects Completed or Under Development

- 1** PORT OF CORPUS CHRISTI
402 HARBOR DR
- 2** HILTON GARDEN INN
701 E PORT AVE.
- 3** ELIZABETH'S
1902 N CHAPARRAL
- 4** BUC COMMISSION
1316 N CHAPARRAL
- 5** HISTORIC NUECES COUNTY COURTHOUSE
1100 N MESQUITE
- 6** THE CHAMBERLAIN
807 N UPPER BROADWAY
- 7** THE GOLD FISH
724 N MESQUITE
- 8** MUSE BISTRO
414 STARR
- 9** STUDIO 44 APARTMENTS
817 N CARANCAHUA
- 10** 600 BUILDING
600 LEOPARD
- 11** PRODUCE SOUND STUDIO | 415 PEOPLES
- 12** PRODUCE ART GALLERY
419 PEOPLES
- 13** ALL GOOD FITNESS
424 SCHATZEL
- 14** COMMONS GENERAL STORE
421 SCHATZEL
- 15** DOWNTOWN CARWASH CLUB | 417 N MESQUITE
- 16** CREATIVE CULTURE (NOW 20/20 VINTAGE)
423 WILLIAM
- 17** AADI HOME HEALTH & HOSPICE
1001 SECOND STREET
- 18** PRIVATE WEALTH GROUP
1102 SANTA FE



**\$10 Million
2-Way Conversion**

Water Street Reimagined

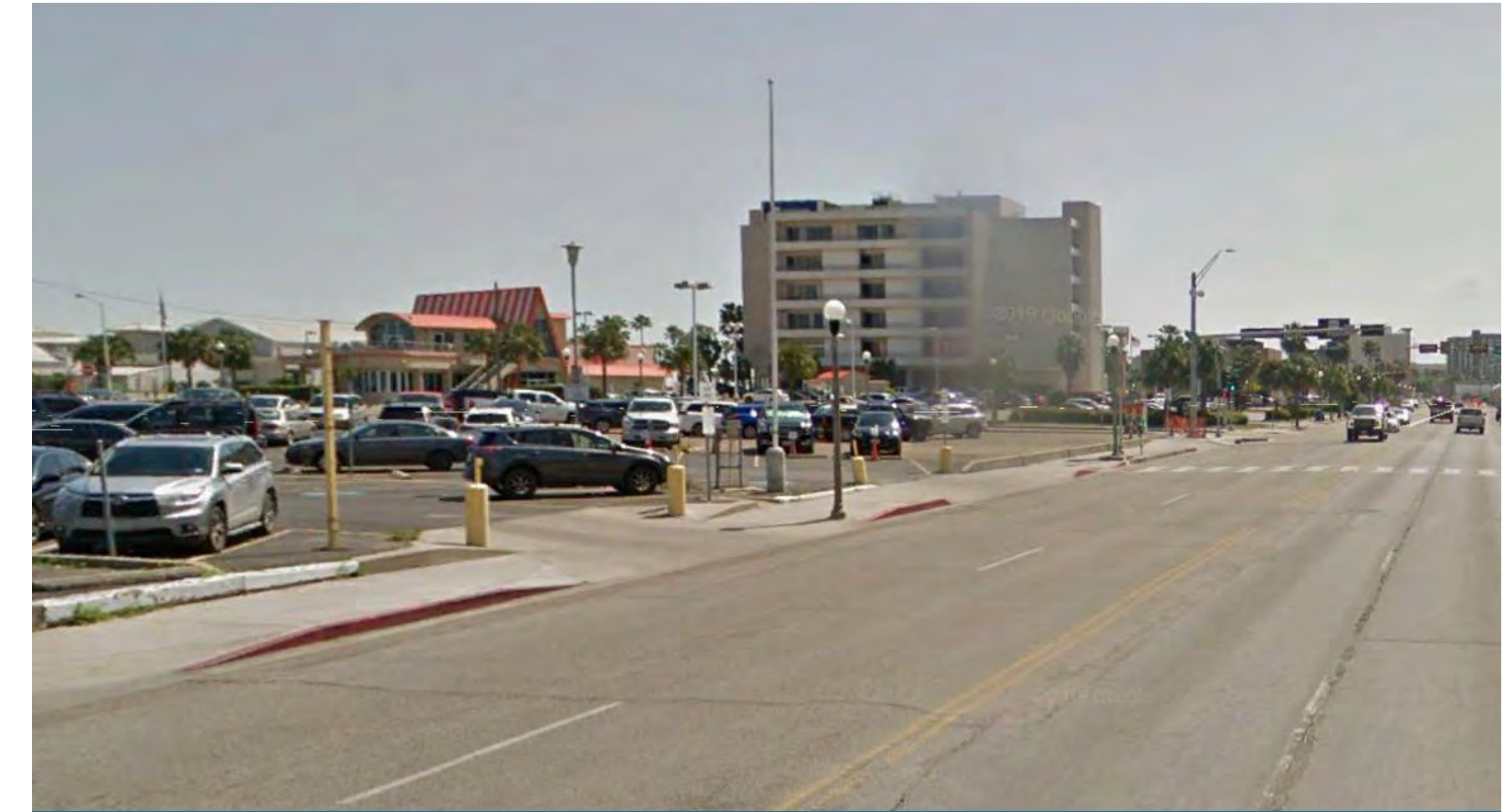
Challenges Today



3% existing shade canopy in public right-of-way



little to no buffer between vehicular traffic and pedestrians

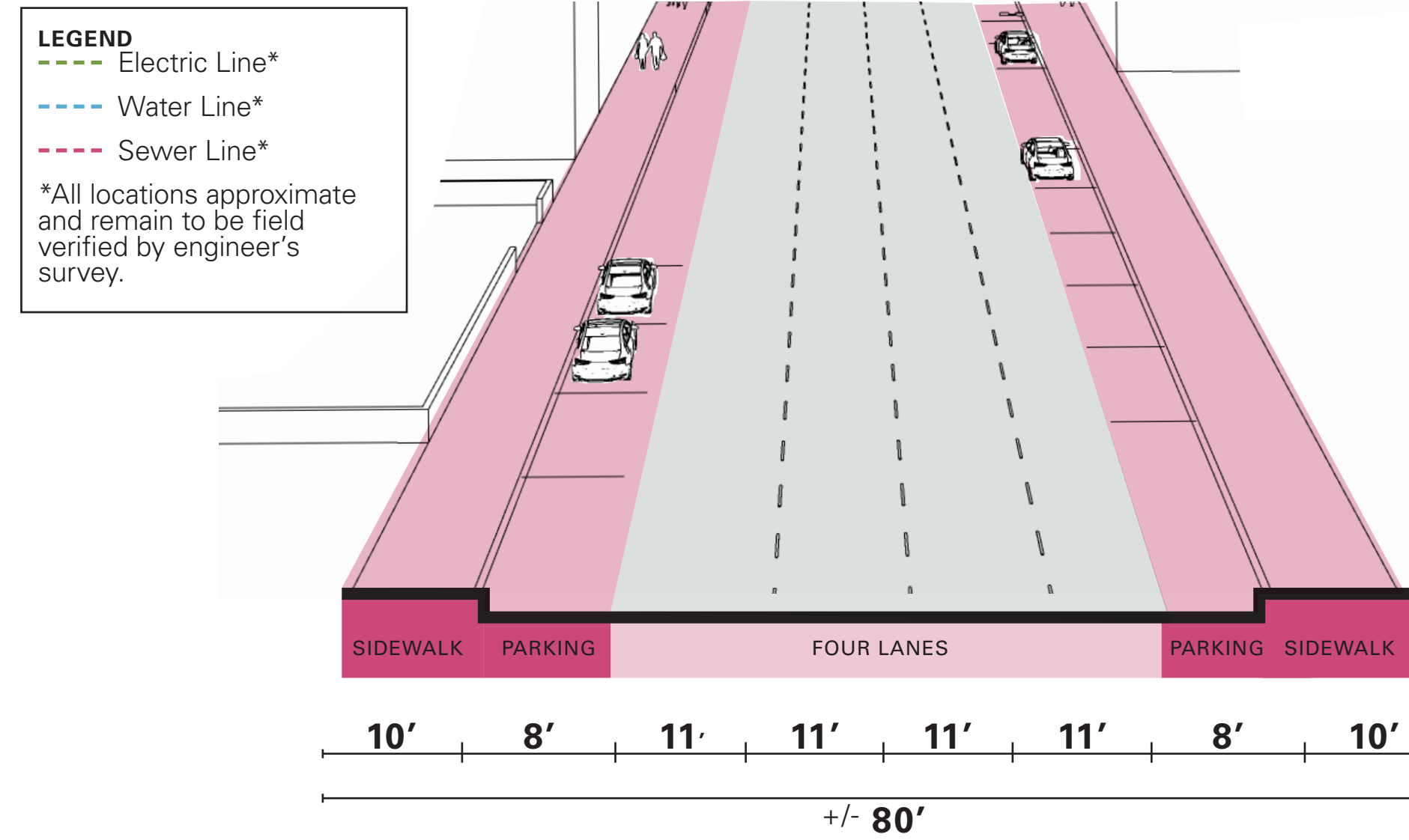


79% of street frontages are parking or vacant land



Water Street Reimagined

Existing Right of Way



pedestrian crossing distance

from **60'** to **44'**

26% decrease in walking distance

WALKABILITY & EXPERIENCE

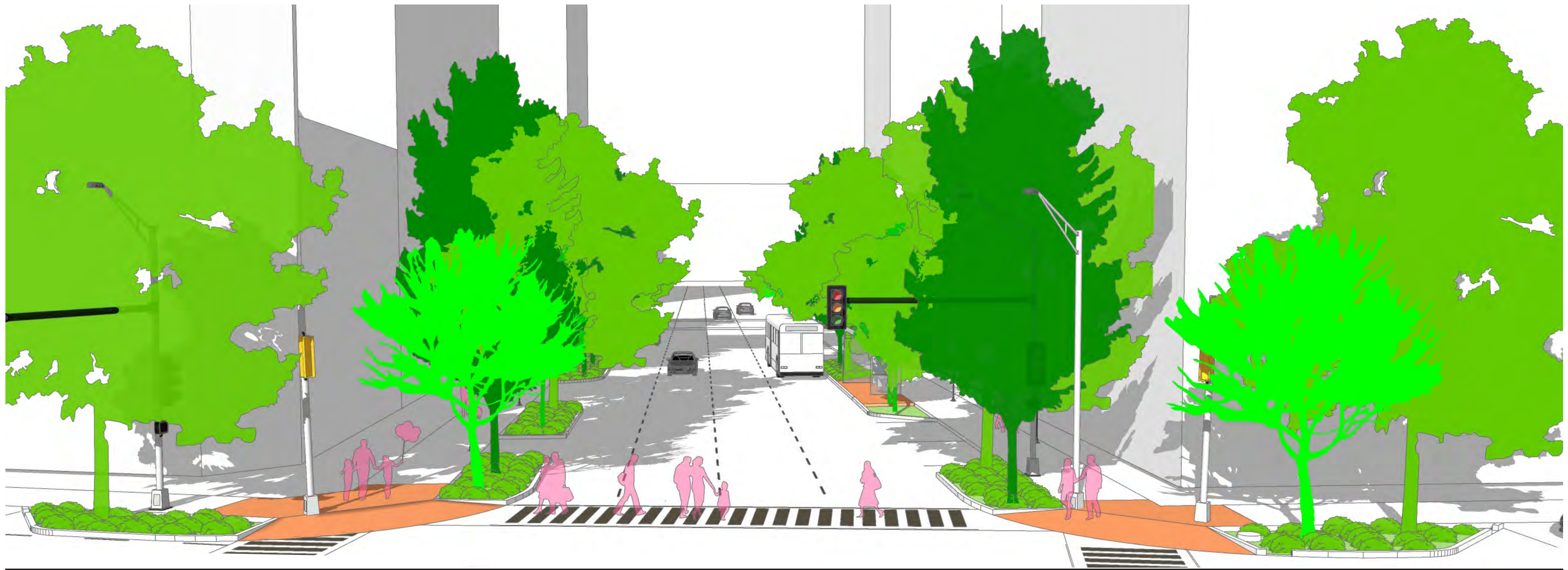
- Plantings add shade, beauty & human comfort
- Painted crosswalk and pavers offer safety and character

RESILIENCE

- Increased permeable surface area mitigates flooding
- Shade trees help reduce urban heat island

TRAFFIC CALMING + ACCESSIBILITY

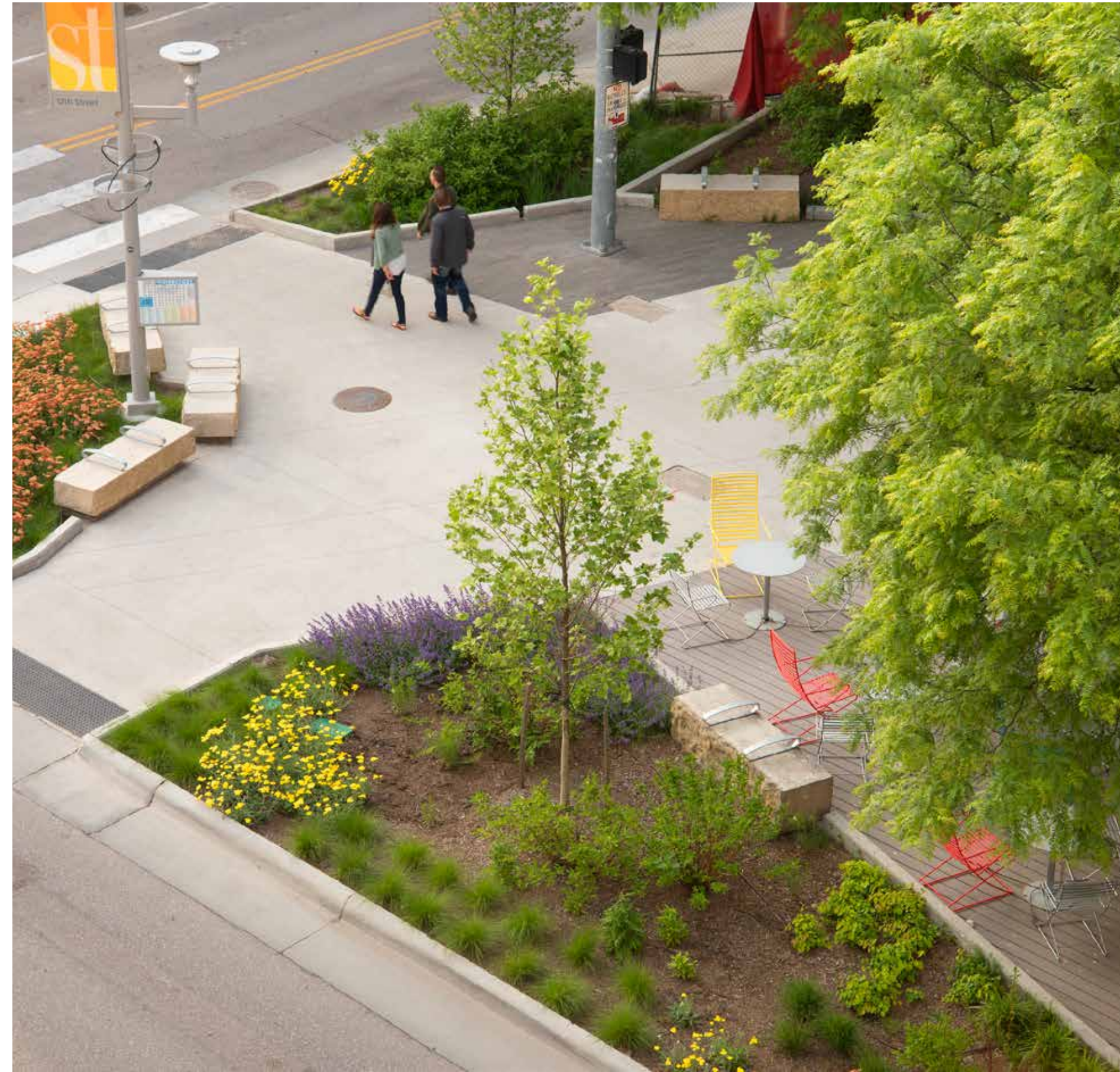
- Mid-block bump outs and planting slow traffic and add room for improved amenities



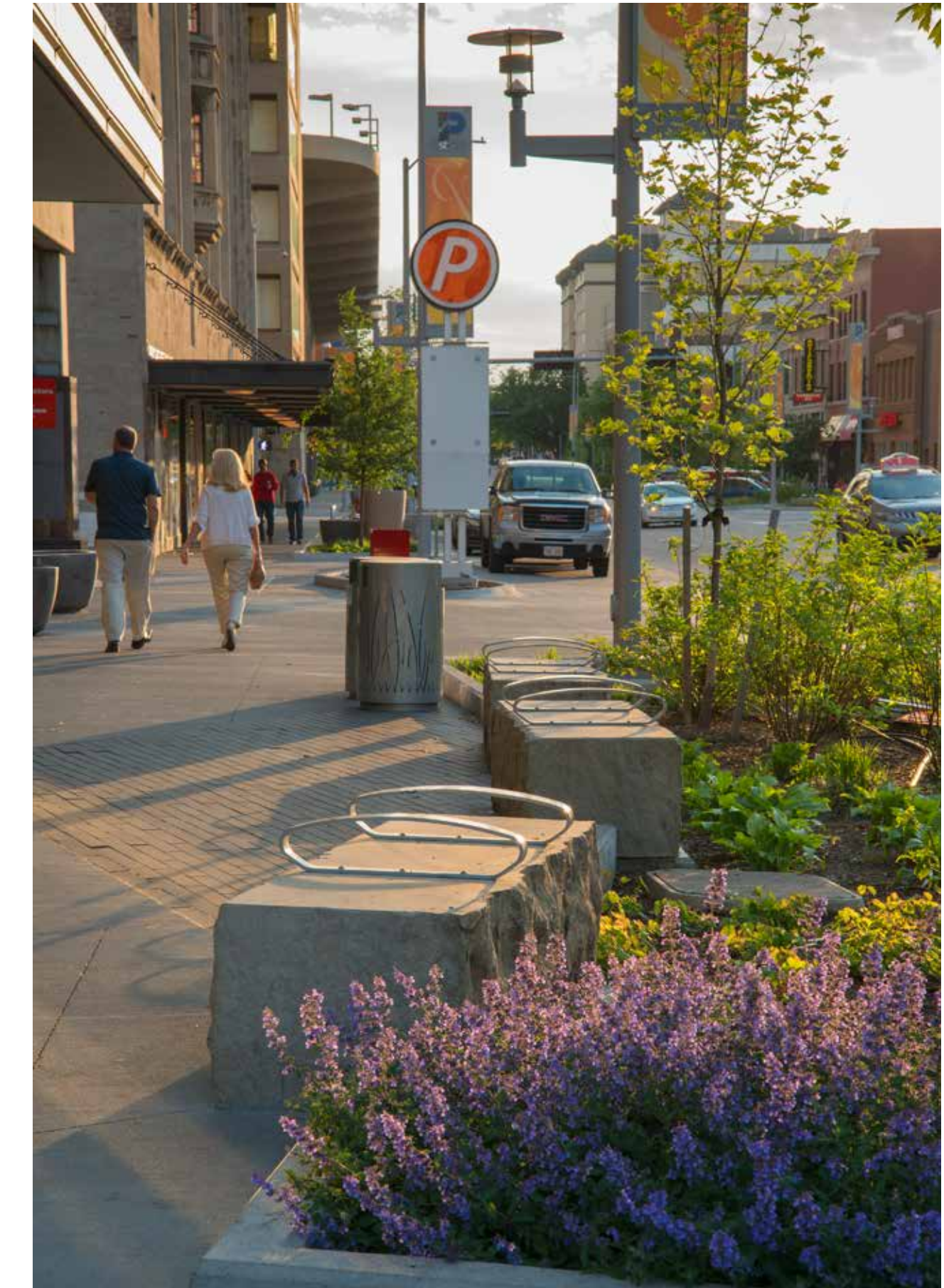
Water Street Reimagined

The Possibilities

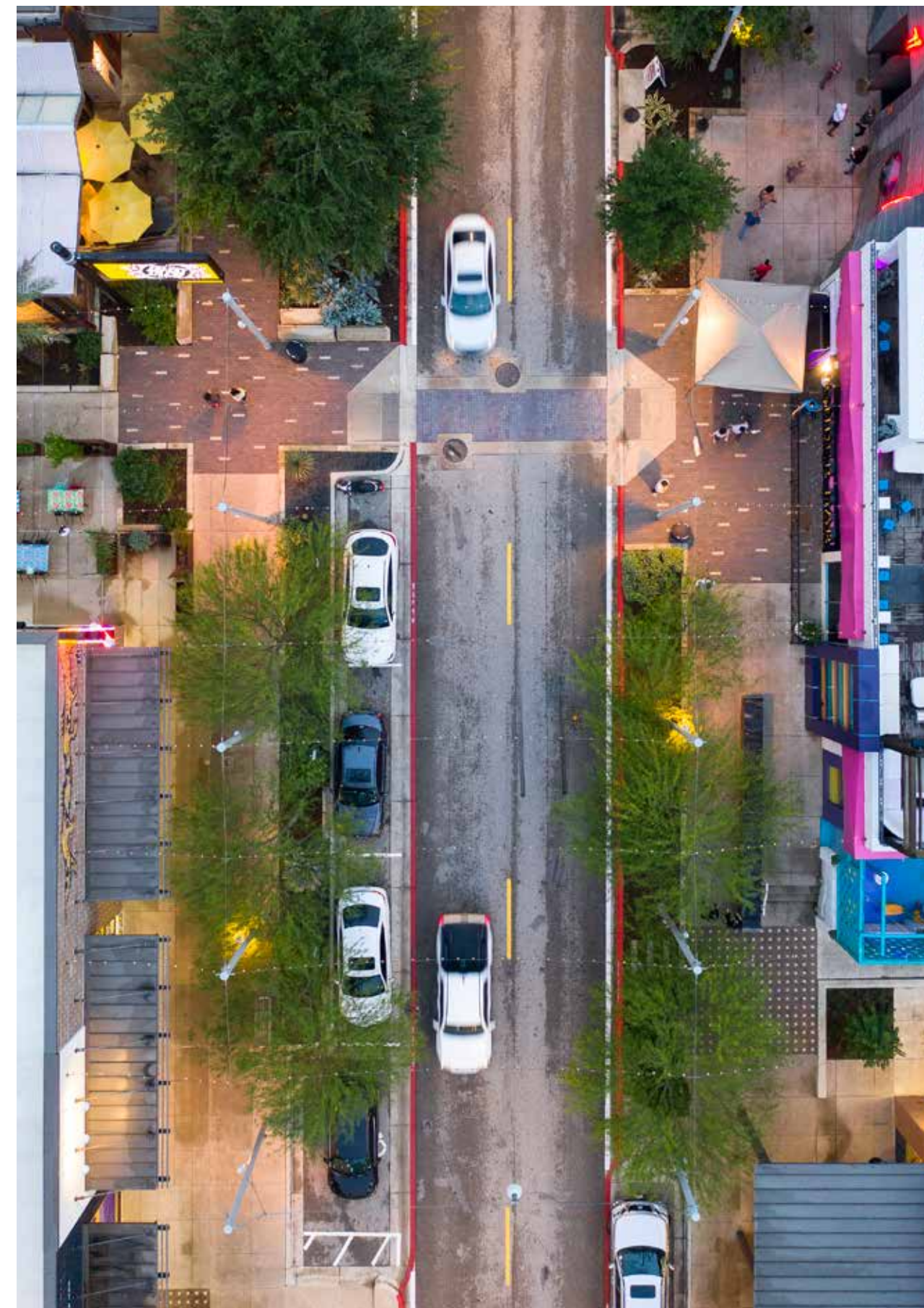
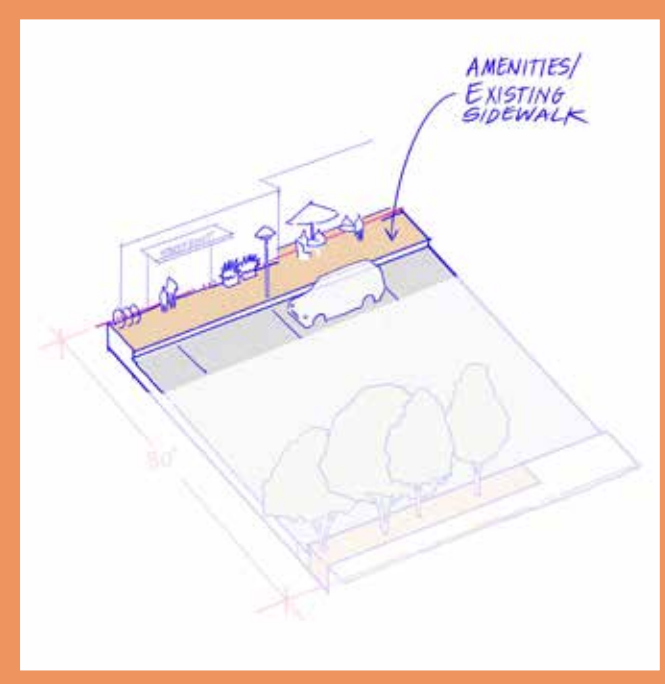
Intersection Bulb-outs



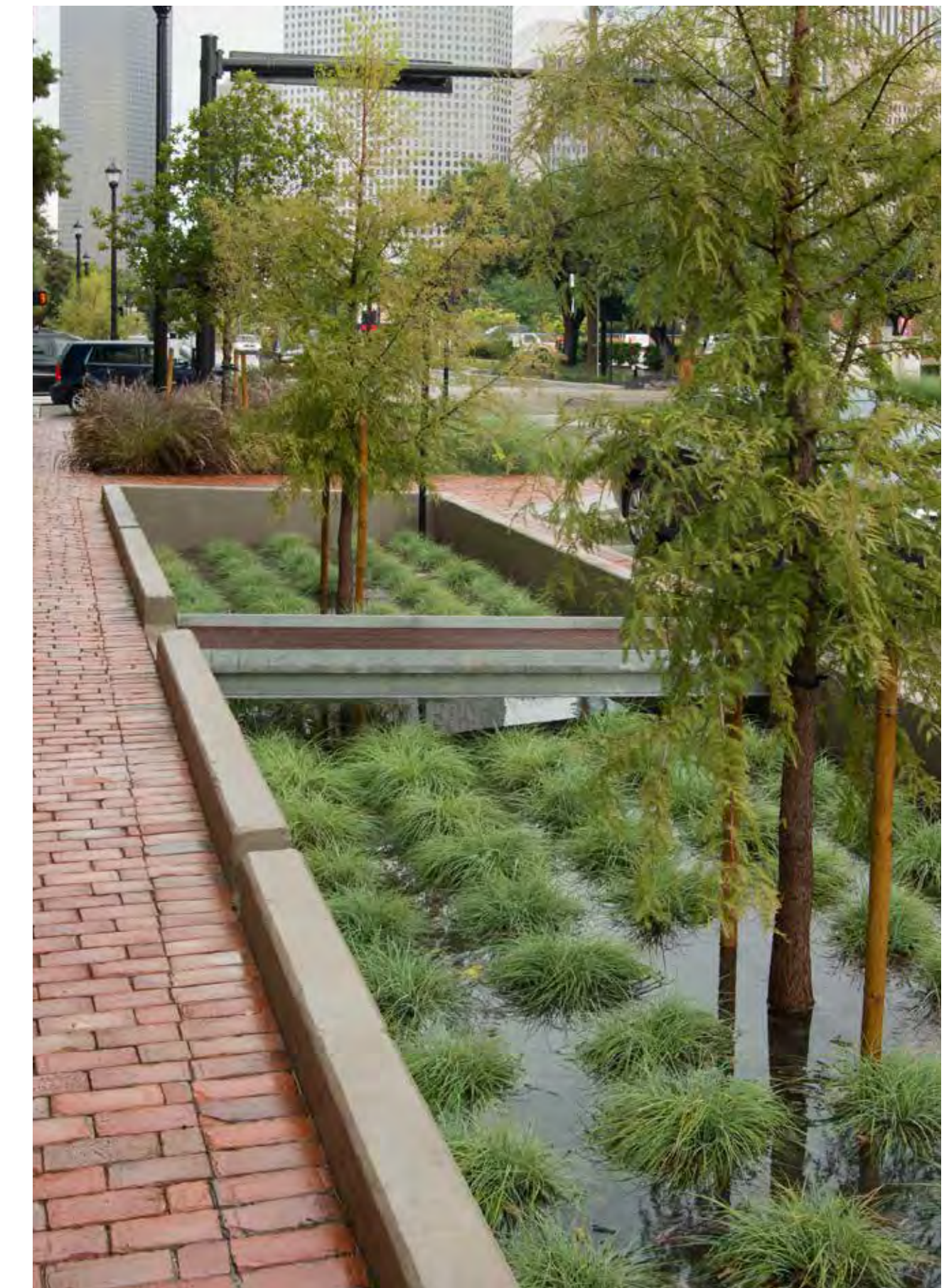
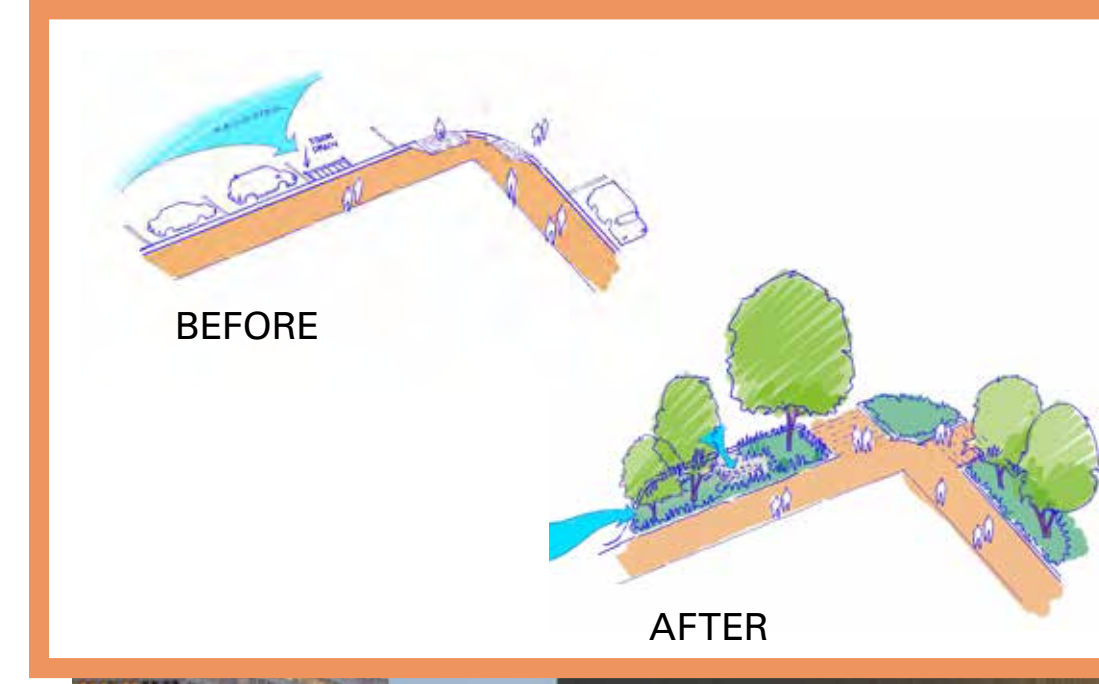
Midblock Bulb-outs



Back of Curb Amenities



Stormwater



Water Street Reimagined

