



## City Central Corridor

---

### **COMMUNITY REVITALIZATION PLAN**

**Proposed for Adoption  
February 25, 2014**

# **City Central Corridor COMMUNITY REVITALIZATION PLAN**

## **INTRODUCTION**

The City of Corpus Christi is a beautiful bayfront community of over 312,000 population with the one of the largest ports in the nation. As the City grows, it becomes increasingly important to ensure that certain older areas are not left behind to become blighted and detrimental to our residents.

Over the past ten years, the City has been investing in an area in and around the 78415 zip code generally known as the "Central City Corridor" and identified by the map on **Exhibit A** to this Plan. These investments have been intended to revitalize a deteriorating community. Despite a concentrated revitalization effort and a general understanding of the desired goals, a written plan for the Central City Corridor has never been formally adopted. Thus, the purpose of this Plan is to provide the opportunity for public input as to the City's efforts to date and additional efforts needed, and to provide a process for continued revitalization of the Central City Corridor.

Sources for investment in the Central City Corridor started with Community Development Block Grant funds available to the City from HUD. Subsequently, as areas of need were identified, the City used bond financing approved by voters in 2008 and 2012 for various improvements. Other recent investments have been made from federal and state sources and the local school district for improvements and programming. Additionally, as improvements have taken hold, the private sector has made increasing investments in the Plan area.

## **DESCRIPTION OF AREA**

The Central City Corridor, called the "Revitalization Area" for purposes of this Plan, is described by map on **Exhibit A** to this Plan. It is bounded by Staples street on the east, Everhart Road to the south, Saratoga Blvd to the West, and Ayers Road to the north and encompasses 13.64 square miles or 9,369.6 acres. A majority of the population in the Revitalization Area is Hispanic (75%), with the remaining ethnic groups being 6% Caucasian, 4% African American and 14% other. Over 21% of the population in the Revitalization Area has income below the poverty level and 78% of the population is under the age of 20.

## **CONSIDERATIONS IN IDENTIFYING THE AREA**

The Revitalization Area for this Plan has been identified based upon a desire to improve and/or revitalize the following factors:

- ❖ **Infrastructure – Transportation and Drainage.** Roads in the plan area are main arteries to the center of Corpus Christi. Streets such as Staples, Kostoryz, Ayers, Weber, Holly, Saratoga Gollihar and Everhart connect the Revitalization Area to interstates and to the central city. Many of these roads have been in disrepair for years and in need of rehabilitation and expansion. In addition, the Revitalization Area has experienced flooding

due to lack of satisfactory storm water systems associated with the main thoroughfares of Kostoryz and Staples.

- ❖ **Blight.** Many residential houses and businesses were not occupied and the area was deteriorating when this revitalization work was first started. Much of the housing is 30-50 years old and deferred maintenance has been noticeable.
- ❖ **Public Protection.** Crime rates in the 78415 zip code, which is part of the Revitalization Area, have traditionally been one of the highest in the City. Additional Fire Department resources are needed in the area.
- ❖ **Schools.** School attendance was declining and the schools were old and in need of renovation when this revitalization work first started. Access to quality schools was critical to revitalizing the area, particularly for those residing in the Central City Corridor.
- ❖ **Business Development.** Access to retail and employment centers is vital to improving the opportunities for those residing in the community. Focusing on business retention and expansion is critical.

### **IMPROVEMENTS AND PROGRAMS ALREADY COMPLETED IN THE AREA**

The following improvements and programs have already been implemented to assist the Revitalization Area. While the City has been working to improve the Revitalization Area over the past ten years, the projects below have been implemented since March 1, 2010 and reflect more than \$50 million of improvements.

#### **1. Infrastructure – Transportation and Storm Water.**

**Project:** Kostoryz Road from South Padre Island Drive (SPID) to Saratoga Boulevard, shown as a light green line on the map on **Exhibit A** involves widening and rehabilitating roadways and utilities including storm water work. The improvements were completed 2010.

**Source of Funding:** Corpus Christi CDBG

#### **2. Blight.** Since the revitalization work began, the City has noticed improvements to the neighborhood homes, and property values are increasing. The Bridges Mill Village subdivision, which was started during the City's revitalization effort, continues to construct new homes.

#### **3. Public Protection.**

**Project:** The Early Intervention Division of the Texas Department of Family and Protective Services has identified the 78415 zip code as one of fifteen (15) zip codes in the State of Texas that has the highest incidence of juvenile violent crimes. The Community Youth Development Program is a state funded grant that was created to assist with crime

prevention, focusing on youth ages 6-17 with an emphasis on those ages 10-17. Service providers work with youth to empower them as productive citizens and reduce crime rates, with a focus on the Revitalization Area.

**Source of Funding:** State funding.

**Funding Amount:** \$503,000 in Fiscal Year 2011.  
\$320,000 in Fiscal Year 2012.  
\$320,000 in Fiscal Year 2013.

4. **Schools.**

**Project:** Gloria Hicks Elementary is a newly constructed 77,192 square foot facility, completed in September 2010 and serving the Revitalization Area. See the location of this facility on the map attached as **Exhibit A**.

**Source of Funding:** Corpus Christi Independent School District

**Funding Amount:** \$11,900,000

**Project:** Mary Helen Berlanga Elementary is a newly constructed 78,000 square foot facility, completed in December 2011 and serving the Revitalization Area. See the location of this facility on the map attached as **Exhibit A**.

**Source of Funding:** Corpus Christi Independent School District

**Funding Amount:** \$10,713,328

5. **Business Development.**

**Project:** Sam's Club and Walmart. Within the last two years, these two retailers have constructed new facilities in the Revitalization Area, including additional small shop retail and paid space. See the location of this facility on the map attached as **Exhibit A**.

**Source of Funding:** Private

**Funding Amount:** In excess of \$20,000,000

**Project:** Other business developments in the last two years have included a new HEB supermarket opening at Kostoryz and Gollihar, Crest Mart opening at Kostoryz and Holly, Corpus Christi City Employees Credit Union opening on Kostoryz near its intersection with Holly, and an Army Reserve Center opening just off Everhart Road in the Revitalization Area. See the location of these facilities on the map attached as **Exhibit A**.

**Source of Funding:** Private

**Funding Amount:** In excess of \$8,000,000

## **IMPROVEMENTS AND PROGRAMS PLANNED FOR THE AREA**

The following improvements and programs are underway or planned for the Revitalization Area. Over \$15 million of improvements and programs are expected to be implemented in the next two years.

### **1. Transportation.**

**Project:** Ayers Street from Saratoga Boulevard to Holly Road, shown as a light orange line on the map on **Exhibit A** involves widening and rehabilitating roadways and improving storm water runoff. The improvements began November 14, 2011 and are nearly complete. Completion is expected in 2014.

**Source of Funding:** State of Texas

**Funding Amount:** \$6,195,136

**Subject:** Kostoryz Road – 2008 bond funds will construct this street from Horne to Sunnybrook and Sunnybrook to SPID, designated as the dark orange line on the map on **Exhibit A**. 2012 bond funds Brawner Parkway to Staples Street designated as dark green line on the map on **Exhibit A**. **This** involves reconstruction and widening of Kostoryz Road to include a new center turning lane in areas ROW allows and four lanes of traffic. Other improvements include curb and gutter, sidewalks, ADA curb ramps, lane striping and pavement markings and street lights. The improvements have been underway since 2008.

**Source of Funding:** Corpus Christi bond funds (2008 / 2012 issuance)

**Funded Amount:** \$14,800,000

**Remaining Funding:** \$ 5,900,000

**Project:** Staples Road – 2012 bond funds will construct this street from Kostoryz to Weber, designated as a green line on the map on **Exhibit A**, and Weber to Everhart Road, designated as dark orange on **Exhibit A**. **This** involves reconstruction of five-lane roadway including two travel lanes on both sides and a continuous left turn lane. Additional improvements will include curb and gutter improvements, sidewalks, ADA curb ramps, lane striping and pavement markings, and street lighting. The improvements have been underway since 2008.

**Source of Funding:** Corpus Christi bond funds (2008 and 2012 issuance)

## 2. **Public Protection.**

**Project:** A new 5,200 square foot fire station is being constructed at the intersection of Saratoga and Ayers with expected completion by 2016. See the location of this facility on the map attached as **Exhibit A**.

**Source of Funding:** City's 2012 bond issuance.

**Funding Amount:** \$2,100,000.

**Project:** The 78415 Community Youth Development Program is a state funded grant that was created to assist with crime prevention, focusing on youth ages 6-17 with an emphasis on those 10-17. Service providers work with youth to empower them as productive citizens and reduce crime rates, with a focus on the Revitalization Area.

**Source of Funding:** State funding.

**Funding Amount:** \$387,000 in Fiscal Year 2014.  
Future Fiscal Year amounts to be determined, as the programming is anticipated to be ongoing.

## **CONTINUED PLANNING FOR THE REVITALIZATION AREA**

The improvements and programs described in this Plan are examples of prior, current and planned activities designed to revitalize the Central City Corridor. However, the City's commitment to this Revitalization Plan does not end here. The City will continue to look for opportunities to establish programs or provide improvements that will continue to revitalize the area, uplifting residents of the neighborhoods and supporting area businesses to continue the cycle of improvement and avoid future deterioration.

## **ANTICIPATED RESULTS**

The City believes the initiatives described in this Plan will stop and reverse existing deterioration in the neighborhoods of the Revitalization Area, improve the aesthetics of the area, provide additional infrastructure for accessibility and development, increase the tax base, support existing businesses, and recruit additional businesses, which will lead to more opportunity for those living and working in the Revitalization Area.

Each initiative in the Revitalization Area, whether already implemented or planned for completion, supports a framework that will improve this neighborhood. By combining resources from the City, the State, and the private sector, the Revitalization Area will receive major economic infusion. Because many of these resources have already been spent or allocated, the City has no reason to believe that the Plan will not be fully implemented as intended.

## **APPROVAL**

For all these reasons, the City Council of the City of Corpus Christi hereby adopts the Central City Corridor Community Revitalization Plan, after receipt and consideration of public comment and deliberation at an open public meeting.

Date of Adoption:     February 25, 2014

## **EXHIBIT A**

Revitalization Area  
(attached hereto)

### **City of Corpus Christi City Central Corridor Revitalization Plan MAP NOTES**

1. Ayers Street has / is being redone with state funding
2. Kostoryz between Holly Road and SPID was completed with CDBG funding in the last four years
3. Corpus Christi school system has added two schools in the area (Mary Helen Berlanga Elementary and Gloria Hicks Elementary)
4. John Paul High School reopened (Catholic High School)
5. Proposed new Fire Station at Ayers and Saratoga Blvd. financed with 2012 bonds.
6. New HEB at Golliharrrd and Kostoryz
7. New Crest Mart at Holly Road and Kostoryz
8. 2008 Bond Improvement projects
9. 2012 Bond Improvement projects
10. Army military reserve center has opened up in this area at Everhart
11. Not used
12. Delmar opened a new college extension near Kostoryz and Staples Street intersection
13. City Employees Credit Union opened on Kostoryz near the intersection of Holly Road



