



# Incremental Development Alliance

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**Small Scale Developer Workshop, Sept 28<sup>th</sup>**

**San Antonio**

**Implementation Clinic, Sept 29 – 30<sup>th</sup>**

**Corpus Christi**

1. A Quick Check on Regulations and Geography
2. Review of new City Incentive Programs and Eye Test for Small Development Sites
3. Discuss cultivating a cohort of Small Developers from Corpus Christi and dedicated to Corpus Christi
4. Strategize how to create ongoing mentorship and technical assistance programs.

**Memo of Findings and Observations, Oct 5<sup>th</sup>**

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# A Quick Check on Regulations and Geography

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- Are there basic rules inside typical zoning, parking, stormwater and landscaping sections of city code or common private sector practice that make small lot development physically impossible or create artificial hardship?
- Are there zoning classifications or geographic areas that have natural attributes conducive to small development?

**Issue:**

**Solution:**



# A Quick Check on Regulations and Geography

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Issue #1: **Widespread speculation on land values because any parcel could be a tower with bay view**

Solution: Height Limits, Design Limits

Issue #2: **Parking Costs Inflate Development Costs**

Solution: Parking Maximums Vs. Minimums

Parking Study Recommendations

Issue #3: **Fix Mixed Use Overlay too Cumbersome, Not User Friendly**

Solution: Finite Geographic Area

Calibrated to Character

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# A Quick Check on Regulations and Geography

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Issue #4: **Bayshore Park Neighborhood is a mish-mash of zonings**

Solution: Refine Mixed Use Overlay

Work with Hospital to identify plan for neighborhood

Issue #5: **Marina Arts District underutilized**

**Buildings deteriorating, value evaporating**

Solution: Vacant Building Ordinance

Demolition with Rebuild Permit

Increase pressure on absentee landlords to redevelop or sell

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# Review Incentives & Eye Test Sites

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- A review of these City incentive programs will look at how well they serve smaller projects and get a thumbnail sketch of their financial impact.
- A tour and review of 2-3 key city owned properties to discuss how to best utilize the site, create a supportive environment around the project once a private sector buyer is found and what incentives may be the most helpful to completing the transaction.



# Review Incentives & Eye Test Sites

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**Issue #6: Lack of activity due to Lack of Human Capital**

Solution: Partner with SBDC, DMD and others to create focused real estate professionals

Fund Technical Assistance, Vs Financial Assistance

Architectural & Engineering Code Analysis

Financial Pro Formas

Property/Tenant Management

Business Planning

Leverage San Antonio & Houston Resources

Finance Committed Cohort to IDA Trainings

Support Group of Downtown Real Estate Professionals

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# Review Incentives & Eye Test Sites

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Issue #7: **Building Conditions Unknown**

Solution: Fund Due Diligence

Issue #8: **No Expertise or Appetite for Historic Rehab**

Solution: Do it ourselves, or find phasable plan for developer



# Discuss Cultivating Cohort

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- How can it both leverage proximity to educational resources in Houston and San Antonio while not having to constantly import knowledge or lease capacity from the development communities in those other regions?
- Discuss what educational resources the Incremental Development Alliance has provided other major cities to identify and leverage its business community to create small developers who do projects as either a side endeavor or a full time career.





# Strategize How to Create Ongoing Technical Assistance Programs

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- Discuss what strengths and weaknesses Corpus Christi has in creating its own set of support programs and networks for small developers.
- Discuss what other regions are doing to build capacity for this ecosystem through collaboration with foundations, local and state economic development agencies, colleges and private design and construction industries.



# Next Steps - Possible Projects

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- Vacant Building Ordinance
    - Registration Program
    - Square Ft Fee or Years Vacant?
    - Sale Price Calculations
  - Mixed Use Overlay/Design Standards
    - Geographic Specific
    - Height Restrictions
  - Capacity Building
  - Incremental Development Alliance – Professional Services
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