



## **AGENDA MEMORANDUM**

Public Hearing for Planning Commission Meeting of April 4, 2018

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**DATE:** March 27, 2018

**TO:** Planning Commission

**FROM:** Daniel McGinn, Director of Planning and ESI  
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<p><b>Public Hearing – Tax Increment Reinvestment Zone #3 Traffic and Planning Analysis</b></p>
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**CAPTION:**

Ordinance adopting the “Tax Increment Reinvestment Zone #3 Traffic and Planning Analysis” specific plan

**PURPOSE:**

The purpose of this item is the review and possible recommendation for adoption of the Tax Increment Reinvestment Zone (TIRZ) #3 Traffic and Planning Analysis.

**BACKGROUND AND FINDINGS:**

The TIRZ #3 Project and Financing Plan includes a Traffic Pattern Analysis as one of the strategic planning initiatives. This initiative was identified as a need through stakeholder feedback following the Bond 2008 projects, as well as through the draft Downtown Area Development Plan. Additionally, the Harbor Bridge replacement project has created an urgent need to create connectivity to the new freeway.

The City engaged the Gateway Planning Consultant team to evaluate current conditions, future opportunities, and identify a path forward that will direct public investments and incentives in the downtown area for the next decade. The Gateway Planning team hosted a series of Design Workshops during the first week of October 2017, engaging the community in order to:

1. guide recommendations on immediate projects to improve traffic flow and access to existing businesses;
2. inform recommendations for improved connectivity in the Marina Arts Districts and SEA District once the Harbor Bridge is relocated;
3. steer recommendations for changes to the existing mobility network, including a prioritized list of infrastructure and operational improvements;
4. help identify redevelopment scenarios that maximize private investment as a result of public improvement projects;
5. and assist in Capital Improvement Program or Bond Program development.

The Gateway Planning team then presented their findings and recommendations at the TIRZ #3 Board meeting in the morning, as well as during a public Town Hall Meeting in the evening of

November 28, 2017. The feedback provided to the consultant team during those two events are integrated into their finalized recommendations and deliverables. Staff hosted an open house event on March 19, 2018 to present these finalized recommendations to the community.

The Tax Increment Reinvestment Zone #3 Traffic and planning Analysis report was presented to the Downtown Management District Board of Directors on March 22, 2018, which passed a resolution recommending adoption of the report by City Council. The Corpus Christi Transportation Advisory Commission voted to recommend adoption of the plan on March 26, 2018. And the TIRZ #3 Board of Directors voted to adopt the document on March 27, 2018.

**ALTERNATIVES:**

The Commission could not recommend approval of this report with recommendations to staff.

**OTHER CONSIDERATIONS:**

N/A

**CONFORMITY TO CITY POLICY:**

Conforms with City Policy.

**EMERGENCY /NON-EMERGENCY:**

Non-emergency

**DEPARTMENTAL CLEARANCES:**

Planning, Traffic Engineering, Transportation Advisory Commission, TIRZ #3 Board of Directors

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2017-2018</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

**Comments:** None

**RECOMMENDATION:**

Staff recommends approval of the Tax Increment Reinvestment Zone #3 Traffic and Planning Analysis

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

PowerPoint Presentation – TIRZ #3 Traffic and Planning Analysis

Exhibit A – Tax Increment Reinvestment Zone #3 Traffic and Planning Analysis

Exhibit B – Tax Increment Reinvestment Zone #3 Traffic and Planning Analysis Appendix