

Downtown Streetscape & Safety Program

Right of Way, Façade, Alley & Security

TIRZ #3 Board

June 26, 2018





Streetscape & Safety Program

From 5/15 TIRZ Meeting

Program Details

- Up to 50% rebate of eligible project costs up to a max of \$10,000 per property.
- ~~100% of~~ Qualified Sidewalk Repair Costs for Investments of \$5,000 or more

Eligible Improvements

- Awnings
- Concrete Work / Sidewalk Repair
- Design & Permit Fees associated with façade improvements
- Door Replacement
- Exterior Cleaning
- Exterior Lighting*
- Exterior Paint
- Landscaping
- Murals
- Removal / Replacement of incompatible exterior finishes or materials
- Sidewalk Café Improvements
- Signs
- Surveillance Cameras & Systems*
- Window Replacement or Repair to Enhance Appearance

**Required*

Work to be completed by September 30, 2018.



Why the Downtown Streetscape & Safety Program?

1. Creates Support for Existing Businesses
2. Available from Budgeted Funds this FY
3. Addresses Right of Way Responsibility Issues
4. Addresses Safety Issues
5. Tangible Improvements



Current Incentive Programs

PROGRAM	INCENTIVE	QUALIFYING CATEGORIES	AVAILABILITY
New Commercial Tenant Finish-Out Grant Program	\$10 per sq./ft. Reimbursement	<ul style="list-style-type: none">• Dining, Entertainment, or Mixed Use Development• 1st Floor, Active Street Location• Wall & Floor Finishing• Permanent Fixtures	\$100,000, Annually
Chaparral Street Property Improvement Grant Program	50/50 Reimbursement Grant	<ul style="list-style-type: none">• Building Improvement Costs Related to Occupying a Vacant Structure	\$200,000, Annually
Downtown Living Initiative	\$10,000 Rebate per Multi-family Unit	<ul style="list-style-type: none">• At Least 10 Unit Development	100 Units, Annually
Project Specific Development Agreement	75% of 10 Year Tax Reimbursement Grant	<ul style="list-style-type: none">• Environmental Remediation• Code Compliance• Historic Preservation• Structured Parking• Urban Design/Landscaping• Public Improvements/Utilities• Residential Developments over 100 Units (\$10,000 per Unit)	Based on Project Cost

← New Tenants

← Vacant Building

← Residents

← Large Projects

No Program for Existing Business



Traffic & Planning Analysis

EXHIBIT A

support quality development within downtown. Each of these programs and policy recommendations would require additional study and evaluation.

Table 4 identifies recommended policy and program projects that should be implemented in the next two to three years.

Table 4: Policy Implementation Recommendations

Program / Policy	Recommendation
Implement MPO Bicycle Mobility Plan	As street improvements are made and one to two-way conversions are implemented, sidewalks should integrate recommended bicycle and pedestrian routes as identified under the plan.
Bus Routes – RTA Transit 2020 Plan	Under the RTA's Transit 2020 Plan, bus routes through downtown should be reassessed as infrastructure improvements occur to identify potential efficiencies and additional routes that might become available under the two-way conversions or street grid reconnections.
Extend TIRZ #3 to Alamo and Laredo	Maximize the value capture of Downtown by extending the TIRZ #3 boundary to the full extent of Alamo and Laredo from downtown to SH 280/Crossdown based on the recommendations in this report.
Sidewalk/Street Tree Management and Maintenance	Within the Downtown Management District and greater TIRZ #3 Area, clarify responsibility for sidewalk maintenance and improvements that will: <ul style="list-style-type: none">• ensure consistency in quality, style and safety along all street networks;• reduce the burden on local businesses or owners;• enable more effective management of street tree care and preservation; and• explore cost-sharing program options.
Downtown Parking Study Action Plan	The strategies identified in the recently adopted Downtown Parking Strategy by the City should be implemented.
Water's Edge Task Force	The City should work with the Downtown Management District and TIRZ #3 Board to create a water's edge task force that helps support maintenance, activation and programming of the shorelines and T-heads.
Construction Phasing and Management	The City should organize phasing of concurrent construction projects to minimize traffic impacts, as the Harbor Bridge construction is underway. This should also take into consideration truck traffic and operational standards that might be impacted during construction.
Amend Ordinance to Create One-Way Streets	The City should amend its ordinance to remove the one-way rule in its policies and implementation strategies.
Amend Urban Transportation Plan	Clarify roles and responsibilities on the Urban Transportation Plan.
Form Parking Alliance	Working with downtown partners and organizations, the City should form a parking alliance to encourage shared parking strategies and implement recommendations from the downtown parking plan recently adopted.
Truck and Loading Zone Standards	The Downtown Management District will work with local businesses to develop truck and loading zone standards.

These recommendations are not all-inclusive and might result in additional policy needs, but they will help address the immediate needs identified during this process and during stakeholder interview sessions. The roadway improvements will help alleviate several complaints and frustrations for Downtown, however, without the proper planning for economic development and policy-level details, the adjacent owners will still experience frustration when it comes to day-to-day life in Downtown.

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TIRZ #3 TRAFFIC AND PLANNING ANALYSIS
DRAFT | APRIL 2018

Sidewalk/Street Tree Management and Maintenance

Within the Downtown Management District and greater TIRZ #3 Area, clarify responsibility for sidewalk maintenance and improvements that will:

- ensure consistency in quality, style and safety along all street networks;
- reduce the burden on local businesses or owners;
- enable more effective management of street tree care and preservation; and
- explore cost-sharing program options



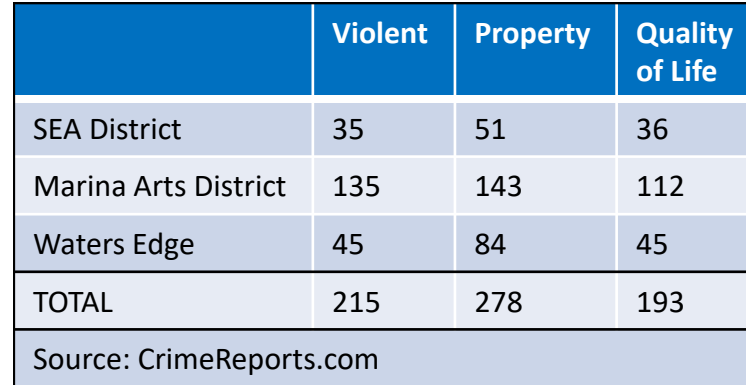
Perceptions of Cleanliness & Safety

Benchmark	2017	2015
Average customers spending	\$73.46	\$67.35
Average amount of time spent per trip (minutes)	138	124
% of customers who drive Downtown	91%	89%
% of customers who believe		
• Parking is affordable	86%	88%
• Prefer on street parking	71%	65%
• Downtown is clean	56%	45%
• Downtown is safe	48%	42%

Parking Survey (2016)

- 78% Feel Safe in the Day
- 23% Feel Safe at Night

Don't go Downtown		
Benchmark	2017	2015
• Traffic congestion	55%	36%
• Homeless/Panhandlers	53%	43%
• Unfamiliar w/shop/dine options	44%	44%
• Parking expensive	43%	31%
• Isn't safe	40%	31%
• Too far	39%	17%
• Don't know where to park	36%	45%



- On Street Surveillance Systems proven to help catch perpetrators.



DMD Façade Improvement Program

2013 – 2017 \$50,000 per year

\$5,000 - \$10,000 Average

- Signs
- Murals
- Awnings





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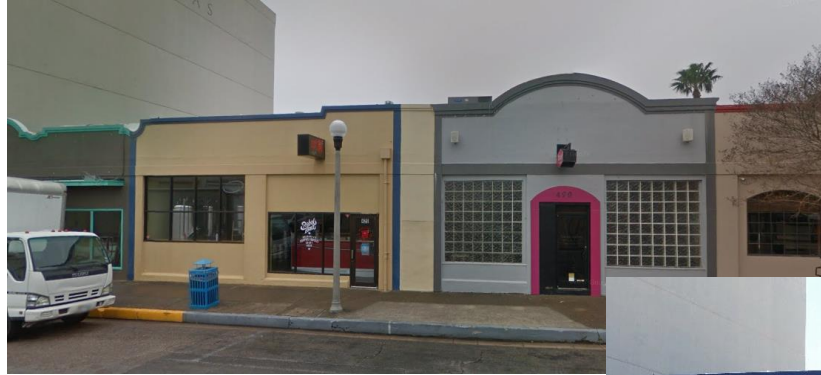
Program Levels

Project Cost	50% Reimbursement	Sidewalk Repair	Expedited Approval
\$50,000.00	\$ 25,000.00	X (100 Ft)	
\$40,000.00	\$ 20,000.00	X (100 Ft)	
\$30,000.00	\$ 15,000.00	X (100 Ft)	
\$20,000.00	\$ 10,000.00	X (50 Ft)	X
\$15,000.00	\$ 7,500.00	X (50 Ft)	X
\$10,000.00	\$ 5,000.00	X (50 Ft)	X
\$ 5,000.00	\$ 2,500.00		X
\$ 2,500.00	\$ 1,250.00		X
\$ 1,000.00	\$ 500.00		X

Sidewalk Repair means recasting of concrete to original condition.

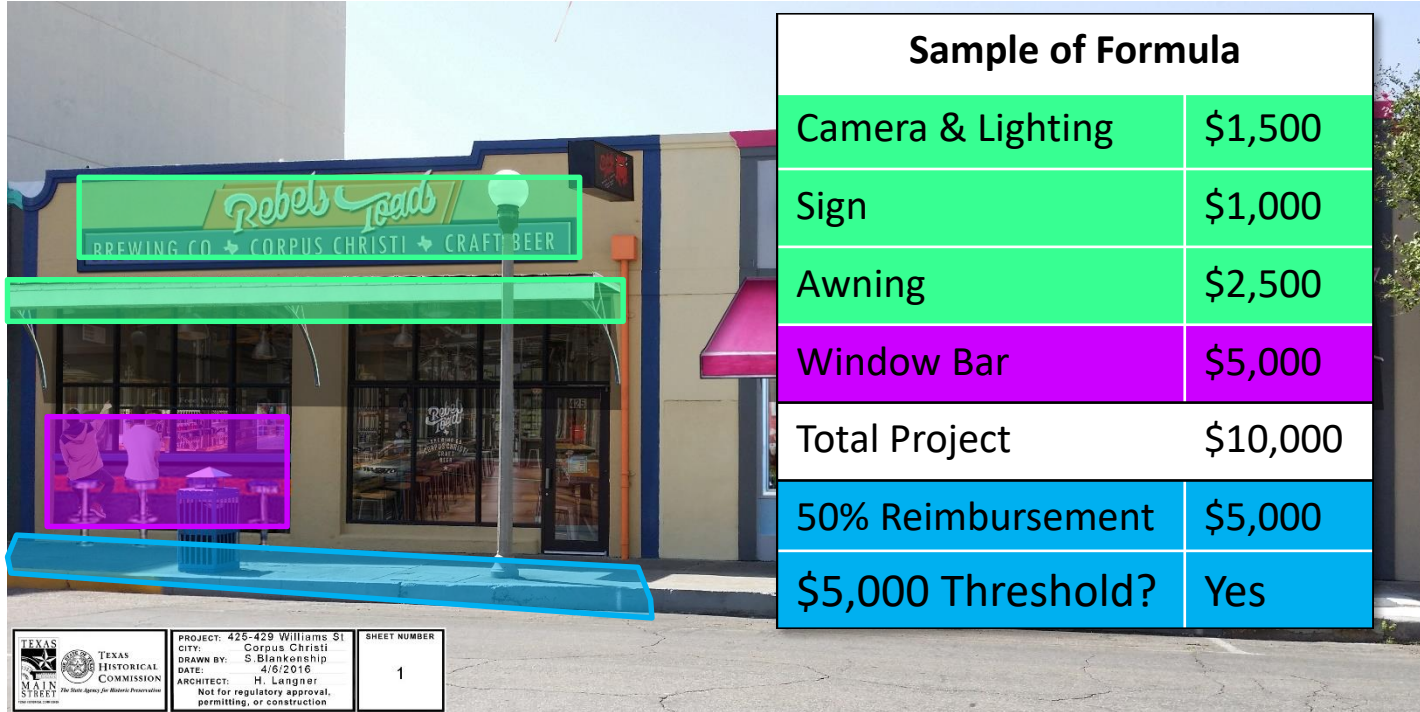


Sample Streetscape & Safety Improvement





Sample Streetscape & Safety Improvement





Qualified Sidewalk Repairs

- Restore to Standard Condition Plain Concrete
- TIRZ Reimburse IDIQ
- \$5,000 for 50 Feet, \$10,000+ for 100 Feet



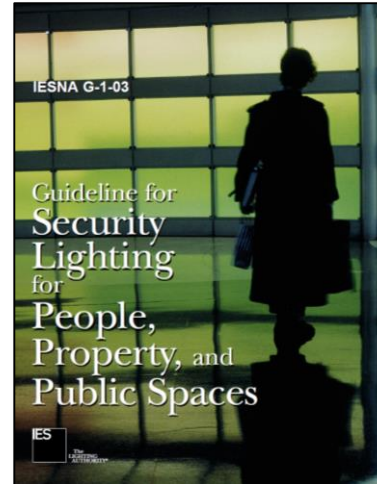


Required Surveillance Systems

- Vivotek Surveillance Cameras
- Full Building Frontage Coverage
- Recording Capability

Required Lighting

- UDC Streetscape Zone Lighting Requirements
- Guidelines for Security Lighting for People, Property and Public Spaces



Example Candidate



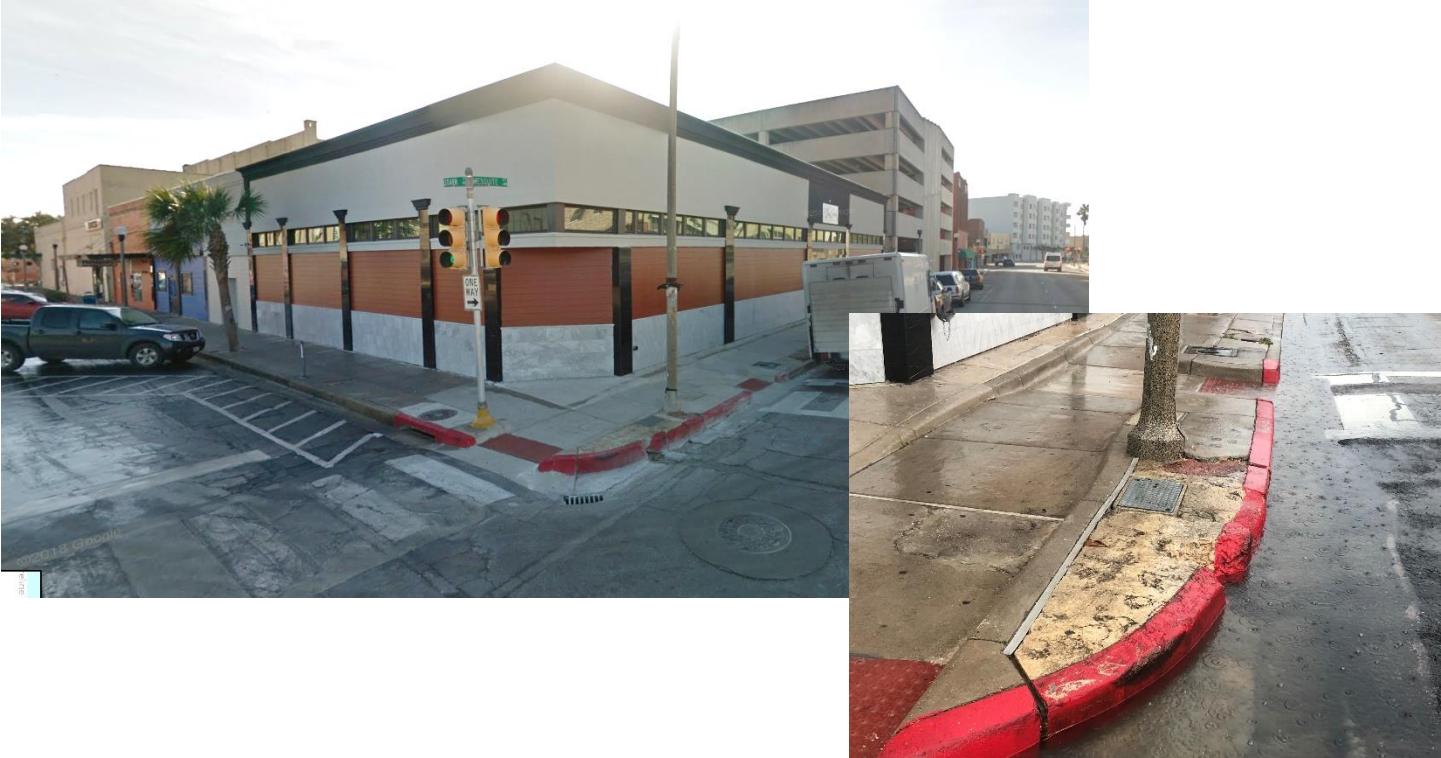
Example Candidate



Example Candidate



Example Candidate





City Requirements for Right of Way

- Sidewalk Cafe Permit (NEW!)
 - Permanent Improvements – 21 Day Review Time
 - Temporary Improvements – 10 Day Review Time
- Release for Construction – Public Improvements?



Streetscape and Safety Program

Corpus Christi Downtown Management District

 **2018 Downtown Streetscape and Safety Improvement Program Application**
(Right of Way, Façade, Alley & Security)

Applicant Name: _____ Date: _____
Phone: _____ Email: _____
Property Owner (if different) _____ Phone: _____
Address: _____ Email: _____

PROJECT INFORMATION
Business Name: _____ Years in Business: _____
Current Assessed Property Value: _____ Proposed Investment: _____
Purchase Price: _____ Sq. Ft Land/Improvements: _____
Estimated Start Date: _____ Completion Date: _____
Describe Your Project: _____

Have you received a grant from TIRZ #3 or the DMD before? _____

SCOPE OF WORK

<input type="checkbox"/> Awning	<input type="checkbox"/> Exterior Lighting	<input type="checkbox"/> Sidewalk Café Improvements
<input type="checkbox"/> Concrete Work / Sidewalk Repair	<input type="checkbox"/> Exterior Paint	<input type="checkbox"/> Signage
<input type="checkbox"/> Design & Permit Fees	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Surveillance Cameras & Systems
<input type="checkbox"/> Door Replacement	<input type="checkbox"/> Mural	<input type="checkbox"/> Window <u>Replacement</u> & Repair
<input type="checkbox"/> Exterior Cleaning	<input type="checkbox"/> Removal of Finishes	

Downtown Streetscape and Safety Improvement Application
May 2017

Corpus Christi Downtown Management District

REQUIRED ATTACHMENTS:

- ☐ Completed Application
- ☐ Photos of Property & Project Site
- ☐ Project Rendering, Specifications and Drawings of Storefront
- ☐ Accurate Color Samples of Materials, Fixtures, Awning, Paint, Etc.
- ☐ Lighting Plan (illustrating Pedestrian Safety & Nocturnal Architecture Elements)
- ☐ Project Budget
- ☐ Estimates from 2 Qualified Contractors
- ☐ Statement of Financing & Loan Terms
- ☐ Documentation that Taxes & DMD Levy are current.
- ☐ Summary of Partners, Professional Consultants and Experience of Team
- ☐ W-9 for Payee (Can be deferred, but must be provided prior to execution of Contract)

CERTIFICATION

I hereby certify that I am authorized to sign the incentive application and the information contained in the application is true and correct to the best of my knowledge. I also understand and certify that I have read the policy guidelines for each policy in which I am applying for and am familiar with the provisions contained therein.

I hereby warrant that all construction will be accordance with the City of Corpus Christi Building Codes; work will not commence on items eligible for reimbursement until this application has been submitted to and an agreement approved by the Board of Directors of the Zone.

Signature: _____ Date: _____

The application must be complete and submitted for consideration prior to application for a building permit or the issuance of a certificate of occupancy, whichever comes first. Upon receipt of this application, the City of Corpus Christi may require additional financial and other information as necessary for evaluating the project. For more information or questions please call Alyssa M. Barrera Executive Director, Downtown Management District at (361) 882-2363. Incomplete applications will not be accepted. **Official submittal must be emailed to Alyssa@cctexasdmd.com as a single PDF document.**

For Internal Use Only:

Received by DMD Office: _____ Date: _____

Confirmed Attachments: _____

Project Manager Assigned: _____

Downtown Streetscape and Safety Improvement Application
May 2017