



# Property Development: Former Lamar Elementary Site & Nearby Neighborhood Parcels 2023 Request for Interest

## SECTION I. OVERVIEW

The City of Corpus Christi (City) is issuing this Request for Interest (RFI) for the former Mirabeau B. Lamar Elementary School site and additional city-owned parcels in the surrounding neighborhood.

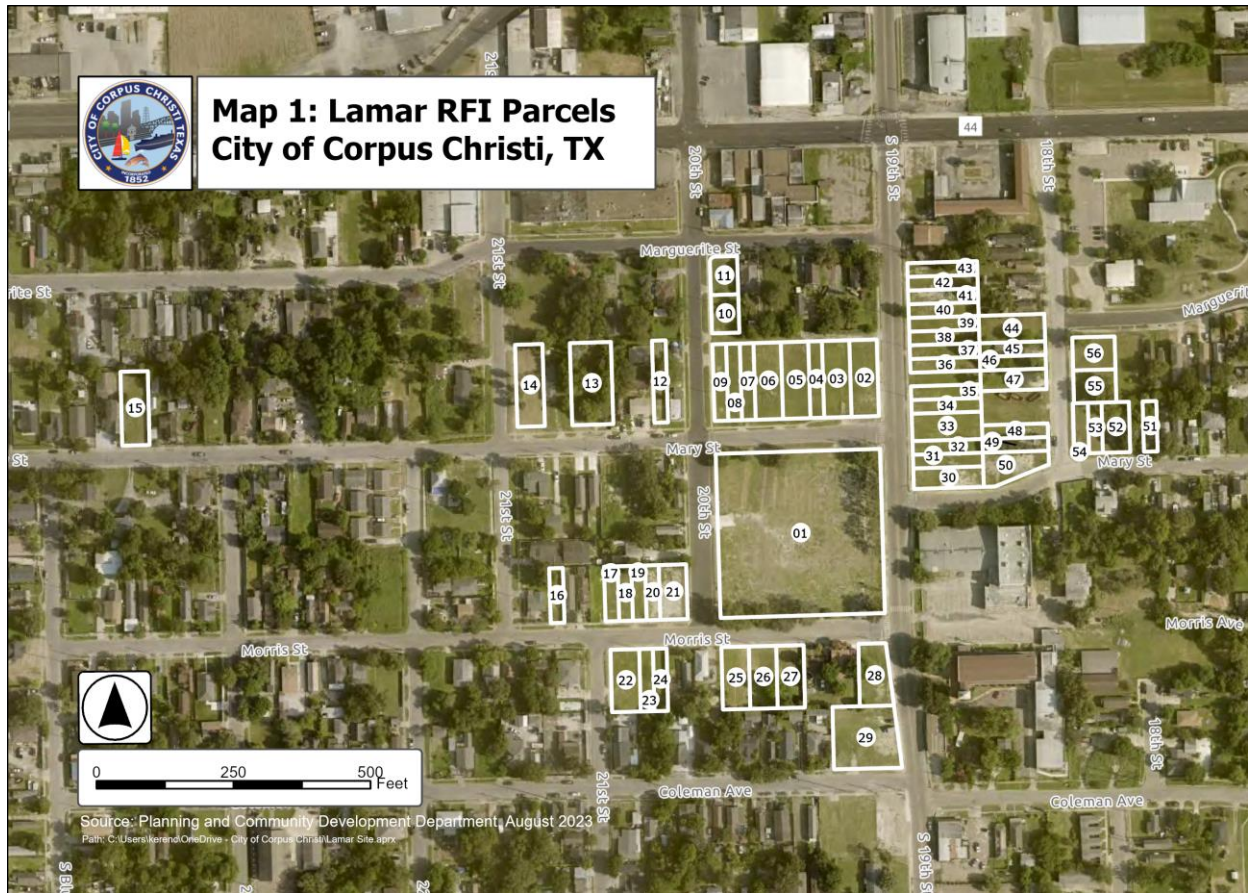
- The city is seeking one or more experienced real estate development teams to develop housing on the former Lamar school site and additional neighborhood lots.
- The city envisions infill housing development and is open to innovative concepts that aid the city with meeting local housing affordability needs while stabilizing an established neighborhood.

### Property Description

Currently vacant, the site that was once home to Lamar Elementary School which was originally part of the 1908 Eckerd Subdivision while parcels to the east of 19<sup>th</sup> Street are part of the 1929 Jasmin Subdivision. Narrow and deep single-family lots, typical of this time, are common throughout the neighborhood, though many lots have been combined over the decades to form larger parcels.

Other neighborhood institutions include St. Joseph's Catholic Church, the Garcia Arts Center and Park, and educational facilities like the Marguerite Child Development Center and a charter high school. Lamar Elementary served many generations, starting in 1941. The school was closed in 2010 and later demolished in 2021 to make way for new development and neighborhood investment. Though no longer standing, the site still holds historical significance as the 1948 location of the meeting that formed the American GI Forum, the civil rights group founded by Dr. Hector P. Garcia. (Katheryn Cargo for the Caller Times, November 20, 2021)

The city-owned parcels that are included in the RFI are detailed in Map 1 and Table 1 on the following pages.



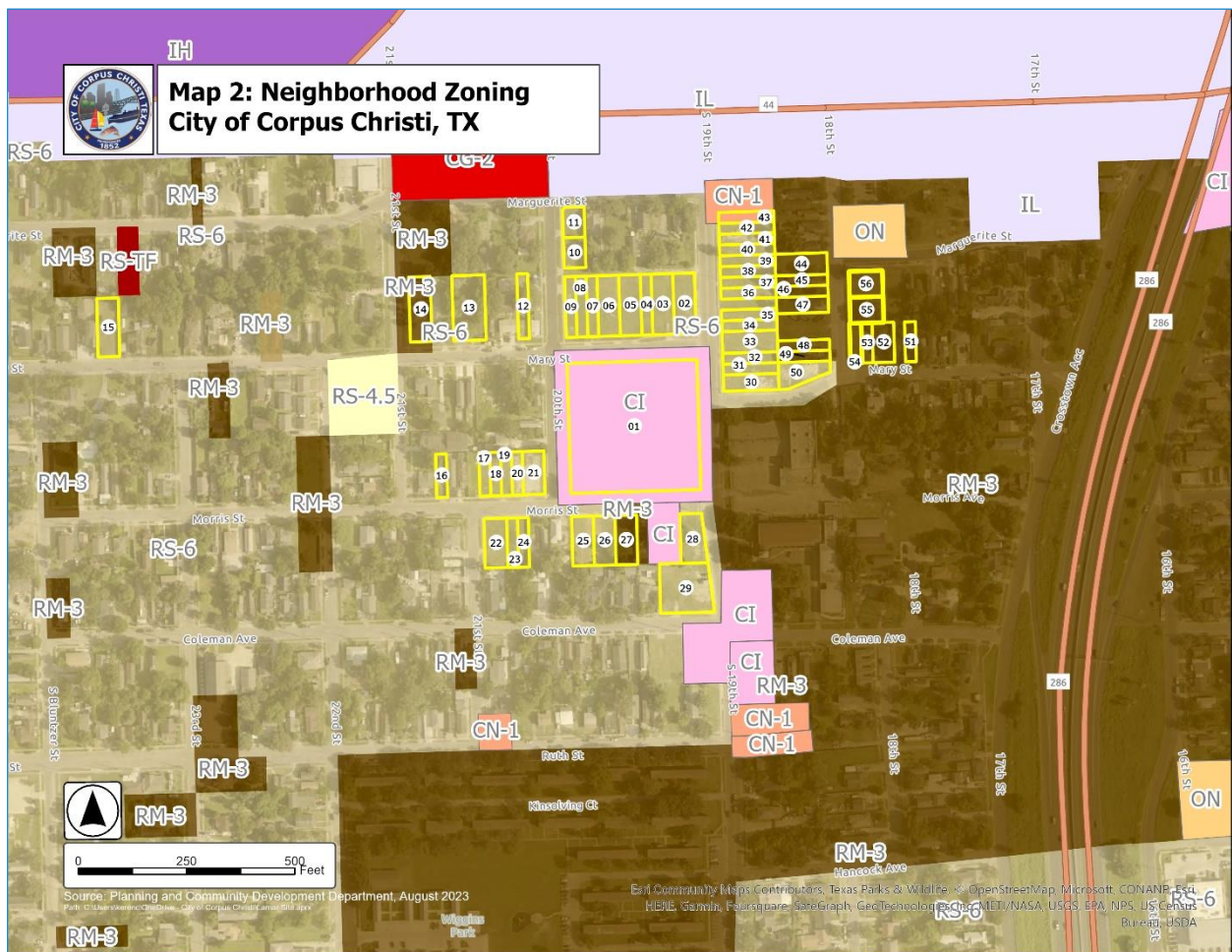
**Table 1: Lamar RFI Parcel Detail**

RFI Parcel ID	Nueces County Tax ID	Legal Description	Address	Lot Acres	Zoning District
1	224500010010	ECKERD BLK 1 LOT 1	2212 MORRIS ST	2.07	CI
2	224500020010	ECKERD LTS 1 AND 2 BK 2	521 19th ST	0.17	RS-6
3	224500020030	ECKERD LTS 3 & 4 BLK 2	2206 MARY	0.17	RS-6
4	224500020050	ECKERD LT 5 BK 2	2208 MARY	0.08	RS-6
5	224500020060	ECKERD LTS 6 & 7 BK 2	2210 MARY	0.17	RS-6
6	224500020080	ECKERD LT 8A BLK 2	2212 MARY	0.16	RS-6
7	224500020100	ECKERD LT 10 BLK 2	2214 MARY	0.08	RS-6
8	224500020110	ECKERD LT 11 BLK 2	2218 MARY	0.08	RS-6
9	224500020120	ECKERD LT 12 BK 2	2222 MARY	0.08	RS-6
10	224500020235	ECKERD LT 24A BLK 2	504 20th ST	0.08	RS-6
11	224500020230	ECKERD LT 23A BLK 2	2221 MARGUERITE ST	0.08	RS-6
12	930700090020	PATRICK WEBB LT 2 BLK 9	2304 MARY	0.09	RS-6
13	930700090060	WEBB PATRICK BLK 9 LOT 6, 7 & 8	2312 MARY	0.26	RS-6
14	930700090110	PATRICK WEBB LTS 11 & 12 BLK 9	2324 MARY ST @ 21ST	0.17	RM-3

15	840900070390	STEELE LTS 39 & 40 BLK 7	2614 MARY	0.16	RS-6
16	930700100210	PATRICK WEBB LT 21 BLK 10	2320 MORRIS	0.06	RS-6
17	930700100250	WEBB PATRICK BLK 10 LOT 25	2312 MORRIS	0.06	RS-6
18	930700100260	WEBB PATRICK BLK 10 LOT 26	2310 MORRIS	0.06	RS-6
19	930700100270	WEBB PATRICK BLK 10 LOT 27	2308 MORRIS	0.06	RS-6
20	930700100280	PAT WEBB LT 28 BK 10	2306 MORRIS ST	0.06	RS-6
21	930700100290	PAT WEBB LTS 29 & 30 BK 10	623 TWENTIETH ST	0.11	RS-6
22	852900060200	SUMMIT ADDN LTS 20 & 21 BLK 6	2311 MORRIS	0.14	RS-6
23	852900060190	SUMMIT ADDN LT 19 BLK 6	2309 MORRIS	0.07	RS-6
24	852900060180	SUMMIT ADDN LT 18 BLK 6	2307 MORRIS	0.07	RS-6
25	852900060120	SUMMIT ADDN LTS 12 & 13 BLK 6	2219 MORRIS	0.13	RS-6
26	852900060100	SUMMIT ADDN LTS 10 & 11 BLK 6	2217 MORRIS	0.13	RS-6
27	852900060080	SUMMIT ADDN LTS 8 & 9 BLK 6	2211 MORRIS AVE	0.13	RM-3
28	852900060010	SUMMIT ADDN POR OF LT 1, ALL LTS 2 & 3 BLK 6	2203 MORRIS AVE	0.15	RS-6
29	852900060380	SUMMIT ADDN LTS 38 THRU 41 & FCL LT 42 BLK 6	715 19th ST	0.31	RS-6
30	377500000010	JASMIN LT 1	538 19th ST	0.11	RS-6
31	377500000020	JASMIN LT 2	536 19th ST	0.07	RS-6
32	377500000030	JASMIN LT 3	532 19th ST	0.07	RS-6
33	377500000040	JASMIN LTS 4 AND 5	530 19th ST	0.15	RS-6
34	377500000060	JASMIN LT 6	528 19th ST	0.07	RS-6
35	377500000070	JASMIN LT 7	526 19th ST	0.07	RS-6
36 & 37	377500000090	JASMIN LTS 9 AND 10	520 19th ST	0.15	RS-6
38	377500000110	JASMIN LT 11	518 19th ST	0.07	RS-6
39	377500000120	JASMIN LT 12	516 19th ST	0.07	RS-6
40	377500000130	JASMIN LT 13	514 19th ST	0.07	RS-6
41	377500000140	JASMIN LT 14	512 19th ST	0.07	RS-6
42	377500000150	JASMIN LT 15	510 19th ST	0.07	RS-6
43	377500000160	JASMIN LT 16	508 19th ST	0.07	CN-1
44	377500000270	JASMIN LT 27A	429 MARGUERITE ST	0.14	RM-3
45	377500000290	JASMIN LT 29	503 18th ST	0.07	RM-3
46	377500000300	JASMIN LT 30	505 18th ST	0.07	RM-3
47	377500000310	JASMIN LT 31 AND N 12.50 OF LT 32	507 18th ST	0.10	RM-3
48	377500000350	JASMIN LT 35	515 18th ST	0.07	RM-3
49	377500000360	JASMIN LT 36	517 18th ST	0.07	RM-3
50	377500000370	JASMIN LT 37 & PT LT 38	519 18th ST	0.13	RS-6
51	462500070060	LUTER PART LT 6 BK 7	2022 MARY	0.05	RM-3
52&53	462500070100	LUTER PARTITION BLK 7 LOTS 8 THRU 10	2028 MARY	0.16	RM-3



54	462500070110	LUTER PART LTS 11 AND 12 BK 7	2034 MARY	0.11	RM-3
55	573600050010	NEYLAND COL MEX LTS 1 & 2 BK 5	508 18th ST	0.12	RM-3
56	462500050020	H E LUTER PART LT 2 BK 5	502 18th ST	0.16	RM-3





### Nearby Neighborhood Assets

- ✓ Adjacent CCRTA Bus Stops on 19<sup>th</sup> St. (Route 21 – Arboleda)
- ✓ Adjacent Premier High School (Charter School)
- ✓ Adjacent St. Joseph's Catholic Church
- ✓ Antonio E. Garcia Arts & Education Center (5-minute walk)
- ✓ Antonio E. Garcia Park (5-minute walk)
- ✓ Marguerite Child Development Center (5-minute walk)
- ✓ Dr. Hector P. Garcia Memorial Family Health Center (10-minute walk)
- ✓ Neighborhood-serving commercial establishments along Agnes Street, S. Port Avenue, and Morgan Avenue (5 to 10-minute walk)

### Within a 20-minute walk:

- ✓ Ben Garza Park and Gymnasium: 15-minute walk, 5-minute bicycle ride
- ✓ Zavala Head Start: 15-minute walk, 5-minute bicycle ride
- ✓ Zavala Elementary School: 20-minute walk, 5-minute bicycle ride
- ✓ Zavala Senior Center: 20-minute walk, 5-minute bicycle ride



- ✓ Joe Garza Community Park and Recreation Center: 20-minute walk, 5-minute bicycle ride

*Within a 30-minute walk:*

- ✓ George Evans Elementary School: 25-minute walk, 10-minute bicycle ride
- ✓ Driscoll Middle School: 35-minute walk, 10-minute bicycle ride
- ✓ Roy Miller High School: 25-minute walk, 10-minute bicycle ride
- ✓ City Hall: 25-minute walk, 10-minute bicycle ride

### **Utilities**

All utilities are available within the area, the Corpus Christi Water (CCW) department is currently evaluating the existing system to identify any needed upgrades.

### **Land Use/Right-of-Way/Public Utility Improvements**

The city will work with selected project sponsor/s on needed rezoning and zoning regulation adjustments, right-of-way closures, public utility improvements, and/or land costs to accommodate proposed project/s that meet the city's housing affordability and infill needs. Any city accommodations must align with commensurate public benefits, focused primarily on meeting local housing affordability and neighborhood stabilization needs.

### **Area Demographics**

The Former Lamar Elementary School site and neighborhood lots are located within Nueces County's Census Tract 10. Below are select demographic and housing characteristics within this Census Tract.

#### **2020 Decennial Census (Redistricting File)**

- Population: 2,751
- Hispanic or Latino: 2,391
- Households/Occupied Housing Units: 992
- Vacant Housing Units: 242
- Group Quarters Population: 85 (nursing/skilled nursing facility residents)

#### **2021 American Community Survey (5-year Estimates)**

- Median Age: 34 years
- Educational Attainment of Population age 25 and older:
  - Less than high school graduate: 42.5%
  - High school graduate (includes equivalency): 30.5%
  - Some college or associate's degree: 24.8%
  - Bachelor's degree: 1.6%
  - Graduate or professional degree: 0.6%
- Average Household Size: 2.8 persons per household
- Median Household Income: \$22,220
- Household Tenure: 45% owner-occupied, 55% renter-occupied

- Housing Characteristics: 78% 1-unit structures, 20% 2-or-more unit structures, 2% mobile homes and all other types of units.

### **Affordable and Low-Income Housing**

Subsidies and incentives may be available for developments that include affordable and low-income housing. Subsidies and incentives are offered based on a variety of factors, including project scope, funding sources, and local, State, and Federal restrictions.

## **SECTION II. LETTER OF INTEREST SUBMISSION**

Proposers must submit a Letter of Interest addressed to the Planning and Community Development Department located on the second floor of City Hall at 1201 Leopard Street Corpus Christi, Texas, 78401. Within the Letter of Interest, the proposer should provide the following information.

**Description of Entity and Experience** – A description of the entity submitting the Letter of Interest must include, if not an individual, the name of all partners, corporate name(s), and dba(s) if applicable, and the pertinent address and telephone number, names and addresses of all investors, shareholders, and officers of the corporation. The description submitted by the purchaser/developer shall also provide the following information:

- A clear statement of the purchaser/developer's interest in purchasing and redeveloping the space with potential ideas for its reuse – with specific lots identified.
- A clear statement of the purchaser/developer's experience in purchasing and redeveloping space.
- Experience (if any) working with the public sector.
- Experience (if any) with delivering infill and or affordable housing products.
- The estimated timeline for development from the date of acquisition.

### **Submission of Letter of Interest**

Letters of Interest are due at the City of Corpus Christi Department of Planning and Community Development, City Hall, Corpus Christi, Texas 78401 no later than 5 pm on September 11, 2023.

### **Inquiries**

Any inquiries related to this RFI must be submitted in writing, no later than five (5) days before the RFI deadline, to:

Daniel McGinn  
 Director of Planning and Community Development  
 City of Corpus Christi  
 1201 Leopard Street  
 Corpus Christi, Texas 78401  
 Email: Danielmc@cctexas.com  
 Phone: (361) 826-1614

### **SECTION III. REVIEW OF LETTERS OF INTEREST**

Letters of Interest will be evaluated on a combination of the following: project or proposal ideas; experience, particularly regarding infill housing and affordable housing, supportive housing, and neighborhood investment projects; professional qualifications and expertise on similar housing and infill projects; approach to the planning/permitting process; and the ability to bring projects to a timely and successful conclusion.

All Letters of Interest will be reviewed by representatives from the City Manager's Office.

As this is a Request for Interest only, this Request may lead to one of the following outcomes:

- A request for additional information from one or more respondents;
- The issuance of a Request for Proposals (RFP) to one or more responders chosen as part of this Request;
- The issuance of an RFP opened to all potential development teams;
- Direct negotiations for sale/lease and redevelopment of the property with a development team selected as a result of this Request;
- Termination of this process without selection of a development team or issuance of an RFP.

Terms of this Request: this Request is not a request for competitive proposals and in no way obligates the City to enter into a relationship with any entity that responds, or limits or restricts the City's right to enter into a relationship with an entity that does not respond. In its sole discretion, the City may pursue discussion with one or more entities responding to this Request or none at all.