

Southside & London AREA DEVELOPMENT PLANS

Advisory Committee Meeting 3 Meeting Summary July 12, 2019



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Meeting Description

The third Advisory Committee meeting was held at City Hall on July 12, 2019. The purpose of the meeting was to discuss revisions to the draft future land use map, vision statements, and key elements for each of the Southside and London areas. The Freese and Nichols Team gave an overview of the activities that took place during the Community Think Tank, the draft future land use map, and preliminary recommendations that resulted from the four-day event. The team then presented the revised draft future land use map and moderated a discussion about the visions, policy initiatives, and key elements. Committee members had the opportunity to make comments throughout the discussion. The comments made during this meeting were incorporated into the draft report to be presented to the community.

Community Think Tank Overview



Open House



CHARM Workshop

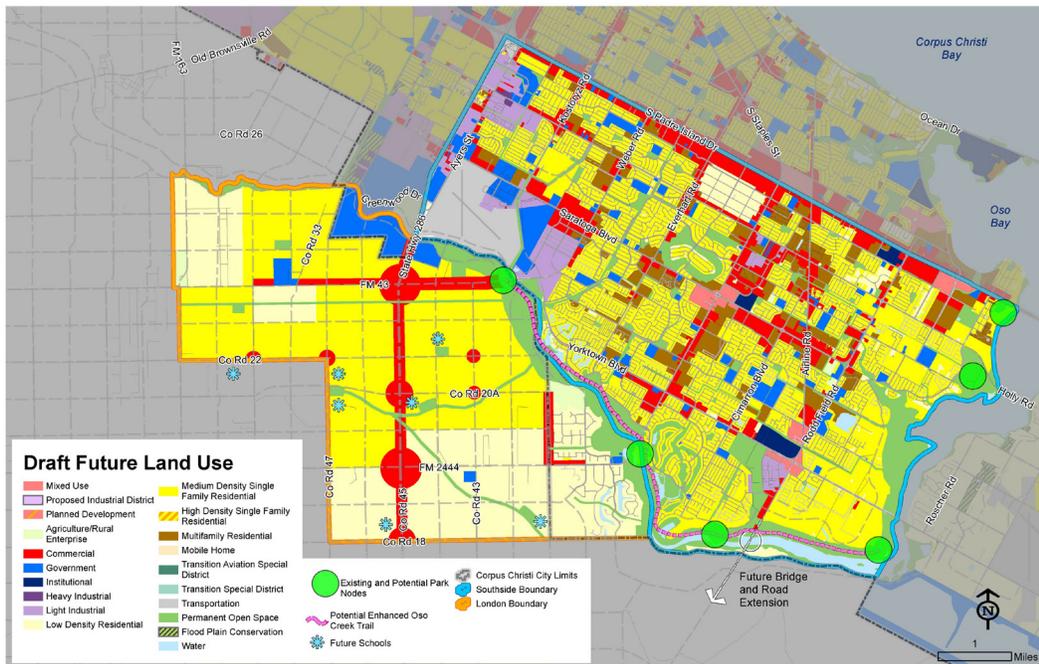


Focus Groups
Land Use and Character
Transportation
Oso Creek/Bay and Stormwater
Parks, Recreation, Entertainment, and Arts



Preliminary Plan and Recommendations

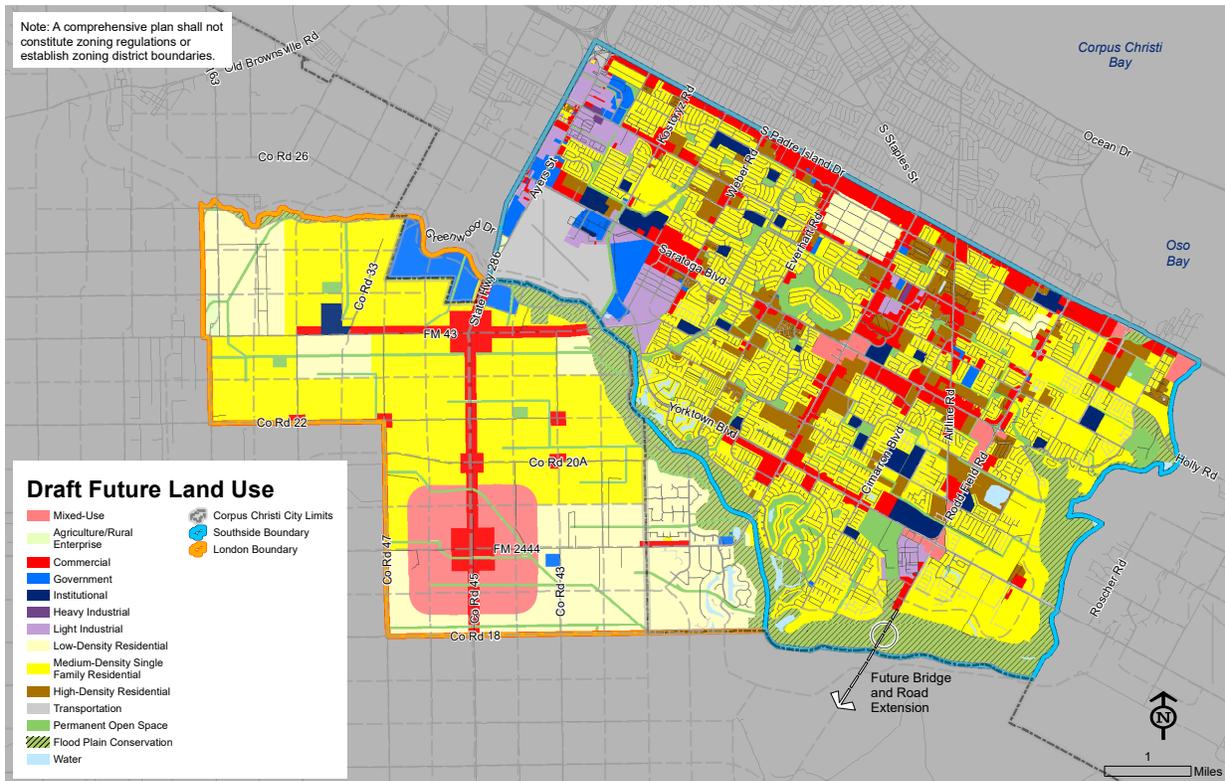
Draft Future Land Use Map following Community Think Tank



Draft Future Land Use Map

The draft future land use map below was developed based on the feedback obtained from the Community Think Tank and was then refined by City Staff. The Advisory Committee reviewed the draft map and determined the plan should be presented to the community with the following changes:

- » Change the designation of property near the intersection of Ayers Street and Saratoga Boulevard from High Density Residential to Commercial.
- » Extend the Floodplain Conservation along the Oso Creek in London near Co Rd 22.
- » Add more parks in the London area along the drainage areas in southern portion.
- » Reduce size of the Mixed Use Area at the intersection of FM2444 and SH 286 in London.



Vision Themes

Vision themes were identified for each of the Southside and London areas. These visions serve to frame the overall goals for each area. Some vision statements are unique to an individual area, while others apply to both study areas. These themes were presented to the Advisory Committee and were approved to present to the community. To better illustrate the ideas of each vision, a rendering will be developed to visually represent the theme. The Advisory Committee discussed each vision statement and identified elements that should be included in each image to reflect the vision. The following section lists each vision statement and descriptive elements to include in the renderings.

Southside Vision Themes

- » **Celebrate Our Safe, Family-Oriented Neighborhoods**
 - Intersection at Yorktown Blvd. and Rodd Field Rd. with future planned Del Mar campus and RTA bus stops.
 - Wide sidewalks to serve as a shared use path to accommodate bicycles and pedestrians and xeriscaped medians in the street.
 - Development showing one to two story buildings with businesses like bookstores, cafés, and corner stores and single family homes in the neighborhoods.
 - Families with children and college students walking on the street.
- » **Improve Transportation Conditions**
 - Wide sidewalks to serve as a shared use path to accommodate bicycles and pedestrians and xeriscaped median in the street.
 - Pedestrians, cyclists, and vehicles using the right-of-way.
 - Street trees and underground utilities provided along the roadway.
- » **Enhance Parks and Trails**
 - Typical park with covered playground area, shade structures with picnic tables, trees for shade, a playing field, a splash pad, and people with dogs.
 - People using a trail along a drainage channel with amenities like benches and trash receptacles.

- » **Promote the Oso Creek and Bay as a Community Amenity**

- View along Oso Creek with trail head, natural walking trail, educational markers, and people using trail .
- Show access to the creek like a pier with people fishing or kayak launch.

London Vision Themes

- » **Celebrate Our Rural Character**
 - High level view of London with both low and medium density residential neighborhoods.
 - Possibly show drainage channel dividing low and medium density neighborhoods.
- » **Promote Sustainable Growth**
 - Trail shown along drainage channel and pocket prairie with natural vegetation.
 - Exercise equipment, educational markers, signage and people using the trail.
- » **Promote the Oso Creek and Bay as a Community Amenity**
 - View along Oso Creek with trail head, natural walking trail, educational markers, and people using trail.
 - Show access to the creek like a pier with people fishing or kayak launch.

Policy Initiatives and Key Elements

Policy initiatives represent general concepts that should be pursued to achieve the vision of the area and key elements are action items that relate to each policy initiative. The following policy initiatives and associated key elements were presented to the Advisory Committee to review and make comments. Overall, the Advisory Committee agreed with the policy initiatives and key elements presented with following comments:

- » Align the language regarding shared use paths with the Mobility Plan.
- » For recommendations regarding the Oso Creek and Bay, incorporate recommendations of the I-Plan or make note that the recommendations of this plan will be considered for the I-Plan.

Southside Policy Initiatives

The following table lists the Southside policy initiatives and shows how each policy initiative is related to one or more the vision statements.

Policy Initiatives	Vision Statements			
	Celebrate Our Safe, Family-Oriented Neighborhoods	Enhance Parks and Trails	Improve Transportation Conditions	Promote the Oso Creek and Bay as a Community Amenity
Create Safe, Attractive, and Efficient Transportation Corridors	●	●	●	
Improve Pedestrian, Bicycle, and Vehicular Connectivity and Safety	●	●	●	
Expand and improve infrastructure and city facilities as population and demand for services grows		●	●	●
Utilize the Oso Creek and Bay for Sustainable Recreation and Ecotourism	●	●		●
Promote land development that enhances the character and opportunities in the Southside.	●			
Focus Park Enhancement Efforts on Existing Park Facilities		●		
Reduce and Improve Storm Water Runoff				●

Southside Key Elements

Create Safe, Attractive, and Efficient Transportation Corridors.

- » Implement xeriscaping and other water-efficient plantings as a low maintenance solution for median plantings and corridor beautification.
- » Amend the Unified Development Code (UDC) to require enhanced landscaping and standards for improved aesthetics along major transportation corridors.
 - Develop a Tree Plantings Policy within the ROW.
- » Where conflicts occur, improve vehicular and pedestrian visibility and safety at intersections through redesign, signage, and/or improved crosswalks.
 - Explore adding staff for Development Services to inspect new construction for landscaping and potential safety hazards and conflicts.
- » Require higher quality and durable residential fences adjacent to major transportation corridors to reduce maintenance and improve aesthetics.
- » Increase public education and outreach activities regarding roadway safety and sharing the road with pedestrians and bicyclists.



Example of Xeriscaped Median on Ennis Joslin Rd.

Photo Source: Google Street View

Improve Pedestrian, Bicycle, and Vehicular Connectivity and Safety

- » Develop a variety of standardized street designs that accommodate various types of transportation for all street types (Complete Streets).
- » Continue to incorporate bicycle and pedestrian facilities along stormwater drainage canals.
- » Create buffer zones to separate pedestrian and bicycle paths from vehicular traffic on major transportation corridors to help protect pedestrians, bicyclists, and motorists.
- » Coordinate and partner with the Texas Department of Transportation (TxDOT), Corpus Christi Metropolitan Planning Organization (MPO), and the Corpus Christi Regional Transportation Authority (CCRTA) on major roadway projects to coordinate improvements and increase efficiency in project planning.
- » Develop regulations and incentives to connect commercial parking lots to reduce traffic congestion and improve safety. (ex. Best Buy shopping center)
- » Ensure streets, sidewalks, and bike paths connect through and between neighborhoods, and to destinations with improved crosswalks and pedestrian signage throughout.
- » Explore requiring smaller block sizes and a minimum number of intersections per acre to promote street connectivity and safer speeds in residential neighborhoods.
- » Encourage residential street layouts that promote walkability and create ease of access to collector roads.



Schanen Ditch Hike/Bike Trail

Expand and improve infrastructure and city facilities as population and demand for services grows.

- » Ensure adequate utilities infrastructure to serve growing development.
 - Monitor the Oso and Greenwood Wastewater Treatment Plants existing capacity and initiate expansion designs if warranted.
- » Plan for expanding police and fire protection services with growing population.
 - Plan for a future full-service Police substation in the Southside.
 - Ensure adequate tax-base is in place to support police and fire operations.
- » Explore the possibility of a shared campus for City services such as a Police substation, a community recreation center, and other City services and amenities.
- » Add sweepers for streets and paved hike/bike trails as City operating budget permits.

Utilize the Oso Creek and Bay for Sustainable Recreation and Ecotourism.

- » Create recreational opportunities along Oso Creek and Bay through the development of a network of parks, open space, trails, and access points.
 - Develop a preferred alignment for the Oso hike/bike trail and design standards for the path.
 - Incorporated clearly marked pedestrian crosswalks and bicycle paths at gateways in trail design.
 - Complete Oso Bay Nature Learning Center and Preserve (Phase III).
 - Convert the Oso Bay Railroad Trestle to a hike and bike trail connecting to Flour Bluff and amend the UTP to remove the planned arterial.
 - Connect Bill Witt Park to the Oso Creek Trail.
 - Develop a special logo and design theme to promote and designate the Oso Creek and Bay as a scenic and recreational area.
- » Preserve and protect riparian habitat along the Oso Creek and Bay.
 - Identify specific location to strategically preserve open space and conservation zones along Oso Creek and Bay.
 - Permit dedication of land and hike/bike trail construction along Oso Creek and Bay to fulfill park dedication requirements.
 - Partner with or create an entity to purchase property along the Oso Creek and Bay for conservation, protection, and trail development.
 - Create an ordinance to prevent mowing within a certain distance of Oso Creek and Bay.
 - Require a site plan review process for all developments within the vicinity of Oso Creek and Bay when a permit is being requested.



Promote land development that enhances the character and opportunities in the Southside.

- » Encourage mixed-use development, where appropriate, to increase walkability and create community gathering places.
 - Review and implement desired elements in the recommended updates to the City's Unified Development Code (UDC) as recommended on pages 47 and 48 of the 2019 UDC Evaluation prepared by Kendig Keast Collaborative:
 - Consolidate mixed-use options in the UDC into a single mixed-use zoning district.
 - Make the mixed-use zoning district a special purpose or base zoning district to eliminate perceptions of additional regulations.
 - Do not require vertical mixed-use buildings but create incentives such as increased density allowances, reduces parking requirements, reduced outdoor open space requirements, reduce or eliminate indoor open space requirements, allow a greater percentage of the building to be devoted to nonresidential use instead of the current 50 percent maximum limit.
 - Increase the overall residential density or nonresidential intensity than what is currently permitted in the mixed-use overlay district since it is based on the underlying zoning district.
- » Attract diverse, new, commercial development to vacant, non-residential, infill parcels.
 - Work with neighborhoods and districts on targeted Future Land Use Map updates and possible rezoning if desired.
 - Review and implement desired elements in the recommended updates to the City's Unified Development Code (UDC) as recommended on pages 53 through 57 of the 2019 UDC Evaluation prepared by Kendig Keast Collaborative:
 - Create an Established Neighborhood Zoning District.
 - Develop a Contiguous Infill Lot Bonus.
 - Apply parking requirement reductions for redevelopment projects.
 - Make the Cottage Housing Overlay a housing type, rather than an overlay district.
 - Integrate the cluster overlay provisions into the base district as development type that is either permitted by-right or permitted subject to limitations.
 - Build more housing types into residential zoning districts.
- » Promote efficient use of real estate where there is a surplus in public right-of-way. (ex. Saratoga and Rodd Field)
- » Explore Business Improvement District Models and business community interest in establishing such districts for enhanced corridor aesthetics, parking coordination, and increased safety and cleaning services.

Focus Park Enhancement Efforts on Existing Park Facilities

- » Incorporate park features to support activities for multiple generations.
- » Upgrade Bill Witt Park to include better access to amenities, such as: a track or loop trail, a water feature, and trail access to Oso Creek.
- » Encourage Homeowner Association (HOA) -maintained parks and open space.
- » Strategically incorporate park elements that encourage arts and entertainment for residents.
- » In the longer-term, establish a community recreation center in the Southside area that includes a community pool.
 - Explore a partnership with Corpus Christi ISD.



Reduce and Improve Storm Water Runoff.

- » Incorporate green infrastructure elements in public projects where cost-effective (Low-Impact Development).
- » Educate interested stakeholders and the broader public about economical tools for reducing and treating stormwater runoff. (ex. Oso Wetlands Preserve cistern).
 - Continue to offer rain barrel program.
- » Encourage xeriscape gardens requiring little to no irrigation.
 - Educate residents on how xeriscape gardens can reduce runoff of stormwater and irrigation water that carries top soils, fertilizers, and pesticides into lakes, rivers, and streams while also reducing costs and maintenance requirements for homeowners.
 - Explore incentives for developers to install xeriscape gardens in new developments.
- » Incorporate pocket prairies, where appropriate, along hike and bike trails.
- » Develop retention ponds upstream along Oso Creek and drainage channels to capture stormwater to help reduce downstream effects.
 - Investigate the use of parks as storm water detention/retention facilities.



London Policy Initiatives

The following table lists the London policy initiatives and shows how each policy initiative is related to one or more the vision statements.

Policy Initiatives	Vision Statements		
	Celebrate Our Rural Character	Promote Sustainable Growth	Promote the Oso Creek and Bay as a Community Amenity
Expand and improve infrastructure and city facilities			
Promote land development that enhances the character and opportunities in London			
Provide outdoor recreation amenities			
Utilize the Oso Creek and Bay for Sustainable Recreation and Ecotourism			
Reduce and Improve Storm Water Runoff			

London Key Elements

Expand and improve infrastructure and city facilities as population and demand for services grows.

- » Coordinate with Nueces County to encourage roadway standards and designs that promote safety and efficient movement of vehicles, bicycles, and pedestrians.
 - Ensure adequate utilities infrastructure to serve growing development
- » Monitor the Greenwood Wastewater Treatment Plants existing capacity and initiate expansion designs if warranted.
- » Develop Master Wastewater and Drainage Plans to encourage orderly growth and minimize the effects of future flooding.
- » Plan for expanding police and fire protection services with growing city limits and population.
 - Identify appropriate sites for future Fire Stations and obtain property either through purchase or donation.
 - Ensure adequate tax-base is in place to support police and fire operations.
- » Investigate the possibility of constructing a FEMA dome in the London Area in partnership with London ISD.

Promote land development that enhances the character and opportunities in London.

- » Establish community nodes that reflect London's character to serve as community gathering places.
- » Promote new commercial, retail and residential development while maintaining a rural character and low-density environment.
- » Encourage the development of small commercial nodes throughout the London area to help reduce vehicular trips and to provide convenience to its residents.
- » Encourage residential street layouts that promote walkability and create ease of access to collector roads.
- » Encourage a compatible and appropriate land uses for long-term and sustainable growth patterns.
- » Encourage low-impact land uses along Oso Creek and flood zones.
- » Incorporate green spaces and trails into master planned residential developments that provide connectivity throughout the London area.

Provide outdoor recreation amenities.

- » Develop park and trail facilities.
- » Encourage pedestrian and bicycle facilities that are naturally aligned with drainage channels, floodways, and future stormwater drainage infrastructure.
- » Incorporate recreation features to support activities for multiple generations.
- » Strategically incorporate park elements that encourage arts and entertainment for residents.



Example of Playground

Utilize the Oso Creek and Bay for Sustainable Recreation and Ecotourism.

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Next Steps

Following this Advisory Committee Meeting:

- » The Advisory Committee is invited to submit any additional comments.
- » Separate reports for the Southside and London areas will be drafted using information from this meeting.
- » A MetroQuest survey will be launched to get feedback from the community on the draft reports.
- » Advisory Group Meeting #4 and Community Meeting #2 are tentatively scheduled for October 2019.

