



# Westside

## AREA DEVELOPMENT PLAN

### **Advisory Committee Meeting 3**

February 10, 2021

10:00 AM

#### **AGENDA**

Focus Group Summary	10 Min
Draft Vision Themes	25 Min
Draft Policy Initiatives	25 Min
Draft Future Land Use Plan	25 Min
Action Items and Projects Discussion	25 Min
Next Steps	10 Min

## Draft Vision Themes

Vision themes represent high level long-term goals for what the community wants to be in the future. The following vision theme statements were developed based on feedback from the community.

Consider if these vision theme statements accurately illustrate the vision for the Westside.

### 1. Revitalization

Revitalize the community to promote economic development, enhance neighborhoods, and set foundation for future growth.

#### **Relevant Input from Community Survey**

- » "Restore/Rebuild Older Neighborhoods." (Community Meeting)
- » "All the business left Leopard it use to be good. Make Leopard St. great again." (Online Survey)
- » "Economic Development" (Online Survey)
- » "Would love to see growth in my Neighborhood." (Online Survey)
- » "Revitalizing Crosstown will help this area." (Advisory Committee)
- » "Fix streets/sidewalks to spur re-investment." (Advisory Committee)

### 2. Culture

Build on the history of the Westside's deep-rooted culture.

#### **Relevant Input from Community Survey**

- » "The historic fabric of the Westside neighborhoods has the tried and true recipe for more walk able communities. Identify and promote the key elements of density and mixed use that have developed in these neighborhoods over the years and feature the successes." (online survey)
- » My favorite part of the Westside is... "My Home. My Life," "Tradition," "Family, Diversity" (Community Meeting)
- » "Culturally rich community", "Keep the local character", "Cultural heart of the city" (Advisory Committee)

### 3. Health and Safety

Create a safe, family-oriented community that encourages a high quality of life.

#### **Relevant Input from Community Survey**

- » "Yes, let's get some fun kid stuff out here." (Online Survey)
- » "Believe it or not people want to be healthy also, make some nice trail environments with lots of trees so we get quality air and peaceful spots to go with family and pets" (Online Survey)
- » "Getting to know fellow neighbors is a great way to build a safe strong neighborhood." (Online Survey)
- » "Public Safety" (Community Meeting)
- » "Safe walking paths or sidewalks to school" (Community Meeting)

## Draft Policy Initiatives

Policy initiatives are the different policies that collectively support achieving the vision. Policy initiatives are not exclusive and may support multiple vision themes. A number of action items will be identified to implement each policy initiative. Below are proposed initiatives based on the feedback received from the community.

Consider if the following policy initiatives meet the needs of the Westside.

### 1. Safety

Increase public safety and code enforcement efforts.

### 2. Transportation

Improve transportation infrastructure to create a safe environment for all users.

### 3. Healthy Living

Improve or expand parks and pedestrian facilities to support a healthy lifestyle.

### 4. Housing

Provide a variety of quality, affordable housing options.

### 5. Culture and History

Capitalize on and preserve the local history and culture of the Westside.

### 6. Land Development/Redevelopment

Encourage new development and redevelopment to build thriving commercial areas and prosperous neighborhoods.

### 7. Community Services and Amenities

Expand public services and amenities to serve the community.

### 8. Economic Development

Develop an economic development strategy and use tools that attract new businesses and helps existing ones.


## Future Land Use Designations


### Agriculture/Rural Enterprise


This category includes farms and other enterprises that serve the rural population.

### Residential Uses

The predominant residential land use in the City of Corpus Christi is the single-family dwelling at a range of densities. All residential categories also include schools, churches, and neighborhood-serving public uses.

 Low-density residential: up to 3 units per acre

 Medium-density residential: 4 to 13 units per acre (including two-family dwellings)

 High-density residential: more than 13 units per acre

### Commercial Uses

Commercial land uses include retail, services, hotel, and office uses that are typically open to the public at large. High-density residential uses, such as townhomes, cottage housing, apartments, and condominiums are considered compatible with commercial uses. Other commercial uses, such as wholesale and distribution businesses, are included in the light industry category because they have similar impacts, such as high volumes of trucking. Schools, churches, and neighborhood-serving public uses can be included in commercial land use areas.

### Industrial Uses

Most of the industrial uses within the city limits of Corpus Christi are light industrial; heavy industry is generally located in the industrial districts outside the city limits.

### Mixed-Use Areas

Mixed-use centers include residential, retail, hotel, and office uses. Mixed-use centers are pedestrian-friendly with buildings oriented towards the street. Residential uses are generally of a higher density, including apartments, condominiums, townhomes, cottage housing, and small-lot single-family residential. The mixture can be vertical, with different uses on different floors of a building, and horizontal, with different uses side by side. Churches, schools and public uses are included in mixed-use areas.

### Institutional

Hospitals, colleges, universities, schools, large churches, and similar institutions, whether public or private, are designated as separate land uses because of their campus-like character, which requires special attention to edges and relationships with adjacent areas.

### Government

Government uses include federal, state, county, regional and municipal government facilities and installations, except for government-owned institutions.

### Permanent Open Space

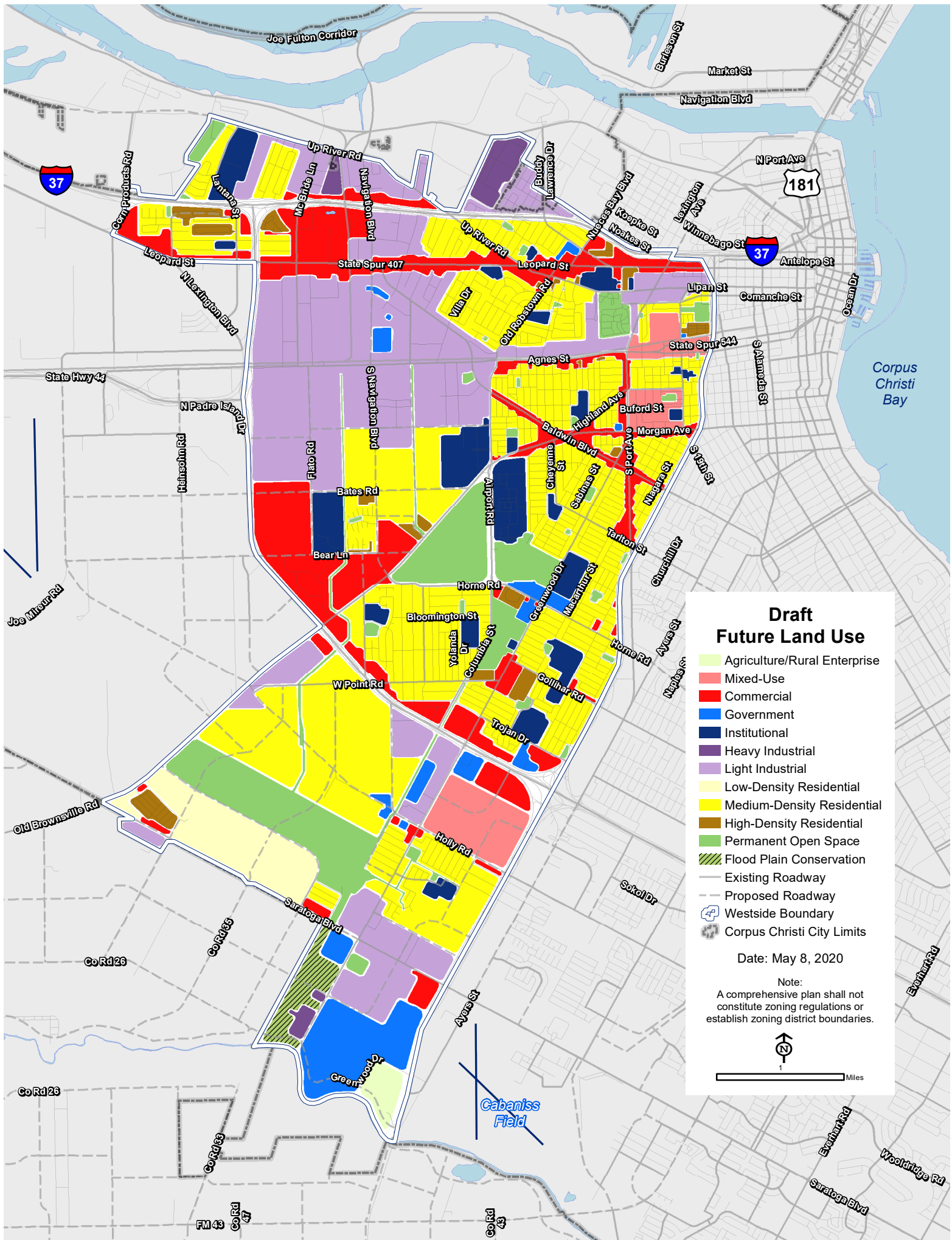
Parks and playgrounds, recreational fields and facilities, greenways, and other green areas managed for public access and recreation.

### Flood Plain Conservation

Lands within the 100-year flood plain, preferably preserved for environmental reasons.

### Transportation

Airports, railroads, highway and interstate rights-of-way.



## Action Items and Public Investment Initiatives Discussion

### Action Items

Action Items are the various actions, policy considerations or recommendations that support the Policy Initiatives. **What other actions should be included in the plan?**

The following are examples of action items identified from the focus groups:

- » Identify specific funding opportunities related to the Opportunity Zones.
- » Continue to implement the private sector infill home development.
- » Encourage the development of flex space in the industrial district.
- » Define an area in Westside as an industrial district.
- » Update the Urban Transportation Plan map and future Land Use Map to connect land uses with the transportation plan.
- » Implementation of on-demand transit option. (Coordinate with RTA)
- » Develop a brand identity for the Westside.

### Public Investment Initiatives

Public investment initiatives are capital projects, programs, or studies that impact physical improvements to the Westside. **What other projects should be implemented in the Westside?**

The following are examples of public investment initiatives identified in the focus groups:

- » Identify locations for lighting improvements.
- » Identify locations for gateway enhancements.
- » Conduct park improvements at various parks.
- » Identify drainage areas to incorporate future trails.
- » Improve the Pedestrian crossing near Oak Park. (Current Project)
- » Widen right-of-way at Baldwin Blvd. and Morgan Ave. to provide more space for business activity.
- » La Volla Creek Drainage Improvement. (Current Project)
- » Identify locations for mid-block crossings.