

Southside & London

AREA DEVELOPMENT PLANS

Community Think Tank

April 1-4, 2019



Meeting Description

A Community Think Tank public outreach event was held over four days, April 1-4, 2019, at the Most Precious Blood Catholic Church located in the Southside Study Area. The purpose of the Think Tank was to create an interactive way for residents and stakeholders to learn about the area development planning process, give input about the plans, and actively guide changes to the plans. Each day of the Think Tank included an open house with the opportunity to give input on display boards, participate in focus groups, and attend workshops. At the end of the four days, the planning team presented updated draft guiding principles, future land use maps, and preliminary recommendations for the Southside and London areas based on the information received during the week.

Monday, April 1 - Preliminary Findings Presentation and Open House

The planning team held an open house and gave a short presentation about the public input results received from the online survey and the community meeting. They also presented the future land use scenarios for each study area and were available to answer any questions from attendees.

Tuesday, April 2 - Focus Group Meetings and Open House

The planning team hosted an all-day open house for the public to visit, view the preliminary findings, and learn about the project. Visitors also had the option of participating in one or more focus group meetings that were held throughout the day.

Focus Group Schedule

- » 9:00 AM - 10:00 AM: Land Use and Character Focus Group
- » 10:30 AM - 11:30 AM: Transportation Focus Group
- » 1:30 PM - 2:30 PM: Stormwater and Oso Creek/Bay Focus Group
- » 3:00 PM - 4:00 PM: Parks, Recreation, and Entertainment Focus Group
- » 5:00 PM - 6:00 PM: Student/Youth Focus Group

Wednesday, April 3 - CHARM Workshop

The Texas Community Watershed Partners (TCWP) conducted a Community Health And Resource Management (CHARM) workshop with a group of community representatives. Participants utilized the CHARM mapping application to explore impacts of different land use scenarios on the environment, population growth, economic growth, and other factors. Due to the technology constraints, this event was invitation only.

Thursday, April 4 - Preliminary Plan and Recommendations

On the last day of the Think Tank, the planning team hosted an open house and presented preliminary plans and implementation recommendations to the community. The planning team analyzed the information received over the course of the Think Tank to develop draft guiding principles and future land use maps for each study area that incorporates changes based on input from the community. Based on the draft guiding principles and future land use maps, preliminary implementation recommendations were drafted for each of the study areas. During the open house, the public had the opportunity to review the new plans, make comments, and prioritize the preliminary recommendations.

Preliminary Findings and Open House | April 1, 2019

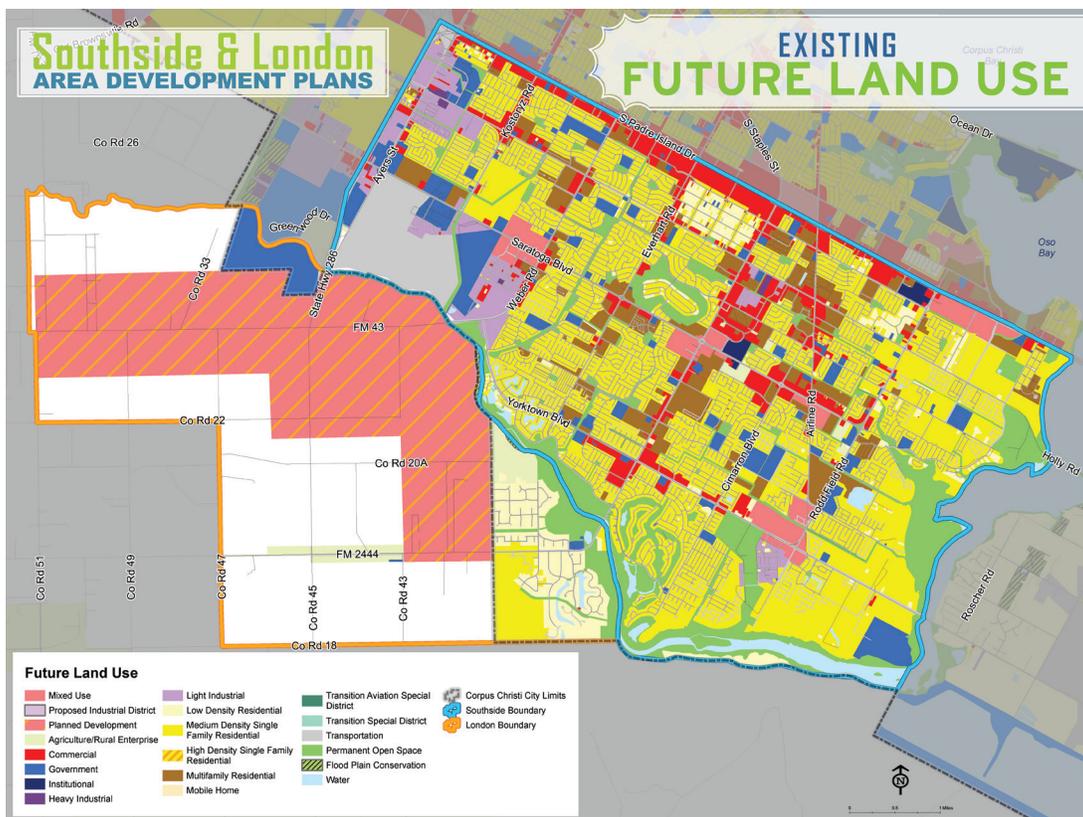
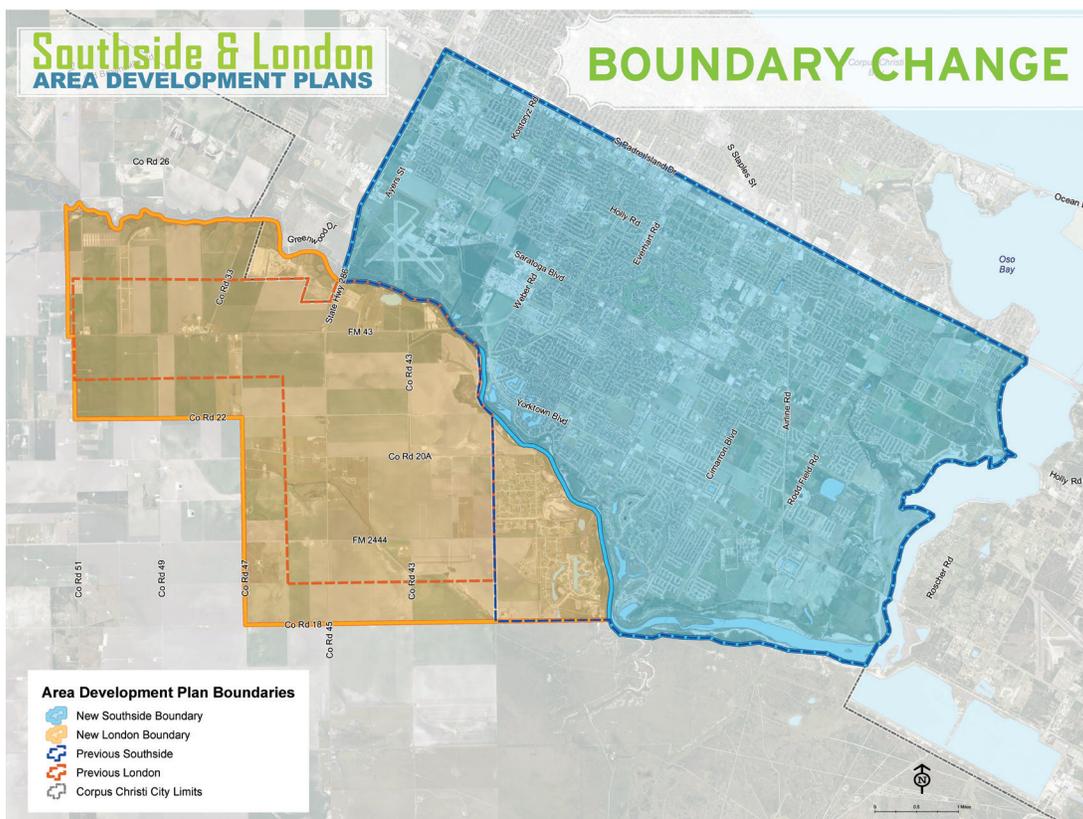
At the initial open house, informational boards were set up around the room and participants were invited to give input about the draft land use scenarios and guiding principles presented for each study area. Two land use scenarios were presented for each study area. Participants were given the option to choose whether they like the plan the way it is, or if they would make changes. Participants were also asked to review the draft guiding principles and prioritize the top three by placing dots on the board as well as provide their own recommendations. Other informational boards included the current future land use map, a summary of the public input, and a boundary change map. Since the previous community meeting on January 28th, 2019, the boundaries of the study areas changed based on comments voiced by the public at the community meeting and recommendations made by the Advisory Committee.

Photos from the Meeting

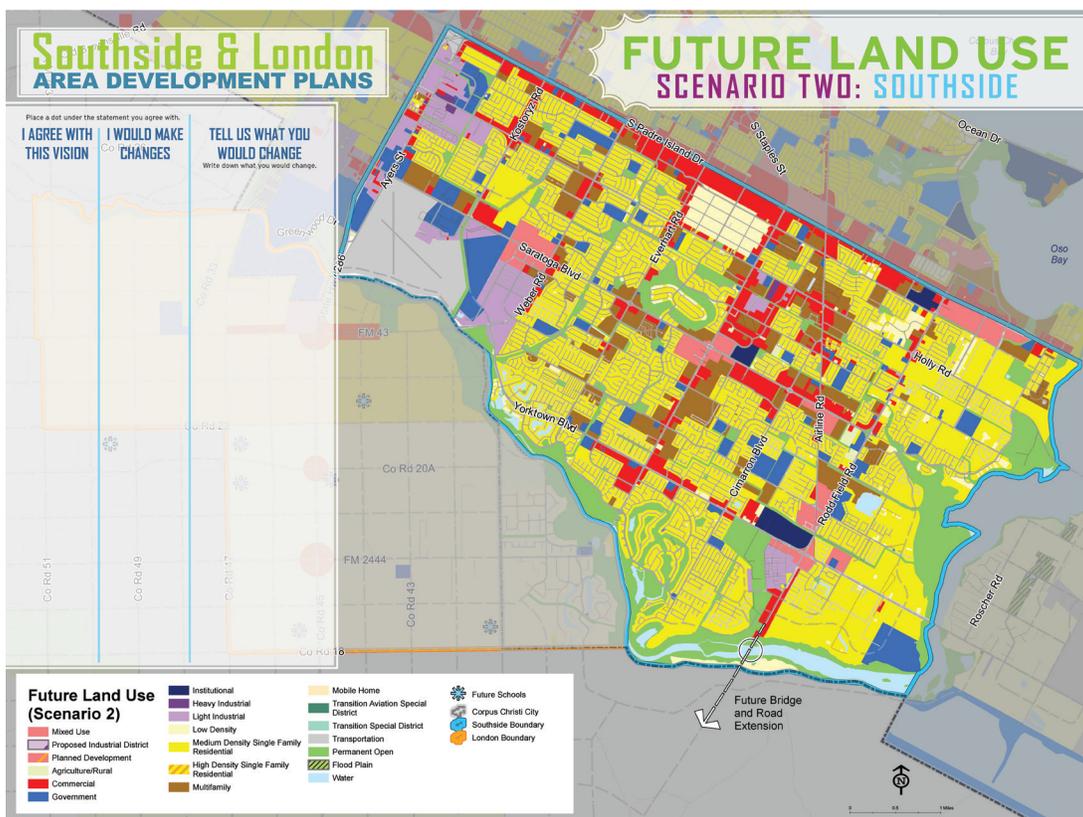
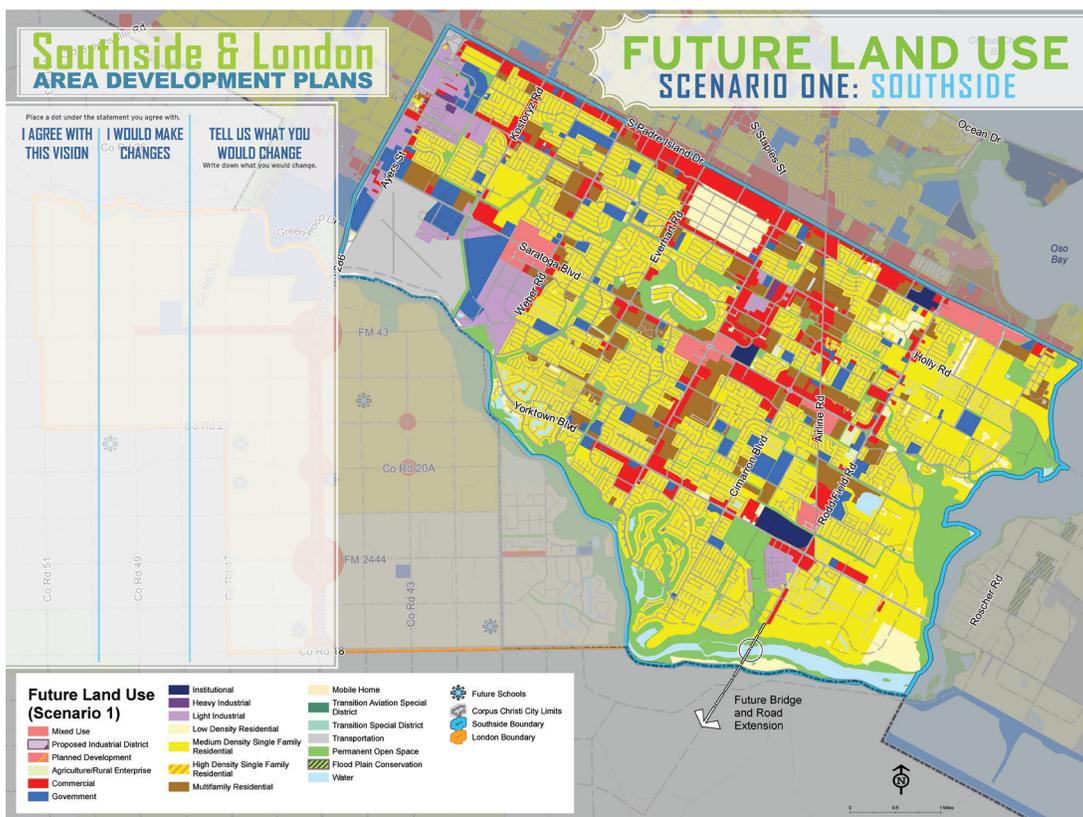


Southside & London AREA DEVELOPMENT PLANS

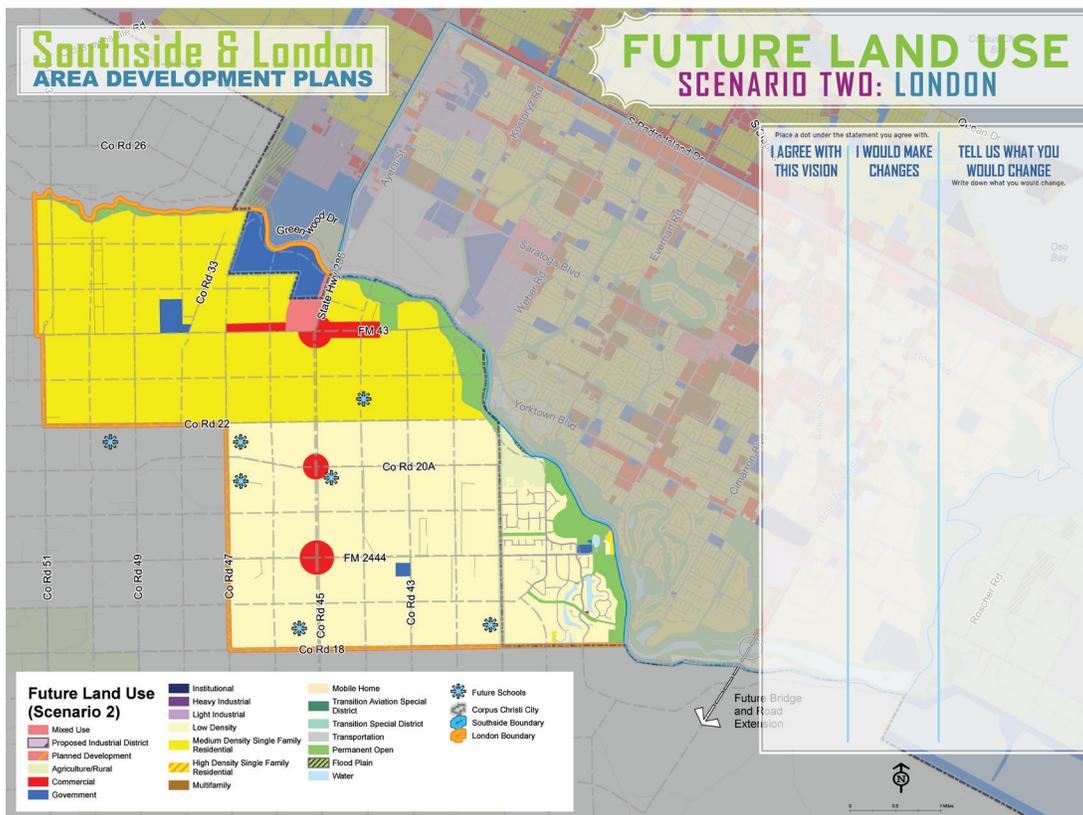
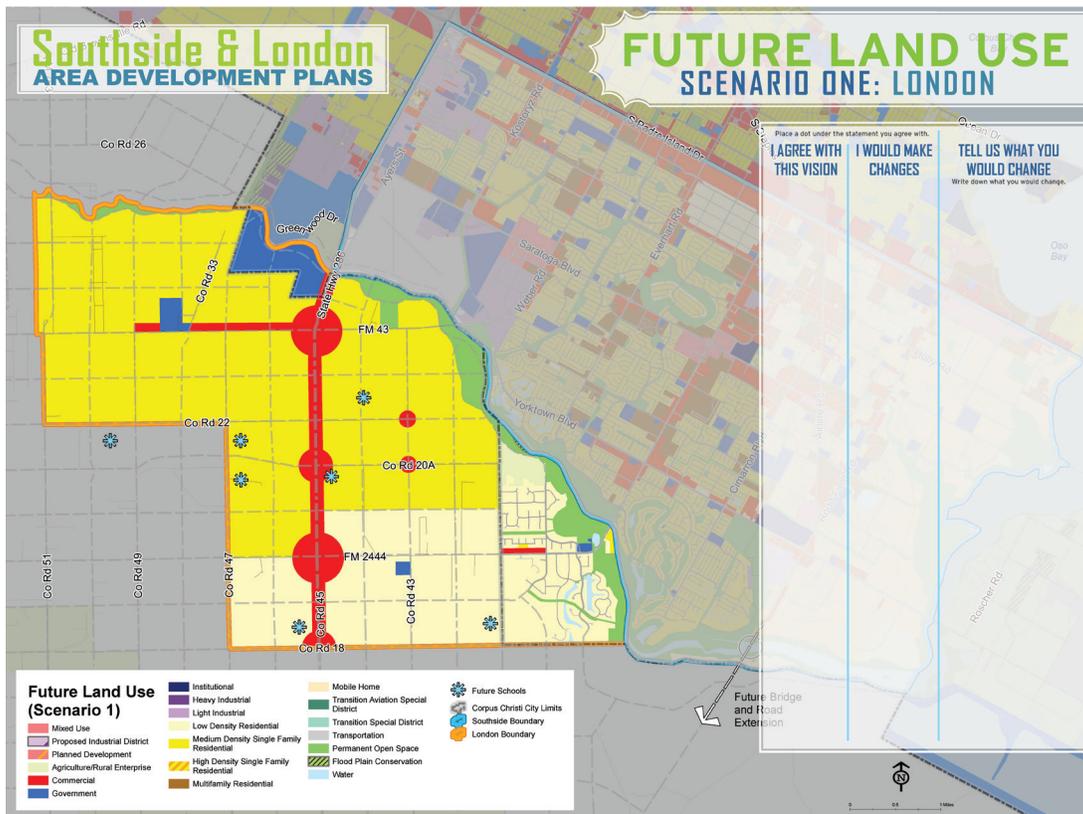
Open House Boards



Southside & London AREA DEVELOPMENT PLANS



Southside & London AREA DEVELOPMENT PLANS



Southside & London AREA DEVELOPMENT PLANS

GUIDING PRINCIPLES EXERCISE SOUTHSIDE

Place a () dot under your *first choice* guiding principle.
Place a () dot under your *second choice* guiding principle.
Place a () dot under your *third choice* guiding principle.

GUIDING PRINCIPLE 1:
Preserve and protect the Oso Creek and Bay, and utilize its natural features for sustainable recreation and ecotourism.

GUIDING PRINCIPLE 2:
Attract new commercial, retail, and office development to infill non-residential vacant parcels.

GUIDING PRINCIPLE 3:
Establish community nodes that reflect Southside's character to serve as community gathering places.

GUIDING PRINCIPLE 4:
Promote compatible and sustainable growth while maintaining a family-friendly environment and ease of access to everyday services.

GUIDING PRINCIPLE 5:
Create safe, attractive, and efficient transportation corridors for pedestrian, bicycle, and vehicular connectivity.

GUIDING PRINCIPLE 6:
Focus park enhancement efforts on existing park facilities with features to support activities for multiple generations.

WRITE YOUR OWN:
Not satisfied, with the previous six statements? Use the space below to write your own guiding principle.

Southside & London AREA DEVELOPMENT PLANS

GUIDING PRINCIPLES EXERCISE LONDON

Place a () dot under your *first choice* guiding principle.
Place a () dot under your *second choice* guiding principle.
Place a () dot under your *third choice* guiding principle.

GUIDING PRINCIPLE 1:
Continue to expand and improve infrastructure to promote sustainable growth in the London area.

GUIDING PRINCIPLE 2:
Establish community nodes that reflect London's character to serve as community gathering places.

GUIDING PRINCIPLE 3:
Preserve and protect the Oso Creek and Bay, and utilize its natural features for sustainable recreation and ecotourism.

GUIDING PRINCIPLE 4:
Promote new commercial, retail and residential development while maintaining a rural character and low-density environment.

GUIDING PRINCIPLE 5:
Develop park and trail facilities to support multiple activities for multiple generations, and improve bicycle and pedestrian connectivity throughout the London area.

WRITE YOUR OWN:
Not satisfied, with the previous five statements? Use the space below to write your own guiding principle.

Southside & London AREA DEVELOPMENT PLANS

Southside & London AREA DEVELOPMENT PLANS

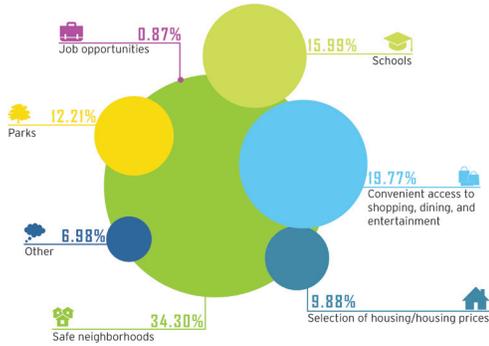
ONLINE SURVEY RESULTS SOUTHSIDE

ABOUT THE SURVEY

Community members had an opportunity to participate in an online survey available from December 5th, 2018 to February 15th, 2019 to give their feedback on the future of the Southside. 389 people responded. This board gives a snapshot of the results.

389
Total respondents
289
Live in Southside

WHAT IS YOUR FAVORITE THING ABOUT THE SOUTHSIDE AREA?



WHAT'S MISSING IN THE SOUTHSIDE THAT NEEDS TO BE BUILT?



WHAT NEEDS TO BE IMPROVED?



WHAT DOES THE SOUTHSIDE LOOK LIKE IN 10-20 YEARS?

- Beautiful community brimming with personality, character and a coastal charm.
- A multi-generational neighborhood integrated with small, locally-owned businesses & shops within walking distance; gardens & more habitat for birds; protection of Oso Creek & Bay; more kayaking, fishing, cycling & other outdoor activities.

WHAT ARE THE GREATEST ISSUES FACING THE SOUTHSIDE TODAY?



Southside & London AREA DEVELOPMENT PLANS

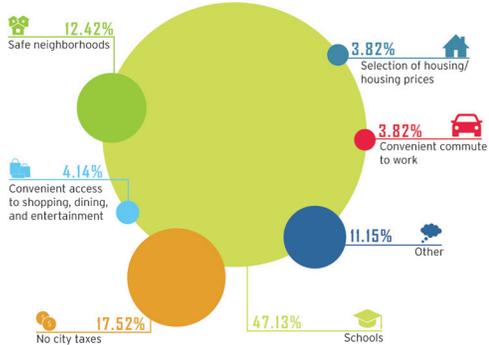
ONLINE SURVEY RESULTS LONDON

ABOUT THE SURVEY

Community members had an opportunity to participate in an online survey available from December 5th, 2018 to February 15th, 2019 to give their feedback on the future of the London area. 365 people responded. This board gives a snapshot of the results.

365
Total respondents
129
Live in London

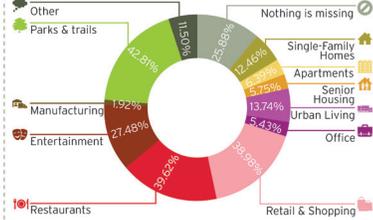
WHAT IS YOUR FAVORITE THING ABOUT THE LONDON AREA?



WHAT ARE THE TOP THREE ISSUES LONDON IS FACING TODAY?



WHAT'S MISSING IN LONDON?



WHAT DOES THE LONDON AREA LOOK LIKE IN 10-20 YEARS?

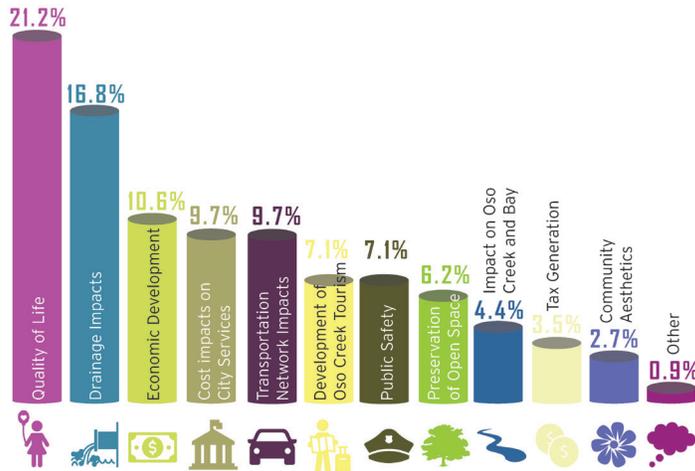
- A planned, **aesthetically pleasing** growth corridor with continued high **quality school system** and increased options for medium to high value single family residences with **large lots**, interspersed with **quality retail and entertainment** offerings that would attract highly qualified business and industry leaders.
- It's an **upscale area** with **large lots** and an **amazing small school district**.
- A **rural-living** feel. Homes still on **larger lots**. No cookie cutter housing developments or multi family housing. Some **parks with walking/biking trails** and maybe an **outdoor space** for concerts/performances.
- A development that contributes **positive improvements** to the overall **cleanliness & usability** of the **Oso Creek** and watershed.

Southside & London AREA DEVELOPMENT PLANS

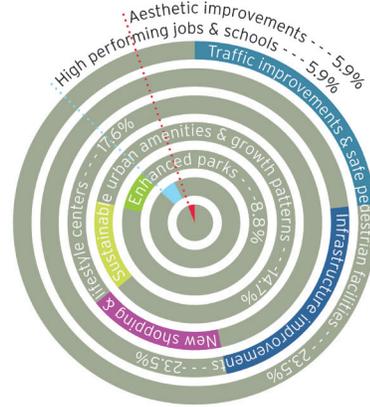
Southside & London AREA DEVELOPMENT PLANS

COMMUNITY MEETING INPUT RESULTS

WHAT IS THE MOST IMPORTANT FACTOR WHEN CONSIDERING FUTURE DEVELOPMENT



HOW CAN WE ENSURE OUR NEIGHBORHOODS THRIVE?



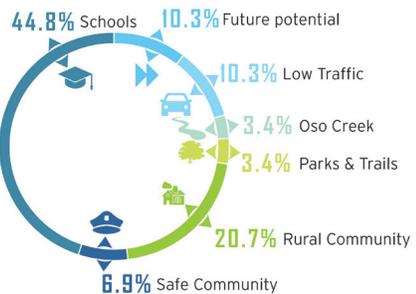
MY FAVORITE PART ABOUT SOUTHSIDE IS...



WHAT IS MISSING MOST IN THE SOUTHSIDE?



MY FAVORITE PART ABOUT LONDON IS



MY VISION FOR SOUTHSIDE IS...

- More walking trails and park connecting commercial and neighborhood areas.
- Sidewalks lined with trees and flowers.
- Diverse in housing, jobs, entertainment, etc. We don't all need or want to live in the same type of homes/neighborhoods.
- Improve traffic visibility when entering main roadways.
- Preserve, protect and enhance Oso Creek.

WHAT IS MISSING MOST IN LONDON?



MY VISION FOR LONDON IS...

- London ISD with multiple campuses.
- Urban village.
- Improved drainage.
- Development with accessible sidewalk connectivity to parks, schools, etc.
- Access for recreation and nature.

Southside & London AREA DEVELOPMENT PLANS

Focus Group Meetings and Open House | April 2, 2019

On the second day of the Think Tank, the open house was open all day for visitors to learn more about the project. Throughout the day, a series of focus groups were held regarding a variety of topics related to the study areas. The topics included:

- » Land Use and Character
- » Transportation
- » Stormwater and Oso Creek/Bay
- » Parks, Recreation, and Entertainment
- » Student/Youth

All focus groups were open to the public and participants were invited to attend sessions of interests. Each focus group was moderated by the planning team and comments were recorded on a note board. During the discussion, mark ups were shown on a digital map to reflect comments made by participants. The following is a summary of the comments received during the meetings.

Land Use and Character Focus Group

- » Consider how to preserve open space along Oso Creek
- » Revisit and update land uses near Cabaniss Field
 - Promote open space
 - Discourage medium density residential
- » Create pedestrian corridors near residential and commercial areas
- » Consider different parking requirements with mixed use
- » Scenario 2 - mixed use seems out of balance
- » Locate high density residential within walking distance of commercial adjacent to S. Padre Island Dr. (SPID)
- » Increase size and amount of small commercial nodes in London area

Transportation Focus Group

- » Create standard detail/cross sections for corridors that accommodate various mobility modes
- » Make vehicular and pedestrian visibility improvements such as:
 - Fences hindering visibility
 - Increase buffering for sidewalks
- » Examine and encourage interior street designs within new subdivisions that promote traffic calming
- » Coordinate and partner with TxDOT and Corpus Christi Regional Transit Authority (CCRTA) on major roadway projects to encourage safety and efficiency
- » Be mindful of long-term maintenance for beautification of corridors (smart planting)
- » Consider Unified Development Code (UDC) landscaping requirements along thoroughfares
- » Need corridor improvements on Airline Rd. south of Saratoga Blvd.
- » Need improved street construction standards



Stormwater and Oso Creek/Bay Focus Group

- » Implement green infrastructure for filtration into Oso Creek
- » Restore and protect riparian zone along the creek
- » Locate retention ponds along the creek
 - They help with capturing stormwater
 - Parks can be developed along the ponds
 - Locating the ponds upstream is more effective
- » Extend hike and bike trail along Oso Parkway to help preserve the creek
- » Increase proximity of development to the creek (low impact development)
- » Consider creation of an entity to purchase property along the creek
- » Create City ordinances related to property maintenance up to the creek such as mowing

Parks, Recreation, and Entertainment Focus Group

- » Have more consistency in park design/elements
 - Absence of shade or shelters in some parks
- » Updated/enhanced equipment in the parks
- » Upgrades Bill Witt Park:
 - Tie into trail to Oso Creek
 - More access and amenities
 - Track and loop trail
 - Splash pads
- » Reexamine programming of existing parks
- » Encourage developer/HOA developed parks and open space as method to build/invest in parks
- » Implement greenbelt concepts in the London area
- » Incorporate green spaces and trails into residential development in London
- » Utilize other master plans to incorporate future elements and features
- » Include entertainment elements in existing parks
- » Potential Partnerships
 - K Space Contemporary
 - Farmer's market

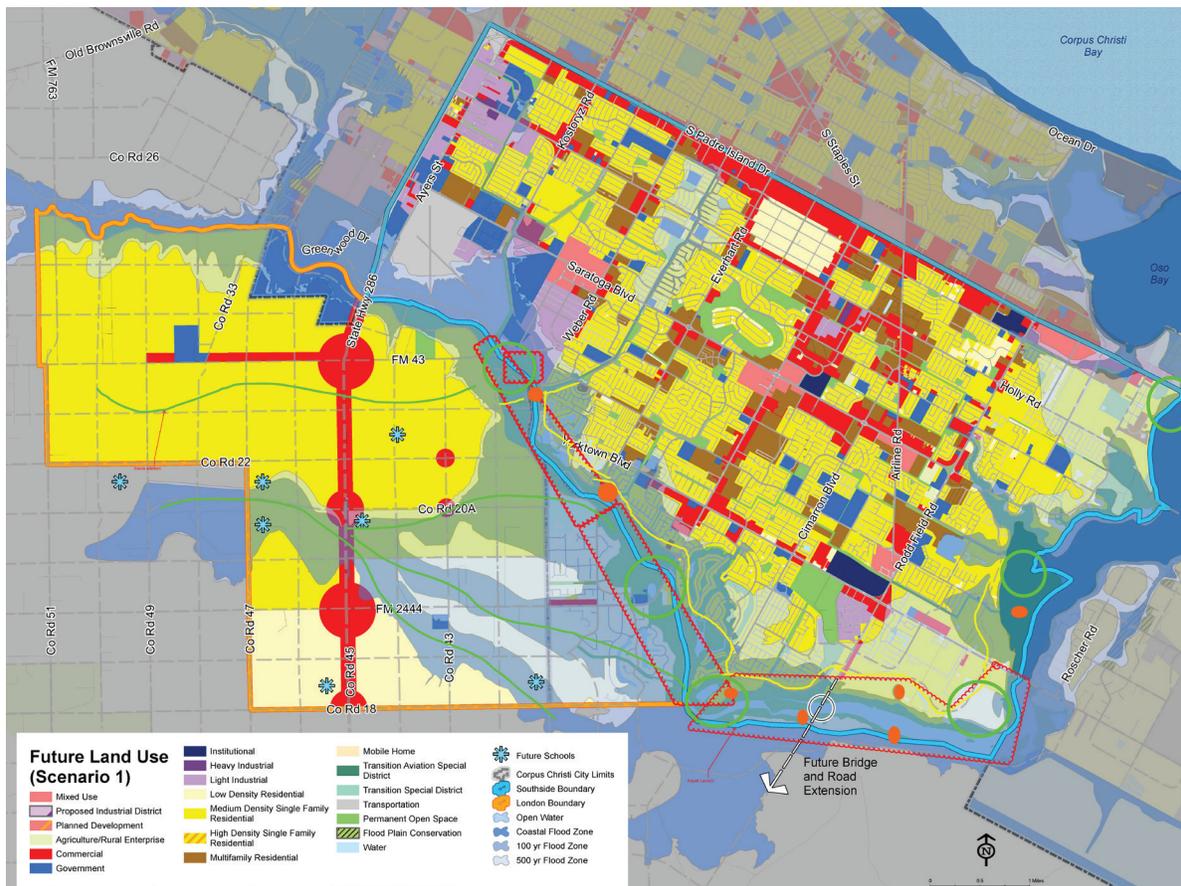
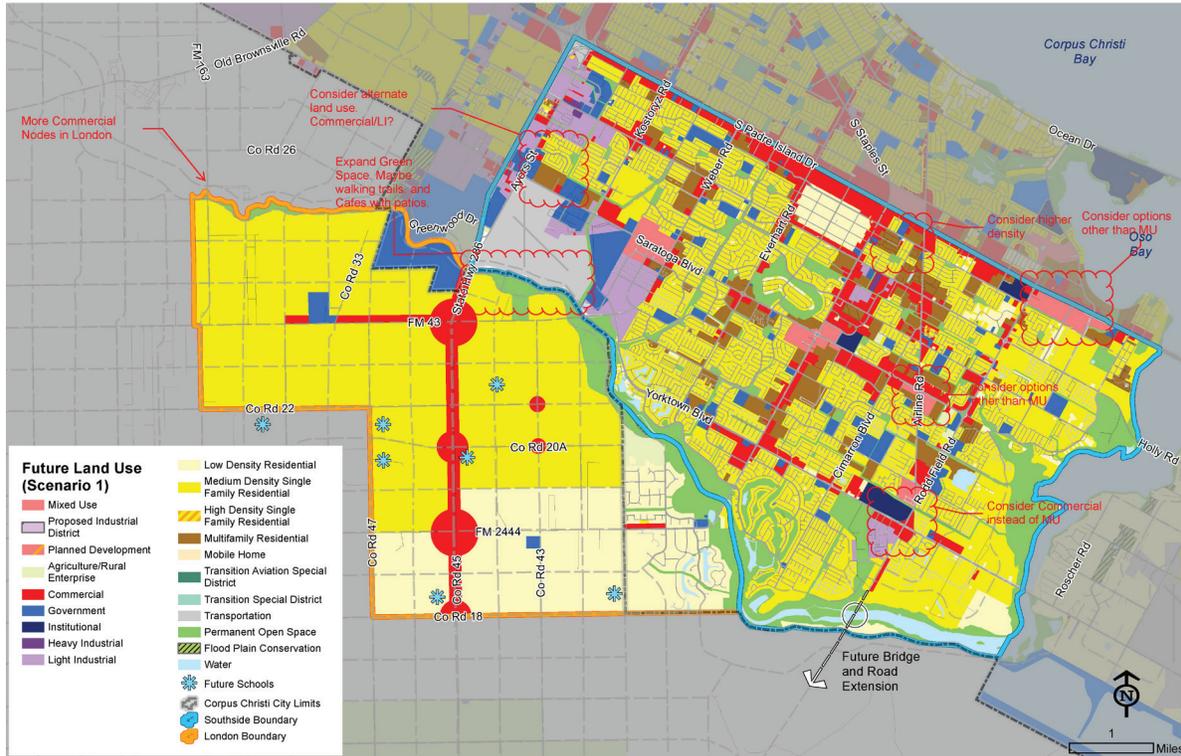
Student/Youth Focus Group

One student attended the focus group session and did not have any comments regarding the plans.

Southside & London

AREA DEVELOPMENT PLANS

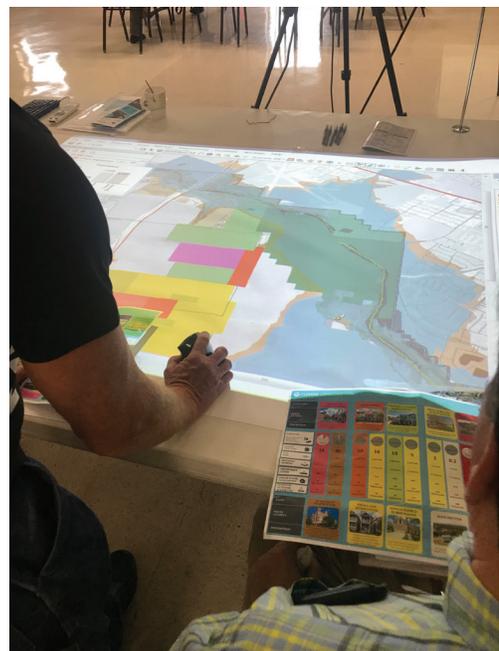
Map Markups



CHARM Workshop | April 3, 2019

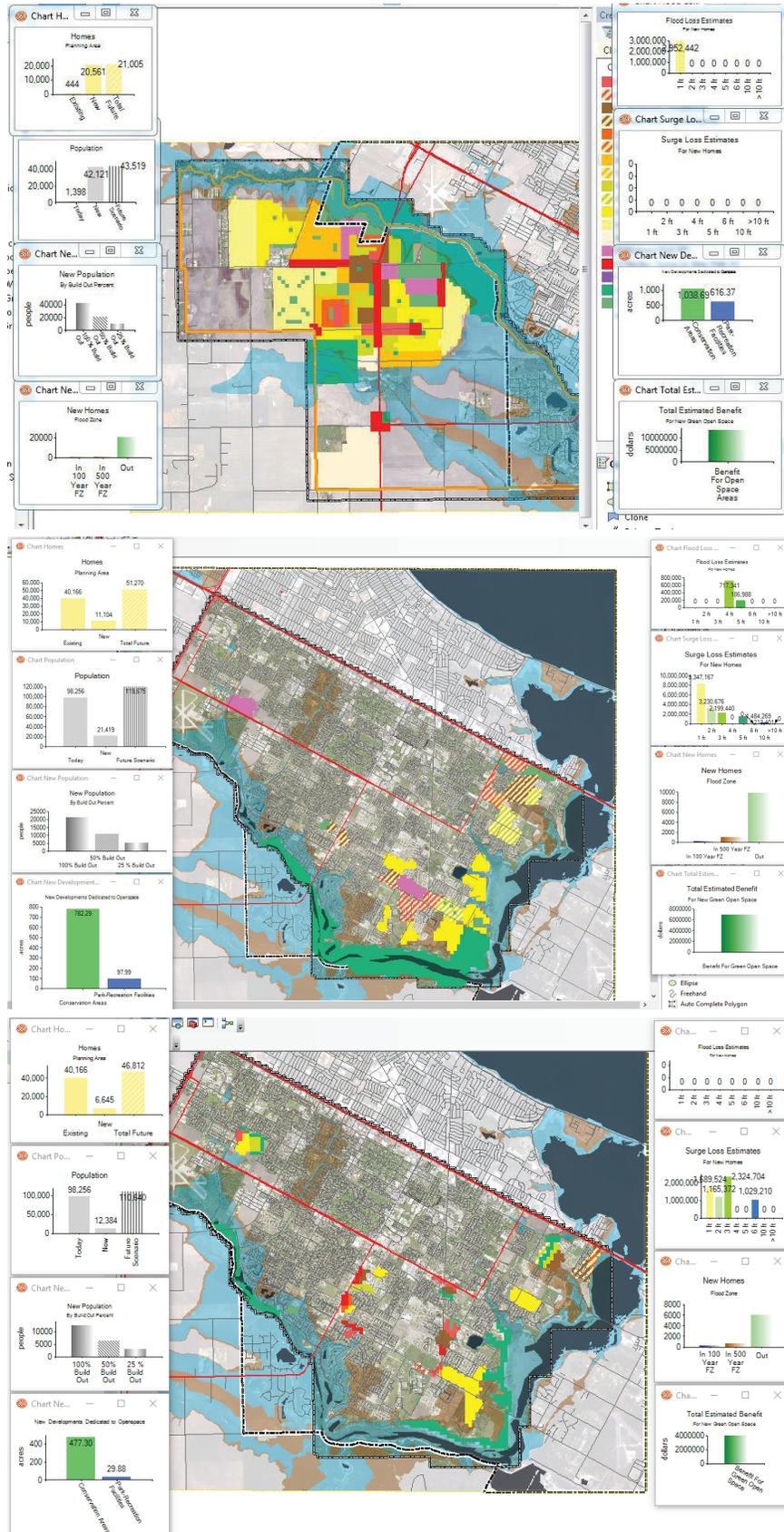
The Texas Community Watershed Partner (TCWP) came in to conduct a Community Health and Resources Management (CHARM) workshop with a group of community representatives. The workshop began with a presentation from TCWP about the benefits of sustainable planning methods and green infrastructure. The workshop utilizes the CHARM ArcGIS-based mapping application to map and analyze the potential impacts of different land use scenarios in real time. A diverse group of residents and stakeholders participated in the exercise, however due to the capacity restraints of the technology used, participation in the workshop was by invitation only. The participants were divided into three groups with two groups focusing on the Southside area and one group focusing on the London area. Participants used the application to paint different land uses in each study area and view population growth, environmental impacts to the OSO Creek/Bay, and other impacts.

Photos from the Meeting



Southside & London AREA DEVELOPMENT PLANS

CHARM Map Results



Southside & London AREA DEVELOPMENT PLANS

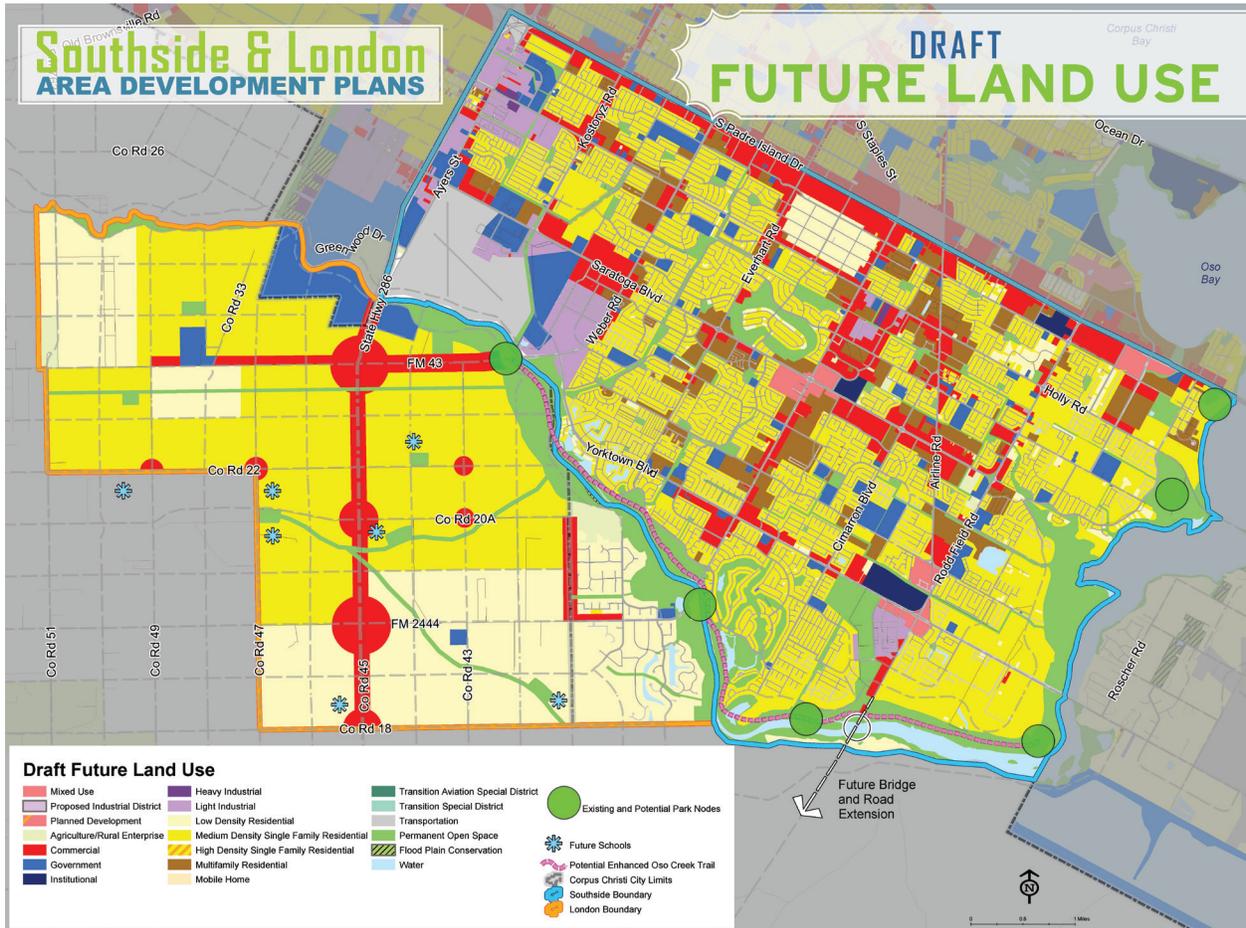
Preliminary Plan and Recommendations | April 4, 2019

On the last day of the Think Tank, the planning team held an open house to present new draft future land use maps and preliminary implementation recommendations. At the open house, the planning team gave a short presentation about the prioritized guiding principles, key elements of the revised future land use maps, and preliminary implementation recommendations. The public was invited to comment on the revised future land use map and prioritize the preliminary recommendations. The revised future land use maps were developed by incorporating comments received throughout the week. The preliminary recommendations are initial recommendations and will continue to be evaluated and finalized following the Think Tank.

Photos from the Meeting



Draft Future Land Use Plan



Southside & London

AREA DEVELOPMENT PLANS

Guiding Principle Prioritization Results

Participants were asked to prioritize the guiding principles in level of importance by first, second, and third. They were also asked to suggest additional guiding principles if they feel the ones presented did not adequately represent the needs of the community. The following are the results of that exercise.



Other responses include:

- » Principle 4 - Emphasize low density as a preference - much low density in already there - high density need to be added for a good mix. Say four lots to the acres instead of estate acreage lots.
- » Promote development with cohesive, appealing, "master planned" aesthetic.

Other responses include:

- » More shade trees of shelters in parks to encourage more use of parks
- » Encourage Private/Public Partnerships to help with funding improvements.
- » More Park and Recreational Facilities
- » Have a Plan! Not just "free for all" commercial development. Make developers accountable.
- » Revive all city master plans.
- » Update City Street Design Standards.

Southside and London Preliminary Recommendations

London

Land Use and Character

- » Identify specific locations and strategically preserve open space and conservation zones along Oso Creek/Bay. (2 votes)
- » Encourage the development of small commercial nodes throughout the London area to help reduce vehicular trips and to provide convenience to its residents.
- » Encourage a compatible and appropriate land uses for long-term and sustainable growth patterns. (1 vote)
- » Encourage low impact land uses along Oso Creek and flood zones.

Transportation

- » Coordinate with Nueces County to encourage roadway standards and designs that promote safety and efficient movement of vehicles and pedestrians.
- » Encourage residential street layouts that promote walkability and create ease of access to collector roads.

Stormwater and Oso Creek/Bay

- » Create regional network of professionals and community leaders to apply concepts of green infrastructure and promote planning tools and techniques for the protection of Oso Creek. (1 vote)
- » Partner or create an entity to purchase property along the Oso Creek/Bay for conservation and protection.
- » Develop a Master Drainage Plan to encourage orderly growth and minimize the effects of future flooding.

Parks, Recreation, Arts and Entertainment

- » Create recreational opportunities along Oso Creek through the development of parks/open space, trails and access points. (1 vote)
- » Incorporate green spaces and trails into master planned residential developments.
- » Encourage greenbelt concepts that are naturally aligned with existing drainage channels, floodways, and future stormwater drainage infrastructure. (1 vote)
- » Strategically incorporate park elements that encourage arts and entertainment for residents.

Southside

Land Use and Character

- » Identify specific locations and strategically preserve open space and conservation zones along Oso Creek/Bay. (1 vote)
- » Encourage mixed use, where appropriate, to increase walkability and reduce vehicular trips. (3 vote)
- » Require higher quality and durable residential fences adjacent to major transportation corridors to reduce maintenance and increase overall community aesthetics. (2 vote)

Southside & London

AREA DEVELOPMENT PLANS

Transportation

- » Create buffer zones between pedestrian and bicycle paths and major transportation corridors to help protect pedestrians, bicyclists and motorists. (4 vote)
- » Develop a variety of standardized designs that accommodate various types of transportation for all street types.
- » Where conflicts occur, improve vehicular and pedestrian visibility at intersections through redesign or signage. (2 vote)
- » Coordinate and partner with the Texas Department of Transportation (TxDOT) and the Corpus Christi Regional Transportation Authority (CCRTA) on major roadway projects to encourage safe and efficient corridors.
- » Review and update, as needed, the Unified Development Code landscaping requirements and standards for improved aesthetics along corridors.
- » Implement xeriscaping and smart planting as a low maintenance solution for corridor beautification.
- » Incorporate bicycle and pedestrian facilities along stormwater ditches. (1 vote)

Stormwater and Oso Creek/Bay

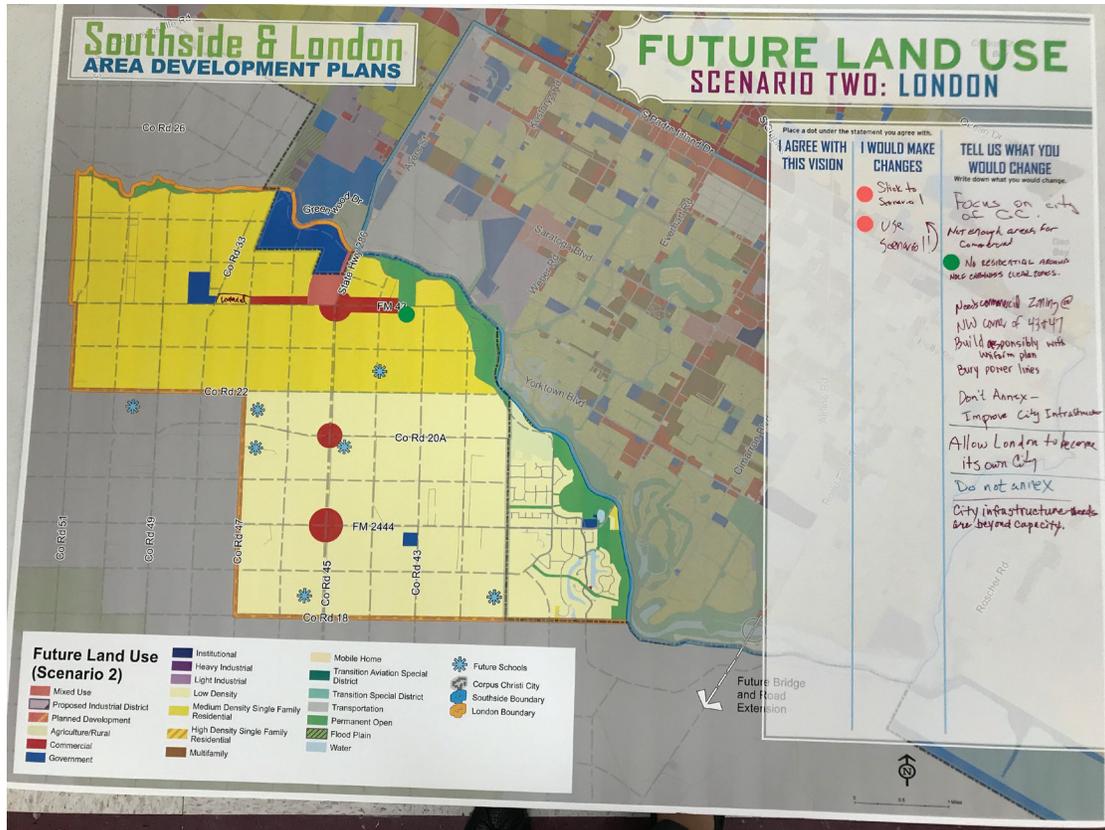
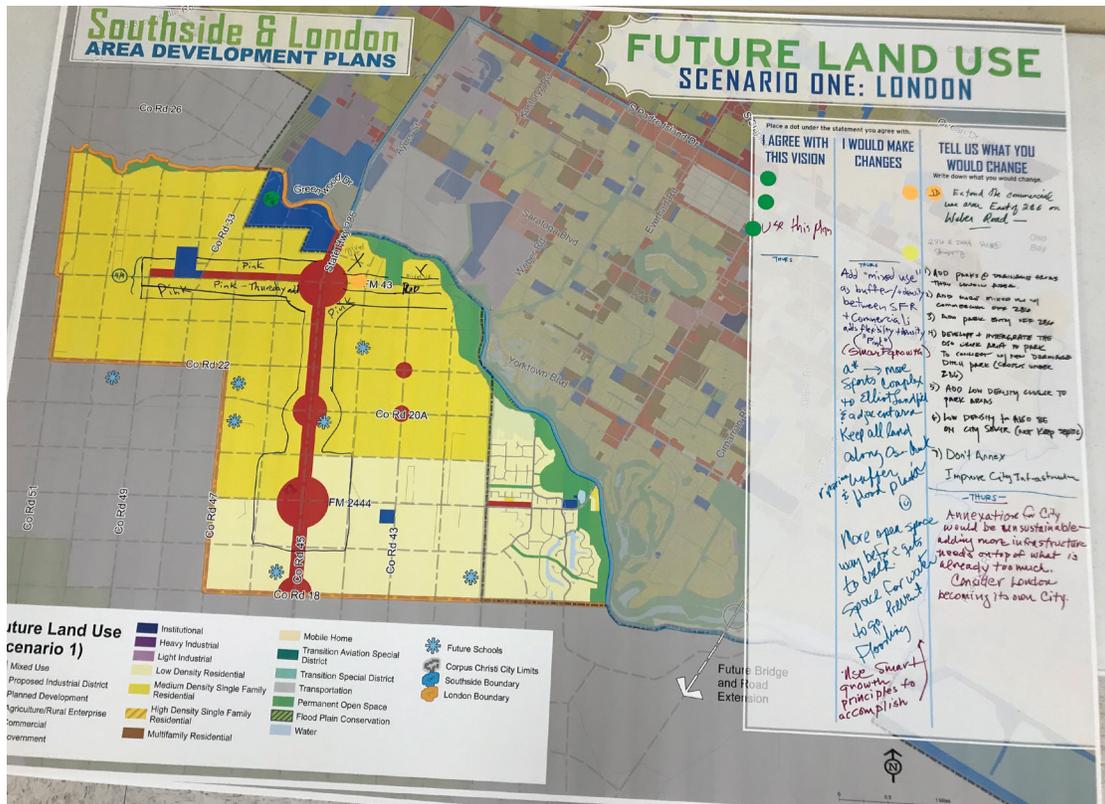
- » Protect the riparian zone along Oso Creek.
- » Implement green infrastructure and practices to assist with filtration of pollutants into Oso Creek/Bay. (1 vote)
- » Educate interested stakeholders and the broader public about green infrastructure as a tool for balancing conservation and development. (1 vote)
- » Develop retention ponds upstream along Oso Creek to capture stormwater to help reduce downstream effects.
- » Partner or create an entity to purchase property along the Oso Creek/Bay for conservation and protection. (1 vote)
- » Create city ordinance to prevent mowing within a certain distance of Oso Creek/Bay to reduce debris.

Parks, Recreation, Arts and Entertainment

- » Create recreational opportunities along Oso Creek through the development of parks/open space, trails and access points.
- » Upgrade Bill Witt Park to include better access and amenities, track/loop trail, water feature and construct trail to access Oso Creek.
- » Encourage Homeowner Association (HOA) developed parks and open space.
- » Strategically incorporate park elements that encourage arts and entertainment for residents. (1 vote)

Southside & London

AREA DEVELOPMENT PLANS



Southside & London AREA DEVELOPMENT PLANS

GUIDING PRINCIPLES EXERCISE

SOUTHSIDE

Place a dot under your first choice guiding principle.
Place a dot under your second choice guiding principle.
Place a dot under your third choice guiding principle.

<p>GUIDING PRINCIPLE 1: Preserve and protect the Oso Creek and Bay, and utilize its natural features for sustainable recreation and ecotourism.</p> <p style="text-align: center;"></p>	<p>GUIDING PRINCIPLE 2: Attract new commercial, retail, and office development to infill non-residential vacant parcels.</p> <p style="text-align: center;"></p>	<p>GUIDING PRINCIPLE 3: Establish community nodes that reflect Southside's character to serve as community gathering places.</p> <p style="text-align: center;"></p>	<p>GUIDING PRINCIPLE 4: Promote compatible and sustainable growth while maintaining a family-friendly environment and ease of access to everyday services.</p> <p style="text-align: center;"></p>
<p>GUIDING PRINCIPLE 5: Create safe, attractive, and efficient transportation corridors for pedestrian, bicycle, and vehicular connectivity.</p> <p style="text-align: center;"></p>	<p>GUIDING PRINCIPLE 6: Focus park enhancement efforts on existing park facilities with features to support activities for multiple generations.</p> <p style="text-align: center;"></p>	<p>WRITE YOUR OWN: Not satisfied, with the previous six statements? Use the space below to write your own guiding principle.</p> <p><i>More shade trees in parks to increase more use of parks</i></p> <p><i>Encourage Private/Public Partnerships to help with funding improvements!</i></p> <p><i>MBP Park & Recreational Facilities</i></p> <p><i>Have a plan! Not just "free for all" commercial development. Make developers accountable</i></p> <p><i>Review all City Master Plans</i></p> <p><i>Update city street design standards</i></p> <p><i>Employ Smart Growth principles</i></p>	

**Southside & London
AREA DEVELOPMENT PLANS**

GUIDING PRINCIPLES EXERCISE

LONDON

Place a dot under your first choice guiding principle.
Place a dot under your second choice guiding principle.
Place a dot under your third choice guiding principle.

<p>GUIDING PRINCIPLE 1: Continue to expand and improve infrastructure to promote sustainable growth in the London area.</p> <p style="text-align: center;"></p>	<p>GUIDING PRINCIPLE 2: Establish community nodes that reflect London's character to serve as community gathering places.</p> <p style="text-align: center;"></p>	<p>GUIDING PRINCIPLE 3: Preserve and protect the Oso Creek and Bay, and utilize its natural features for sustainable recreation and ecotourism.</p> <p style="text-align: center;"></p>	<p>GUIDING PRINCIPLE 4: Promote new commercial, retail and residential development while maintaining a rural character and low-density environment.</p> <p style="text-align: center;"></p>
<p>GUIDING PRINCIPLE 5: Develop park and trail facilities to support multiple activities for multiple generations, and improve bicycle and pedestrian connectivity throughout the London area.</p> <p style="text-align: center;"></p>	<p>WRITE YOUR OWN: Not satisfied, with the previous five statements? Use the space below to write your own guiding principle.</p> <p><i>Principle 4 - emphasize Low Density as a preference - much Low density is already there - high density needs to be added for a good mix - mix of Lots to do use instead of estate acreage Lots -</i></p> <p><i>Promote development with cohesive, appealing, "master-planned" aesthetic</i></p> <p><i>Utilize Smart Growth principles</i></p>		

**Southside & London
AREA DEVELOPMENT PLANS**