

Southside & London AREA DEVELOPMENT PLANS

Community Meeting and Open House Summary January 28, 2019



Meeting Description

A Community Meeting and Open House was held at Kaffie Middle School from 5:30 pm to 8:00 pm on January 28, 2019. The purpose of the meeting was to educate residents and stakeholders about the Area Development Planning process and gather input from attendees about the future of the Southside and London areas. The open house style meeting allowed attendees to participate in a variety of interactive ways including:

- » Public Input Boards,
- » Focus Groups,
- » Comment Cards, and
- » An Online Survey Station.

Public input and educational stations were set up for participants to interact with and provide input. Additionally, Staff members from the Planning and ESI Department and the consultant team were available to give information and answer questions throughout the evening. A presentation was given at 6:30 p.m. by Shad Comeaux, project manager with Freese and Nichols, regarding the Area Development Plans, the planning process, and the variety of input methods that were available at the Open House. Following the presentation, a series of focus groups were conducted to allow participants to discuss concerns and opportunities in the two areas. Over 100 people attended the event and it was covered by the local news station.

Pictures from the Meeting



Input and Educational Stations

To gather input, a series of boards were placed around the room for participants to interact with. Each board asked different questions regarding issues and opportunities for the Southside and London areas. There were also educational boards to inform attendees about the existing conditions of the two areas. The results of the boards are included in this summary.

Input Boards

- » Where do you live?
- » Vision for the Future (For London and Southside)
- » My Favorite Part... (For London and Southside)
- » Transportation Issues
- » What is Missing Most in the Southside?
- » Future Land Uses in London Area
- » How Can We Ensure Our Neighborhoods Continue to Thrive?
- » What is the Most Important Factor when considering Future Development?

Educational Boards

- » Existing Land Use Conditions
- » Flood Prone Areas
- » Bike Plan

Big Ideas from Community Input

The following are big ideas and concepts derived from the public input received. These ideas represent reoccurring themes from various input methods.

- » Preserving Oso Creek and Bay, and capitalizing on the feature as an amenity for recreation and ecotourism.
- » A desire to attract new commercial, retail and business development.
- » Maintaining the family-friendly environment and ease of access to services of the Southside
- » Maintaining the open space, low density development, and schools in the London Area.
- » A desire to create a “community center” for these areas.
- » Maintaining and improving the quality of life for residents.
- » Improving sidewalk accessibility and pedestrian connectivity.
- » Improving traffic congestion and visibility along major corridors.
- » Enhancing park spaces and trail facilities for a variety of generations.

Vision Boards

Participants were asked to identify their vision for the Southside and London areas within the next 10 to 20 years. The following is a summary of responses.

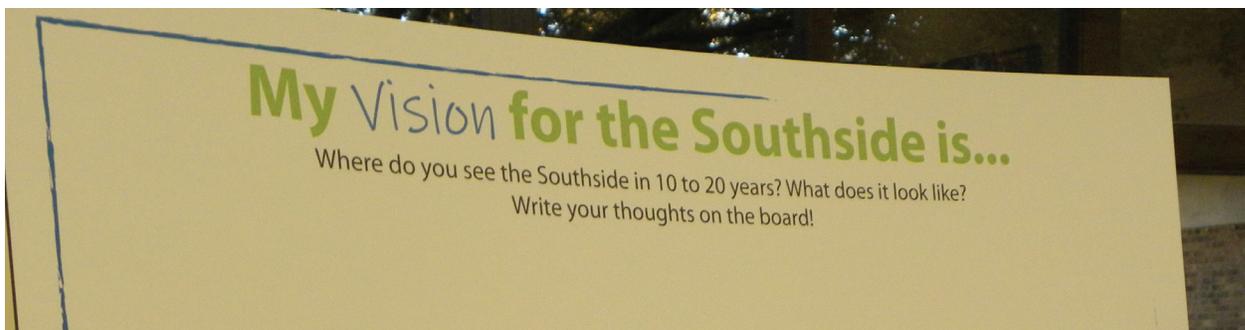
Southside

- » Promote multi-use development
- » Stormwater control: planters, water storage, proper drainage into storm drains
- » Recreational spaces that include green spaces, dog parks, a tennis center, indoor ski slopes, hiking, good water park, intergenerational activities, plants, trees, and vegetables
- » Improvements to Bill Witt Park
- » Incorporate environment and sustainable development into plans
- » Enforce city codes
- » Improve traffic and traffic visibility when entering main roadways
- » Improve safety
- » Sidewalks lined with trees and flowers and better sidewalks near schools
- » More walking trails and parks connecting commercial and neighborhood areas
- » More developed land to replace crop fields
- » Develop roads before housing
- » No more property tax increase
- » Curb and gutter on Wooldridge Road and Holly Road passed Rodd Field Road
- » A sprawling economic metropolis catering to the southwest Southside residents
- » Public transportation access to the neighborhoods

- » People taking pride in their community
- » Diversity in both housing options, jobs, entertainment, etc.
- » More shopping and innovative businesses
- » Better schools
- » Community gathering place
- » Beautiful and multifunctional
- » Mindful of multi-family dwelling traffic
- » Preserve, protect, and enhance Oso Creek

London

- » Replace Bridge Connecting CR 20A and CR41
- » Pave Gillead (CR 41)
- » Maintain CR 20A
- » Urban Village
- » London ISD with multiple campuses
- » Development with accessible sidewalks
- » Connectivity to parks, schools, etc.
- » Oso Creek preservation and enhanced riparian areas
- » Access for nature recreation
- » Parks and trails
- » Dog Park
- » Master planned community
- » Developed or improved roads
- » Improved drainage
- » Commercial businesses such as Target, JCPenny, HEB, Drafthouse, Sam's, or Costco



My Favorite Part...

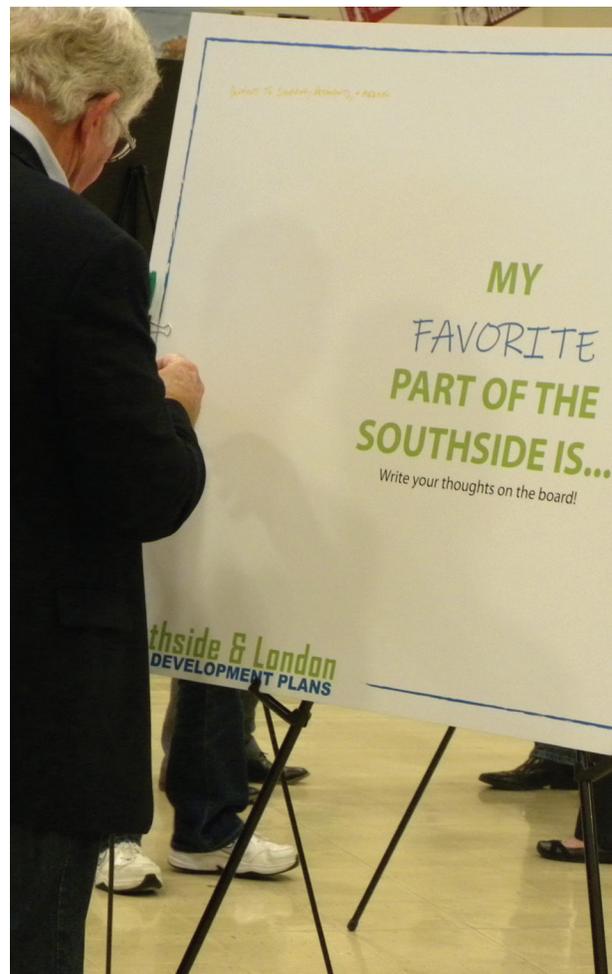
Participants were asked to write their favorite thing about each area. This input helped identify assets within each area that should be preserved or capitalized on. The following is a summary of the responses.

Southside

- » Convenient to shopping, restaurants, medical, and other services
- » Wonderful neighbors, diversity, friendly, and safe
- » Oso Creek Park
- » Parks and hike and bike trails
- » The feeling of being away from the hustle and bustle, but still having access to all the amenities of the city
- » Good restaurants and shopping diversity
- » Awesome K-12 Schools and, soon to be, Del Mar College
- » Low crime
- » Family entertainment
- » Small family-owned restaurants
- » Short distance to the beach while also staying somewhat out of flood zone
- » Lazy beach
- » Safe neighborhoods
- » Smooth roads

London

- » London Independent School District
- » Oso Creek kayak access and bike trail
- » No traffic, no street lights, few people
- » Rural community
- » All of the potential it holds
- » Low crime area
- » Large lots and homes
- » No apartments
- » The Conoco service station gone



Transportation

Participants were asked to:

Place a  dot at locations you believe are sources of accidents, congestion, and/or cut-through traffic.

Place a  dot at locations that are pedestrian-friendly and enjoyable places to walk and bike.

Place a  dot at locations you would like to be more safe and/or pedestrian-oriented.

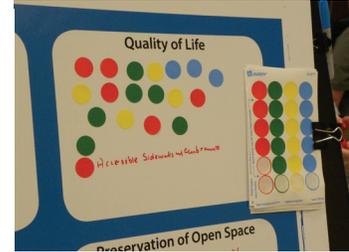
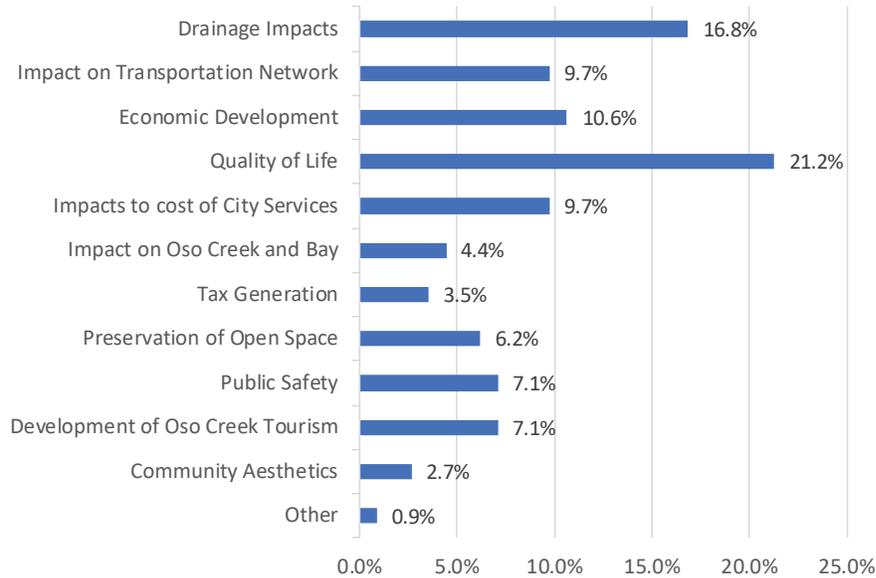
The following are descriptions of the results shown on the map:

- » Generally, roadways and pathways located along Oso Creek and locations within neighborhoods are pedestrian-friendly.
- » Locations with the most identified accidents, congestions, and/or cut-through in the Southside include the intersection at S. Staples Street and S. Padre Island Drive; Airline Road between Saratoga Boulevard and Rodd Field Road; and Rodd Field Road near Airline Road.
- » Many locations centralize in the neighborhoods along Cimarron Boulevard were identified as places with traffic issues and a desire for pedestrian improvements.
- » Locations with the most identified accidents, congestions, and/or cut-through in the London Area include the intersection at FM 43 and CR 33; intersection at FM 2444 and CR 45; along CR 20A; and along CR 41.



What is the Most Important Factor When Considering Future Development?

Participants were asked to place two dots in the box of the factor(s) that is most important when considering future development. The following chart shows results of the exercise.



Other Responses:

- » Oso Creek bike trails
- » Accessible sidewalks with curb ramps
- » School zone signage
- » Accessible and bike safe connectivity to common services
- » Drainage design

How Can We Ensure Our Neighborhoods Continue to Thrive?

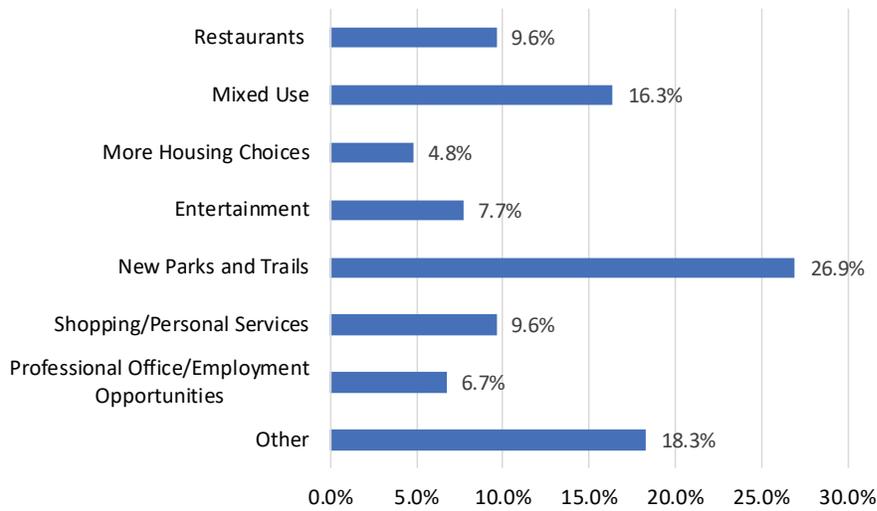
Participants were asked to identify ways to preserve or enhance the existing neighborhoods. The following is a summary of responses.

- » Enhance Bill Witt Park
- » Add things that will improve quality of life and healthy living
- » Maintain existing and future development
- » Create a "downtown" shopping, eating, and entertainment area
- » Improve traffic flow in front of London ISD
- » Safer speed regulations on Airline Road and Staples Street
- » Improve visibility and accessibility to Airline Road from subdivisions
- » More public transportation routes in Southside
- » Enough density to pay for services
- » Maintenance of streets and trails
- » Improve aesthetics along major corridors
- » More parks and trails
- » Sewer
- » Safe walkable streets and bike paths
- » New retail and new business to the area
- » Mixed use housing options for young families
- » Code enforcement
- » Good schools



What is Missing Most in the Southside?

Participants were asked to identify the two land uses they would like to see most in the Southside area. The following chart represents the results of the exercise.

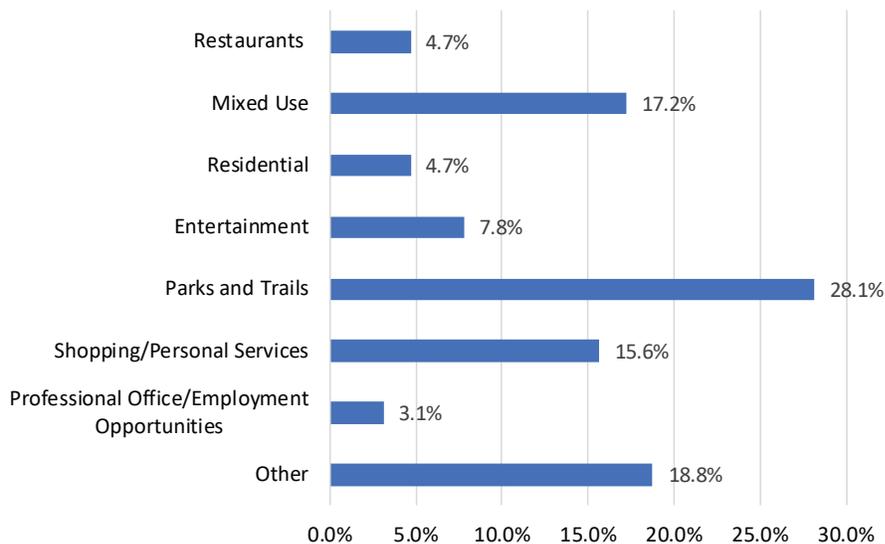


Other Responses:

- » Improved Bill Witt Park
- » Improved fences on main roads
- » Dog Parks
- » Markets
- » More nice restaurants vs. fast food
- » Meeting places
- » Community center
- » Shady park space
- » Accessible sidewalks and ramps

Future Land Uses in London Area

Participants were asked to identify the two land uses they would like to see most in the London area. The following chart represents the results of the exercise.



Other Responses:

- » Market-driven land use
- » Farms
- » Home Depot
- » Bucee's



Focus Groups

Following the formal presentation, focus groups took place to discuss issues and opportunities for the Southside and London areas. One group was dedicated to aesthetic and safety and other group was a general discussion about the areas. The focus groups were facilitated by City staff and the consultant team. Input was recorded on note boards.

The following is a summary of feedback received from each focus group:

- » Aesthetics and safety related to fencing along certain streets is a concern.
- » More code enforcement regarding fence conditions is needed in the area.
- » Along Airline Road (Saratoga Boulevard to La Bianca Drive)
 - Fencing is in bad shape.
 - AEP just redid electrical and added additional poles. (Is the reason due to anticipated density?)
 - Poles bumping against fences is an issue.
 - Sidewalks are only 36 inches wide.
 - At Murphy's gas station, there is a pole in the middle of the sidewalk.
- » At La Bianca Drive, there is little to no access due to low visibility of oncoming traffic.
- » Cousteau Lane also has low visibility for oncoming traffic
- » Subdivisions and streets are not currently accommodating for pedestrians, bike, strollers, wheelchairs, ADA, etc.
- » Swimming pool at Gardendale Park is not currently being used.
- » Community Center at Brockhampton Street
 - Swimming pool, gym, child care center, community rooms, dog parks are needed.
 - Brockhampton Road is blocked off by Subdivision.
- » More parks, hiking trails, vegetation, trees, and dog parks and waste pickup stations with lidded trash cans are wanted.
- » Currently, there are no facilities to protect kids at pre-care center long Airline Road.
- » Maintain Oso riparian areas and incorporate TCEQ's plan for Oso Creek.
- » Stormwater considerations: Low Impact development (LID), filter water, store/contain source of water.
- » Mixed-use development is wanted.
- » Affordable Housing Considerations
 - Del Mar College student housing.
 - Inclusionary housing should be small percentage (about 5 percent) and include tax break for affordable housing.
 - Townhomes are a more affordable residential product and an appropriate density, especially, near schools.



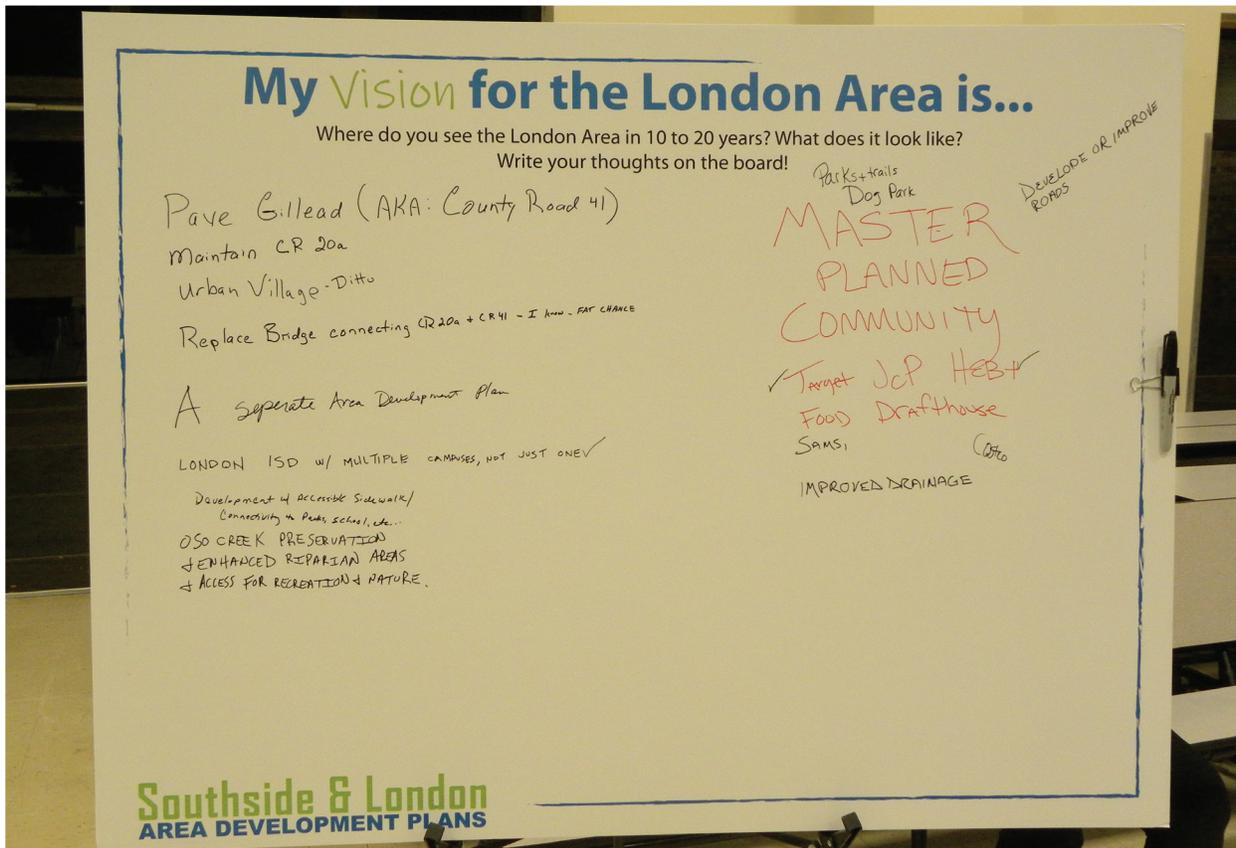
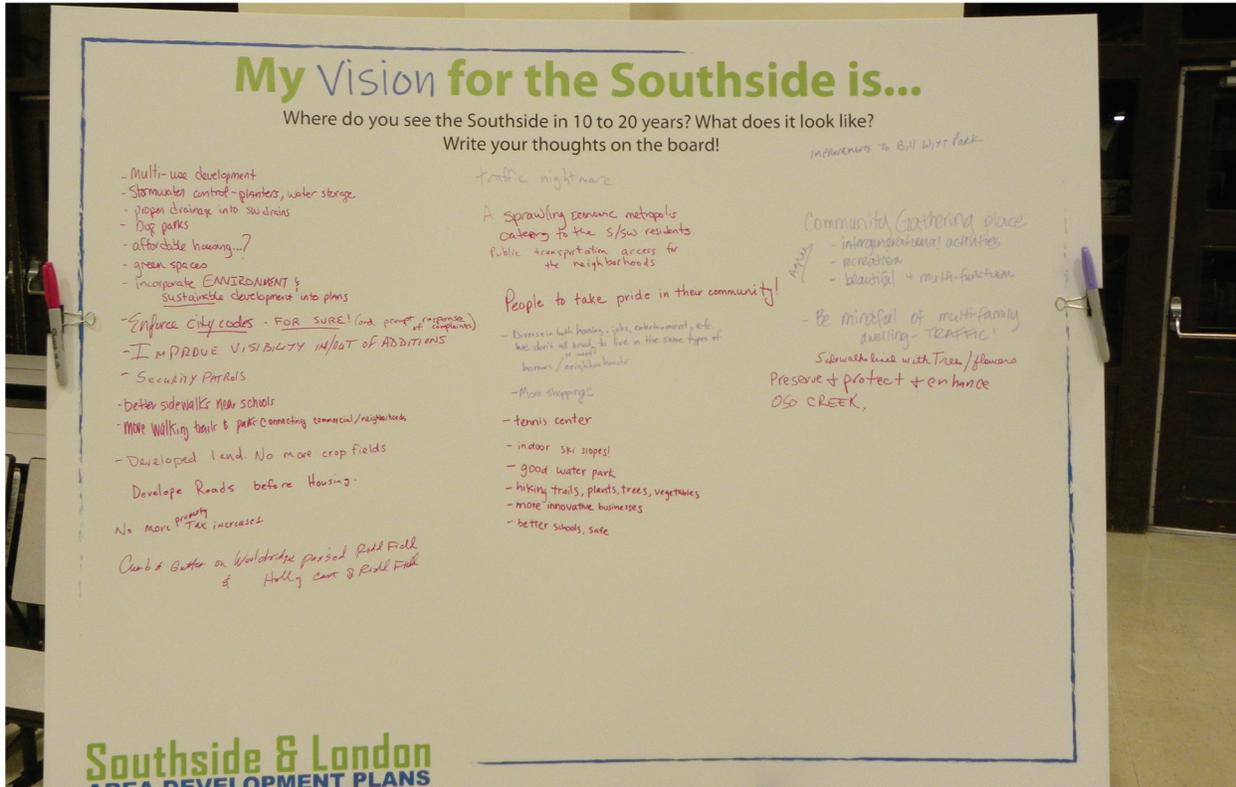
Southside & London

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- » Urban blight is growing in city center as people move to new homes in Southside.
- » People are moving due to schools.
- » There is a need for new, revitalized schools in city center.
- » There is congestion on roadways at certain times of day, especially along Staples corridor.
- » There are safety issues for bikes even when riding on sidewalks.
- » Street cleaning is needed.
- » Curb and gutter should be constructed on Holly Road and Wooldridge Road.
- » There needs to be communication with Corpus Christi ISD for site development.
- » Desire for Southside to have the same level of attention as Downtown.
- » Concern for safety at Lipes Boulevard and Gingerberry Drive.
- » There are blind spots when entering commercial streets from neighborhoods.
- » Require developers to dedicate green space.
- » Enhance and add to Bill Witt Park.
- » Include maintenance and operations to park improvements.
- » Desire tennis facility on Southside.
- » Too much uncontrolled development and saturation of uses (ex. car washes).
- » Desire for coordinated retail developments.
- » Capitalize on history of Southside (ex. history of trails, etc.).
- » Fix drainage and and make more flood resilient.
- » More family-friendly targeted business and entertainment.
- » Attract businesses and jobs, such as high-tech, to attract younger graduates.
- » Create a “Magnolia Street” like in Fort Worth, TX with eclectic, local shops, restaurants, bars.
- » Consider redrawing boundaries - southwest of Oso Creek identifies with London, not Southside.
- » Clean up Gardendale, improve animal control, improve lighting, develop redevelopment strategy, and control zoning to keep businesses from encroaching.
- » More shopping along Yorktown.
- » Better walking trails along Oso Creek.



Input Board Results and Focus Group Notes



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London School District!

MY FAVORITE PART OF THE SOUTHSIDE IS...

Write your thoughts on the board!

LAZY Beach!!

Important to Shopping, Restaurants, + medical

Most needed services + stores are close by

OSO creek park + Bike trails

WANDERFUL NEIGHBORS

Restaurants Shopping Diversity

Parks

Awesome K-12 + Sarah Del Ma College

Low Crime!!!

Parks + Family Entertainment Businesses Good Schools

Small Family owned restaurants!

Short distance to beach while also staying somewhat out of flood zones

Diversity

My neighbors! Diverse, friendly, safe

Like a Bike trail + the feeling of being away from the noise + bust, but still having access to all the amenities of the city

SAFE NEIGHBORHOODS GOOD SCHOOLS SOME GOOD RESTAURANTS

Stores + services very good prices are very good and useful

Amazing School

Safe Neighborhood for Small Parks

Catfish chilis

Bike Trails

OSO Creek could be an amazing park

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MY FAVORITE PART OF THE LONDON AREA IS...

Write your thoughts on the board!

OSO CREEK KAYAK ACCESS + BIKE TRAIL

NO TRAFFIC NO STREET LIGHTS FEW PEOPLE

ALL OF THE POTENTIAL! IF HOLDS.

Need Sewer to put in regular houses

Small school rural community.

Low crime

School district!

School!!

Low Crime Area

Large Lots

London Schools

LONDON ISD IS ACCIDENTALLY CHALLENGING!!!

The Calves Service Station (or what it was) gone...

School!

NO apartments

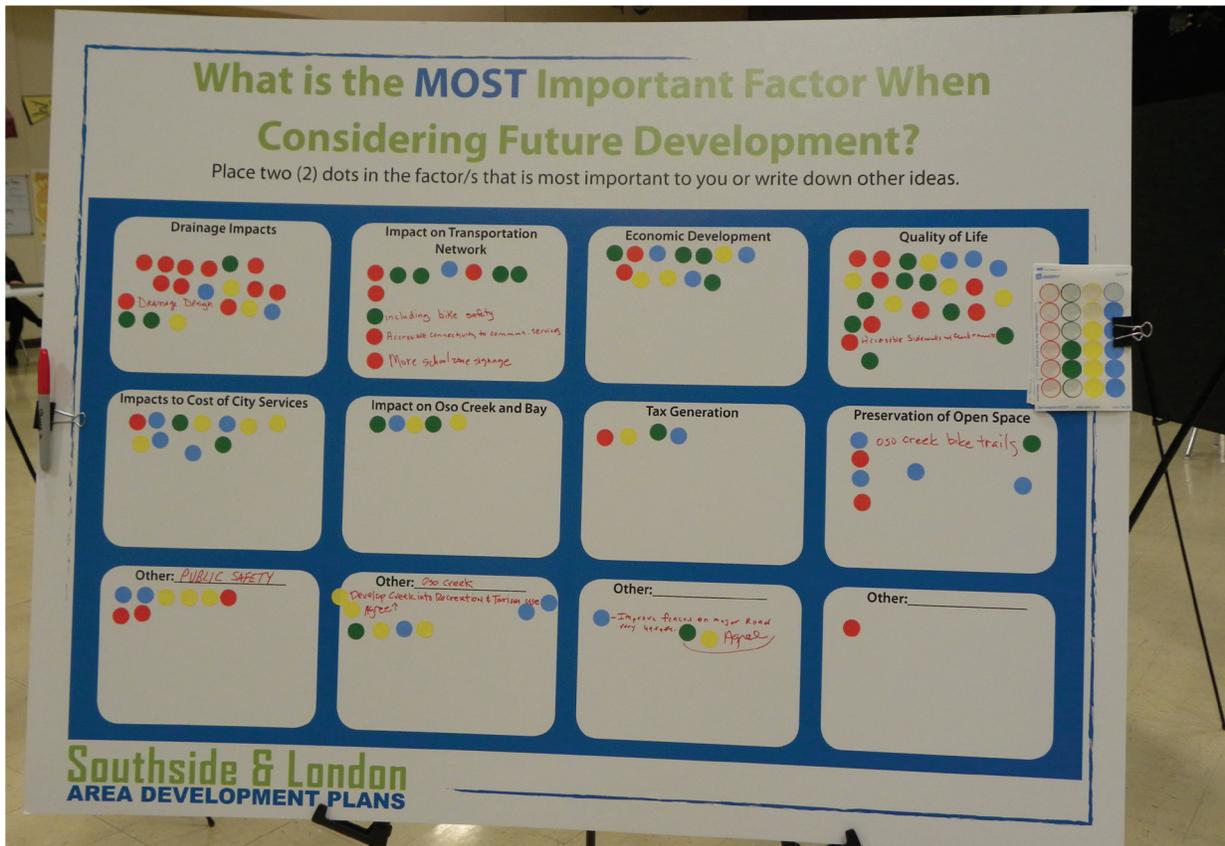
School

Schools Land (houses for rent) (brownie)

Large Homes Older Tenants

**Southside & London
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How Can We Ensure Our Neighborhoods Continue to Thrive?

Think about your neighborhood. What would you like to see? How can existing neighborhoods be enhanced?

Write down your thoughts!

1. ENHANCE BILL WITT PARK -
 - a. TENNIS CENTER
 - b. MULTI-USE BUILDING w/ LOCKER ROOMS + LOCKERS
 - c. PARKING GARAGE
 - d. IMPROVE EXISTING SOCCER - BASEBALL - KICKBALL - FOOTBALL FIELDS

THINGS THAT WILL IMPROVE QUALITY OF LIFE + HEALTHY LIVING IN THIS AREA

CREATE "DOWNTOWN" SHOPPING, EATING AND ENTERTAINMENT AREA IN THE AREA

THE AREA

- 2) EXISTING STREETS NEED TO BE REIMAGED, INCLUDING INFRASTRUCTURE IN A TIMELY MANNER.

- 3) IMPROVE THE FENCED OFF THE MAJOR ROAD

Maintain streets, create more parks + trails

Get a **Trader Joes** ^{or} **Costco**
A safe beautiful park + greenspace

• Sewer !!!

No high taxes or expensive city services

• Home Depot or Lowes on 2444

• FUEL STATION @ 2444 + 286

• A NIT SERVICE - MAKE IT NEARBY

* ATTRACT INNOVATIVE BUSINESSES FOR MORE HIGH-SKILLED JOBS

Enough Density to pay for services

Sewer

* Walkable streets

- Bike riding areas/paths that are safe and take people where they want to go
- Pedestrian paths/bike trails connecting neighborhoods
- Improvised canyons

Ensure Accessible Sidewalks w/ curb ramps for accessibility to persons w/ mobility issues

Well-maintained playgrounds
Code Enforcement actually enforce the codes and prompt response of complaints

Secure water in London **Yes!!!**

* Safer speed regulations on on-ramp access to on-ramp from subdivisions are without a lot of public transportation routes to see throughout southside neighborhoods

* BETTER TRAFFIC SIGNAGE TO IMPROVE SAFETY

* More housing mixed-use options for young professionals, small families or single that don't need super large houses
* Safe areas to bike and walk without getting attacked by dogs

Providing facilities like bike racks, water, etc. need more amenities as community grows



Street Improvements



Mixed-use



Facade Improvements



Code Enforcement



Placemaking



Infill Housing



Community Parks and Trails

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What is Missing Most in the Southside?

With only two (2) dots, place below images that illustrate the land uses you would like to see more of in the Southside.



RESTAURANTS



MIXED USE



MORE HOUSING CHOICES



ENTERTAINMENT



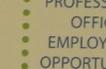
NEW PARKS AND TRAILS



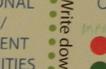
SHOPPING/ PERSONAL SERVICES



PROFESSIONAL OFFICE/ EMPLOYMENT OPPORTUNITIES



OTHER



Write down other examples here!

markets
Reading Room
Community Center
Dog park
Community Center
Elderly Services
Community Center

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Office DEPOT bleed resistant 30 25.6 x 37.0 63.509 x 94.258

FOCUS GROUP

- Question related to parks that may be sold.
- Desire the same attention that is Downtown to be in Southside
- concern for safety @ Lipes: Gingsberg and blindspots f/neighborhoods on commercial streets
- require developers to dedicate green space
- clean up Oso
- Enhance & add to Bill White Park (tennis courts)
 - *include maintenance & operations to improvements.
- Desire tennis facility on Southside
- too much un-controlled development & saturation of uses (ex. car washes)
- Coordinated retail developments

Office DEPOT bleed resistant 30 25.6 x 37.0 63.509 x 94.258

- incorporate TCEQ's plan for Oso Creek
- take advantage of creek
- capitalizing on history of Southside (as history of trails, etc)
- more parks, hiking trails, vegetation & trees
- more affordable housing
- fix drainage & make flood resilient
- more family-friendly targeted businesses & entertainment
- attract businesses: jobs - high tech & other jobs to attract younger graduates
- create a "Magnolia Street" like Fort Worth w/ eclectic, local shops, restaurants, bars
- animal control in Gardendale
- redraw boundaries - south of Oso Creek identifies with London, not Southside

Office DEPOT bleed resistant 30 25.6 x 37.0 63.509 x 94.258

- clean up Gardendale, better lighting, redevelopment strategy, control of zoning to keep businesses from encroaching
- more shopping along Yorktown
- better walking trails along Oso Creek

Office DEPOT bleed resistant 30 25.6 x 37.0 63.509 x 94.258

Aesthetics + Safety

Related to FENCING

Along certain streets is a concern.

- Airline (Saratoga - La Blanca)
- Fencing is in bad shape
- AEP just Dedid Electrical added add'l Poles (density) - why?
- out into newest curbs
- Poles Bumping up against Fences
- only 36" sidewalk
- Murphy's gas => pole in middle of sidewalk

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EXIT

is a concern
How can you street
be open to pedestrians

- La Bianca
 - little/no access w/concerning traffic to see traffic when exiting
- Coustaiecu
- Subdivisions & Streets
 - Not accommodating pedestrians, bikes, strollers, wheelchairs (ADA)
- Swimming Pool @ Gardendale Park - not being used currently
- Community Center @ Brockhampton
 - swim pool, gym, childcare center, community rooms, dog parks
- Brockhampton blocked off by new subdiv.

EXIT

is a concern
How can you street
be open to pedestrians

- Dog Parks & Waste pick-up stations + hidden trash cans
- Pre-care center on Airline
 - nothing to protect kids but the 36" sidewalk
- Does code need to address type of fencing/screening
- Code enforcement re fence conditions
- Maintain Oso Riparian Areas
- Storm Water - LID
 - Filter, ^{store} contain source of water

EXIT

is a concern
How can you street
be open to pedestrians

Medline

- Affordable Housing
 - Del Mar Student Housing
 - Student Housing
- Inclusionary Housing
 - Small % (or 5%)
 - tax break for Affed Hsing
- Townhomes → more affed product
 - density especially near schools
- Urban Blight in City center
 - as people move to new homes in Southside
- People move due to schools
 - Need new, revitalized schools in City center

EXIT

is a concern
How can you street
be open to pedestrians

- Certain Times of Day congestion.
 - Staples Corridor
- Speed limits
- Safety issues for bikes
 - even riding on sidewalk
- Street cleaning
- Curb & gutter
 - Holly
 - Woodbridge
- Communication w/CCISD for site development