



**Harbor Bridge Livability Plan Subcommittee  
Meeting Notes  
November 14, 2017 - Brooks AME Worship Center**

Christopher Amy, Texas Department of Transportation (TxDOT), reviewed previous Harbor Bridge project conceptual park plans that were included in the approved Environmental Impact Statement and asked attendees if the park mitigation proposed at T.C. Ayers and H.J. Williams Parks are still viable or if there were any other options the community would like to consider. Jay Rohleder, FDLLC, presented conceptual park plans for the South Trail Head and D. N. Leathers I property that will be constructed by the FDLLC as part of the bridge project. Jay R. reviewed illustrations for the south and north trailheads (an approximately 2-mile trail). As part of the south trailhead concept, the existing metal trellis at Alameda Street will be relocated to the South trailhead community plaza.

As part of the bridge project, a change was made to add a loop ramp at the remaining TC Ayers Park. The loop ramp would require the use of a retaining wall which could complement the park features and provide a canvas for art work reflecting neighborhood culture and sense of community. The standard project form liner with the Rhythm of the Sea pattern would be used throughout other areas of the project but this retaining wall will be unique reflection of the area for local art work. Christopher gave an example of the wall at the Corpus Christi Caller-Times. Mr. Amy stated that he and Pastor Adam Carrington have contact information for some local artists. The art mural could be treated with a sealant for protection against weather and vandalism.

Christopher discussed the previous plans for Washington Park and the proposed hike and bike trail connecting Solomon Coles High School to HJ Williams Park. TxDOT added the trailhead concept to the project to increase connectivity in the area on both sides of the bridge. A belvedere is also included in the bridge plans that will be located at the center span of the bridge and will be accessible from both trail heads.

Christopher asked if anyone had questions.

Q1: Would there be restrooms or places to sit? Chris A. - There are seating places in the park conceptual plans, but no restrooms.

Q2: When will the old bridge come down? Chris A. - The old bridge will be removed after the new bridge is built and traffic is moved onto the new facility.

Q3: Will there be a statuary or park with a museum? Chris A. - There were previous discussions about converting the Booker T. Washington School to a museum or taking the brick façade and making it into an interactive learning wall. The failing condition of the building was a consideration and cause for concern.

Dr. Gloria Scott stated that she still likes the idea of a museum to preserve items that the community has been collecting. She stated that several neighborhood representatives went to Washington D.C. and were told that there could be money to support their efforts, and there would be available money



for the construction and maintenance. The history is important and tourists would be interested in visiting a museum like this.

Lamont Taylor stated that there should be some type of memorial that Hillcrest was located there. A museum edifice, roadside marker, cornerstone, etc. that could be representative of the neighborhood.

Pastor Adam Carrington asked if a portion of another existing museum could be used for this purpose, for example, the Corpus Christi Museum of Science and History. Dr. Scott replied "no".

Q4: Who is providing funds for park improvements? Chris A. - The developer is providing the plaza area as part of the project. This is the area where the DN Leathers Housing project used to be. The Corpus Christi Metropolitan Planning Organization and the City are providing matching dollars. The Community Plaza area will include the trellis to be removed from the Alameda Bridge crossing. The plaza will also incorporate pavers, walkways, benches, bike racks, and sustainability features. The overall concept is for the plaza to serve as a trailhead and the Belvedere area is to serve as a gathering place.

Chris A. - Another idea is to use learning kiosks that could include historic elements.

Sam Esquivel with the Port of Corpus Christi (POCC) discussed the maintenance and safety regarding Port-owned properties. He discussed that 61 units have been acquired, 21 units have been demolished and 19 more are scheduled by year end. As the Port acquires properties, the Port has a contractor inspect for hazardous materials. If any are identified the contractor develops an abatement plan. Approximately half of the properties have had hazardous materials issues such as lead paint or asbestos. The parcels are then transitioned to the maintenance department. Their responsibility is maintaining the land once the houses and structures are removed.

Q5: How are you containing the asbestos? Sam E. - This is spelled out in the abatement plan and air monitors are set up, HEPA filters and the Port's EMS requirements must be followed. They don't release any dust into the air that could affect them. All POCC employees carry EMS cards and are committed to protecting the environment and the community. The POCC has a saying: "If you see something, you say something". The POCC uses the Coastal Bend Demolition Company. They typically tear the roof off first, then collapse the outer walls in, hose down and then load demolished materials onto a dumpster. The process can take two to three days.

Q6: Will those who do not sell out be victims of eminent domain? We would like for you to define what eminent domain will mean after 6/15/2019. Someone read the definition of eminent domain from the internet.

Chris A. stated that relatively half of the 500 homes have expressed interest in the Voluntary Acquisition and Relocation Program and that the homes are sporadically located throughout the neighborhood. If half of the homes are gone, what does a Livability Plan look like for the remaining neighborhood?



Frank Jordan III, DRA commented that they need to go back to the beginning of the process that was a result of a Title VI complaint. This program was not a prior planned Port activity. No one can predict the future. He stated that Sean Strawbridge, POCC Deputy Executive Director has stated that the POCC will not use eminent domain.

Dr. Scott spoke about the original idea of raising the bridge to allow ships coming from South America to pass under the bridge. Dr. Scott stated that a developer from Austin, Mr. Barry Wolfson, had started buying up properties around St. Paul Church. He went to Washington and now this is a conspiracy for some folks, needing to raise the bridge.

Chris A. - There are a lot of considerations regarding the Livability Plan. We need to focus on what's important to the neighborhood moving forward. A plan will be developed for those who remain in Hillcrest and Washington Coles. Part of the plan was the historic documentation that Lynn Smith did and that has now been completed (about 1/3 of the Livability Plan).

Chris A. - In looking at the handout, what are some environmental concerns?

Lamont Taylor – Connectivity and communication across the port, to the east side, and the communication piece needed.

Chris A. – Winnebago will be severed, but Lake Street will be built out. The Oveal Williams Senior Center, churches and the clinic will be the glue that anchors the neighborhood. There will be the shared-use path connecting all the parks and integrating into the City's plan. Connectivity across Staples Street will help maintain community cohesion between Hillcrest and Washington Coles and the downtown area.

Meeting adjourned.



**Save the Date!**  
**Livability Plan Subcommittee Meeting**  
**5:30 – 7:00 p.m.**

**When:** Tuesday, November 14, 2017

**Where:** Brooks Worship Center  
2101 North Port Avenue  
Corpus Christi, TX 78401

*The purpose of the subcommittee will be to keep abreast of land use changes in the neighborhood, determine how the neighborhood is going to shepherd the Livability Plan as their own program and move forward with short and long-term strategies, to provide input on design options related to the bridge project (such as retaining wall design) and provide input on park mitigation plans.*





## **¡Guarde la fecha!**

### **Reunión del Subcomité del Plan de Habitabilidad**

**De 5:30 – 7:00 p.m.**

**Cuándo:** martes, 14 de noviembre de 2017

**Dónde:** Brooks Worship Center  
2101 North Port Avenue  
Corpus Christi, TX 78401

*El propósito de este subcomité es de mantener a la comunidad actualizada sobre los usos de terreno en la colonia, determinar cómo la colonia guiará el desarrollo del Plan de Habitabilidad como su propio programa y seguir adelante con las estrategias de corto y largo plazo, dar comentarios sobre las opciones de diseño relacionadas con el proyecto del puente (tal como el diseño del muro de retención) y dar comentarios sobre los planes de mitigación para los parques.*





# Harbor Bridge Livability Plan Subcommittee Meeting #3

Tuesday, November 14, 2017 from 5:30 p.m. – 7:00 p.m.

Brooks Worship Center

2101 N. Port Avenue

## PUBLIC SIGN-IN SHEET

Name (Please print) Nombre (Use letra de bloque)	Address Dirección	Phone Teléfono	Email Correo Electrónico	Affiliation (homeowner, tenant, property owner, other) Afiliación (propietario, inquilino, dueño, other)
Sam Koyum				PCCA
Carolyn Moon				com smart Growth
Alfred Bradley				
Robert L. Foley				St. Paul
Jay Ellington				City
Eddie Mathis				
Gloria Scott				il.com
Al Alongi				FtWA
Marcus Wilner				FtWA
Evelyn Miller				St. Paul
Frank Jordan II				DRA







# Harbor Bridge Livability Plan Subcommittee Meeting #3

Tuesday, November 14, 2017 from 5:30 p.m. – 7:00 p.m.

Brooks Worship Center

2101 N. Port Avenue

## PUBLIC SIGN-IN SHEET

Name (Please print) Nombre (Use letra de bloque)	Address Dirección	Phone Teléfono	Email Correo Electrónico	Affiliation (homeowner, tenant, property owner, other) Afiliación (propietario, inquilino, dueño, other)
Nancy Foley				Pastor @ St. Paul UMC
JANIE M. MURPHY				
Gilbert Acevedo				Port of C. C.
TOM WISKAW				CO CITY
Jo Sanford Hayes				
Lauren C. Taylor				
Deborah Shetrill				org CC Housing Authority
SOELLE FRANCO				AECOM
BARBARA MASON				C.A.
Rachel Zummo				TRLA
Rose Cornelius Crow				Citizen Alliance
Evelyn Sanford				Property owner



# Harbor Bridge Livability Plan Subcommittee Meeting #3

Tuesday, November 14, 2017 from 5:30 p.m. – 7:00 p.m.

Brooks Worship Center

2101 N. Port Avenue

## PUBLIC SIGN-IN SHEET

Name (Please print) Nombre (Use letra de bloque)	Address Dirección	Phone Teléfono	Email Correo Electrónico	Affiliation (homeowner, tenant, property owner, other) Afilación (propietario, inquilino, dueño, other)
Sarah Munoz				city of CC
Charles White				Tenant
Keren Costanzo				City of CC
Mark Henry				
Mac Milligan				
HENRY WILLIAMS				







# Harbor Bridge Livability Plan Subcommittee Meeting #3

Tuesday, November 14, 2017 from 5:30 p.m. – 7:00 p.m.  
Brooks Worship Center  
2101 N. Port Avenue

## STAFF SIGN-IN SHEET

Name	Organization
Lorette Williams	FDLLC
Debbie Taylor	HNTB
SUMNER LAWTON	HNTB
Christopher Amy	TxDOT
JAY ROHLFEDER	FIGG





## **AGENDA**

Community Advisory Board Livability Plan Subcommittee

Tuesday, November 14, 2017 – 5:30-7:00 PM

2101 N. Port Avenue, Brooks Worship Center

1. Welcome and Introductions
2. Review of 4F Mitigation for TC Ayers and HJ Williams parks
3. FDLLC will discuss design options along retaining wall in DN Leathers
  - Figg will present preliminary renderings
4. Port of Corpus Christi discussion on maintenance and safety
5. Discussion of Livability Plan Action Items
6. Next steps for the Subcommittee, the CAB, TxDOT, the City, and the consultant team

# Northside Neighborhood Livability - What is important?

Current Conditions

During  
Construction

After Bridge  
Opens

Site Conditions

Site Clearing, Condemnation, Litter, Mowing

Safety

Environmental Quality, Crime Watch, Sight Triangles, Lighting

Communication

Schedules, Detours, Alerts, Closures, Openings, Events

Connectivity

Driving, Busing, Biking, Walking

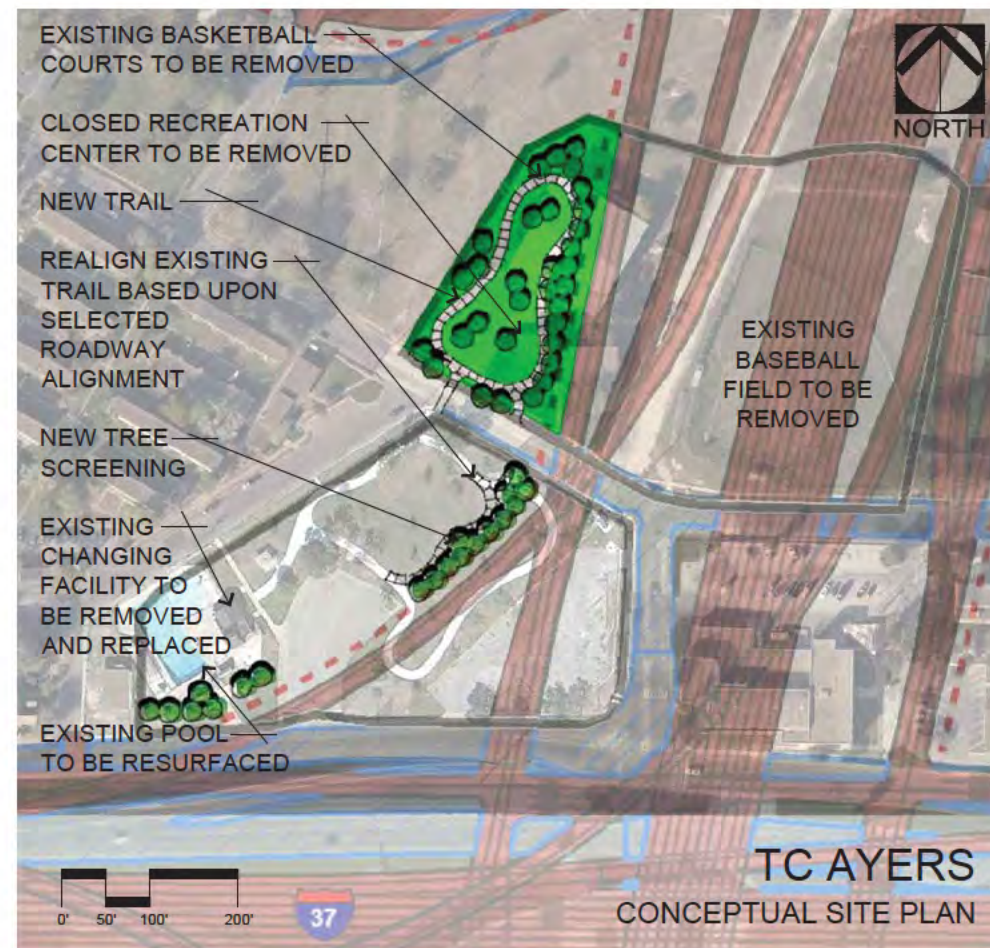
History

Document, Celebrate, Leave a Footprint









## Harbor Bridge Conceptual Park Plans

Corpus Christi, Texas

September 18, 2013

URS# 25338573

**URS**







VICINITY / KEY MAP  
NTS

## Harbor Bridge Conceptual Park Plan

Corpus Christi, Texas

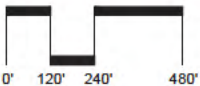
September 18, 2013

URS# 25338573

**URS**







Note: The pedestrian route to include adding sidewalks, widening existing sidewalks, crosswalks, and curb ramps.

**BIKE AND TRAIL LEGEND**



TRAILHEAD



PEDESTRIAN ROUTE

## Harbor Bridge Pedestrian Route Alternatives

Corpus Christi, Texas

September 20, 2013

URS# 25338573

**URS**





## PLAN VIGNETTE



## PARK NAME

### RINCON CHANNEL WETLANDS

## PROPOSED IMPROVEMENTS

- NEW INFORMATION PANEL
- UPDATE EXISTING BOARDWALK
- NEW VIEWING TOWER
- MINIMIZE WETLAND DISTURBANCE

### DR. HJ WILLIAMS MEMORIAL PARK

- RESURFACE EXISTING BASKETBALL COURT
- REMOVE EXISTING RESTROOM AND REPLACE WITH PLAYGROUND EQUIPMENT
- NEW TRAIL AROUND PARK
- NEW OVERHEAD TRELLIS STRUCTURE
- MAINTAIN MULTI-USE FIELD
- NEW PICNIC TABLES
- PEDESTRIAN LIGHTING

### WASHINGTON ELEMENTARY SCHOOL SITE

- NEW COVERED BASKETBALL COURTS
- NEW COMMUNITY GARDENS IN RAISED PLANTER BEDS
- NEW PLAY STRUCTURE
- NEW BACKSTOP FOR BASEBALL
- NEW PARKING LOT
- NEW OVERHEAD TRELLIS STRUCTURE
- NEW BLEACHERS
- MAINTAIN MULTI-USE FIELD
- NEW TRAIL AROUND PARK

### TC AYERS

- NEW TRAIL AROUND PARK
- REMOVE AND REPLACE POOL CHANGING FACILITY
- EXISTING POOL TO BE RESURFACED
- NEW TREE PLANTING FOR SCREENING

### BEN GARZA PARK

- RESURFACE EXISTING BASKETBALL COURTS
- RESURFACE EXISTING PARKING LOT AND PROVIDE NEW STRIPING



VICINITY / KEY MAP  
NTS

## Harbor Bridge Conceptual Park Plans

Corpus Christi, Texas

September 18, 2013

URS# 25338573

URS







SUPERSTICKY EASEL PAD  
TABLEAU À FEUILLES LIÉGÉES SUPERCOLLANTES  
SUPERADHESIVO BLOQUE DE HOJAS REPOSICIONABLES



30

25 1/2" x 30 1/2" (63.5 cm x 76.2 cm)  
5.2 SQ FT (0.48 m<sup>2</sup>)



# BUILD A MUSEUM

- HISTORICAL ITEMS from the COMMUNITY

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## LIVABILITY PLAN ACTION

- CONNECTIVITY
- COMMUNICATION
- WHAT DOES THE PARK LOOK LIKE?
- "GLUE" - O'VEAL CENTER, CHURCHES
- CONNECTIVITY WITH STAPLES, DOWNTOWN, COMMUNITY

\*BRING A LAYOUT MAP of PROJECT

## **Harbor Bridge Livability Plan Subcommittee Meeting Meeting Notes**

August 3, 2017 – Oveal Williams Center

*The following notes are the Texas Department of Transportation's (TxDOT) summary of the meeting and are not designed to be an exact representation of proceeding. The responses to questions posed during the meeting included in this document may be abbreviated and not constitute the full and appropriate responses for individuals' situations. Subcommittee members and the public should contact the appropriate agency for complete and personalized answers to their questions.*

Louise Smart, meeting moderator, provided an overview of the agenda to help people from the earlier Community Advisory Board (CAB) meeting decide if they wanted to stay for the Livability Plan Subcommittee meeting. Approximately 12 people sat at the head table to participate in the meeting. Chris Amy, TxDOT, provided a history of the Livability Plan topic for the Harbor Bridge project and the neighborhood. He explained that the Livability Plan was determined during the Final Environmental Impact Statement (FEIS) process to be a guide for the neighborhood to consider and take action on how to improve their neighborhood. Chris explained that something was needed to help move the neighborhood forward as construction of the bridge moved forward. During the FEIS, there were community workshops to identify neighborhood needs and potential strategies to address those needs in the future. Although the intent was to develop the Livability Plan in one year, the initiation on the Voluntary Acquisition and Relocation Program (VARP) enabling property owners to sell their property to the Port changed the situation. TxDOT and the Federal Highway Administration (FHWA) determined that one year would be infeasible to complete the report because there is a three-year time frame for property owners to determine whether to sell their property to the Port or stay in the neighborhood. During this period of implementation of the VARP, TxDOT is considering how to move forward with the Livability Plan and trying to categorize needs into long, mid, and short-term goals for the neighborhood. Chris stated that TxDOT needs the neighborhood's help determining how to finalize the Livability Plan as the VARP continues to be implemented. TxDOT is now trying to create a subcommittee to provide input on the Livability Plan.

Chris noted that the large table handout shows what TxDOT heard the community wanted to be addressed in the workshops held by TxDOT with the neighborhood to get input for the Livability Plan. The subcommittee will help determine when to finish the report and how to make it available for neighborhood use. The subcommittee will also keep track of land use changes in the area and determine how to factor these into the Livability Plan. The Livability Plan Subcommittee will work with the Park Subcommittee to integrate the plan for neighborhood parks and the developer's plans for parks, which will have an influence on how the neighborhood will look after the bridge is constructed.



A subcommittee member asked if some portions of the plan, such as noise barriers and ways to address pollution, should be implemented now instead of waiting until construction. Louise explained that the large table handout includes goals that can be accomplished in different timeframes and should help answer questions about when to implement changes. Louise also stated that in the June 2<sup>nd</sup> Livability Plan Subcommittee meeting, subcommittee members discussed what could be improved, which was shown on the large table handout. She emphasized that the table lists quality of life issues and not land-use changes. She stated that tonight the group would be discussing whether to begin addressing a few of the short-term goals.

A subcommittee member asked what assurances would be put in place that eminent domain will not be used after the VARP has been implemented. Chris stated that it would be up to the Port of Corpus Christi (the Port) to determine what to do with properties bought during the VARP and to determine if eminent domain would be necessary. Chris noted that the Port previously stated it did not have plans to use eminent domain, but the question would be best answered by the Port on what would happen after the VARP.

A member of the public questioned the purpose of working on the Livability Plan if the neighborhood would be filled with empty lots and homes were sold and designated for demolition. The person did not understand why a plan was being created. Louise explained that some people within the neighborhood had previously expressed a desire to improve the neighborhood while others had expressed a desire to be bought out of the neighborhood. TxDOT is attempting to address both neighborhood wants by implementing the VARP and developing the Livability Plan.

A subcommittee member asked what will happen to the lots once homes are torn down. Chris stated that the decision on what to do with the lots was up to the Port.

A subcommittee member stated that the large Livability Plan table handout should include goals involving environmental concerns. Chris stated that environmental concerns are included in the Livability Plan.

Karen Costanzo from the City of Corpus Christi's Planning and Environmental and Strategic Initiatives Department (Planning Department) noted that she began working for the City in January 2017. She stated that she has lived in Corpus Christi for four years and previously participated in Plan Corpus Christi (Plan CC) as a citizen. She noted that development of Plan CC began in 2014, during which time the City also started the Downtown Area Development Plan. She stated that magnets provided at the current meeting include the website for the Planning Department where the Downtown Area Development Plan could be

reviewed. She also noted that the website includes a survey for community members to provide feedback.

Karen let the subcommittee know that the Downtown Area Development Plan included input from the neighborhood and was developed to about 95 percent completion in summer 2015. The plan was put on hold so the City could focus on the comprehensive plan, Plan CC, but no one anticipated Plan CC would take as long to complete as it did. Now that Plan CC has been adopted, the City is picking the Downtown Area Development Plan back up and including changes that have occurred since 2015. Karen stated that the Downtown Area Development Plan includes a different chapter for each of the city's districts and tries to integrate the districts to increase vibrancy in the city.

She stated that the plan includes both the old and new proposed Harbor Bridge, including the potential reconnection of neighborhoods resulting from the demolition of the old Harbor Bridge. Karen noted that the chapter for Hillcrest discusses how the Livability Plan can feed into City planning efforts and discusses facts about the area. Facts discussed include reporting that some people have decided to participate in the VARP and others have decided to stay in the neighborhood. She encouraged subcommittee members to look through the plan and provide feedback. Karen acknowledged that the City currently includes Hillcrest in the Westside District.

Karen stated that the Planning Department is going to the City's Planning Commission on August 23<sup>rd</sup> to present the draft Downtown Area Development Plan. She stated the department has been gathering feedback on the plan through a survey, and is encouraging people to provide feedback now and in the future since the planning process is iterative. She stated the current survey has 53 respondents, but only one was from the Washington Coles neighborhood and none were from the Hillcrest neighborhood. Karen stated she could be available for meetings if people were interested in further discussing the plan.

A member asked who was funding the Downtown Area Development Plan. Karen explained that funding was from the City's planning budget, which was approved by the previous city council. She stated that City policy mandates that there be updated area development plans and that the Planning Department is working to update all nine of the area development plans.

A subcommittee member asked whether the Downtown Area Development Plan was planning for people living in Hillcrest. Karen stated that the plan does not take a stance on whether people should stay in the neighborhood nor does it dictate land uses. Instead, it notes the divergent opinions within the neighborhood, states facts, and looks to incorporate the community's vision once it is established.

Another member asked if Hillcrest was incorporated in the Downtown Area Development Plan even though it sounds like the city is placing Hillcrest in the Westside area. Karen noted that Hillcrest was incorporated in the Downtown area due in part to the Harbor Bridge project. There was an adjustment to the development area boundaries in Plan CC, which includes Hillcrest being moved to the Downtown district. Another member stated concern over the change in development area. They were concerned that the fate of the neighborhood could be influenced by which district it was located in. A member asked to see an evaluation of the benefits of being labeled downtown versus Westside. There was also concern regarding availability of grant opportunities like the Community Block Grant that the neighborhood typically receives.

A member of the public stated that initially Harbor Bridge was planned by city council to be raised to accommodate the larger Panamax ships. At that time, there was no discussion about city districts, which could have alleviated the problems the current Harbor Bridge design is having. There was no discussion about impacts to neighborhoods. She noted that the previous definitions for the Washington, Coles, and Hillcrest neighborhoods were different than today and that she and others fought to keep the high school open. She stated that there was previous resistance to including the neighborhood in the Westside area and believes there is untrue information being disseminated regarding the district and neighborhood boundaries.

Louise asked the group to share worst fears, speculations, and opinions on what would happen to the community. Responses follow below:

- The VARP ends in 2019. Fear was expressed that the people who decide to stay will be impacted by rising tax rates and gentrification from new developments, such as the proposed Hilton Hotel near Brewster, and that there will be a threat of eminent domain for Port development.
- A member noted there are several questions for the Port, and suggested having the Port present to answer questions. The person heard that Hillcrest will experience eminent domain for new developments like businesses.
- Regarding the Downtown Area Development Plan, Hillcrest residents felt the City was trying to force a vision for the area. The City Planning Department encouraged everyone to submit comments during the planning process to make sure community values are reflected in the plan.
- Another member stated Flint Hill, Citgo, the City, and the Port should be present at the CAB meetings. The Port needs to inform the CAB of their intent.
- An attendee expressed concern that there have been no economics-based calculations of the future value of their properties.
- An attendee stated they would like a museum and sculpture garden in the neighborhood.

- A member stated eminent domain needs to be explained more thoroughly to the community.
- Finally, a member commented that what is going on in the community is a win/win for the refineries.