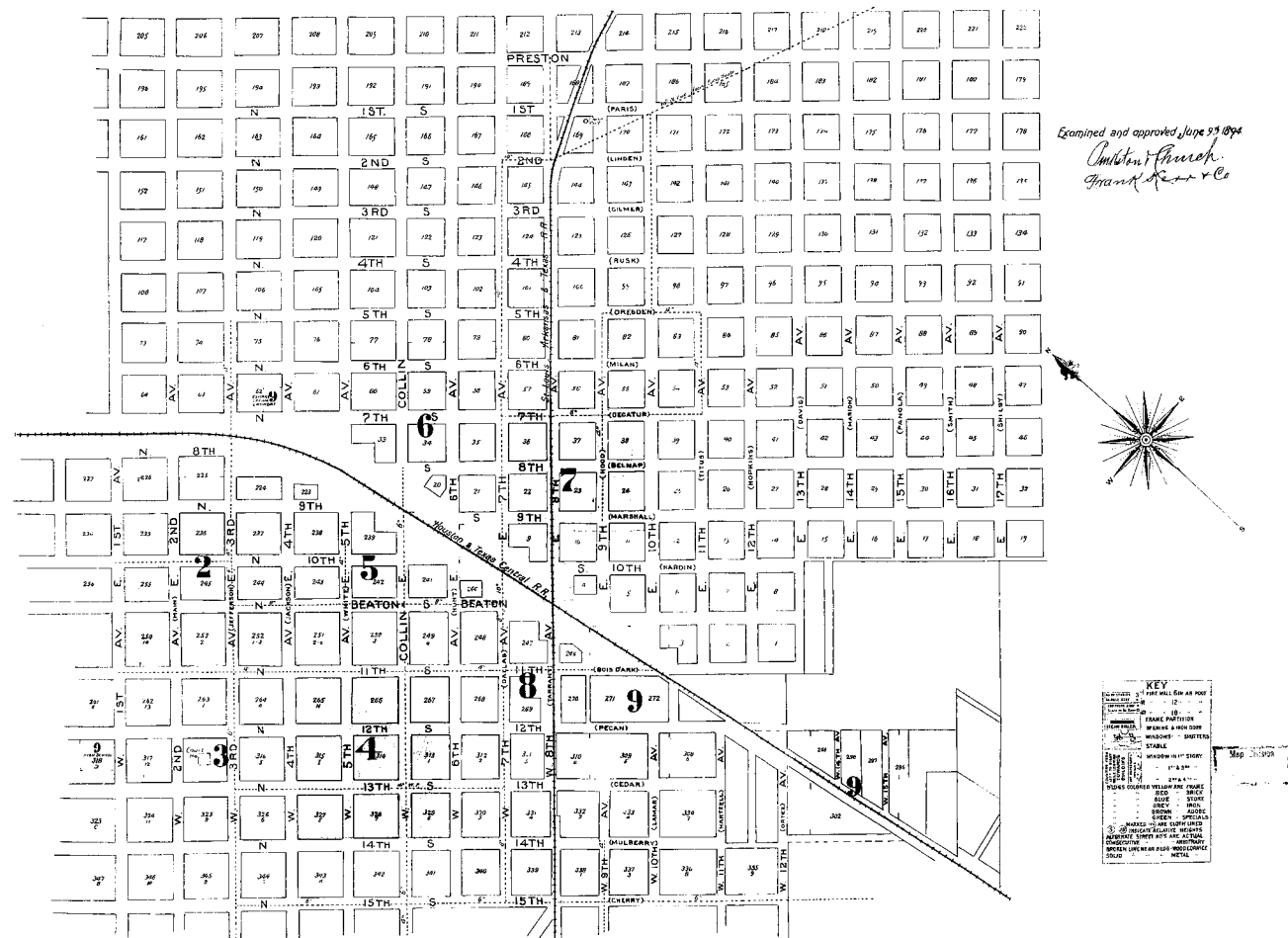




STREETS.			INDEX.			
		Second Ave. W.	100-125	2	Clark's Steam Laundry	9
		Seventh Ave. E.	100-115	3	Clark & Lamm, Coal Yard	9
Brazos, N. A.	100-215		100-225	3	Clark & Hoag, Plumbing Mkt.	9
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" " "	100-84		100-78			

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THE FRAMEWORK GUIDES THE PLAN

PART ONE: ASSESSMENTS

- FORM
- ECONOMIC
- SYSTEMS
- **WORKSHOP #1**

PART TWO: PLANNING FRAMEWORK

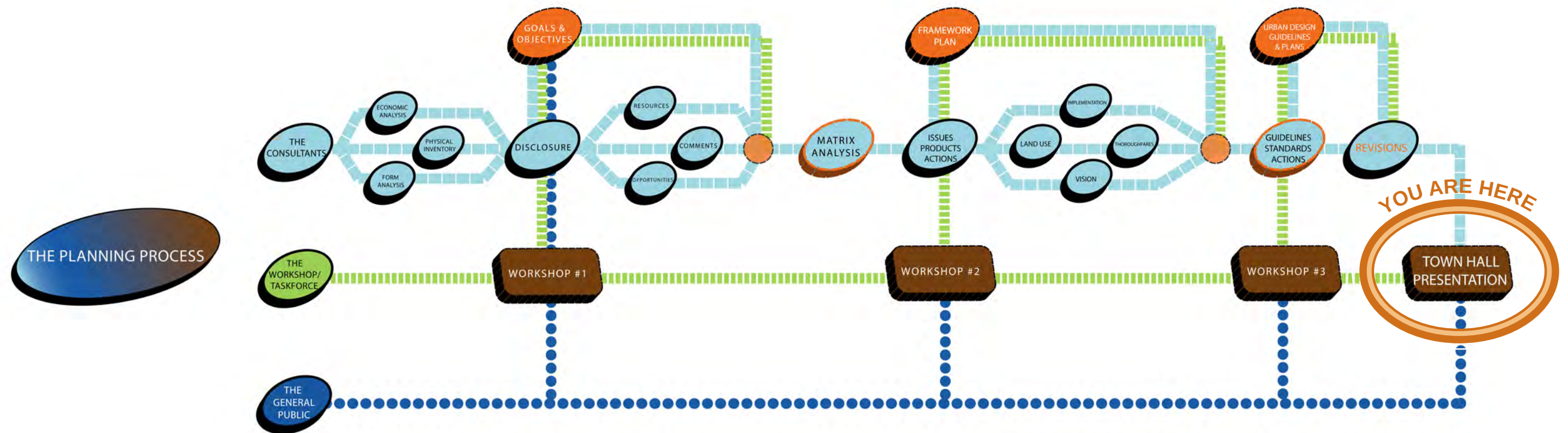
- GOALS/ OBJECTIVES
- MATRIX ANALYSIS
- FRAMEWORK PLAN
- **WORKSHOP #2**

PART THREE: VISION PLANS

- THOROUGHFARES
- LAND USE
- NATURAL SYSTEMS
- **COUNCIL REVIEW #1**
- DOWNTOWN VISION
- PLAN REVISIONS
- **COUNCIL REVIEW #2**

PART FOUR: PLAN & RECOMMENDATIONS

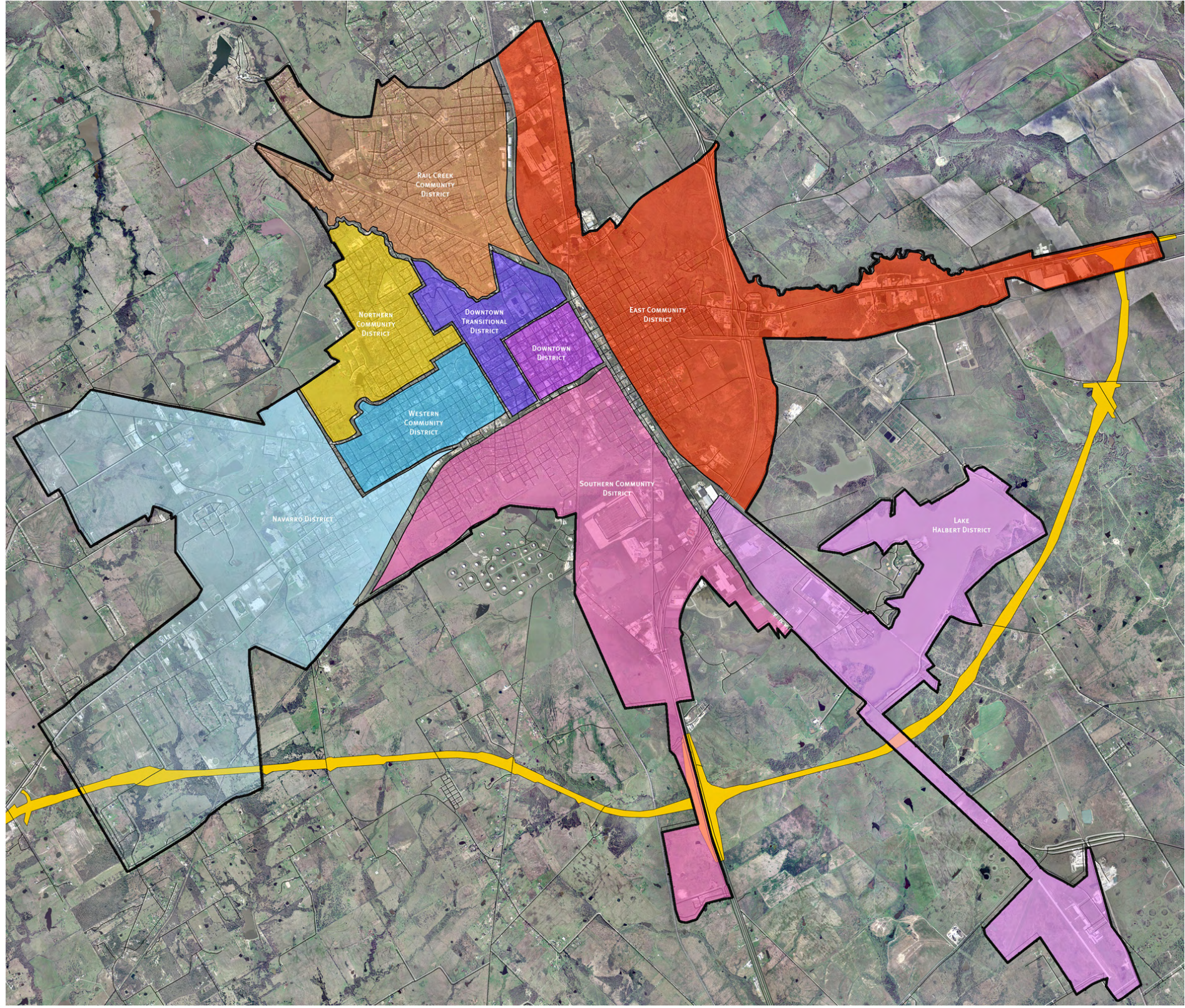
- **COUNCIL FINAL REVIEW**



THE PLANNING PROCESS

CITIZEN PARTICIPATION GUIDES THE PLAN CONTENT

- Three Public Workshops
- Four Planning Phases
- Enhanced by Facilitators
- Led by Participants



THE FORM DISTRICTS

GUIDE THE ASSESSMENTS AND DEFINITION OF PLANNING ISSUES

Corsicana has 9 distinct form districts. These areas are a result of the dynamics of natural drainage patterns and the effects of historical economic books and busts. Each has its own unique planning issues and conditions.

- **District 1:** Downtown
- **District 2:** Downtown Transition
- **District 3:** Eastern Community
- **District 4:** Southern Community
- **District 5:** Western Community
- **District 6:** Northern Community
- **District 7:** Rail/Creek Community
- **District 8:** Navarro
- **District 9:** Lake Halbert



WORKSHOP #1

CITIZEN INPUT ESTABLISHES GOALS AND OBJECTIVES THAT GUIDE THE PLAN RESPONSE TO ISSUES

Review of the Assessments

- Form Assessment
- Economic Assessment
- Physical System Assessment

Formed breakout groups to discuss the issues raised by assessments

- Reconvened as a general body to review the discussion of smaller groups

CITY OF CORSICANA, TEXAS													TOTAL
CITY GOAL STATEMENTS	Downtown District												TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13
1	1	0	0	1	0	1	1	1	0	-1	1	0	0
2	0	0	0	1	0	1	0	1	0	0	0	0	0
3	0	0	0	1	0	1	1	1	0	0	0	0	1
4	0	1	0	1	1	1	1	1	0	1	0	0	1
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THE MATRIX

GOALS AND OBJECTIVES ARE RANKED ACCORDING TO STRATEGIC IMPACT

- Determination of the Top Goals and Issues:
- indicates most strategic goals
 - indicates most effective actions

- Top Goal or Action
- Second place
- Third Place
- Fourth Place
- Fifth Place
- Merged Goal

THEREFORE, RESTORE MEANINGFUL LINKAGES BETWEEN THE CENTERS OF GOVERNANCE AND THE CENTERS OF COMMERCE WITHIN THE HISTORIC CORE AREA.

CITY OF CORSICANA, TEXAS														
THEREFORE STATEMENTS	Downtown District	Downtown District												
		1	2	3	4	5	6	7	8	9	10	11	12	13
CITY GOAL STATEMENTS		Downtown District												
1	Improve economic vitality by year 2030 and create 10,000 new jobs	1	0	0	1	0	1	1	1	0	-1	1	0	0
2	Enhance and strengthen the downtown significantly by 2030	0	0	0	1	0	1	0	1	0	0	0	0	0
3	Improve the City's public safety and security by 2030	0	0	0	1	0	1	1	1	0	0	0	0	1
4	Provide quality housing options for all residents by 2030	0	1	0	1	1	1	1	1	0	1	0	0	1

CREATE A MULTI-FUNCTIONAL CITY CORE THAT HAS DIVERSE LAND USES AND ATTRACTS A BROAD RANGE OF VISITORS.

TOP TEN GOAL STATEMENTS

- 1

#138 Create an overall transportation plan that logically connects all parts of the City by creation of more through street systems.
- 2

#37 Improve Traffic flow to and from Downtown with a logistics strategic plan.

#64 Create a public transportation network that links sub-districts and neighborhoods with employment, education, and shopping areas of the City.
- 3

#182 Create a major, visually distinctive, boulevard connection between the Lake District and the City Center that places the Lake District within the primary movement network of the City.
- 4

#52 Improve overall the road quality and specifications of the roads and streets.

#111 Initiate a program of road improvement that will establish a uniform level of road quality, improved accommodation of storm water, improved signalization (where warranted), improved street lighting, and a uniform system of signage.

#133 Improve the overall maintenance and operational effectiveness of the Cities natural drainage system through greater public participations and other maintenance initiatives that preserve the natural condition and function.
- 5

#35 Create vehicular and pedestrian/ bike connections between the City core/ Courthouse Square and Community Park.

#134 Employ the Cities natural system as a framework for City beautification and a means of sound mitigation.
- 6

#11 Establish a clear identity for downtown through distinctive portals, thematic street signage, enhanced streetscape/ landscape, identifying street furniture, and other enrichments of the public right of way.

#140 Create more positive and meaningful connection between the City core and its surrounding area.
- 7

#145 Create parks that have greater natural beauty, natural features (water features) and connection with the natural systems of the local landscape.
- 8

#105 Recognize the Western District as a target planning area.

#152 Create a thoroughfare system that establishes Hardy Avenue as a City gateway, enhanced corridor of commercial development, and component of east/ west continuity that links the Hospital and College with newer residential areas of Corsicana.
- 9

#40 Establish a gateway for the central city area that transforms the railroad trestle (at 1st Avenue) into a enhanced/ visually enriched/ identifiable entry feature portal.

#49 Create landmarks within districts and neighborhoods that establish an identity for the area and facilitate orientation within the city fabric.

#66 Establish a transit link to Dallas/ Fort Worth.

#73 Create a gateway that emphasizes the entrance of the city and visibly speaks about Corsicana.

#141 Create a greater sense of definition and identity for neighborhoods and communities within the City. That allows both secluded and connected sub-districts.

#142 Maintain, enhance and preserve the rural character that identifies key neighborhoods within the City.

#158 Create a public transportation system that caries people (employees, visitors, and users) to and from Navarro District.

#173 Improve connections to and circulation within the Lake District that mitigates its sense of isolation and separation room the fabric of the City.
- 10

#48 Create a cognitive strong and functionally meaningful entry to the downtown core which encourages the visual enhancement of the areas abutting the entry right of way.

#50 Establish a beautification program for 7th Avenue and Highway 287 that will identify them as major approaches to the city core and major thoroughfares within a particular sub-district of Corsicana.

#136 Create safer City that protects neighborhoods from flooding through the preservation and enhancement of natural drainage ways.

#137 Create a more beautiful City through a public domain that is less cluttered by public/private utility providers.

#159 Create a pedestrian movement network that will provide pedestrian linkage between the hospital, nursing home, and other interrelated sub-areas of the hospital district.

TOP TEN ACTIONS

- 1

Therefore, a plan for Corsicana must strengthen the destination characteristics of the Downtown Transition District and facilitate its transformation from barrier to “seam”.
- 2

Therefore, create comprehensible pathways to the Town Core that reinforce the centrality of the core and make its skyline a legible statement of the City form.
- 3

Therefore, a plan for Corsicana must bring lost traffic densities and visitors back to the City Core so that investment/ redevelopment can be stimulated.
- 4

Therefore, a plan for Corsicana must seek to restore elements of its original town grid that have been fragmented by natural corridors or physical intervention.
- 5

Therefore, roadway and mobility plans must be formulated that will preserve remaining and return former traffic densities to the core areas of Corsicana.
- 6

Therefore, establish approach identities that will identify movement toward the Town Center.
- 7

Therefore, a plan for Corsicana must create greater connection between the core area of the City and its surrounding districts (on all sides).
- 8

Therefore, create a commercial core that gathers the incoming traffic.

Raise Corsicana performance in key economic sectors so that overall performance meets or exceeds state wide norms.

- 9

Therefore, a plan for Corsicana must seek to connect the city across the physical barriers that separate the core from surrounding districts of the City.

Therefore, a plan for Corsicana must define a proper role for the Transition District in creating linkage between the City Core/ Courthouse area and historic the residential zone west of the core.

- 10

Therefore, a plan must correct disrupted street continuities between the downtown core and districts adjacent to it (especially as they traverse the Downtown Transition District).

45% OF THE TOP 10 GOALS ARE ABOUT TRANSPORTATION AND CONNECTIVITY

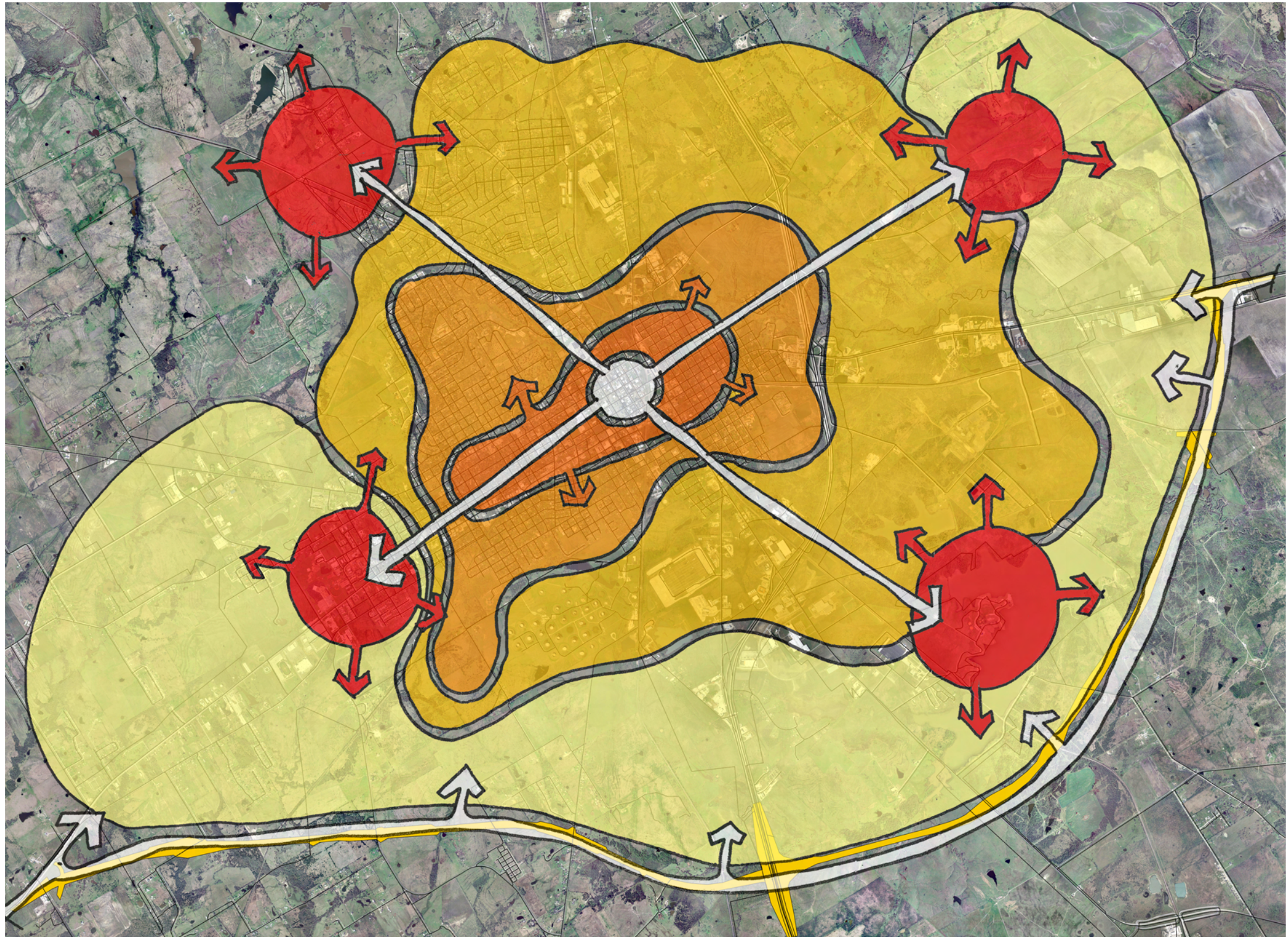
TOP 10 GOALS ARE ABOUT:

- TRANSPORTATION
- CONNECTION
- DESTINATION
- CORE REVITALIZATION

TOP 10 ACTIONS ARE ABOUT:

- DESTINATION
- CONNECTION IDENTITY
- ECONOMIC PERFORMANCE

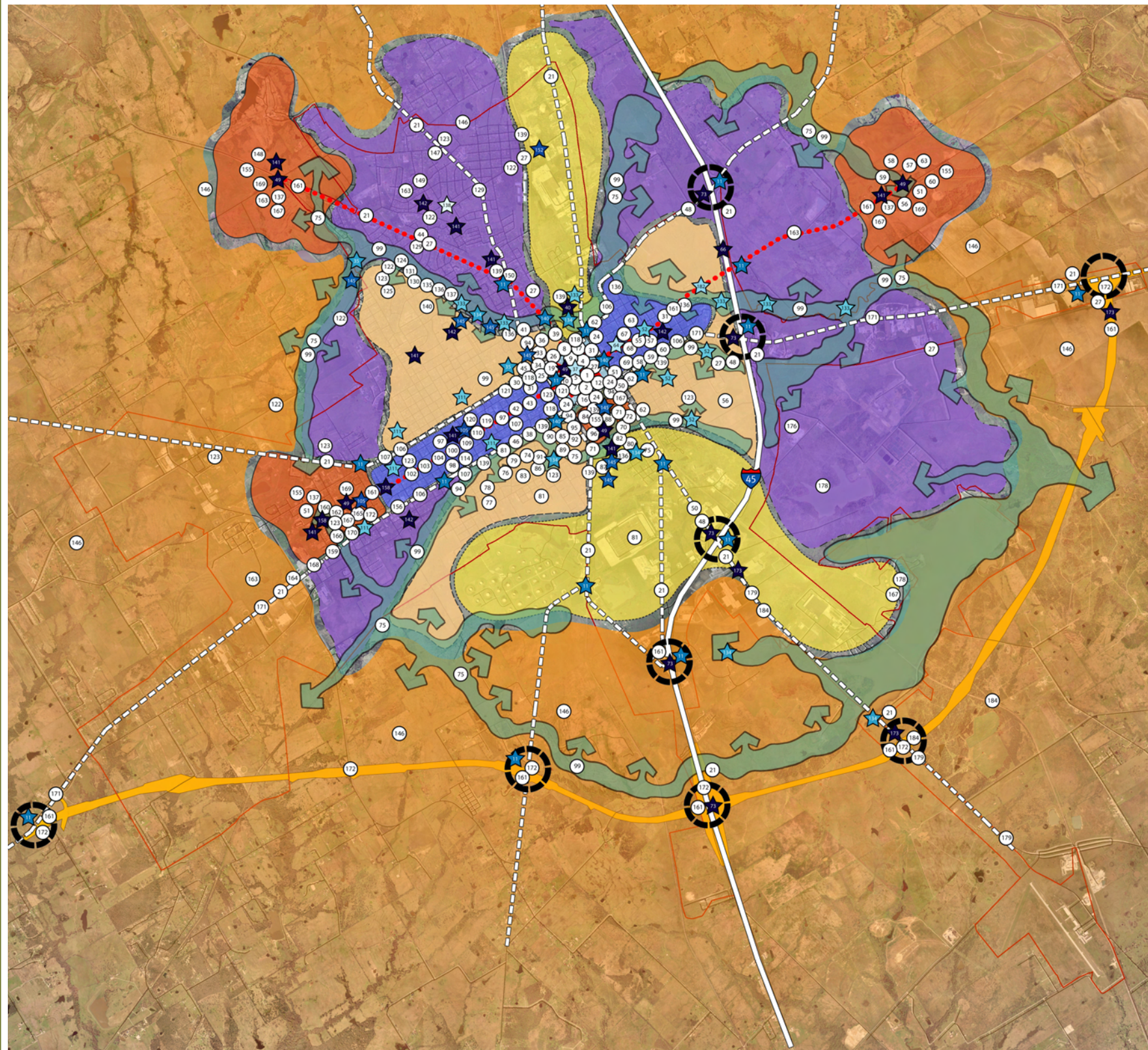




THE FRAMEWORK PLAN

CONCEPTUAL EXPRESSION OF GOALS

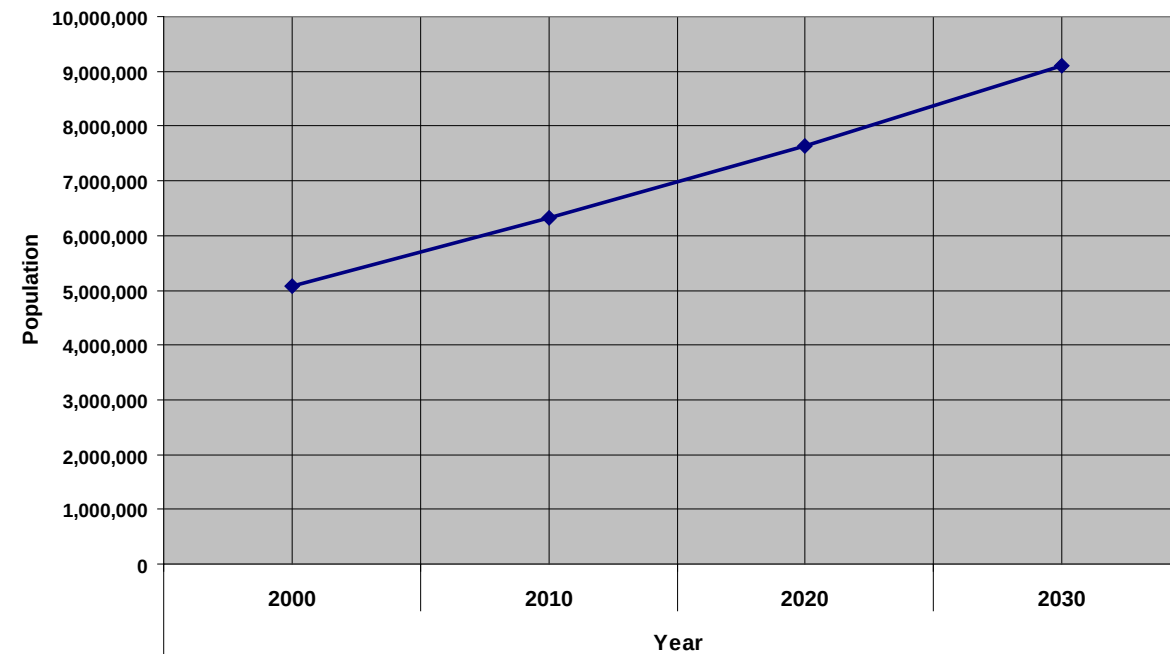
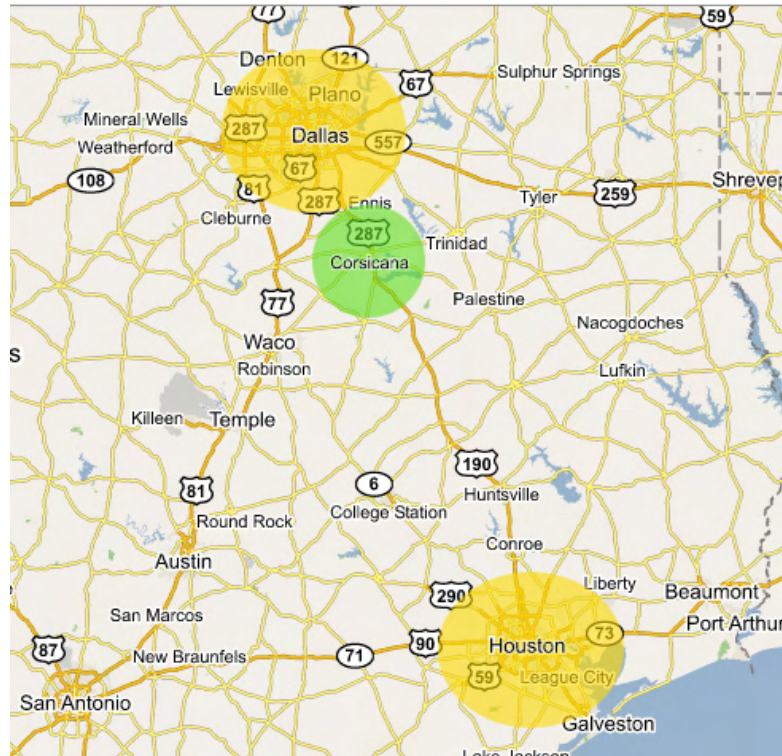
- DEVELOPMENT GENERATORS
- REVITALIZATION
- REDEVELOPMENT
- REDEVELOPMENT-DEVELOPMENT
- DEVELOPMENT



THE FRAMEWORK PLAN WITH GOALS

PRINCIPLE VISION PLAN COMPONENTS THAT BUILD UPON THE FRAMEWORK PLAN ARE:

- ***Growth Projections*** - address holding capacity
- ***The Thoroughfare Plan*** - accommodates 2036 volumes
- ***The Land Use Plan*** - creates a workable value gradient
- ***The Open Space Plan*** - enhances the quality of life
- ***The Downtown Plan*** - creates a reinvestment environment



GROWTH PROJECTIONS

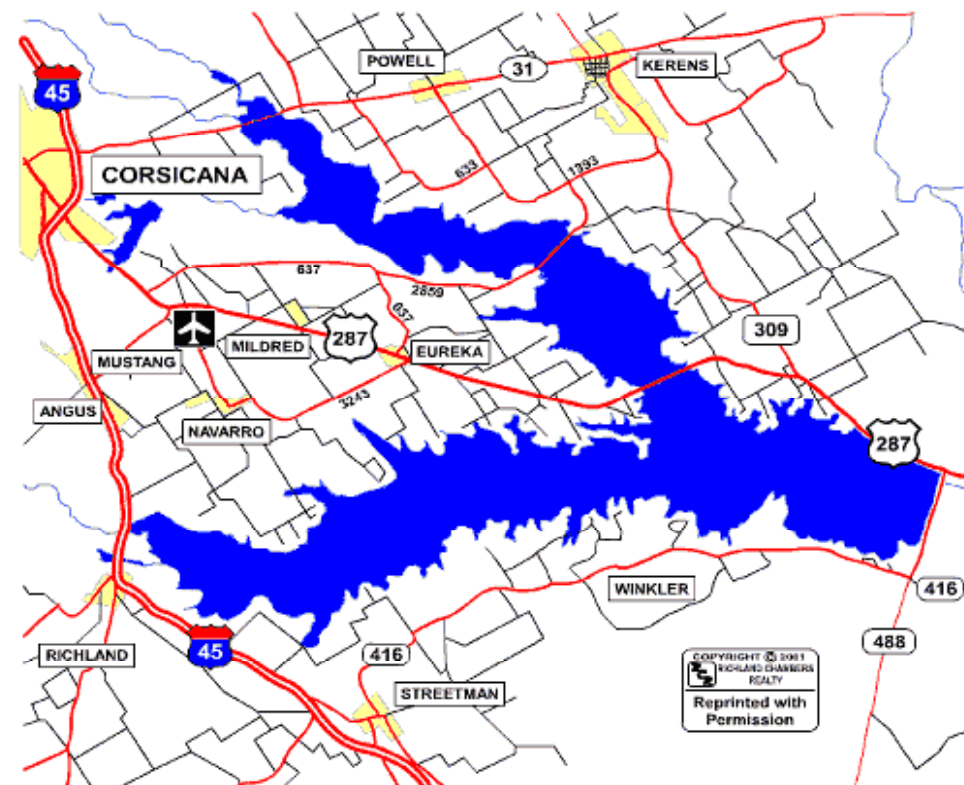
ANTICIPATED DFW METROPLEX GROWTH

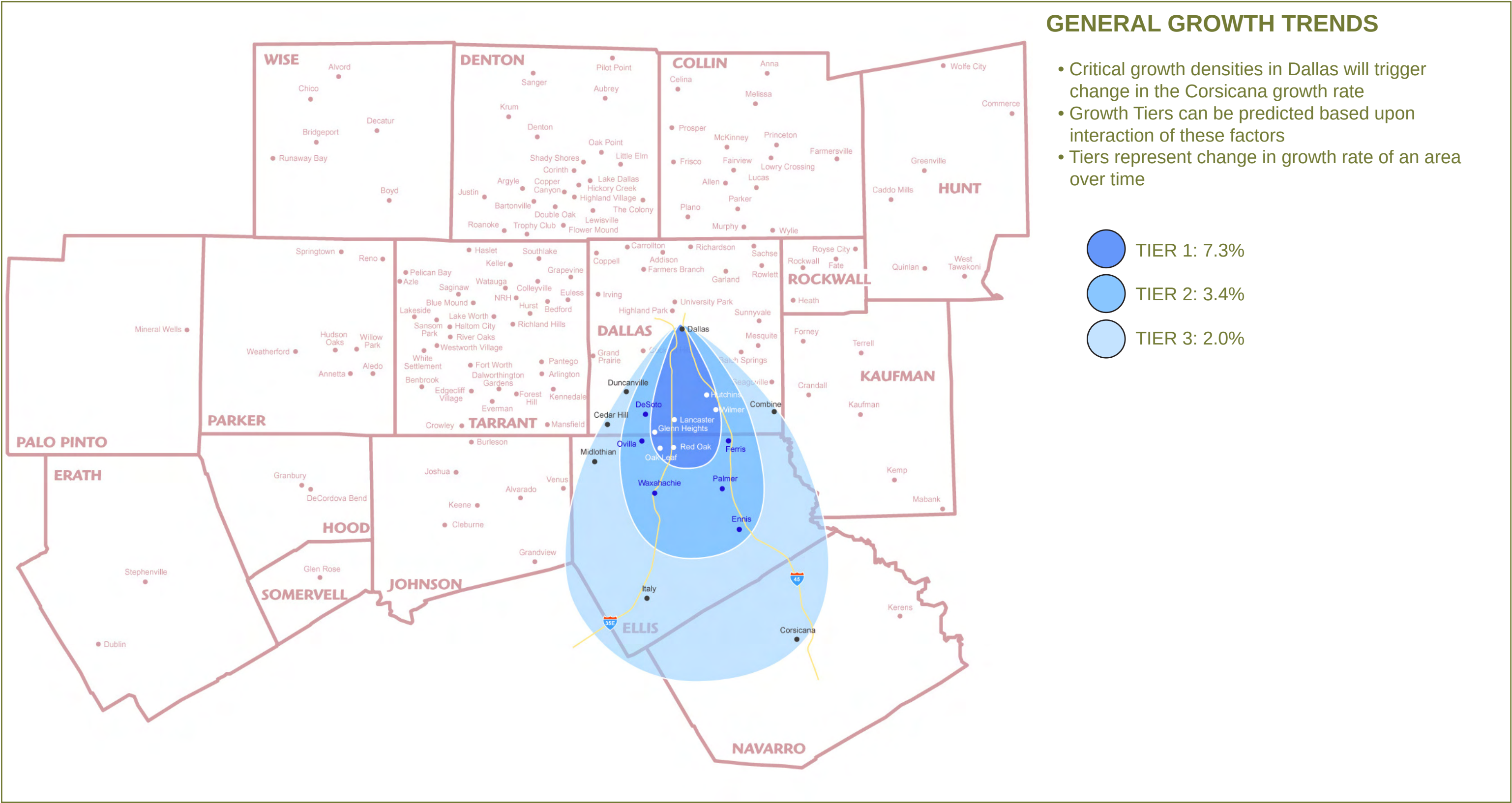
- The Metroplex is expected to reach a population of 7 million by 2015 and projected population of 10 million by the year 2035.
- This growth will increase its sphere of influence on neighboring cities.

RICHLAND CHAMBERS DEVELOPMENT

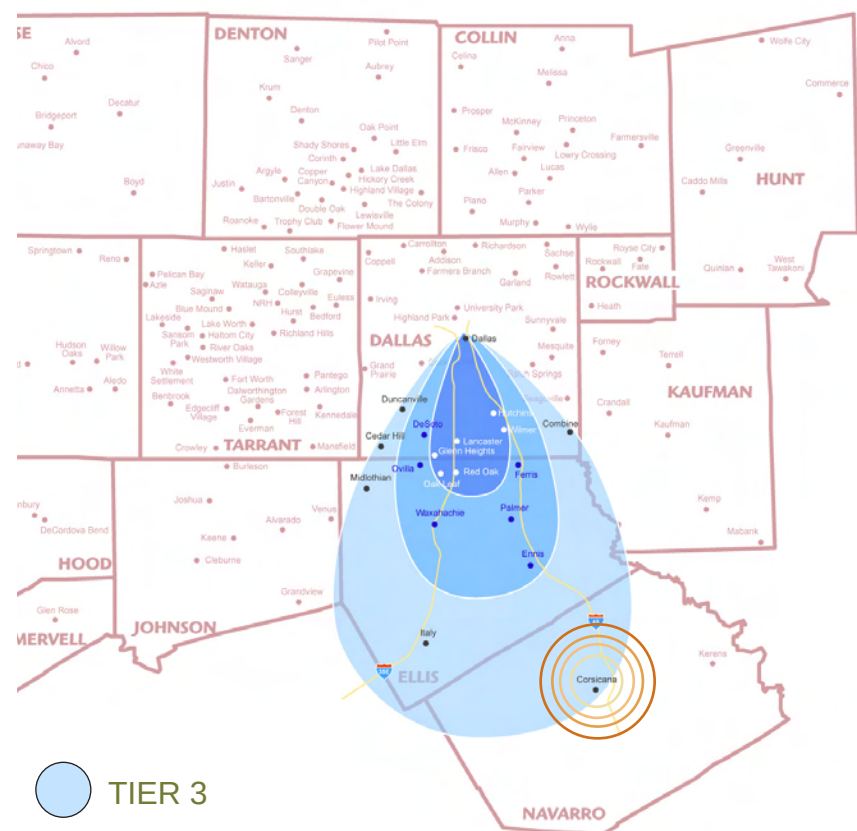
INDICATED THE BEGINNING OF METROPLEX INFLUENCE

- The outermost edge of Metroplex expansion
- Positive value trends demonstrated for county land
- Increase in primary housing developments
- Recreational attraction





GROWTH TIERS: CHANGE OVER TIME

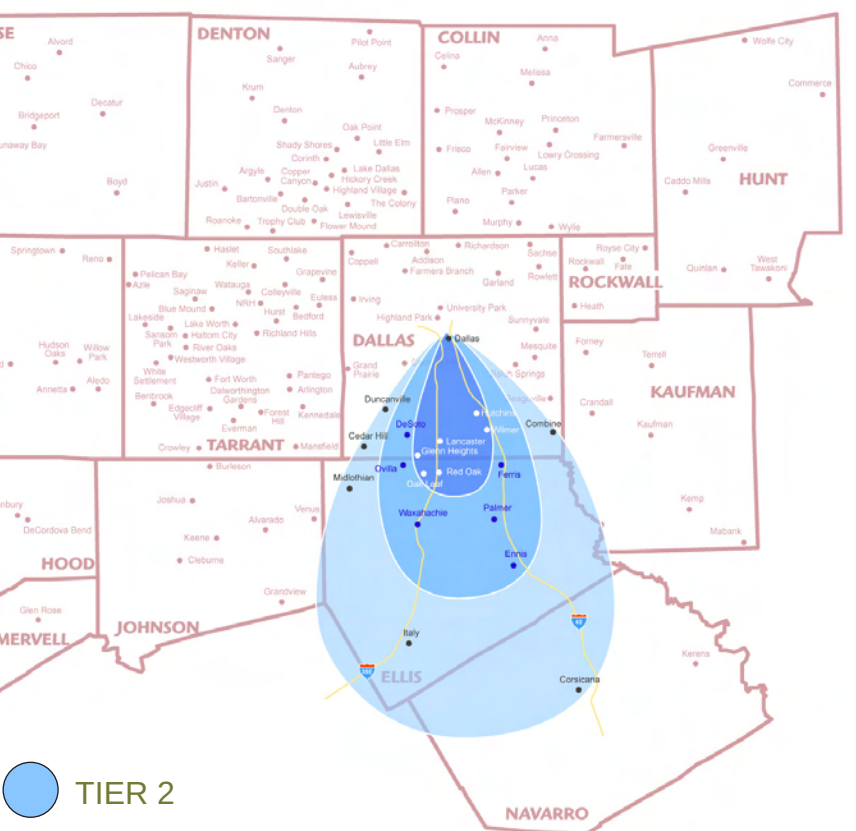


Corsicana is located in the 3rd Growth Tier

- Current growth rate is a result of attributes of PLACE
- Minimal Metroplex impact
- Determinants of growth = predominantly internal

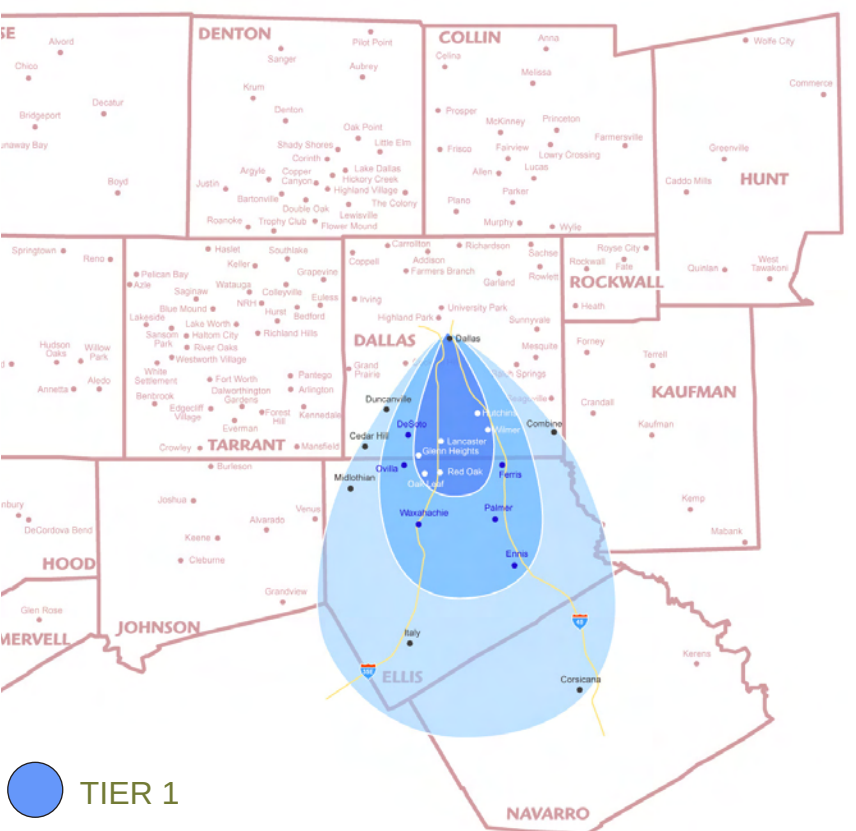
Result:

- Corsicana's current projected growth rate: **1.42%**
- 2006 population is estimated at **26,014**



By **2015**, DFW growth will have expanded to approx. 7 million. This will change its impact on Corsicana's rate of change. Corsicana will achieve a growth rate similar to those cities in the 2nd Growth Tier.

As a result, the modified growth rate is **3.4%** and the expected population by **2025** will be **43,433** people.



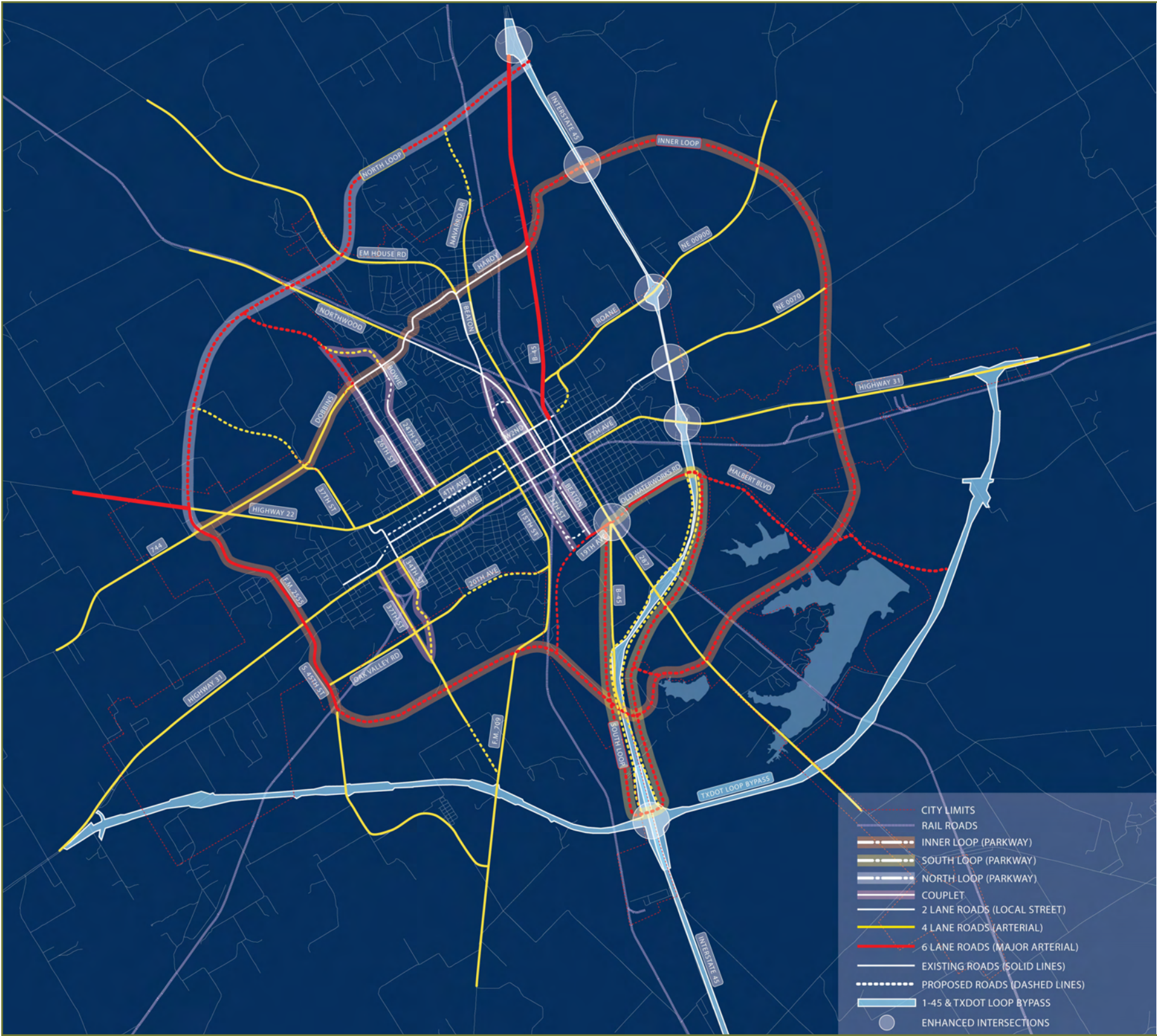
By **2035**, DFW growth will have expanded to approx. 10 million. This will have a significantly increased impact on Corsicana's rate of change. Due to a closer proximity to the Metroplex, Corsicana will achieve a growth rate similar to those cities in the 1st Growth Tier.

As a result, the modified growth rate is **7.3%** and the expected population by **2035** will be **76,129** people.

CORSICANA'S ULTIMATE RESPONSE TO GROWTH TRENDS

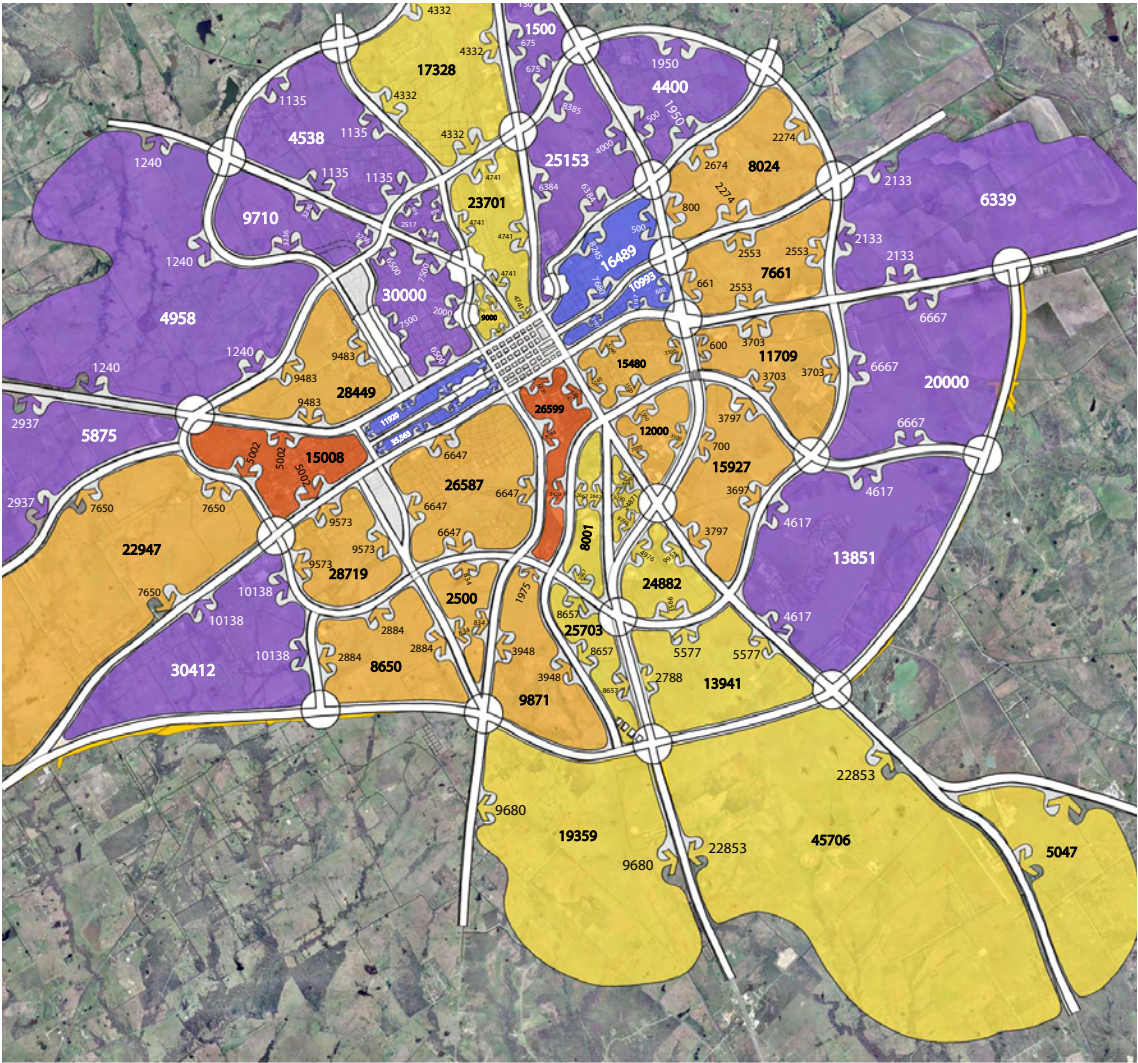
COMMUNITY GROWTH IS THE PRIMARY FACTOR DRIVING PLAN COMPONENTS

Therefore, these growth projections were used to construct the **Thoroughfare Plan**, **Land Use Plan**, **Open Space Plan**, and the **Downtown Plan**.

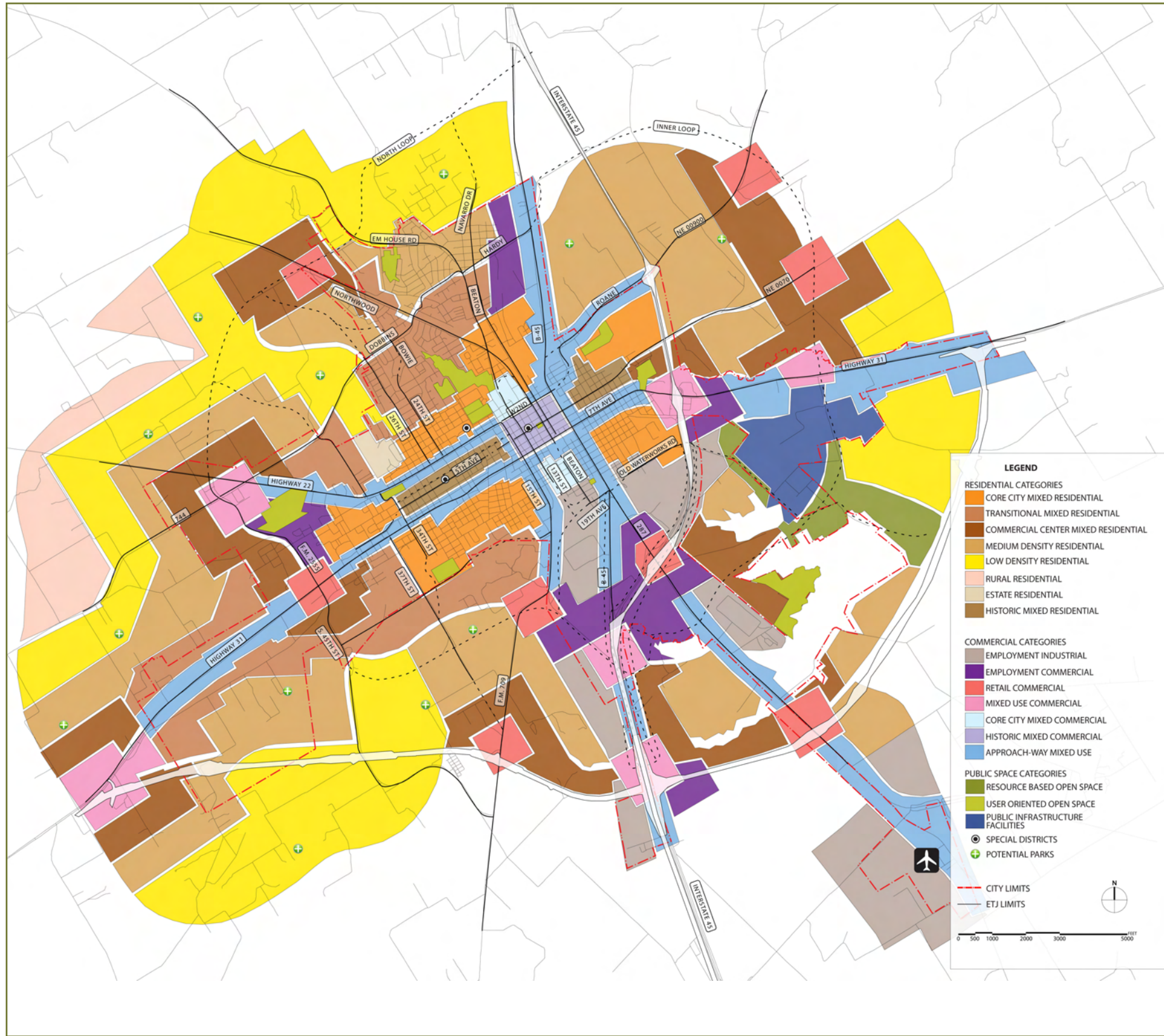


THE THOROUGHFARE PLAN

A NETWORK OF TRAFFIC DENSITIES THAT ATTRACTS DEVELOPMENT

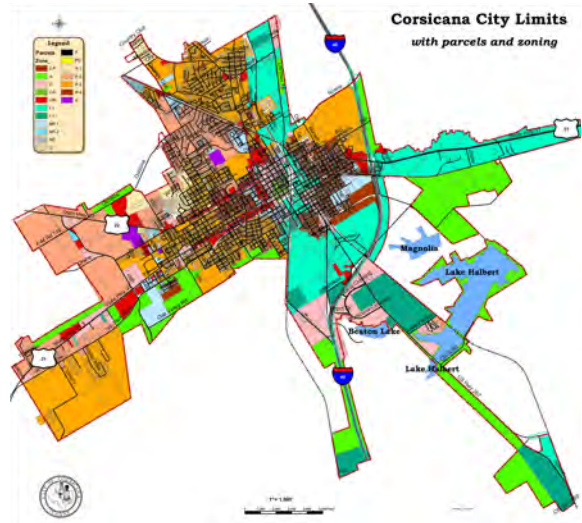


PROJECTED TRAFFIC VOLUMES



LAND USE PLAN

A NETWORK OF ECONOMIC GENERATORS



CURRENT ZONING PLAN IS THE LAND USE PLAN

- Patchwork
- Lacks meaningful organization

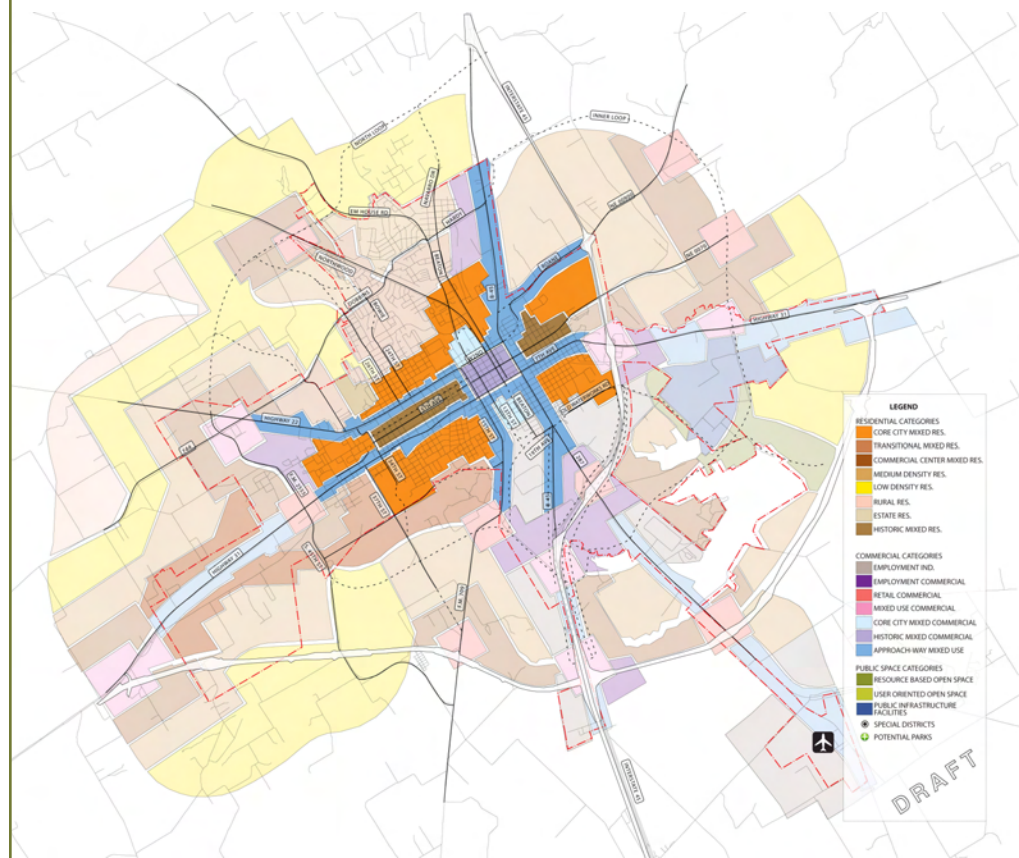
GROWTH IMPACTS COST OF GOVERNANCE

Growth within City Limits:

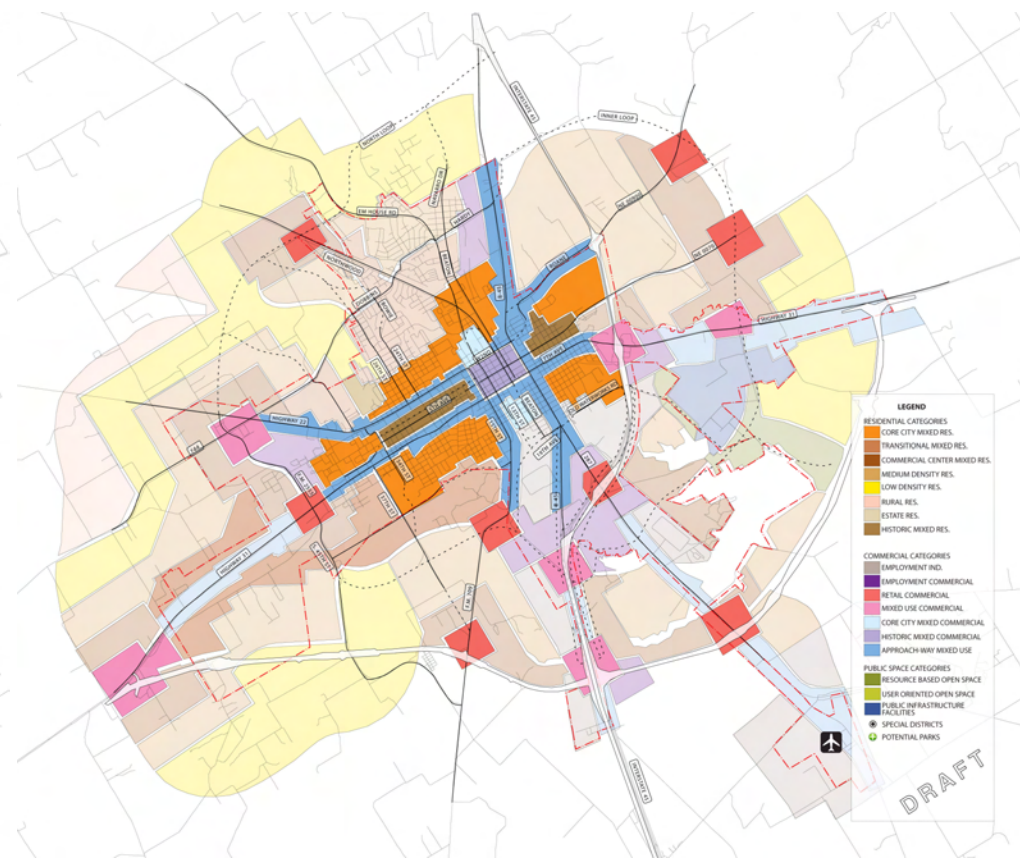
76,129 people will require a general fund of \$57,096,600

Growth with ETJ Incorporation:

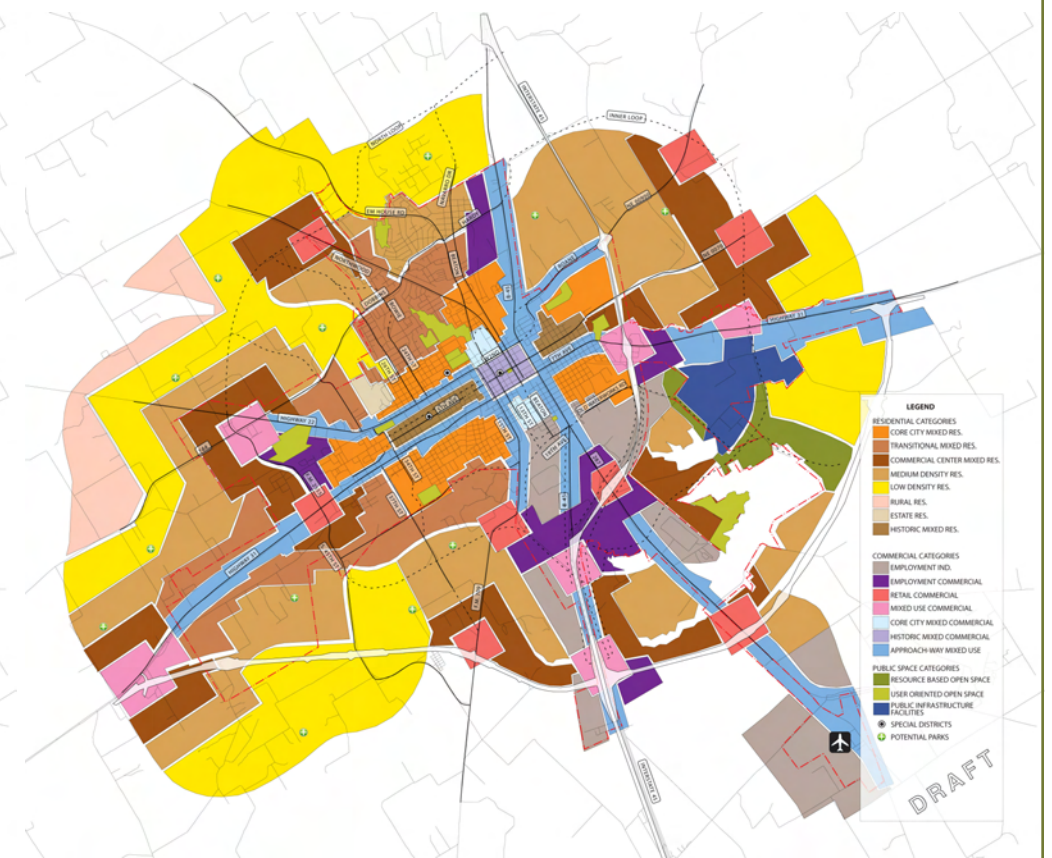
338,871 people will require a general fund of \$254,153,025



LAND USE PLAN STEP #1
The Downtown Core: Anchoring of the City



LAND USE PLAN STEP #2
Commercial Nodes: Concentrating Economic Value

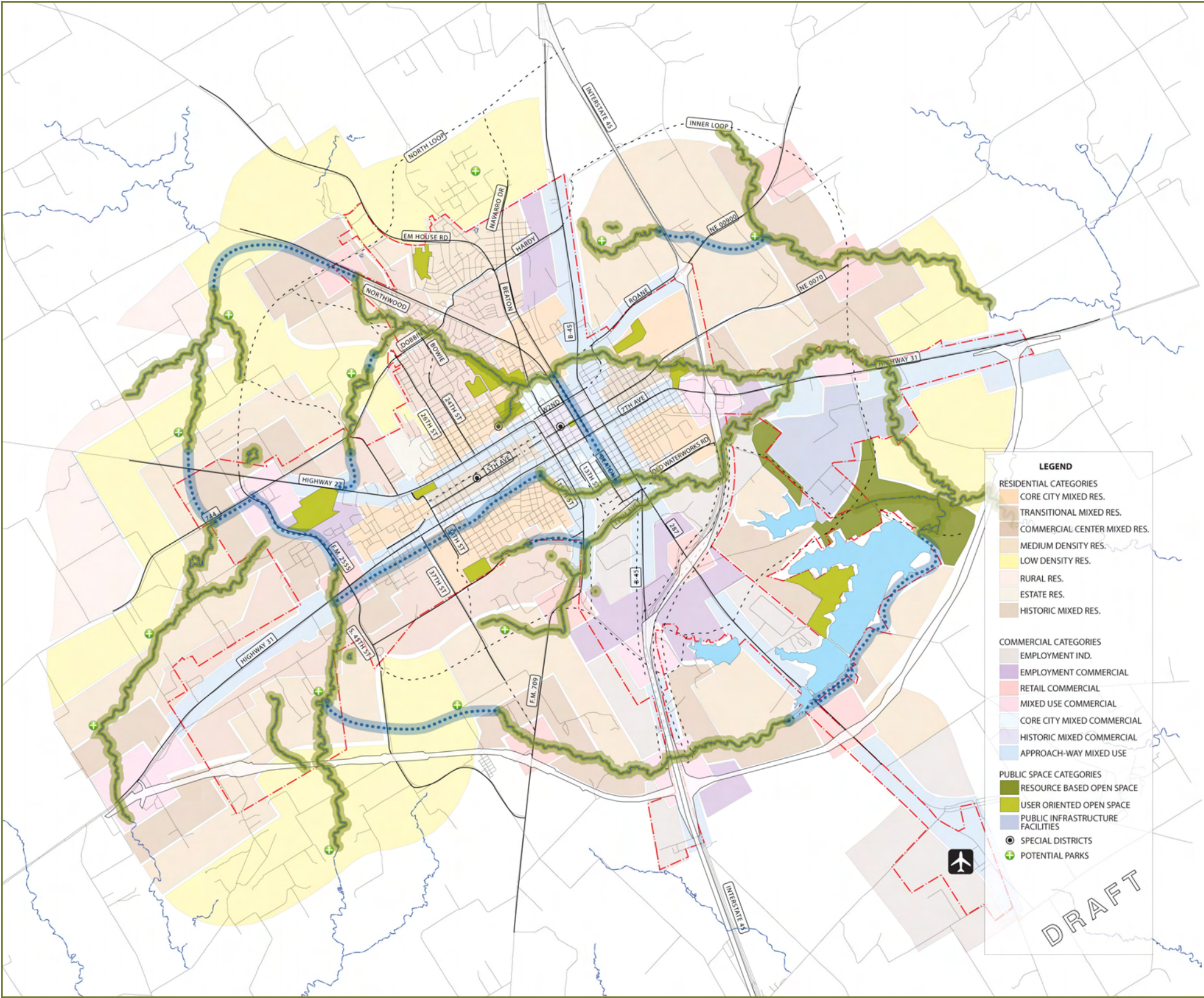


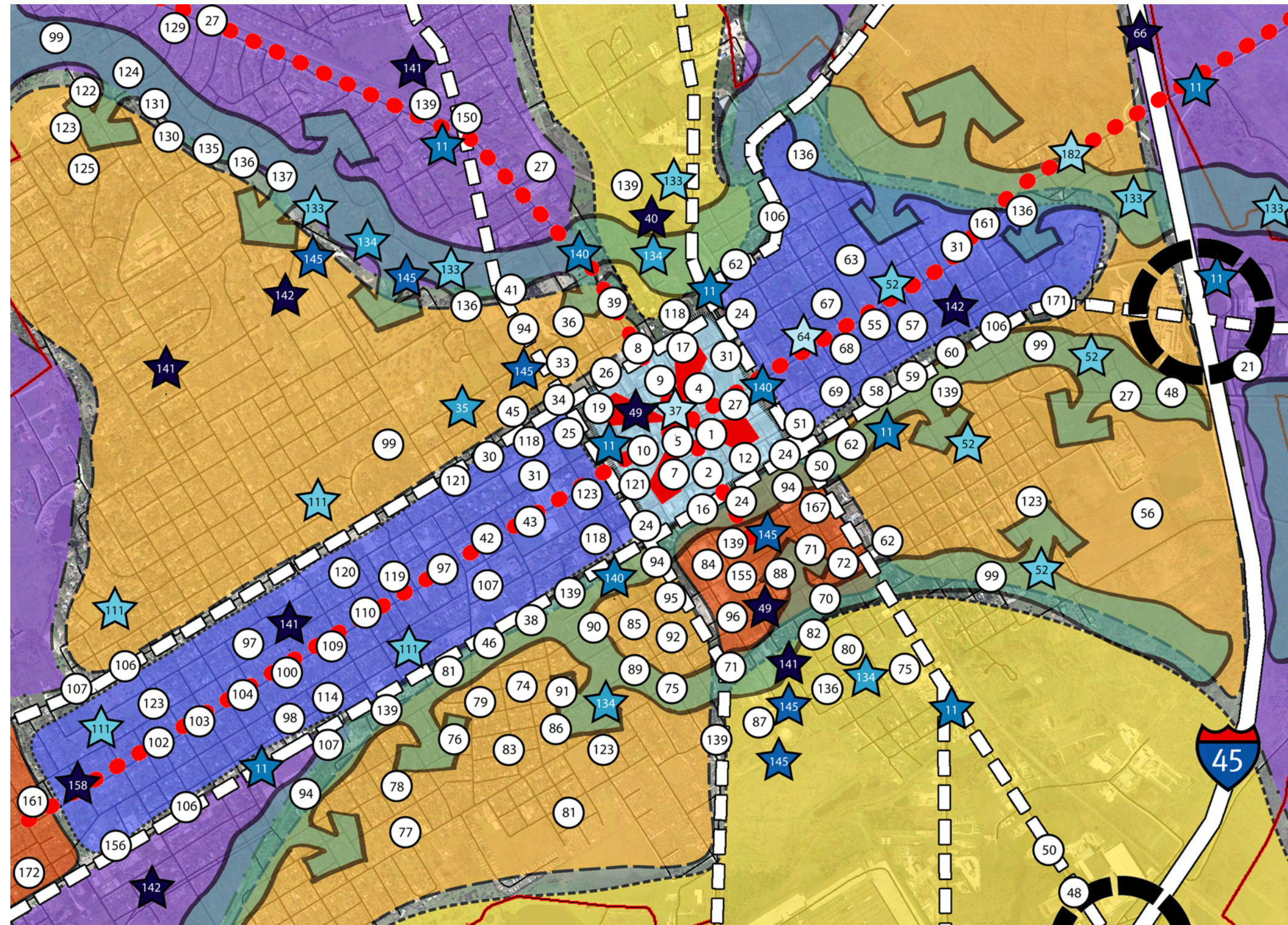
LAND USE PLAN STEP #3
The Nodal Network: Integrating Land Uses

OPEN SPACE PLAN

FACILITATING USE AND MOBILITY WITHIN THE FRAMEWORK

- Flow Way Protection
- Trail Connection
- Destination Positioning
- Recreation
- Buffer and Transition





THE FRAMEWORK PLAN - CENTRAL AREA

DOWNTOWN PLAN

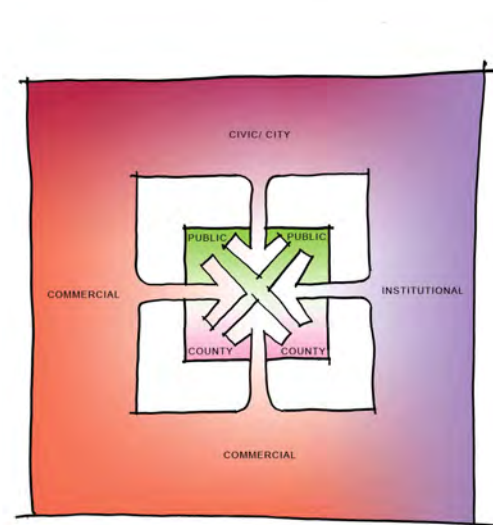
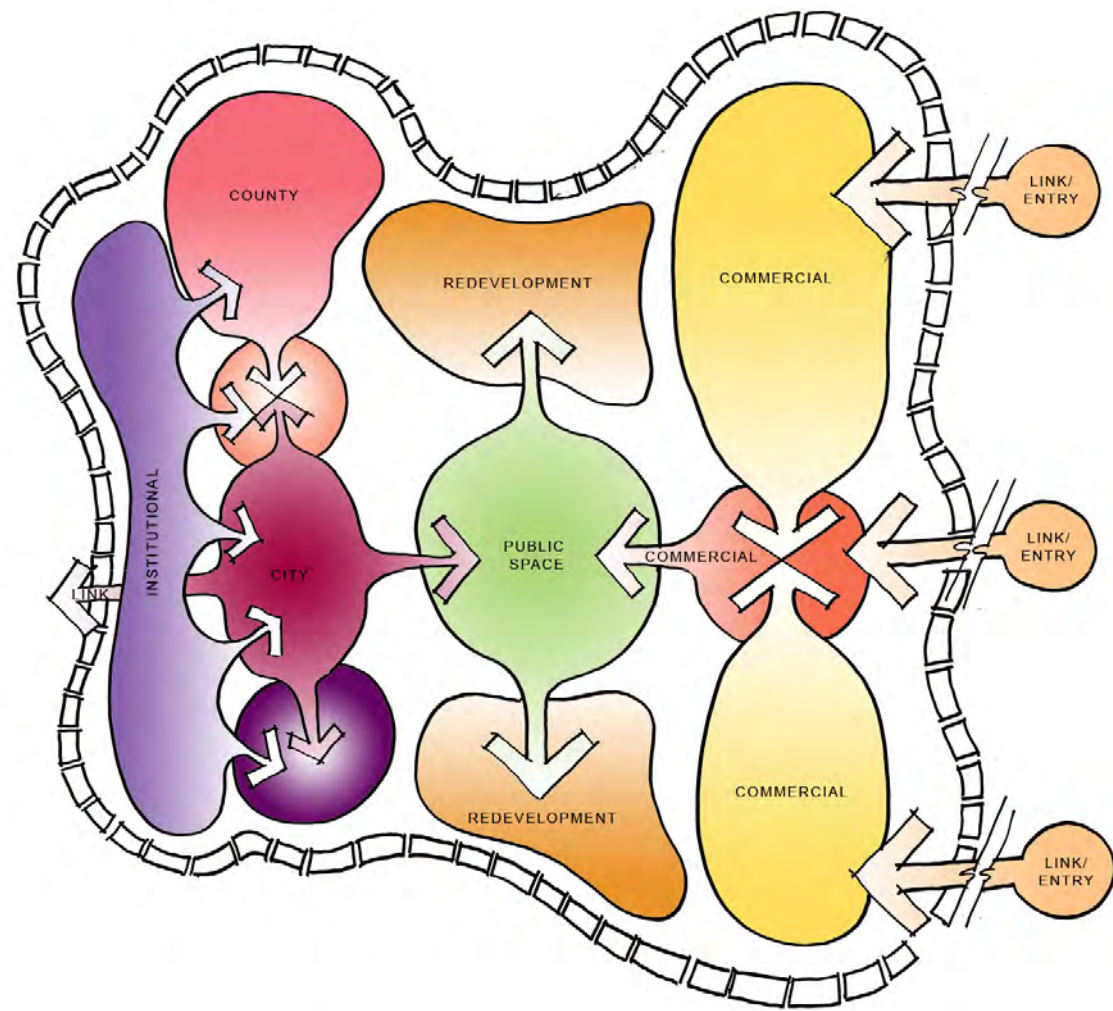
CREATING DESTINATION QUALITIES AND
ESTABLISHING THE 'STUFF' OF PLACE



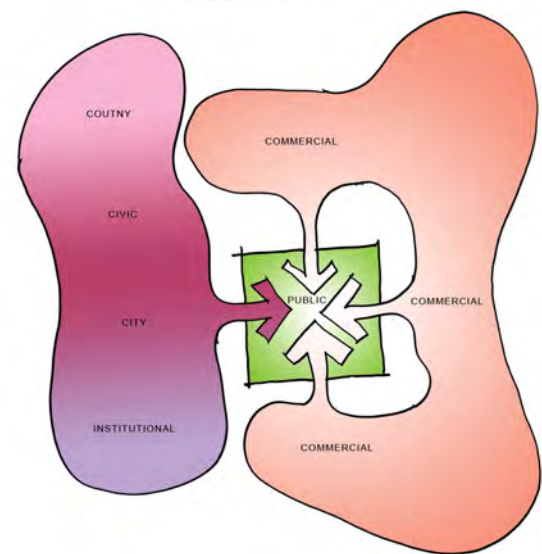
CITIZEN GOALS



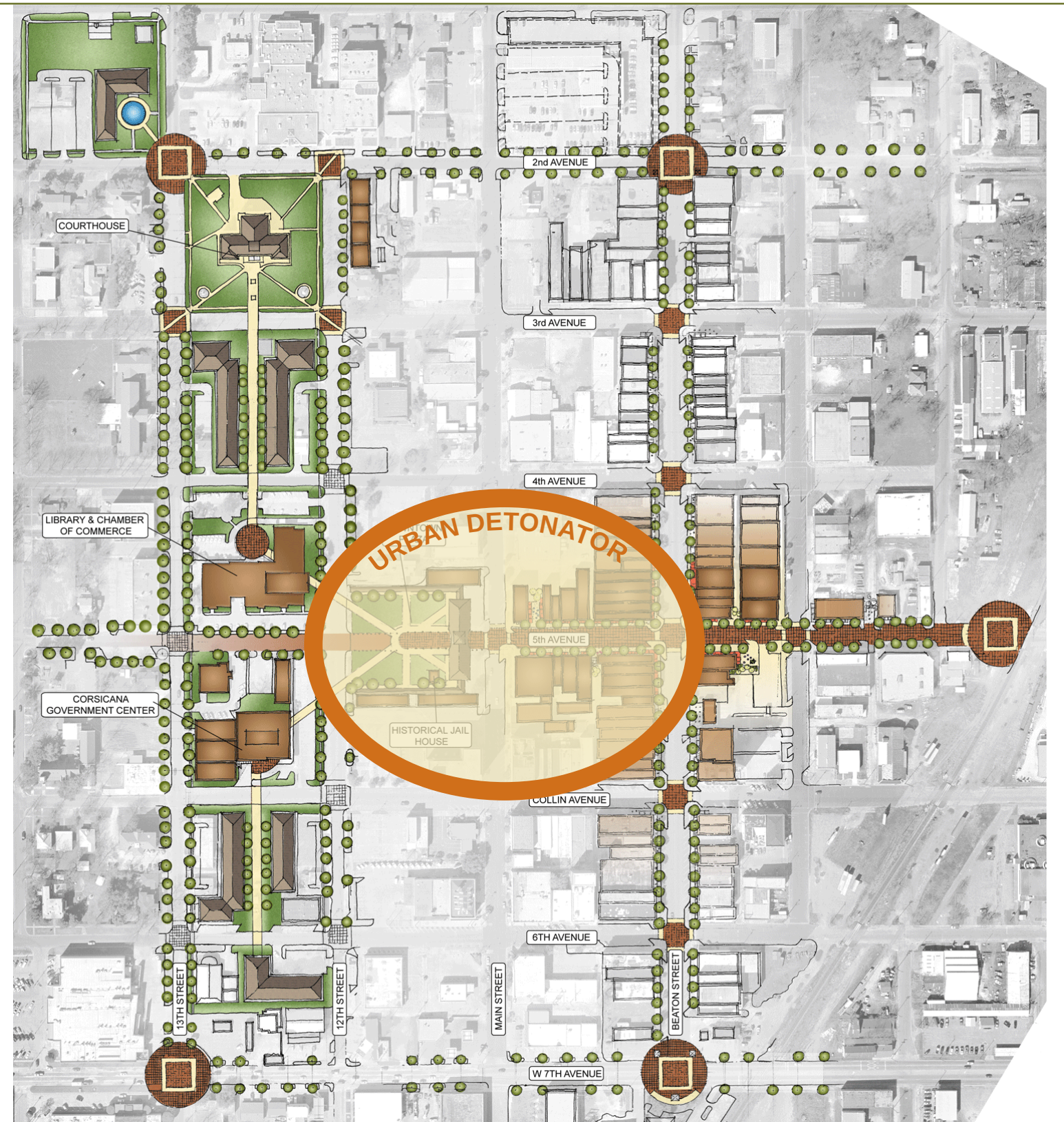
TOP 10 GOALS

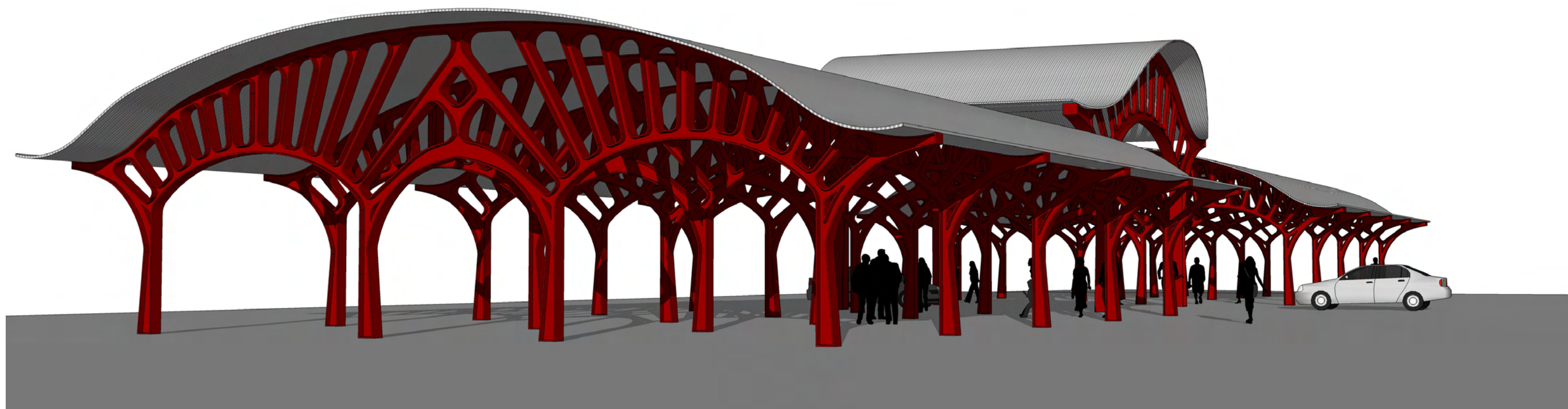


TRADITIONAL TOWNSHIP



CORSICANA





DOWNTOWN FARMERS MARKET STRUCTURE

DOWNTOWN RENDERING

