

PART TWO: THE PLANNING PROCESS

THE CITIZEN PROCESS

An effective Comprehensive Plan will reflect the heart of the city for which it is formed, while instilling a sense of order that is both natural and complementary. For this reason, public participation plays a vital role in the development process, and implementation of the Plan will depend heavily upon community ownership. Development of a Master Plan is a collaborative effort that includes finding and creating leadership among the citizens of the city, facilitating meaningful discussions about community vision, and sharing knowledge and insights gathered over time.

Public involvement is an extensive and inclusive process that passes through several phases before a Plan can be adopted. Participants include residents, property owners, local businesses, elected officials, town staff, and other consultants to the City of Corsicana. Because public participation draws together such a diverse cross-section of the community, the following initiatives were included:

- **Open Process:** a three-workshop procedure, open to participation by residents and property owners of the City of Corsicana, executed under the leadership of a “Core Group.” The Core Group served as the mobilizing and energizing force for community participation. These representatives coordinated group discussions, documented points of consensus, and kept the Town Council/Economic Development Committee informed.
- **Special Target Group Sessions:** A series of discussions with special interest groups which may be under-represented by the City as a whole. These discussions were conducted as an open forum. Smaller work sessions were conducted whenever a particular group expressed concerns about being duly heard.
- **Staff and City Consultants Workshops:** Special workshops with city staff and various other consultants for the City of Corsicana were conducted to ensure that all recommendations received from participatory processes properly addressed zoning and infrastructure commitments made by the City.
- **Council Administered Public Hearings:** The City Council conducted several public hearings in an effort to allow dissenting and confirming viewpoints to be aired and discussed.
- **Jurisdictional Interface:** In an effort to fully evaluate the feasibility of the recommendations put forward during this process, community representatives met with jurisdictions whose cooperation would be essential to the implementation of the proposed recommendations. The jurisdictional representatives were given opportunity to comment on the recommendations and provide insights regarding approaches to implementation. Community representatives also met with the local district office of TxDOT and the North Central Texas Council of Governments.

The Master Plan Committee

A city is only truly known by those who live within it. Outside observations, however, can provide an unbiased perspective when substantiated by experience and theoretical knowledge. Therefore, the planning matrix was implemented to combine these two sources of information, providing a rational, planning process for the future of Corsicana. Volunteers serving on the Master Plan committee guided various discussion groups, serving as leaders and facilitators. They also received information from “expert citizens” for assigned districts.

The team of facilitators that volunteered their leadership time and commitment were:

List of facilitators.

A. WORKSHOP #1: GOALS AND OBJECTIVES

This workshop was the first of three public meetings in which the development of the Corsicana Comprehensive Plan was charted. This workshop provided an opportunity for the people of Corsicana to review and discuss various assessments of planning issues put forth by the Consultant team. Following a slide show presentation of these assessments, residents, landowners, and stakeholders in attendance were gathered into nine smaller discussion groups (according to their district of interest) to focus on a set of issues associated with one of the nine geographically defined Form Districts within the City of Corsicana.

These Form Districts are:

- The Downtown District
- The Downtown Transitional District
- The East Community District
- The Southern Community District
- The Western Community District
- The Northern Community District
- The Rail/ Creek and Rail/ Rail Community District
- The Navarro District
- The Lake Halbert District

The Form Districts provide a framework for workshop participants to view and consider planning issues related to a particular set of environmental and socioeconomic conditions. In so doing, participants in each discussion group have opportunity to affirm, augment, challenge, or add to these issues. Comments were documented by consultants and citizens alike, and the dialogue from these group sessions was presented to the reassembled body of workshop participants so that further evaluation and comment could be incorporated. A final set of notes reflects this last stage of deliberation

and completes the basis for establishing goals and objectives that will guide further development of the Corsicana Comprehensive Development Plan.

The process of translating group values and concerns into goal statements includes four methodological tests:

1. Repetition: As various words and ideas are repeated from one group to another, common concerns and aspirations are discovered. For example, each of the four discussion groups expressed a desire to protect elements of the natural landscape, including mesas, ridgelines and washes.
2. Themes: Discussion groups often share common concerns about different aspects of a single issue. This reflects a collective consciousness within the community underlying each of these concerns. For example, several groups expressed a desire to resolve conditions imposed by the growing presence of Interstate 45 and the development it attracts. Therefore, concerns over traffic congestion at the underpass and need for an inner loop is rephrased as a cross-Interstate mobility/ connectivity goal.
3. Input Indicator: Certain concerns expressed by participants pertain to an economic or quality of life outcome. For example, much is said about low to moderate income housing and the need to retain a resident workforce. While these are important goals, they also suggest the need for a multi-level economic strategy that would attract employment to Corsicana.
4. Output Indicator: Other concerns revealed in discussion groups served as planning initiatives from which goal statements could be extracted. For example, much was said about “walkable” commercial areas. Attaining such a quality in commercial areas involves aesthetic quality, mitigation of vehicular encroachment, and pedestrian-friendly environments. Therefore, this single concern can be more profoundly expressed in terms of the conditions which make that specific outcome possible.

By compiling theme issues, outputs, and inputs with central conditions, the over-arching goal statements can be identified. Each of these goal statements must meet three conditions. They must be:

- expressed at the same (or similar) level of generality.
- mutually exclusive, that do not overlap.
- stated in active terms.

The following list illustrates the goal statements derived from the discussions of Workshop #1 using the above described methodology.

DOWNTOWN DISTRICT GOALS

1. Create a multi-functional City core that has diverse land uses and attracts a broad range of visitors.
2. Enhance and strengthen the destination significance of the downtown area.
3. Establish the City core as a center for entertainment (music and theater).
4. Provide parking that can adequately serve the destination functions of downtown and provide convenience for its users.
5. Develop opportunities to promote downtown living.
6. Provide off street parking that compliments on street parking and allows enhancement of the street environment for pedestrians.
7. Promote businesses that include living facilities on top floors of buildings.
8. Expand business hours to enhance downtown night time activity and sense of true center.
9. Establish programs, policies, regulations, and procedures that will assist private investment in the historic fabric (and new development) of downtown Corsicana.
10. Establish appropriate organizational structures that will promote public/ private partnerships in various types of downtown improvements and/ or development.
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.
12. Establish an effective and continued program of clean up and repair.
13. Make Downtown to be a central attraction statement (included in #2 above).
14. Create a solid agreement between the City and businesses owners (included in #9 above).
15. Agree upon and pursue a “trendy” contemporary appearance and atmosphere that enhances the Historical fabric (included in # 11 above).
16. Invite Collin Street Bakery and Russell Stover to open retail stores in Downtown to promote diversity that could attract other franchises to establish.
17. Write and implement Strict Downtown Codes to insure a vision for this district.
18. Write and implement Strict historic preservation codes to insure the preservation of the Historic fabric.
19. Formulate a Historic Preservation Program complete with an historic review process that approves appropriate renovation, restoration, reconstruction, and re-use of existing historic buildings.
20. Carefully select a good selection of urban furniture and streetscape equipment congruent to the historic fabric of this District (included in #11 above).
21. Create a visual presence for downtown Corsicana through signage and/ or monumentation that can be seen from I-45 and along highways leading into the core city.
22. Possibly include attractive billboards in the signage strategy (included in #21 above).
23. Contemplate the possibility of include brick streets (included in #11 above).
24. Reinforce the importance of downtown as a center for commercial activities, a hub for vehicular movement, and a hub for rail services.
25. Formulate strategies and programs that will attract funding to the preservation of downtown buildings.

DOWNTOWN TRANSITION DISTRICT GOALS

26. Create a coherent system/ pattern of traffic flow around the Courthouse and within the Courthouse vicinity/ Transition District that establishes continuities with the larger movement patterns of the City.
27. Develop ordinances, programs, procedures, and policies that will relieve the conflict between automobiles and traffic flow within the City.
28. Establish coherent land use patterns for the Transition District that link to and compliment the land use patterns of adjacent areas.
29. Improve traffic flow (combined with #26 above).
30. Formulate ordinances, policies, procedures, and practices that protect the residential qualities of neighborhoods and address older neighborhoods suffering the erosion of those qualities.
31. Create a stronger connection between the core area of the City and Interstate 45 by extending 2nd Avenue and 1st Avenue east of the Railroad Track.
32. Mediate adverse effect of Train and City with appropriate buffers and noise pollution procedures (combined with #27 above).
33. Improve the overall space quality surrounding the courthouse.
34. Establish an on-going program for the preservation, restoration, and enhancement of the Navarro County Courthouse.
35. Create vehicular and pedestrian/ bike connections between the City core/ Courthouse Square and Community Park.
36. Facilitate and encourage private investment in the Courthouse Square.
37. Improve Traffic flow to and from Downtown with a logistics strategic plan.
38. Envision appropriate redevelopment/ reuse of the Stewart Motor Company property (and other key downtown parcels) that will maximize their location potential to unite/ connect/ transition and attract other investment/ development.
39. Initiate a parking program that includes structured and surface parking conveniently located to attract downtown visits and increase downtown spending.
40. Establish a gateway for the central city area that transforms the railroad trestle (at 1st Avenue) into an enhanced/ visually enriched/ identifiable entry feature portal.
41. Navarro Mall location could be improved and reused as a main governmental facility.
42. Create a Historic Church district.
43. Encourage, facilitate, and promote the expansion of land uses in downtown that reinforce commercial/ entertainment/ retail use of the downtown area.
44. Solve the traffic problems at Fullerton Intersection.
45. Connect courthouse to park on one side and to Downtown on the other- 2nd to Bus.
46. Modify circulation patterns so that 7th Avenue traffic that generally bypasses downtown is drawn into the central city areas.
47. Formulate central city development standards that include guidelines for landscape architecture, urban design, architectural themes, and other key aspects of public/ private improvements.

EAST COMMUNITY DISTRICT GOALS

48. Create a cognitively strong and functionally meaningful entry to the downtown core which encourages the visual enhancement of the areas abutting the entry right of way.
49. Create landmarks within districts and neighborhoods that establish an identity for the area and facilitate orientation within the city fabric.
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.
51. Mitigate the physical isolation of the Eastern District by creating strong connections between the Eastern District and other sub-districts/ neighborhoods.
52. Improve overall road quality and specifications of the roads and streets.
53. The roads need street signage (included in #52 above).
54. The roads need lights (included in #52 above).
55. Address and improve drainage and storm water management.
56. Promote new development within the Eastern District to improve the districts economy and boost successful appearance.
57. Initiate rehabilitation of the district in a concentrated manner to create a quick, noticeable detonation rather than slow phasing of development.
58. Formulate a program of incentives (both financial and programmatic) that attract development and investment to the Eastern District.
59. Formulate programs, policies, procedures, and regulations that will encourage and enforce improvement of sub-standard rental housing.
60. Formulate programs, policies, procedures, strategies, and organizational structures that will promote the development of low to moderate housing within the Eastern District.
61. Devise and enforce city codes that regulate rental property and new housing (included in #60 above).
62. Promote commercial development along East 13th and East 5th Streets by connecting the streets to the City core.
63. Encourage development, investment, and reinvestment through the creation of an improved communication infrastructure within the Eastern District.
64. Create a public transportation network that links sub-districts and neighborhoods with employment, education, and shopping areas of the City.
65. An internal public transportation system to and from this district would facilitate its development (included in #64 above).
66. Establish a transit link to Dallas/ Fort Worth.
67. Better road maintenance program (included in the roads indicated in #52 above).
68. Formulate programs, regulations, incentives, and strategies that will encourage/ require better landscaping and landscape maintenance.
69. Initiate programs that will bring local wage rates more in line with state averages.

SOUTHERN COMMUNITY DISTRICT GOALS

70. Enforce overall clean up of streets and front yards.
71. Create better boundaries between housing and industrial areas.
72. Encourage provision of housing as an economic development tool.
73. Create a gateway that emphasizes the entrance of the City and visibly speaks about Corsicana.
74. Promote and facilitate home ownership.
75. Take advantage of the creek and natural features to create parks and an overall park system.
76. Preserve and enhance existing communities, especially those that embody workplace/ workforce relationships.
77. Find public opportunities to add community amenities and facilities that improve the quality of life.
78. Provide an urban identity that speaks culturally to the growing Hispanic population.
79. Promote development of vacant buildings and tax lots (foreclosure).
80. Upgrade and expand Cunningham-South Hill Park.
81. Preserve / create linkages between workplace and community.
82. Improve the overall appearance, quality and identity of neighborhoods through the use of existing vacant land for public / private amenities and/or developments.
83. Create a greater Civic presence in neighborhoods and communities that will facilitate the connection of residents and their common political life.
84. Promote commercial development that addresses and supports the heritage of the Hispanic Community.
85. Improve the overall quality of streets.
86. Encourage more facilities and programs that will promote positive social life.
87. Utilize the existing flood plains as multi-use fields (soccer) to strengthen the ties within the community.
88. Encourage the spiritual leaders of the community to play an active role in creating a 'Vision' for the City's future.
89. Create opportunities for the emergence of cultural organizations that will participate in creating a 'Vision' for the City's future.
90. Enhance cultural identity within neighborhoods through social events and various physical improvements that speak to the heritage of that community.
91. Invite ethnic representative organizations to have a presence in Corsicana.
92. Improve Code compliance within each community.
93. Promote diverse housing options including affordable housing units and appropriate higher density development.
94. Facilitate vehicular and pedestrian connectors to downtown district.
95. Create enhanced intersections and sidewalks that will encourage safe pedestrian movement throughout the City.
96. Utilize the abandoned RR right-of-way to create inter-city connections through multi-use trails (hike and bike, jogging/running, horse, etc.).

WESTERN COMMUNITY DISTRICT GOALS

97. Treat the District as a linkage corridor between Navarro College and Downtown.
98. Establish programs and implement projects/ improvements that will discourage crime and create an image of a "crime free area".
99. Restore the physical relationship between neighborhood and natural creek where possible.
100. Formulate programs, initiate grants, and pursue other implementation mechanisms that will establish a historic street character of the Western District including brick streets.
101. Revive the "Carriage District" and help to protect and preserve the 500 houses contained in that survey (included in #102 below).
102. Establish a historic program and ordinance that will recognize and preserve the remaining historic structures and other historic qualities of the Western District.
103. Establish codes, ordinances, procedures, and policies that will limit rental conversions and improve code compliance.
104. Create a package of financial incentives that will encourage/ facilitate the restoration of historic structure within the Western District.
105. Recognize the Western District as a target planning area.
106. Create a greater visual and physical compatibility between the Western District and commercial development of 2nd Avenue and Highway 31.
107. Implement a speed reduction strategy on major thoroughfares surrounding the District.
108. A code enforcement officer is needed (included in #103 above).
109. Provide new sidewalks that encourage pedestrian activity through enforcement of a City sidewalk ordinance.
110. Formulate programs, incentives, and other initiatives that will create a distinctive and historically appropriate street light identity for the Western Carriage District.
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.
112. Improve easement maintenance (included in #111 above).
113. Implement a long-term plan to change roads from asphalt to concrete (included in #111 above).
114. Create a program of identifying signage for the Western Carriage District.
115. Expand the "Carriage District" to include 2nd and 6th Avenue and 15th Street to Hwy 31 (included in #104 above).
116. Create grants to restore historical homes (included in #104 above).
117. A rental code needs to be devised and implemented to prevent single houses from being used as multi-family units without adequate transformation and parking facilities (included in #104 above).
118. Improve parking for commercial development of 7th and 2nd Avenues that relieves the traffic impacts associated with multiple points of ingress and egress.
119. Enforce parking restrictions that prevents parking on yards and other non-paved

- areas.
120. Establish the Western Community District (Carriage District) as an historic, environmental, and cultural asset for Corsicana.
 121. Establish a through linkage between Highway 22 and Beaton Street that mitigates the traffic barrier at 15th Street.

NORTHERN COMMUNITY DISTRICT GOALS

122. Create an overall thoroughfare system that accommodates periodic traffic generators (such as schools) within the constraints imposed by railroads, creeks, and discontinuities.
123. Develop traffic management strategies that relieve periodic traffic congestion at schools.
124. Initiate programs, policies, and procedures that provide public access to key creek ways, maintain channels and banks, control mosquito infestation, and preserve creek way function as key drainage ways for the City of Corsicana.
125. Develop policies, programs and procedures that rundown prevent/ remove properties and relieve emerging blight.
126. Create a thoroughfare plan, Land use Plan, and systems/ facilities plan that accommodates the future impact/demand of large scale residential development outside the City without overburdening existing built areas/ systems or changing the City's essential quality of place.
127. Plan for future growth in the area as a result of added residential development. (combined with #126 above).
128. Attract more medium and higher income residential development to the City.
129. Provide signalization and other traffic management devices/ programs that will relieve traffic hazards and congestion points throughout the City's older thoroughfare system (e.g. a signal at Forrest and Dobbins Road).
130. Preserve existing floodplains, improve cross-drainage structures, maintain creek ways, and implement a storm water management program that will relieve and diminish flooding conditions.
131. Establish programs, policies, and procedures that will facilitate the cleaning of existing creek ways and maintain a clean condition.
132. Revise the traffic surrounding Bowie school (combined with #123 above).

RAIL/ CREEK DISTRICT GOALS

133. Improve the overall maintenance and operational effectiveness of the City's natural drainage system through greater public participation and other maintenance initiatives that preserve the natural condition and function.
134. Employ the City's natural system as a framework for City beautification and a means of sound mitigation.

135. Design and implement an effective stormwater management program through enhancement and protection of the City's natural drainage system.
136. Create a 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.
138. Create an overall transportation plan that logically connects all parts of the City by creation of more through street systems.
139. Create ordinances, policies, procedures, and physical improvements that address various train nuisances including noise, traffic interruption, and maintenance condition.
140. Create more positive and meaningful connections between the City core and its surrounding area.
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.
143. Enhance the quality of life through a higher level of service.
144. Improve park accessibility.
145. Create parks that have greater natural beauty, natural features (water features), and connection with the natural systems of the local landscape.
146. Keep density rural in character.
147. Implement speed control, speed reduction, and traffic-calming programs.
148. Create neighborhoods that have a unified and identifiable visual character as well as a coherent and legible pattern of internal movement, recognizing edges, portals, nodes, and landmarks.
149. Maintain as an identity element the existing combination of styles and periods that reflect history of place.
150. Create a physical relationship between neighborhood and railroad that protects and nurtures residential uses, provides appropriate transition to railroad related uses, and mitigates the environmental/ noise intrusions associated with train usage.
151. Mitigate or eliminate (if possible) as much as possible the barriers railroads impose to this community (combine with #139 & # 150 above).
152. Create a thoroughfare system that establishes Hardy Avenue as a city gateway, an enhanced corridor of commercial development, and a component of east/ west continuity that links the Hospital and College with newer residential areas of Corsicana.
153. Connect the District effectively to Navarro District (combined with #152 above).
154. Improve connections and linkages to Downtown (combined with #152 above).
155. Attract new development necessary to establish a tax base that will support needed public improvements throughout the City.

NAVARRO DISTRICT GOALS

156. Improve access form I-45 to Navarro College.
157. Establish responsive emergency service between the Navarro Hospital and its service area that is not encumbered with operational restraints in the City's thoroughfare system.
158. Create a public transportation system that carries people (employees, visitors, and users) to and from Navarro District.
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.
160. Provide adequate parking within the Hospital District that can serve existing demand and facilitate future growth.
161. Create an overall thoroughfare system that will improve current operational conditions and provide capacity to accommodate future growth.
162. Create an intra-district (Navarro District) road network that will efficiently and smoothly transport people, goods, and services between various interrelated land uses (e.g. the Hospital and the College)
163. Establish programs, organizational structures, and policies that will encourage and facilitate well-designed residential development supportive of the City's goals.
164. Re-define, expand, and/ or create new tax financing districts (e.g. TIFS and TIRZ) that will focus tax increment revenues on projects, programs, and/ or planned activities important to current needs of the City.
165. Promote the Pearce Collections and Cook Center as city attractions working in conjunction with other city attractions to enhance the "destination" significance of Corsicana's central area.
166. Establish policies, programs, and other initiatives that expand and/ or enhance county participation in the economic development of Corsicana.
167. Attract, encourage, and facilitate visitor spending in Corsicana.
168. Explore the adaptive re-use of College Park Mall and other such vacant facilities for public and/ or private use where such use is supportive of the City's economic goals.
169. Create stronger city codes and/or enforcement to improve the overall appearance of the City.
170. Subject building permits to performance and targeted improvement commitments.
171. Improve the capacity, operational function, and image of Highway 31 to and through the City of Corsicana.
172. Establish a thoroughfare system that can accommodate traffic generated by- and attracted to- the Navarro District without further encumbering local area movement.

LAKE HALBERT DISTRICT GOALS

173. Improve connections to and circulation within the Lake District that mitigates its sense of isolation and separation from the fabric of the City.
174. Initiate improvements, designations, strategies, policies, programs, and practices that will make the Lake District more attractive to new development.
175. Enhance the Lake District as a major recreational asset for the City of Corsicana.
176. Establish linkages between new development within the Lake District (e.g. the Cross Roads) and the fabric of the larger city. Such linkages should be both physical connections and integration of existing land use patterns emanating from the City center.
177. Improve and extend the utility infrastructure within the Lake District.
178. Establish a more extensive set of public, recreational, and cultural amenities/ facilities within the Lake District.
179. Improve access to and use of the city airport and enhance its potential as a development generator.
180. Expand the City's water treatment capacity.
181. Initiate a City Planning Process that involves other jurisdictions (including the County) on an ongoing basis.
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.
183. Establish building design standards for the Lake District and other key areas of the City.
184. Execute improvements, establish policies/ procedures/ practices, and create a Thoroughfare Plan that will relieve the congestion of important corridors (such as Highway 287).
185. Establish destination activities, attractions, and facilities that will increase Lake District visits, overnight Lake District stays, and Lake District spending.

B. WORKSHOP #2: ENVISIONING

Four months had passed since the Assessments presentation of Public Workshop #1. In this workshop, the number of participants exceeded the foreseen number of attendants. Additional space had to be found to accommodate the discussion groups. Fortunately, the adjacent Chamber of Commerce was contacted and gratefully shared their meeting rooms. The success of this first workshop was reflected in the extensive participation of those present and the positive coverage of the local press and radio. A greater crowd was expected for Workshop #2, therefore the second workshop was held in the cafeteria of Corsicana High School on February 28, 2006.

A slide show presentation was made to review Workshop #1. The residents, landowners, and stakeholders attending that session were gathered into the same nine smaller discussions groups (according to their district of interest) to focus on reviewing the goals and objectives as interpreted by the Consultants' team. This was done to validate and further develop goals and objectives for each of the Form Districts comprising the landscape of Corsicana.

After these Goal statements were presented to the participants, a Framework Plan was unveiled. The Framework Plan is a graphic representation of the Goals and Objectives. It allows the citizens to geographically assign the goals and actions previously generated so that a spatial understanding of this vision can be realized. The Framework Plan is a significant part of the Comprehensive Plan, for it provides the foundation and the graphic tool by which the success of the Physical Plans are measured. It also allows for a comparison of the Plan presented in Chapter 6 to the goals that they intend to achieve.

After the presentation of the Framework Plan, the participants of Workshop #2 were then given an opportunity to review, augment, and comment upon the Goal Statements and the Actions. The Goal Statements from Workshop #1 were finally organized according to the Discussion Group in which they were generated.

C. WORKSHOP #3: PUTTING IT ALL TOGETHER

Workshop #3 was the last workshop in the formal Planning Process. The participants had an opportunity to view, comment on, and modify the planning recommendations that flowed from their earlier stated goals/ objectives developed in Workshops #1 and #2 and the Framework Plan. The planning recommendations include these elements:

- **Growth Projections:** An analysis of Corsicana's projected growth in response to changes in the DFW Metroplex overall population and the tendency of interstate corridors to disseminate the pattern of that growth.
- **Thoroughfare Plan:** The creation of a "hub and spoke" system to facilitate traffic movement, incorporating three loops and the proposed TxDOT Highway 31 bypass.
- **Land Use Plan:** The utilization of special districts to reconcile the future vision of proper land use distribution with the reality of current zoning and the balance between residential and non-residential uses within the overall plan vision.
- **Natural Systems/Open Space Plan:** The protection of natural drainage patterns through the creation of an open space system that also accommodates parks, trails, adjacent schools, natural buffers, and watershed management areas. The determination of future park and school needs based on population projections is also addressed.
- **Downtown Vision:** A revitalization strategy for the Downtown Core of Corsicana that re-connects the civic/ governmental/ institutional portions of the city core with the commercial portions of the city core via a significant public space that allows public function at that place that is truly central to the life of the City. This presentation included a rendered vision of the proposed City Square.

In Workshop #3, participants had an opportunity to review planning recommendations created in response to the goals/objectives and Framework Plan formulated through Workshops #1 and #2. The third workshop began with a review of the earlier presented materials, including these analyses:

- **Form Assessment:** The aspects of place that define Corsicana as it exists today and will influence how it develops in the future.
- **Economic Assessment:** The place, proximity, and purpose of Corsicana stated in economic terms and the major economic issues and/ or opportunities facing the City in its future.
- **Physical Systems Assessment:** The suitability of sewer, water, and storm water management to future growth.
- **The Form Districts:** The natural subdivisions of Corsicana that become "focus areas" for smaller groups of process participants to consider and deliberate.
- **Workshop #1 Goals and Objectives:** The statements of future outcomes and conditions that will guide the planning work.

- **The Matrix Analysis:** The systematic methodology by which Citizen Goals and Objectives are evaluated against planning issues challenging the future and ultimately ranked according to their strategic-ness (which goals promise to address the most planning issues).
- **Workshop #2 Framework Plans:** A graphic portrayal of the goals and objectives that suggests the form and pattern of the future City.
- **Envisioning Statements from Workshop #2:** Guiding statements about type, appearance, and attributes that will guide design work on the downtown vision and guidelines.

Following the review phase of Workshop #3, time was provided for participant response before presenting the plan components previously described. The individual plan documents (Growth, Thoroughfares, Land Use, Natural Systems/Open Space, and Downtown Vision) were presented in detail, illustrating their compatibility with the earlier formulated Framework Plan. (The Framework Plan is the “consensus plan” and serves as the template for those planning documents that flow from it. Therefore, presentations of the Planning Documents are compared to the Framework Plan during the presentation so that process participants can see the origins of what is being presented.)

After the planning documents were presented, an open discussion between citizen participants and the Planning Team was initiated. The purpose of the discussion is to allow participants in the planning process to challenge, question, and propose revisions to the plan documents as prepared by the Planning Team.

The **Growth** discussion portrayed a future for Corsicana that is quite different from earlier growth analyses. A more aggressive growth picture led to discussion of the ultimate costs associated with a city of the size projected. The discussion of costs led to the discussion of the ad valorem tax base needed to serve that cost and the land use implications associated with such a projected tax base. There were no disagreements with the population projections presented and general agreement with the implications of those growth projections on the future Thoroughfare Plan and Land Use Plan.

The **Thoroughfare Plan** discussion centered upon the creation of a series of loop roadway patterns necessary to distribute the trip volumes associated with growth of the city by 2036 within a city area currently hampered by an inadequate grid and further burdened by internal discontinuities. There were no disagreements with the proposed Thoroughfare Plan pattern, but there was some concern expressed regarding the costs of creating such a system. In addition, there was an expression of interest in knowing which other cities have hub and spoke systems and have successfully used them as a means of serving their growth. The Planning Team pointed to San Antonio and other Texas cities mostly located far enough south to have avoided the grid-street-layout that is a result of the Public Land Surveying System used in the northern part of the state.

The **Land Use** discussion focused on the creation of special districts as a means of dealing with the complexities of Corsicana’s current zoning pattern and the conflicts it creates. Special districts and the guidelines they would impose upon use of current zoning rights will promote better adjacency and an overall better city form/ appearance. There were no disagreements with the land use pattern or the use of special districts as a means of solving the current zoning problem. There was some question as to the difference between a Land Use Plan and a Zoning Plan which is discussed in a separate section within this plan document entitled, “Land Use Plan and Zoning Plan.”

The **Natural Systems/Open Space** discussion centered upon the creation of an extensive natural system network for the City of Corsicana that preserves the existing creek-ways. This natural system would host:

- Future park development.
- Buffers and transitions where needed.
- Trails and trail heads.
- Important natural features and natural systems that identify the City and enhance its quality of life.

In addition, the open space system would serve as a geographic determinant for placement of future schools and other such public facilities that could take advantage of being located next to parks, open space, and/or trails. The overall open space network will protect the City’s natural drainage system and thereby save the future costs associated with infrastructure and flooding. There was no general disagreement with the open space system or the extent of its presence in the future of Corsicana.

The **Downtown Vision** discussion centered on the creation of a defined “place” in the Downtown Core where an economic revitalization strategy could be concentrated and the creation of a “place” where the City of Corsicana could realize its desire to host public events/ festivals/ ceremonies and generally have a point in the City that expresses a clear identity for this community. There was enthusiastic reception of the rendered version of this plan strategy and an expression of a strong desire to see its fulfillment.