

A photograph of an outdoor cafe scene. In the foreground, a man in a light blue shirt and a woman in a white top are seated at a round black table, facing each other. To their right, another man in a dark blue shirt is seated at a similar table, looking towards the left. In the background, several other people are seated at tables under large white umbrellas. A waiter in a black shirt is standing near one of the tables. The setting is outdoors with trees and a building visible in the background.

Coming Soon!

Downtown Corinth

Where have we been



Corinth Village Center Concept 2019 (Catalyst Consulting)



NCTC Expansion along a College Green



Apartments, townhomes and home offices on street grid



Performance Pavilion activating the Village Green



Main Street from City Hall to NCTC w/ pkg on Corinth Pkwy



Mixed-Use Buildings around the Village Green at City Hall



Hotel and Low-Rise Office along I-35 with Promenade

Catalyst Consulting Plan 2019

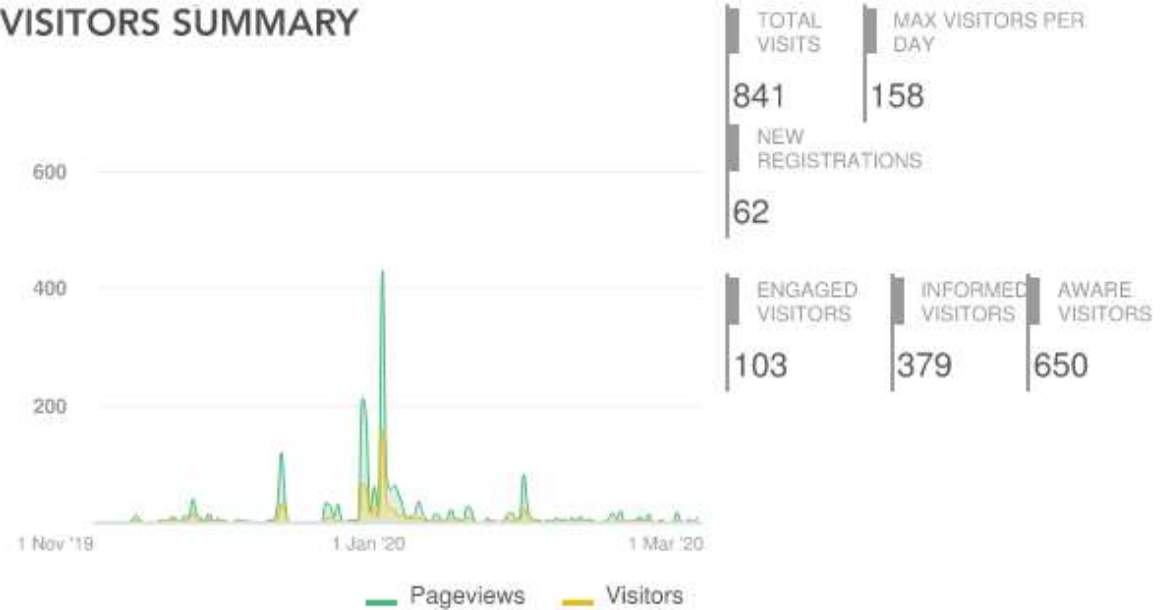
CORE VALUES AND DESIRES

Uniquely Corinth

Village Experiences Places for People
 Small Town Identity Public Events and City Hall
 Sustainable Walk to Work Resort-Like Feel
 Live Music Home Town Experience
 Farm to Table
 Farmers Market Mixed-Use Convenience
 Great Streets Center of Town Quality Design
 Stronger City Image Eyes on the Street
 Exciting College Experience
 Restaurants Key Partnerships Hip, Cool and Now
 Outdoor Cafes
 Market Viable Transit-Oriented Focus
 Community Center Various Densities and Housing Types
 Small Business Friendly Strong Identity from I-35
 Places for People Provide a Range of Housing Options
 Family Centered



VISITORS SUMMARY





View of Corinth Village

Agora Park

AGORA PARK

- \$8M investment
- 4-acres
- Park, playground, interactive fountain, stage and restrooms

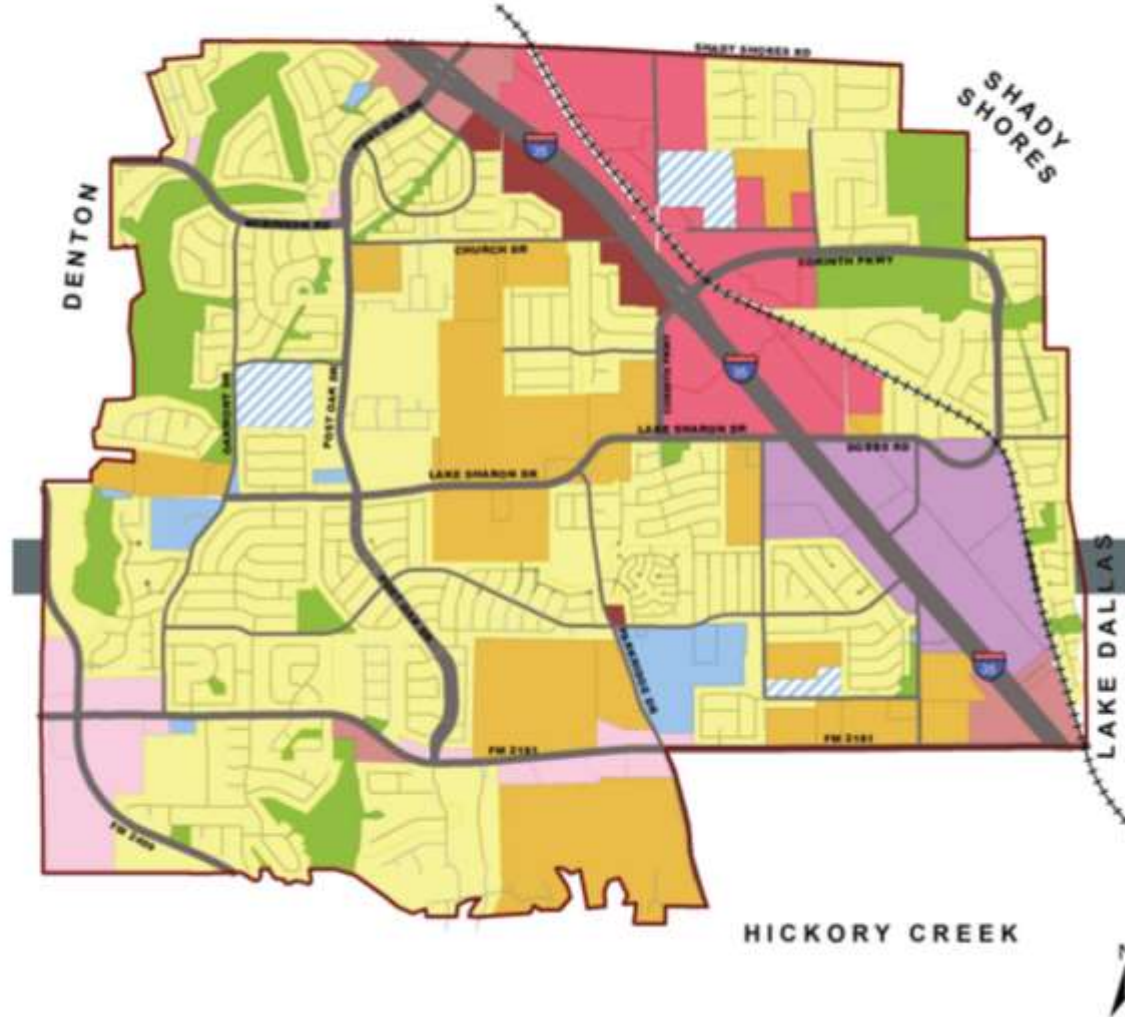


2040 Comprehensive Plan

ENVISION CORINTH 2040 COMPREHENSIVE PLAN LAND USE AND DEVELOPMENT STRATEGY

LEGEND

-  Corinth City Limits
-  Neighborhood
-  Mixed-Residential
-  Mixed Use - TOD
-  Mixed Use - Node
-  Retail/Commercial
-  Corridor Commercial
-  Office/Employment
-  Institutional/Public/Civic
-  Educational
-  Parks/Open Space
-  Railroad
-  Highway
-  Major/Minor Arterial
-  Collector
-  Local



The following pages provide the detailed Place Types definitions which address:

- **Purpose and Character** of each Place Type category including guidance on how Place Types designations can help with future zoning decisions
- **Use Mix and Density Ranges** that are appropriate for successful development within the different Place Type categories including images to illustrate compatible building types and scale
- **Key Design Priorities** to enhance the appearance and character of development within each specific Place Type category including how each place type addresses the City's overarching sustainability goals
- **Sustainability Priorities** to identify the appropriate green tools and initiatives that fit the place type context.

Click [HERE](#) to see the most up to date version of the Land Use and Development Strategy Map.

Where are we now





Village Square

City Center

Bridgerview

WALTON DR

N CORINTH ST

CORINTH PKWY

Village Square

- Phase I:
 - 7.5-acres
 - 236 MF units
- Phase II:
 - 6.2-acres
 - 351 MF units



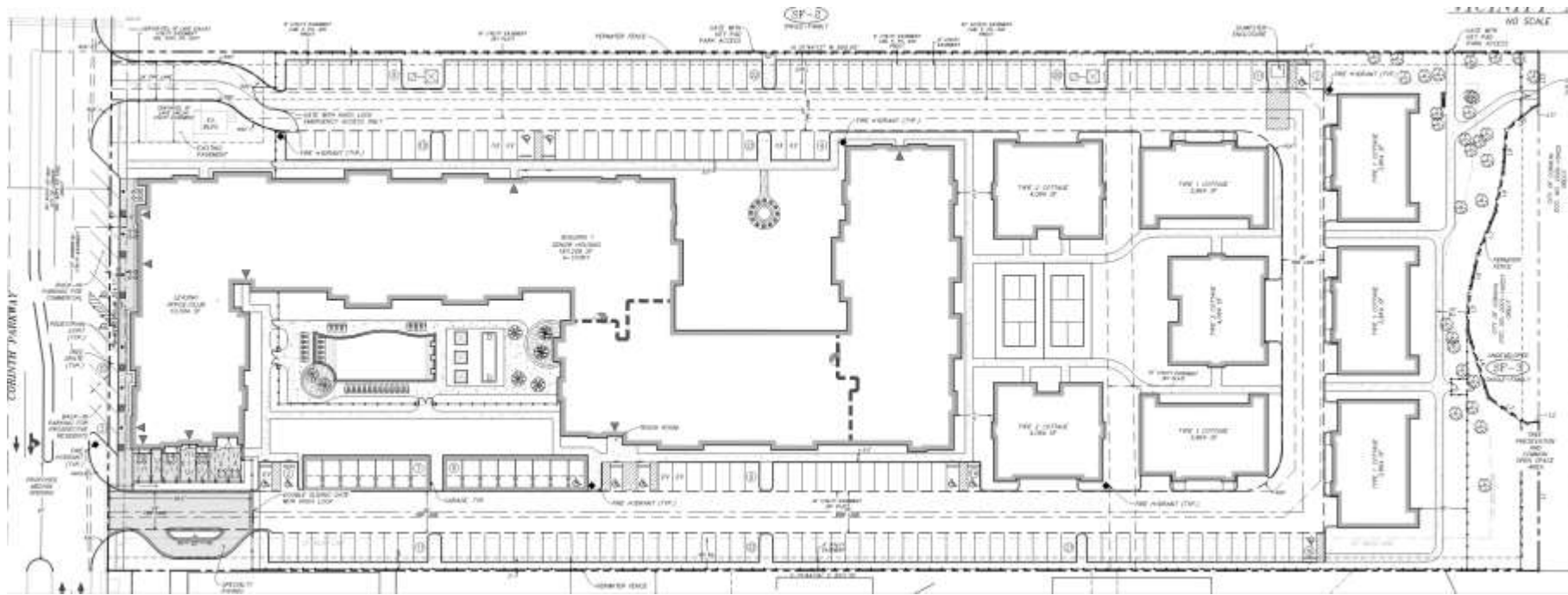
Village Square





City Center

- 4.6-acres
- 300 high-end multi-family residences
- Parking garage of which 75 spaces allocated for public parking
- 30,000 SF of commercial/retail space



Bridgeview

- Independent Senior Living 55+
- 199 units
- 2200 sf retail space



Commons at Agora





Walton Ridge

- 164 Single Family Lots
- Mixed Residential Development
- Home price ~\$500K-\$900K



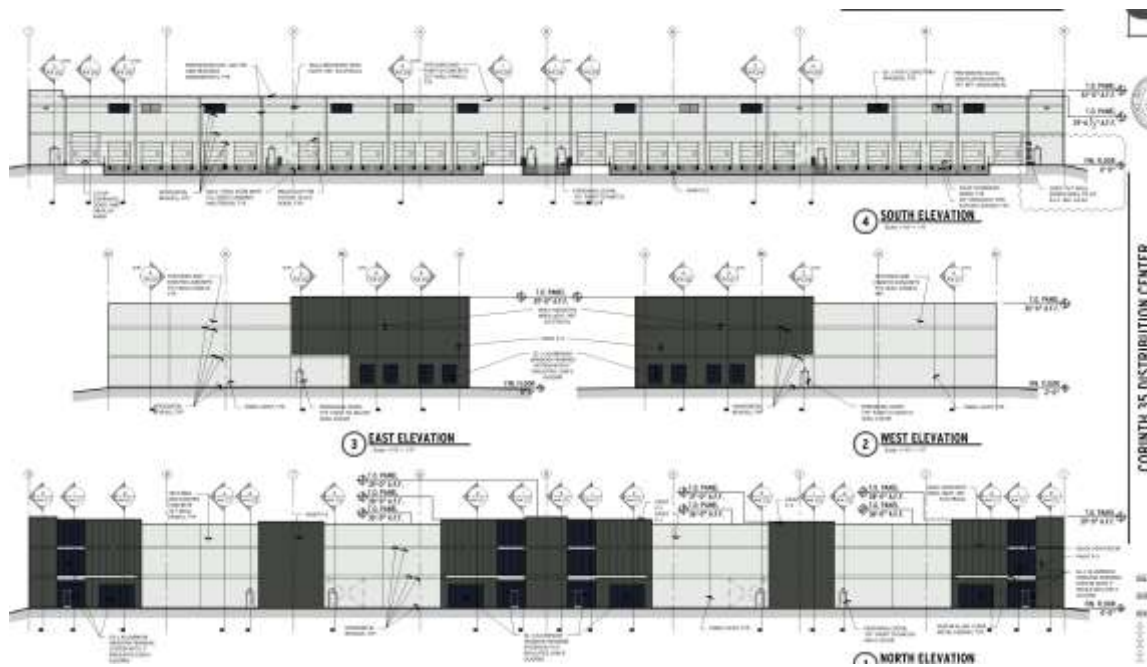
Pinnell Square Business Park



- Approx 88,000 sf office, retail, industrial space

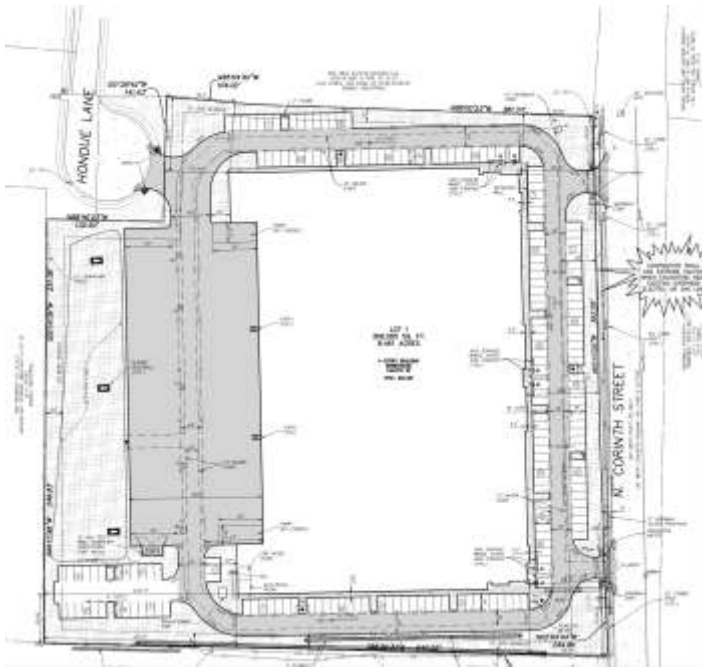
RAK Distribution Center

- 66,300 sf warehouse and distribution center



Proposed Corinth Distribution Center

- 146,675 sf spec warehouse and distribution center



Parkway Lofts



- 293 high-end multi-family residences & 19 townhomes
- 20,000 SF of retail space
- 80-key dual brand full-service hotel
- Open space/trail system





Corinth Groves

- 452 multi-family residences
- 39,900 SF of retail space



Where can we go



Downtown Visioning Workshop

- Held on Feb 9, 2024 at NCTC
- About 30 participants



Area of Study



Nominal Group Technique – Visioning Discussion

The Questions

What do you perceive to be the Opportunities/Challenges facing the redevelopment/development of the downtown?

Consider among others, the following elements:

- Gateways/Workforce/Public Realm
- Streetscape design/Street Life and Activity/Access/Trails/ Pedestrian Mobility
- Housing Types/Shopping/Recreation
- Marketing/Wayfinding Signs/Signage

Considering your Best-Case Scenario – When You visit Downtown Corinth 5 to 10 years from now . . .

- What does the new downtown look like?
- What are the people doing? How are people getting around? What are people visiting?
- What does living here look like? What housing options are available?
- What businesses and shops are here? Where do people work?
- What do you see, hear, feel when you walk down the streets?



Visioning Discussion Priorities

- ❑ Gathering Place, create local icon, Agora Park facilitates walking, biking and special events
- ❑ Active Lifestyle 24/7, community focused, family oriented, needs to be mixed use, vibrant place



Visioning Discussion Priorities

- ❑ Quality of Life, pedestrian activity, trails, connecting with purpose of quality, Corinth has elements to connect
- ❑ Developers like vision and see opportunities, “open perspectives” and “open for growth”



Visioning Discussion Priorities

- ❑ Urban landscaping, second story park with first story retail, pocket parts
- ❑ Integrate generational housing variety where children/parents/grandparents can stay in the same community



3 breakout groups

Corinth Parkway Area



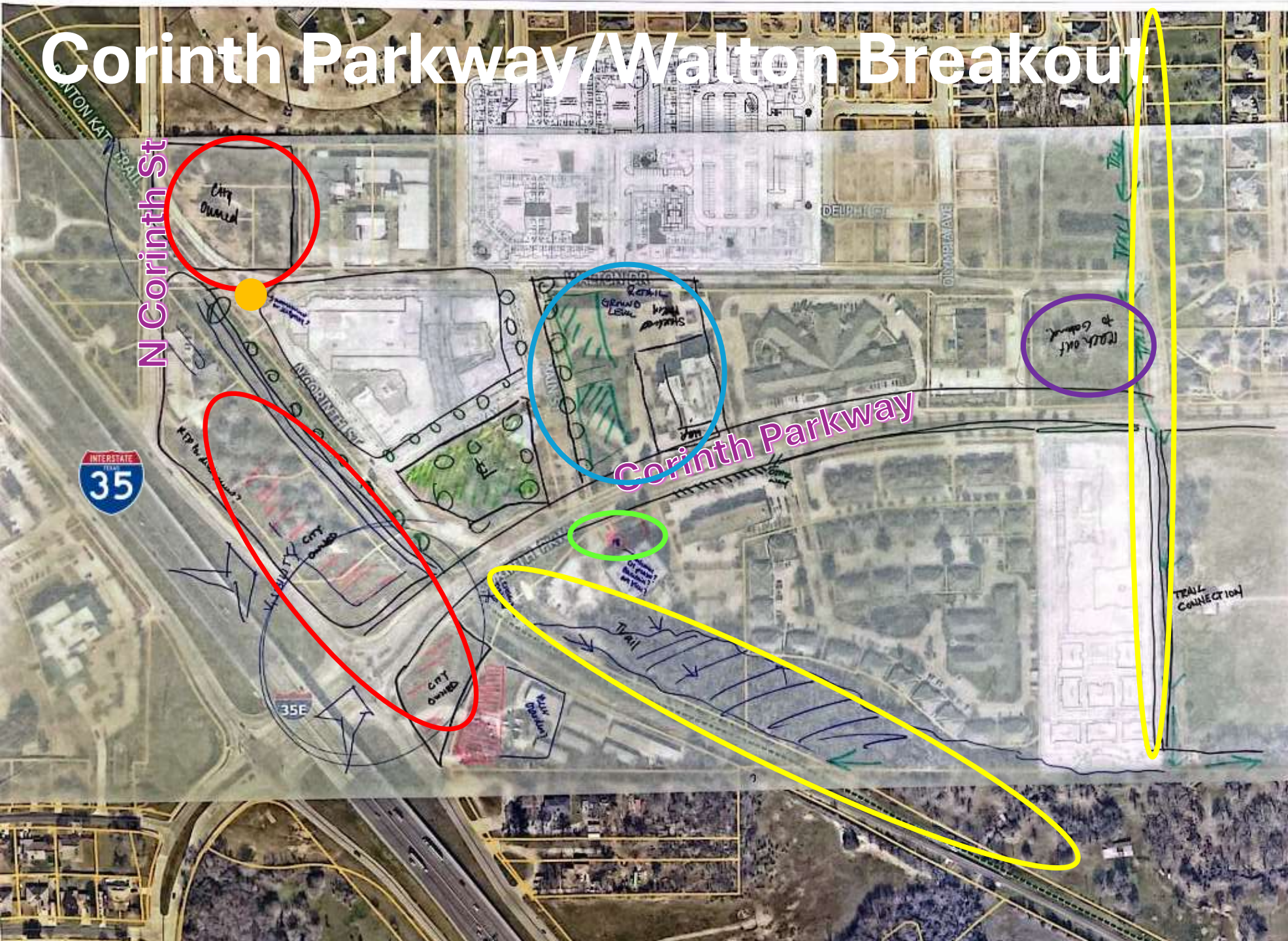
Old 77/I-35 Area



N Corinth St Area



Corinth Parkway/Walton Breakout



Takeaways

- Trailhead and Trail Connections
- Enhanced City Hall Plaza
- RFP for development of City owned land
- Redevelop with retail wrap, new buildings with retail along C.P., Walton
- Reach out to Goddard re redevelopment
- Monument or sculpture

Corinth Parkway/Walton Breakout



Takeaways

- New development on Texas Health Site – Retail, pkg garage with retail, string lights
- Gateway elements
- Rail Station/Retail
- Greenspace, walking trail, plaza
- Gateway/lighting elements



N Corinth St/Katy Trail Breakout

SHADY SHOR Shady Shores Rd

N Corinth St

Old 77 Rd

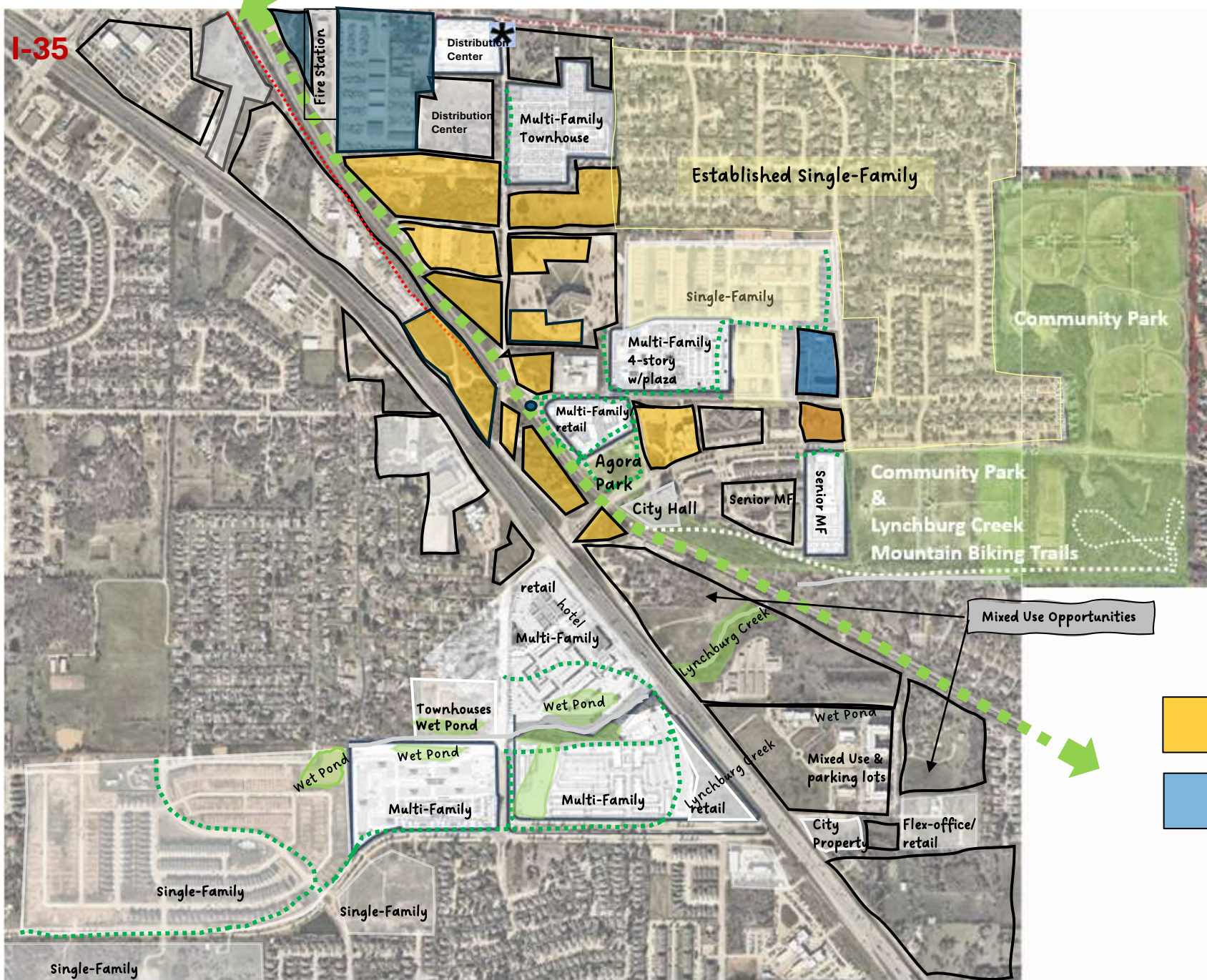


Takeaways

- Redevelop, mixed-use higher density
- NCTC gateway, mixed-use development
- Water tower as wayfinding or branding element
- Gateway wayfinding arches/elements
- Vertical redevelopment



Recommendations



Downtown Redevelopment Opportunities – Proposed Land Use

- Mixed Use
- Residential

N Corinth St



N Corinth St



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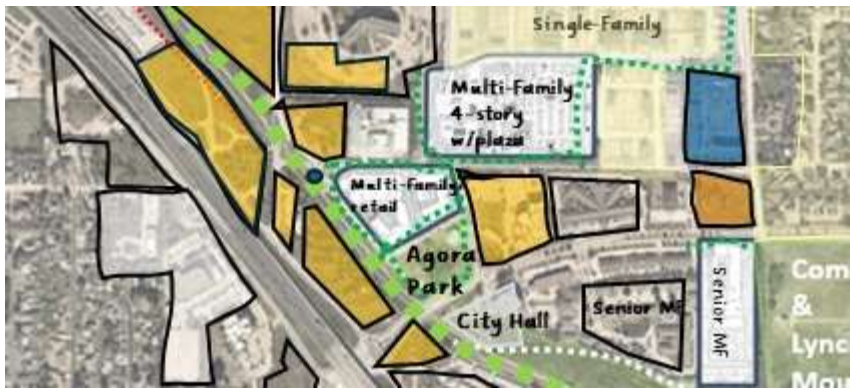
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Corinth Parkway



Corinth Parkway



Corinth Parkway



NCTC



NCTC



NCTC



Austin Community College Highland Campus



Austin Community College Highland Campus



Austin Community College Highland Campus



old 77/1-35E





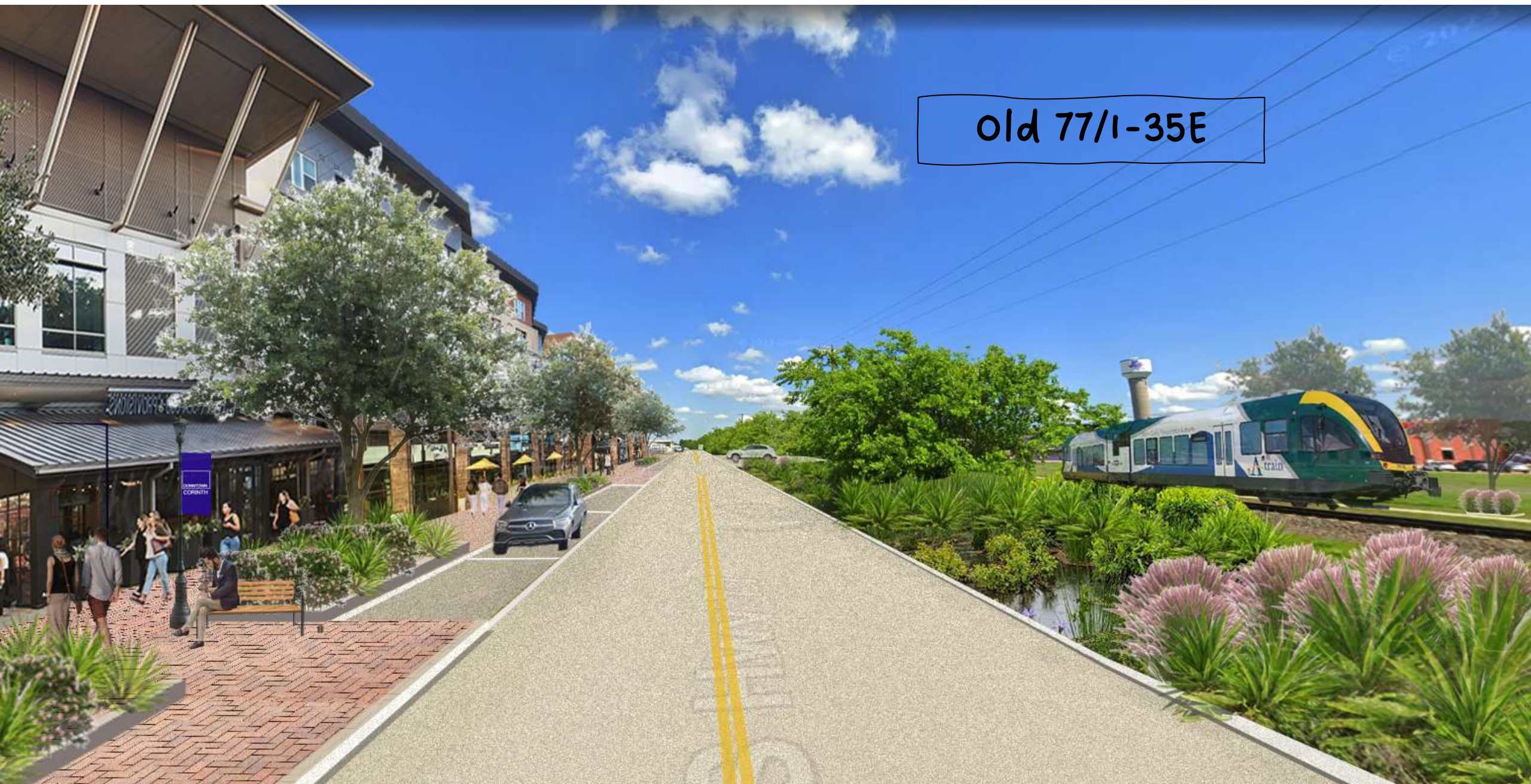
Charlotte, NC

old 77/I-35E

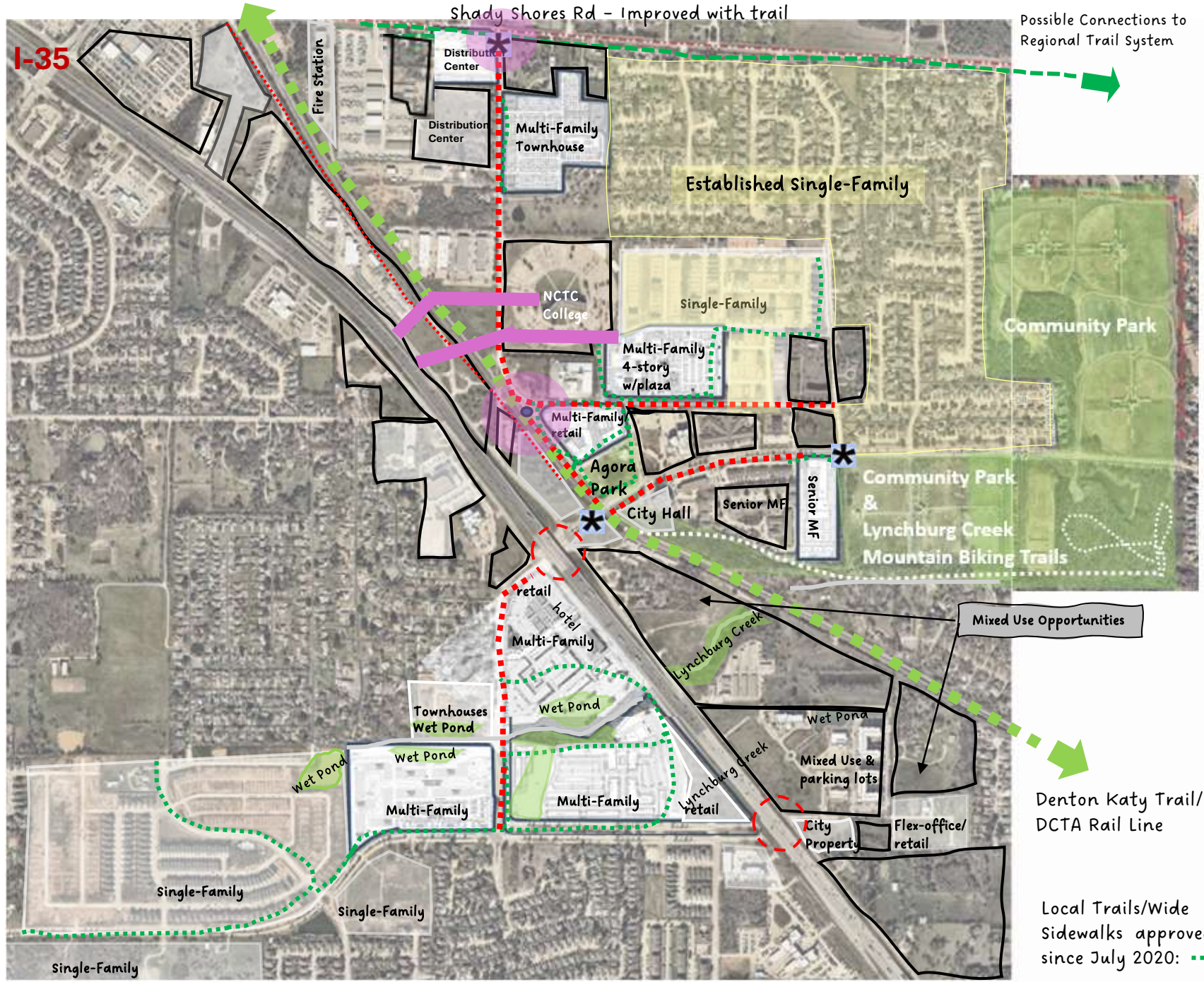
HWY 77
S



old 77/1-35E



Streets Circulation



***** Gateway Elements

--- Road Diet/Street Enhancements

○ Underpass Pedestrian Enhancements

● Explore Improvements in Circulation/Connection

Possible Connections to Regional Trail System

Mixed Use Opportunities

Denton Katy Trail/ DCTA Rail Line

Local Trails/Wide Sidewalks approved since July 2020: **---**

To Lewisville

I-35

Shady Shores Rd - Improved with trail

Fire Station

Distribution Center

Distribution Center

Multi-Family Townhouse

Established Single-Family

NCTC College

Single-Family

Multi-Family 4-story w/plaza

Multi-Family retail

Agora Park

City Hall

Senior MF

Senior MF

Community Park

Community Park & Lynchburg Creek Mountain Biking Trails

retail

hotel

Multi-Family

Townhouses

Wet Pond

Wet Pond

Multi-Family

Multi-Family

Wet Pond

Multi-Family

Wet Pond

Mixed Use & parking lots

retail

City Property

Flex-office/retail

Single-Family

Single-Family

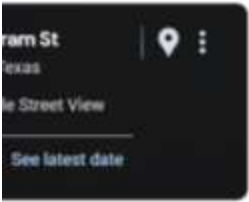
Single-Family

Street Designs/Road Diets



Abrams St, Arlington

Abrams St, Arlington



Currie St, West Side FW



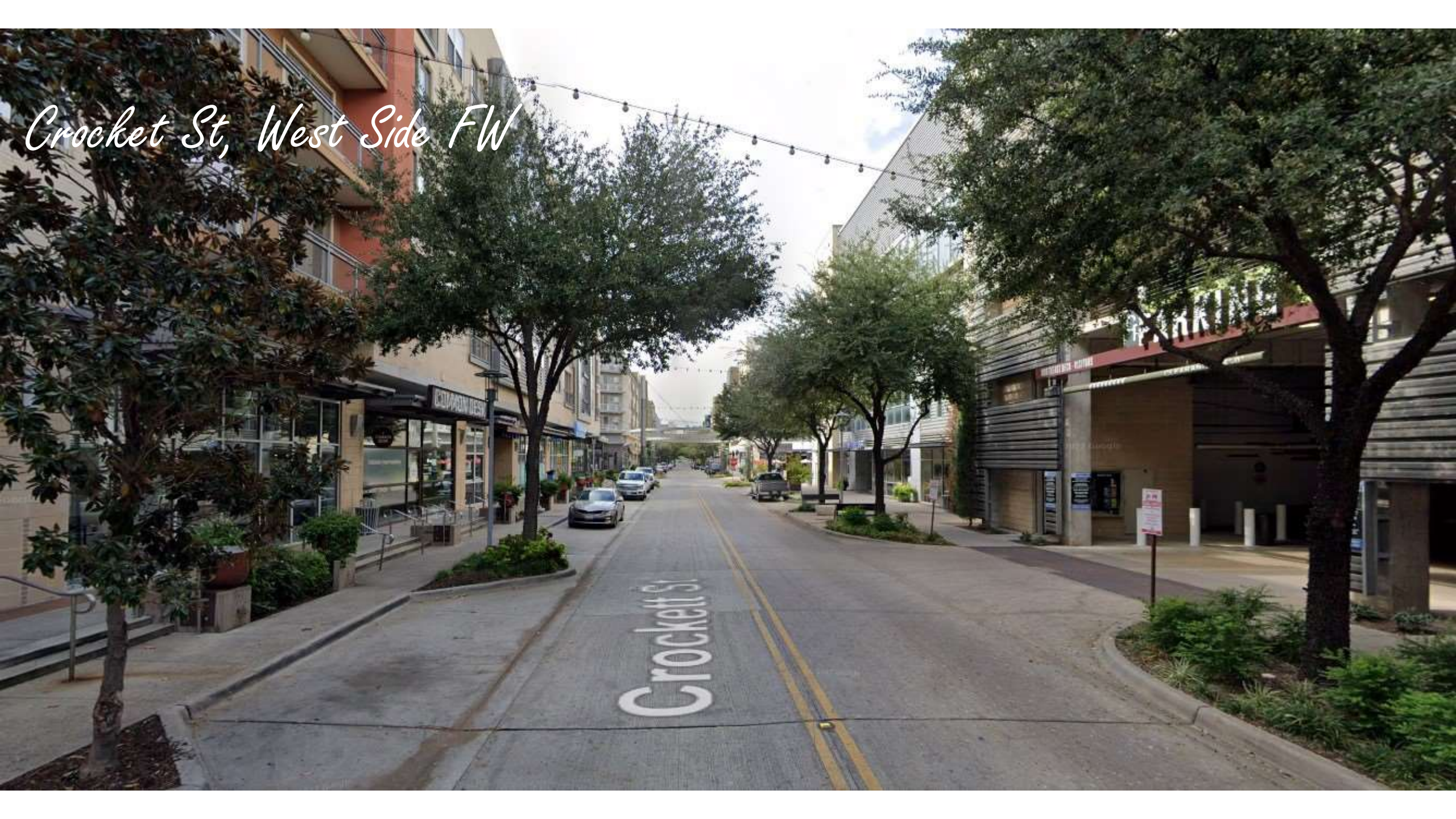
Currie St, West Side FW



Crocket St, West Side FW



Crocket St, West Side FW



Greenville Ave, Dallas



Greenville Ave, Dallas







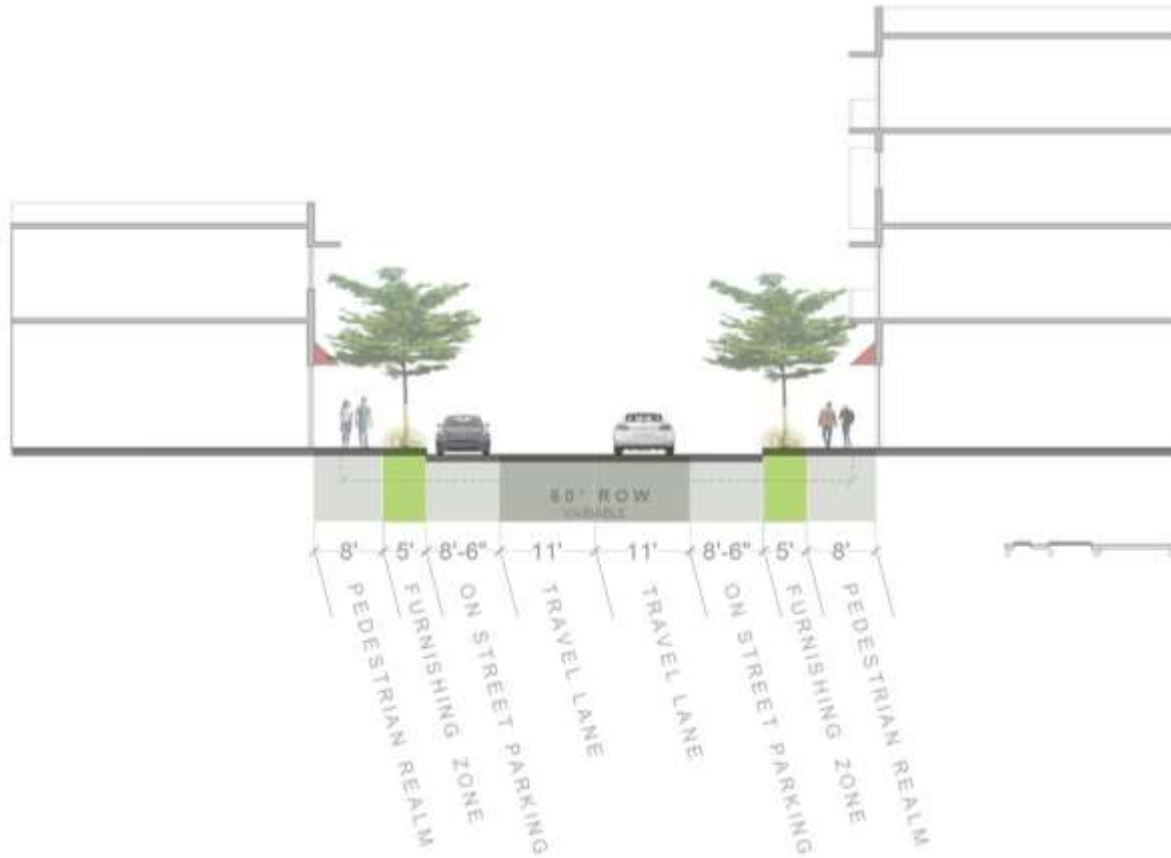
Recommended Street Design - N Corinth St

Road Diet – Eliminate center turn lane

Add on-street parking

Add bike lane markings on traffic lanes

Enhance pedestrian comfort with wide sidewalks, street trees



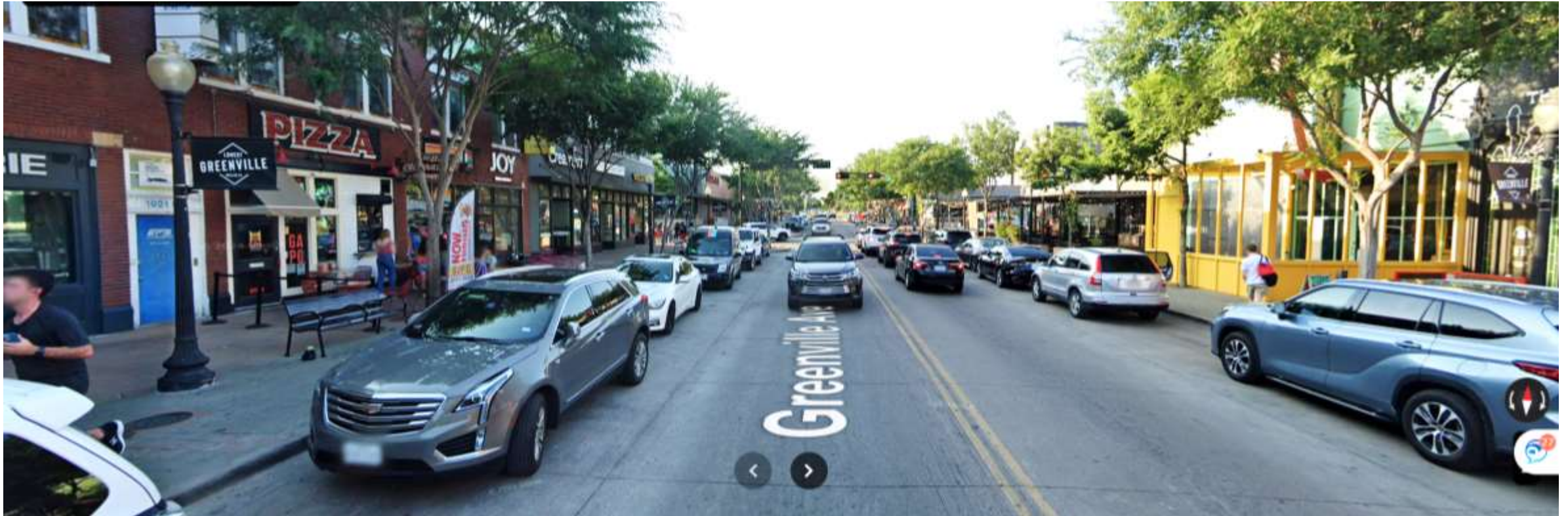
Recommended Street Design - N Corinth St

Road Diet – Eliminate center turn lane

Add on-street parking

Add bike lane markings on traffic lanes

Enhance pedestrian comfort with wide sidewalks, street trees



Potential Street Design - Corinth Parkway

Road Diet – 2 lanes vs 4

Add on-street parking

Add bike lanes

Enhance pedestrian comfort with wide sidewalks, street trees



Potential Street Design - Corinth Parkway

Road Diet – 2 lanes vs 4

Add on-street parking

Add bike lanes

Enhance pedestrian comfort with wide sidewalks, street trees





Potential Street Design - Corinth Parkway

Road Diet – 2 lanes vs 4

Add on-street parking, dedicated bike lanes

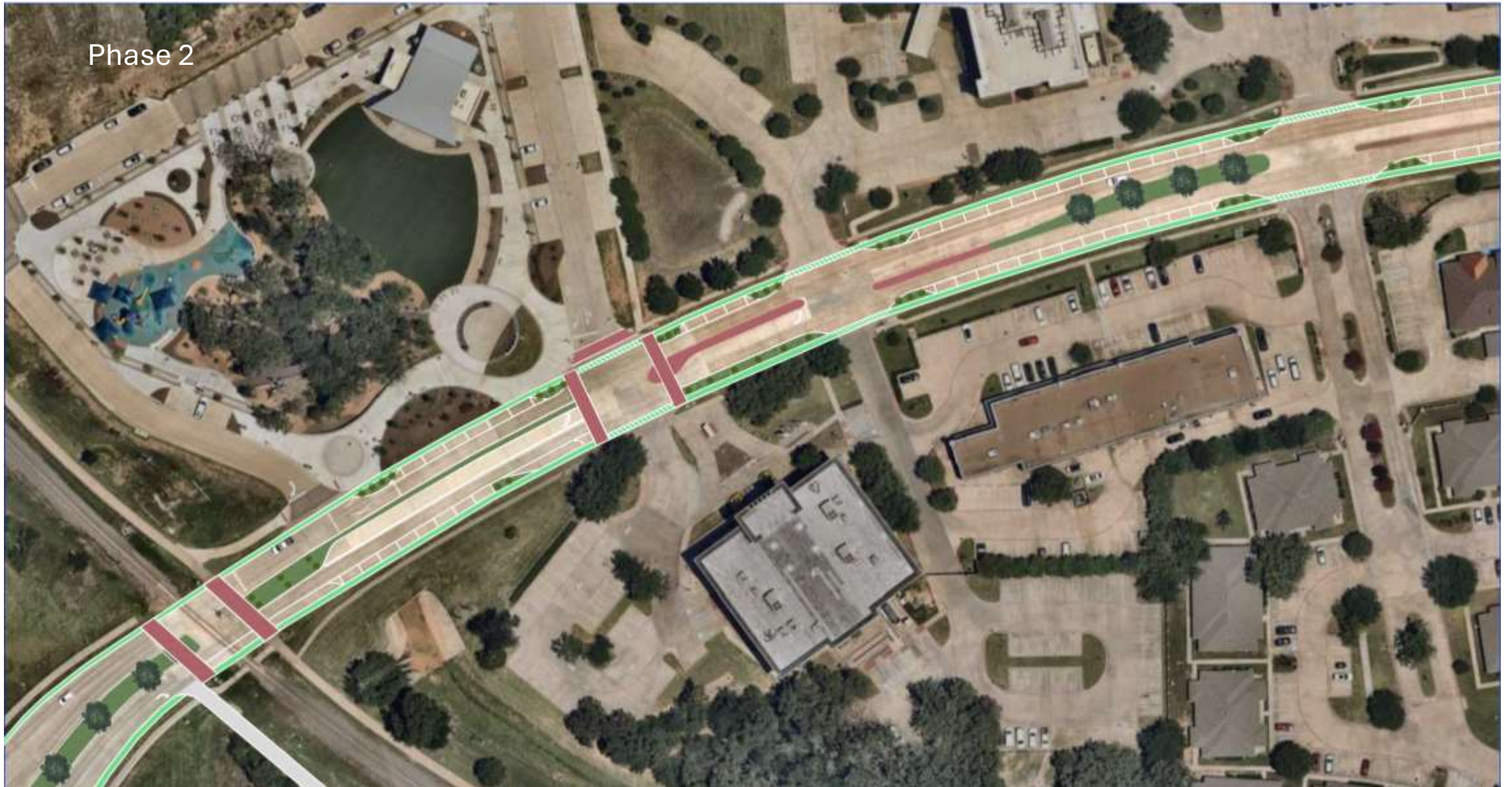
Enhance pedestrian comfort with wide sidewalks, street trees

Close median break on Corinth Parkway at North Corinth Street and increase the length of dedicated left stacking lane length turning onto Main Street

- North Corinth Street becomes right-in and right-out only



Potential Street Design - Corinth Parkway





Recommended Street Design - Old 77

Construct 2 lane street

Add on-street parking

Enhance pedestrian comfort with wide sidewalks, street trees

More study needed to determine existing roadway location within ROW



Recommendations

- Create zoning category for mixed-use form-based code (complete – MX-C new zoning standards)
- Rezone City/EDC properties to MX-C
- Reach out to other property owners to offer opportunity for rezoning to MX-C



Recommendations

- Meet with developers to share vision and opportunities downtown
- Consider incentives as needed, especially for retail, shared structured parking
 - City/EDC Land
 - TIRZ
 - 380s
 - Shovel-ready property for redevelopment



Recommendations

- Engage consultant for circulation study to determine potential enhancements to downtown streets and traffic movement
- Explore funding opportunities for street re-striping of N Corinth St and Corinth Parkway
- Public Improvement District may be needed for keeping downtown clean and green



Recommendations

- Redesign City Hall Plaza to provide usable gathering space



Recommendations

- Consider over-street lights for N Corinth St, and Corinth Parkway



Recommendations

- Explore options for gateway elements and wayfinding
 - Announce the arrival to downtown
 - Guide residents/visitors to destinations
 - Restaurants/shopping
 - Commons at Agora Park
 - Trail Connections
 - City Hall
 - Parking



Recommendations

- Explore opportunities for Katy Trail enhancements
 - Trailheads
 - Shade Trees
 - Developments that embrace/orient to the trail



Recommendations

- Downtown Parking
 - Maximize on-street parking
 - On-street parking should have time limits – short term
 - Create clear, consistent signage for public parking facilities
 - Incentivize shared parking facilities – private and public parking



Recommendations

- Begin exploring process/cost of expanding sewer line pinch point under railroad



Recommendations

- Work to TXDOT on design/funding options to enhance the I-35 Underpass to increase pedestrian access/safety/comfort between east/west sides of I-35
 - Make underpass visible and appealing (build on examples of successes from other cities around country/region)
 - Add wider sidewalk, bollard and wall lighting, landscaping features to create “park-like” character,
 - Add Public Art (i.e. Mural – Connect with UNT or local artists, etc.)







A group of people are sitting at an outdoor cafe table under a white umbrella. The scene is set in a bright, sunny outdoor environment with trees and a building in the background. The people are engaged in conversation and are surrounded by drinks and food on the table. The overall atmosphere is relaxed and social.

Questions, Comments?

Downtown Corinth