



Placemaking Manager

To apply, submit a Cover Letter & Resume to victoria@cctexasdmd.com by December 1, 2023.

About the DMD: The vision of Downtown Corpus Christi is to create the most vibrant downtown on the Gulf of Mexico by instituting a clean, safe, beautiful environment; creating a welcoming, well-designed, accessible waterfront; developing a robust, sustainable, desirable neighborhood; promoting remarkable, prismatic cultural experiences; and growing our team mentality and capacity to accomplish the vision.

General Job Description: Be part of the renaissance of Downtown Corpus Christi! We are looking for an accomplished, sophisticated, and results-oriented urban development professional with energy and spirit to advance our revitalization efforts. Working as part of our closely-knit team, you will use your planning and project management skills to plan, direct, track, and complete quality improvements in Downtown. Additionally, this position will track the implementation of the Downtown Area Development Plan. This position reports directly to the Executive Director and supervises the Economic Development & Placemaking Assistant.

<u>Job Functions (Daily Responsibilities):</u>	<u>Deliverables, Metrics and/or Benchmarks</u>
<p>1) Infrastructure - Advocate for and support implementation of catalytic infrastructure improvements – especially on the waterfront.</p>	<ul style="list-style-type: none"> • Work with city to implement the pedestrian improvements along Shoreline. • Coordinate with City for design of Lower, Middle, and Upper Broadway Bluff Rehabilitation to ensure connectivity between districts and historic features. • Coordinate with City to design Water Street Reimagined with streetscape features with funding of construction identified for Bond 2024. • Develop connectivity options for Agnes Laredo entryway. • Create Downtown Construction Access Standards to maintain Right-Of-Way accessibility and minimize business disruption.
<p>2) Streetscape and Urban Design Development - Create beautiful streetscapes and interactive public spaces through urban design.</p>	<ul style="list-style-type: none"> • Continue Implementations of parklets and sidewalk cafes. • Assess current Urban Design Standards and analyze proposed UDC Amendments. • Leverage \$200,000 of TIRZ #3 Streetscape and Safety funding to produce façade upgrades valued at \$400,000. • Collaborate with city staff on the Wayfinding Plan to ensure brand alignment. Manage seasonal Small Business Wayfinding programs.

<p>3) Transportation and Multi-Modal Connectivity - Ensure all downtown users have a connected, convenient, and safe route to and through downtown.</p>	<ul style="list-style-type: none"> • Develop relationship with RTA, identifying bus stop upgrades and partnering to implement upgrades. • Advocate and coordinate with TxDOT for reconfiguration of the Chaparral, Kinney, Agnes intersection to extend pedestrian connectivity across Chaparral Street. • Partner with the City for implementation of the ADA Accessibility Report (Scooter Fund).
<p>4) Parking Management Planning - Enhance the parking system so that public and private parking is available for diverse users when needed.</p>	<ul style="list-style-type: none"> • Continue to advocate for implementation of Parking Action Plan. • Work with City to move forward with Parking Meter Updates. • Work with City to move forward with off-street lot improvements for privately owned blighted lots that support operating businesses and pilot previous parking surfaces.
<p>5) Family and Tourist Oriented Park and Place Improvements - Implement family and tourist oriented placemaking initiatives that make parks and places inviting for all ages through design and key community partnerships.</p>	<ul style="list-style-type: none"> • Develop and deploy high quality holiday installations throughout the Marina Arts District and into Waters Edge, focusing on right of way and park activations. • Develop a plan for dog-friendly spaces in downtown. • Partner with Art Center, Marina, and Visit Corpus Christi to develop and deploy installations along vacated roadway adjacent to the Seawall and other key waterfront locations, like destination marquee sign and concrete replacement at Norma Urban Park. • Support the development of public art murals throughout downtown to expand the Downtown Public Art Program. • Deploy park improvements and develop plans for special use parks. • Oversee 3 annual plant changeouts in planters and downtown parks.

Compensation & Benefits:

- Salary Range \$55,000 to \$65,000 (Commensurate with Experience and Qualifications)
- Paid Health Benefits & Life Insurance (after 30 days)
- 2:1 Match Texas County and District System Retirement Plan
- 8 Paid Holidays & 15 Paid Time Off Days
- Opportunity for paid Professional Development

Qualifications:

- Master’s degree in Urban Planning, Architecture, Public Administration, or Arts Management.

- At least 3 years of working experience in a related field.
- AICP certification preferred, or commitment to earning certification within 2-years.

Work Hours:

- Typically, 8:30 AM – 5:30 PM, Monday through Friday, Hybrid and Flex Work Accommodated
- Some weekend and additional hours required for events, including Thanksgiving Week for Christmas Tree Lighting, Mural Fest, and Monthly Art Walk
- Communication may Be Required for Evenings or Weekends
- Must have reliable transportation.

Organizational Values

- **Dependable:** Has good attendance, is on time and is present and productive at work. Work consistently demonstrates an understanding of the vision and mission of the organization. Consistently completes an acceptable volume of work on time and reports on accomplishments. Seeks further assignments when workload permits. Completes reports on time and does not require reminders for reoccurring reports and meetings. Follows through and fulfills agreed upon commitments to others. Responds quickly to all requests. Is accountable for results.
- **Optimistic:** Keeps an upbeat, professional attitude even under challenging situations in order to keep perspective for the greater good. Maintains flexibility without losing momentum. Adapts to situations seamlessly. Speaks positively about self, team members, organization and community both internally and externally. Able to communicate directly in challenging situations and talk through conflict.
- **Creative:** Generates ideas and initiates action to seek information, solve problems or follow through with a task. Outside the box thinking. Not doing things “because this is how they’ve always been done.” Identifies unique solutions for challenges versus waiting to be told what to do. Provides ideas for improving processes to increase productivity. Brings individual skillset to benefit the collective.
- **Passionate:** Self-starter. Cares greatly about community, businesses and organization. Celebrates the history and wants to be part of the evolution. Considers job a “calling” versus an obligation. Willing to be vulnerable to understand and connect with others. Goes above and beyond in the spirit of service.
- **Collaborative:** Willing to work with others, share information and offer aid when possible. Consistently looks for ways to help the team. Works with, not against each other. Treats customers (internal & external) with courtesy and respect. Identifies opportunities for partnerships with other organizations and communities for the benefit of our vision & mission. Seeks best practices. Exhibits emotional intelligence towards others.
- **Inclusive:** Understands community needs, expectations, and our organization’s requirements for public service. Communicates effectively verbally and in writing with team members and

customers with widely different socio-economic and education levels. Willing to learn about and respect different abilities, personalities, preferences, beliefs, and backgrounds.