

ACTION PLAN PHASE 1

OLD TOWN DISTRICT IMPLEMENTATION ACTION PLAN PHASE ONE: (1-5 years)				
	RESPONSIBILITY	SCHEDULE		COMMENTS
		START	COMPLETE	
GENERAL				
Prepare and adopt recommended new codes for Old Town	City Staff	YEAR 1	YEAR 1	
Determine the most expedient organizational structure to fund and administer the implementation of the master plan	City Staff	YEAR 1	YEAR 1	
New District Coordinator Position: Retain a contract employee or re-assign an existing city employee with significant development / redevelopment experience to implement the master plan	City Staff	YEAR 1	YEAR 1	Funding Source needed for 10 years
Negotiate with State Highway Department to implement Main Street improvements per the master plan	Assistant City Manager and District Coordinator	YEAR 1	YEAR 2	Improve Main Street (2 lanes in each direction with parallel parking, sidewalks, pedestrian crossings, street trees, historic pedestrian scaled street lights, street furniture, and upgrade and place all utilities in underground service corridors). Allow for optional no parking at peak times of day and signalized intersections. Provide zero lot line mixed-use zoning along Main Street. Additional public parking to be located behind buildings

Negotiate with State Highway Department to implement the one-way Broadway/Walnut couplet per the master plan	Assistant City Manager and District Coordinator	YEAR 1	YEAR 2	Broadway Street to be a two lane one-way avenue with parking, sidewalks, trees, bump-outs and pedestrian crossings; zero lot line buildings & parking behind buildings; Walnut Street to be two lane one way avenue with parallel parking, sidewalks, street trees, lights, bump-outs and pedestrian crossings; upgrade and place all utilities in underground service corridors
Negotiate with the railroad company to move the switching station and improve the operational impact of the railroad	Assistant City Manager and District Coordinator	YEAR 2	YEAR 5	
Facilitate and allow for incremental transformation of existing buildings along Main, Broadway and Walnut providing the development is in accordance with codes	District Coordinator and City Staff	YEAR 1	YEAR 5	
Incorporate Old Townsite Master Plan's recommendations as to parks, trails, detention ponds and drainage system into the on-going city-wide park master plan	District Coordinator and City Staff	YEAR 1	YEAR 1	
Review existing building code requirements for rehabilitation of existing homes and relocation of historic homes. Adopt the National Building Code for rehabilitation of existing building	District Coordinator and City Staff	YEAR 1	YEAR 2	
Re-zoning the area south of Mary's Creek and north of Magnolia Street as a traditional neighborhood development area, as well as the undeveloped areas around the two proposed parks along Orange Street	District Coordinator and City Staff	YEAR 1	YEAR 1	

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	RESPONSIBILITY	SCHEDULE		COMMENTS
		START	COMPLETE	
Retain design/planning consultant to complete improvement plan and design code for Main Street north of Orange Street to Beltway 8 in order to beautify and control adjacent undesirable building types and uses.	District Coordinator	YEAR 1	YEAR 3	Main Street beyond the Old Townsite to have a well-landscaped median. Funding Source Needed.
Complete the necessary planning for the entire area to be a WiFi District	City	YEAR 2	YEAR 5	Funding Source Needed
HISTORIC NEIGHBORHOOD				
Establish a neighborhood organization to partner with the city to implement the plan	District Coordinator, City Staff and Neighborhood Organization	YEAR 1	YEAR 1	
Select a name and define the boundaries of the historic neighborhood	District Coordinator, City Staff and Neighborhood Organization	YEAR 2	YEAR 3	
Begin bi-annual one-day community maintenance & beautification events	Neighborhood Organization	YEAR 2	YEAR 2	
Retain a consultant to complete a detailed study of the neighborhood drainage issues and incorporate recommendations into the schematic design for public improvements for the ultimate build-out of Old Town	District Coordinator and City Staff	YEAR 1	YEAR 2	Funding Source Needed

<p>Retain a consultant to develop schematic design for the public improvements and a historic district theme, identity and character for the neighborhood</p>	<p>District Coordinator and City Staff</p>	<p>YEAR 2</p>	<p>YEAR 4</p>	<p>Design all key neighborhood streets to traditional neighborhood streets standards with one lane in each direction, parallel parking, tree lawn, street lights and street trees; upgrade and place all utilities in underground service corridors; provide safe at grade vehicular and pedestrian railroad crossings at Orange, Broadway and Walnut Streets; extend Texas Street to Plum Street to provide access to the linear park and improve neighborhood street connectivity; extend Plum Street to provide a provide connection to Mykawa Street; create a cul-de-sac with the extension of Sacramento; and open and renovate existing alley system throughout historic area. Funding Source Needed</p>
<p>Retain a consultant to develop the necessary drainage and other infrastructure improvement construction documentation for the area from the railroad to Mykawa; and from Orange to Walnut</p>	<p>District Coordinator and City Staff</p>	<p>YEAR 4</p>	<p>YEAR 5</p>	<p>Funding Source Needed</p>
<p>Acquire necessary options on property for the park north of Orange Street and expand the adjacent public property around the Old Town Ditch for a future greenway connection</p>	<p>District Coordinator and City Staff</p>	<p>YEAR 1</p>	<p>YEAR 2</p>	<p>Funding Source Needed</p>
<p>Develop a financial incentive program to support incremental renovation of existing housing for ownership</p>	<p>District Coordinator and City Staff</p>	<p>YEAR 1</p>	<p>YEAR 2</p>	<p>Funding Source Needed</p>

ACTION PLAN PHASE 1

	RESPONSIBILITY	SCHEDULE		COMMENTS
		START	COMPLETE	
Develop a financial incentive program for the continuation of infill housing including single family, townhouses, and condominiums for ownership	District Coordinator and City Staff	YEAR 1	YEAR 2	Funding Source Needed
Develop a business loan program to support existing compatible neighborhood friendly businesses that improve their property per the approved codes	District Coordinator and City Staff	YEAR 1	YEAR 2	Funding Source Needed
Consider a property tax limit for retired residents	District Coordinator and City Staff	YEAR 1	YEAR 2	Funding Source Needed
EXISTING NEIGHBORHOOD				
Acquire necessary options on property for the expansion of Centennial Park and expand the adjacent public property around the Old Town Ditch and Mary's Creek for a future greenway connections	District Coordinator and City Staff	YEAR 1	YEAR 2	To be considered in Parks Plan
CULTURE ARTS EDUCATION DISTRICT				
Renovate, expand and operate Alvin Community College as a community college and educational center. Consider expanding programming to serve the larger and immediate community, the arts and possibly a community theater.	City / Alvin Community College / Other nonprofit art organizations	YEAR 1	YEAR 3	Consider closing Park Avenue for one block and developing a campus environment with off-street parking
Support the continued renovation and expansion of the United Methodist Church.	District Coordinator and City Staff	YEAR 1	YEAR 3	Consider closing Houston Avenue for one block and developing a campus environment with off-street parking and new building along Main Street
Retain a consultant to complete a detailed study of the drainage issues and incorporate recommendations into the schematic design for public improvements for the ultimate build-out of Old Town	District Coordinator and City Staff	YEAR 1	YEAR 2	Funding Source Needed

Retain a consultant to develop schematic design for the public improvements and a historic district theme, identity and character for the cultural/arts/education district	District Coordinator and City Staff	YEAR 2	YEAR 4	Renovate Grand Boulevard as a major public space. North of Jasmine Street, Grand Boulevard will include a grass median with street trees, historic lights, parallel parking and brick paving. Between Broadway and Jasmine Street, Grand Boulevard to be a brick paved plaza with tree canopy and historic lighting; design all key neighborhood streets to traditional neighborhood streets standards with one lane in each direction, parallel parking, tree lawn, street lights and street trees; upgrade and place all utilities in underground service corridors; open, renovate and maintain existing alley system throughout the district. Funding Source Needed
Continue to develop Zychlinski Park with additional trees, sidewalks and other amenities	District Coordinator and City Staff	YEAR 1	YEAR 5	To be considered in Parks Plan
Develop a financial incentive program for the continuation of infill housing including single family, townhouses, and condominiums for ownership	District Coordinator and City Staff	YEAR 1	YEAR 2	Funding Source Needed
Develop a business loan program to support existing compatible neighborhood friendly businesses that improve their property per the approved codes	District Coordinator and City Staff	YEAR 1	YEAR 2	Funding Source Needed
Consider a property tax limit for retired residents	District Coordinator and City Staff	YEAR 1	YEAR 2	

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	RESPONSIBILITY	SCHEDULE		COMMENTS
		START	COMPLETE	
Acquire necessary options on property for the park north of Orange Street and expand the adjacent public property around the Old Town Ditch for a future greenway connection	District Coordinator and City Staff	YEAR 1	YEAR 2	To be considered in Parks Plan
Develop four key city-wide annual events to be located along Grand Boulevard	City / Alvin Community College / Other nonprofit art organizations / Neighborhood Organizations	YEAR 1	YEAR 5	Funding Source Needed
NEW TOWN CENTER				
Create a public/private Old Town Development Corporation or Public Improvement District that develops, manages, and maintains the area	District Coordinator and City Staff	YEAR 1	YEAR 3	
Acquire necessary options on property or redevelopment rights or create development partnerships to facilitate the development of the New Town Center	District Coordinator and Development Corporation	YEAR 1	YEAR 3	Funding Source Needed
Create a TERS or similar financial mechanism for the town center site and along Broadway to provide the necessary funds for infrastructure development and support this project with a portion of the sales tax from EDC	District Coordinator and Development Corporation	YEAR 2	YEAR 4	Funding Source Needed
Solicit and/or publish a request for development proposals that maintain the intent and objectives of the New Town Center Plan	District Coordinator and Development Corporation	YEAR 3	YEAR 5	

OLD TOWN DISTRICT IMPLEMENTATION ACTION PLAN PHASE TWO: (5-10 years)

	RESPONSIBILITY	SCHEDULE		COMMENTS
		START	COMPLETE	
GENERAL				
Complete all streetscape improvements along Main Street and the Broadway/Walnut couplet	District Coordinator and City Staff	YEAR 5	YEAR 8	See Funding Action Plan
Complete the relocation of switching station from center of Old Town	District Coordinator and City Staff	YEAR 5	YEAR 10	See Funding Action Plan
Complete the upgrade and placement of all utilities and infrastructure in undergrounds service corridors	District Coordinator and City Staff	YEAR 5	YEAR 8	See Funding Action Plan
Facilitate commercial development along Broadway and Main Streets	District Coordinator and City Staff	YEAR 5	YEAR 10	
Design and begin the process of improving all major thoroughfares per the comprehensive plan as modified by the approved master plan	District Coordinator and City Staff	YEAR 5	YEAR 10	Incorporate walking paths, street trees, four-way stops, pedestrian crossings, and parallel parking where appropriate. Funding Source Needed
HISTORIC NEIGHBORHOOD				
Complete improvements to rectify drainage problems and improvements to the infrastructure	District Coordinator and City Staff	YEAR 5	YEAR 8	See Funding Action Plan
Continue to implement the improvements to the neighborhood streets and alleys	District Coordinator and City Staff	YEAR 5	YEAR 8	See Funding Action Plan
Design and develop linear park with trails, landscape & retention ponds adjacent to rail line to connect Mary's Creek to Old Town Ditch	District Coordinator and City Staff	YEAR 6	YEAR 10	To be considered in Parks Plan
Design and develop a park to the north of Orange Street as part of the Old Town Ditch greenway system	District Coordinator and City Staff	YEAR 6	YEAR 10	To be considered in Parks Plan

ACTION PLAN PHASE 2

	RESPONSIBILITY	SCHEDULE		COMMENTS
		START	COMPLETE	
Extend Mykawa Street to be extended through to Walnut Street per the comprehensive plan	District Coordinator and City Staff	YEAR 5	YEAR 8	Funding Source Needed
EXISTING NEIGHBORHOOD				
Veterans to be improved per the comprehensive plan as a major thoroughfare but without the direct connection to Mykawa.	District Coordinator and City Staff	YEAR 7	YEAR 10	Provide tree-lined street with pedestrian sidewalks and trails. Funding Source Needed
McLean Road to be improved as a major thoroughfare.	District Coordinator and City Staff	YEAR 7	YEAR 10	Provide tree-lined street with pedestrian sidewalks and trails. Funding Source Needed
Design and develop linear park with trails, landscape & retention ponds adjacent to rail line to connect Mary's Creek to Old Town Ditch	District Coordinator and City Staff	YEAR 6	YEAR 10	To be considered in Parks Plan
Design and develop Mary's Creek into a major greenway with walkways, trails, retention ponds, nature areas, recreation amenities, parking, etc	District Coordinator and City Staff	YEAR 7	YEAR 10	To be considered in Parks Plan
Develop new park around the existing VFW with adjacent townhouse and condominium development. Relocate police headquarters to town center area	District Coordinator and City Staff	YEAR 5	YEAR 8	To be considered in Parks Plan
Increase connectivity between existing sub-divisions and to adjacent major thoroughfares	District Coordinator and City Staff	YEAR 5	YEAR 5	Funding Source Needed
Complete expansion of Centennial Park as a major district park	District Coordinator and City Staff	YEAR 7	YEAR 10	To be considered in Parks Plan
Support the establishment of a nature center adjacent to Centennial Park	District Coordinator and City Staff	YEAR 7	YEAR 10	To be considered in Parks Plan
CULTURE ARTS EDUCATION DISTRICT				
Continue the special events programming	City / Alvin Community College / Other nonprofit art organizations	YEAR 5	YEAR 10	See Funding Action Plan

Continue to facilitate the incremental transformation of existing buildings along Main Street and Broadway	District Coordinator and City Staff	YEAR 5	YEAR 10	See Funding Action Plan
Per the comprehensive plan upgrade and design Orange and Old Alvin	District Coordinator and City Staff	YEAR 7	YEAR 10	Streets to incorporate walking paths, street trees, four-way stops, pedestrian crossings, and parallel parking where appropriate. Funding Source Needed
Complete all improvements to Grand Boulevard and key neighborhood streets	District Coordinator and City Staff	YEAR 5	YEAR 8	See Funding Action Plan
Complete all improvements to existing alley system throughout the district	District Coordinator and City Staff	YEAR 5	YEAR 8	See Funding Action Plan
Expand Pearland Junior High West to have a Broadway address with a well-landscaped front entrance. Expand the role of the school in the community with cross programming in relationship to the community college and other local facilities	City / School District	YEAR 8	YEAR 10	Funding Source Needed
Design and develop linear park with trails, landscape & retention ponds adjacent to rail line to connect Mary's Creek to Old Town Ditch	District Coordinator and City Staff	YEAR 6	YEAR 10	To be considered in Parks Plan
Design and develop a new neighborhood park along at the end of Grand Boulevard and north of Orange Street in order to link to the Old Town Ditch Greenway	District Coordinator and City Staff	YEAR 6	YEAR 10	To be considered in Parks Plan
NEW TOWN CENTER				
Complete Phase One of the New Town Center	Development Corporation	YEAR 5	YEAR 10	See Funding Action Plan
Complete shopping plaza with relocated historic structures including the re-located Train Depot. Locate key visitor amenities and information in this area	Development Corporation	YEAR 5	YEAR 10	See Funding Action Plan
Complete the residential section of the New Town Center	Development Corporation	YEAR 5	YEAR 10	See Funding Action Plan

ACTION PLAN PHASE 2

	RESPONSIBILITY	SCHEDULE		COMMENTS
		START	COMPLETE	
Complete a new park as part of the Mary's Creek greenway with public amenities such as band shell, bike paths, walking trails, informal recreational fields, etc	District Coordinator and City Staff	YEAR 6	YEAR 10	To be considered in Parks Plan
Design and develop linear park with trails, landscape & retention ponds adjacent to rail line to connect Mary's Creek to Old Town Ditch	District Coordinator and City Staff	YEAR 6	YEAR 10	To be considered in Parks Plan
Connect and extend Churchill, Windsor and Westminster streets into the New Town Center	District Coordinator and City Staff	YEAR 6	YEAR 10	Funding Source Needed

**OLD TOWN DISTRICT
IMPLEMENTATION ACTION PLAN
PHASE THREE: (10-15 years)**

	RESPONSIBILITY	SCHEDULE		COMMENTS
		START	COMPLETE	
GENERAL				
Complete all streetscape improvements	District Coordinator and City Staff	YEAR 10	YEAR 12	See Funding Action Plan
Complete improvements to all the parks	District Coordinator and City Staff	YEAR 10	YEAR 12	To be considered in Parks Plan
Continue to facilitate commercial development along Broadway and Main Streets and the Town Center	District Coordinator and City Staff	YEAR 10	YEAR 15	See Funding Action Plan
Continue to facilitate residential development throughout the district	District Coordinator and City Staff	YEAR 10	YEAR 15	See Funding Action Plan
Complete the process of improving all major thoroughfares per the comprehensive plan as modified by the approved master plan	District Coordinator and City Staff	YEAR 12	YEAR 15	See Funding Action Plan
HISTORIC NEIGHBORHOOD				
Continue to facilitate the renovation of existing residential units as well as infill housing	District Coordinator and City Staff	YEAR 10	YEAR 15	See Funding Action Plan
EXISTING NEIGHBORHOOD				
Complete new development of park with adjacent townhouse and condominium development	District Coordinator and City Staff	YEAR 10	YEAR 12	To be considered in Parks Plan
Complete expansion of Centennial Park as a major district park	District Coordinator and City Staff	YEAR 10	YEAR 12	To be considered in Parks Plan
Complete the nature center adjacent to Centennial Park	District Coordinator and City Staff	YEAR 10	YEAR 12	To be considered in Parks Plan

ACTION PLAN PHASE 3

	RESPONSIBILITY	SCHEDULE		COMMENTS
		START	COMPLETE	
CULTURE ARTS EDUCATION DISTRICT				
Continue the special event programming	City / Alvin Community College / Other nonprofit art organizations	YEAR 10	YEAR 15	See Funding Action Plan
NEW TOWN CENTER				
Complete all phases of the New Town Center	Development Corporation	YEAR 10	YEAR 15	See Funding Action Plan