

Objective: Continue Enforcement of All Ordinances

Actions	Duration	Timeline	Who's Responsible?
Increase outreach and education to property owners about ordinances	On-going		City Council
Strictly adhere to new enforcement policy	On-going		City Council, Police Department

Possible Partners?

Property owners, Local newspaper

How will you measure success?

Nuisance properties are dealt with in a fair and consistent manner; Properties are well maintained and attractive

Estimated funding needed and possible sources?

Nominal

Objective: Comprehensive Review of all Ordinances

Actions	Duration	Timeline	Who's Responsible?
Utilize Growth Management focus group to review ordinances	3 months	March – May 2005	Growth Management focus group, City Council
Involve residents to get their feedback	1 month	April 2005	Growth Management focus group, City Council
Identify what ordinances should be updated	1 month	May 2005	Growth Management focus group, City Council

Possible Partners?

PEC, LCRA

How will you measure success?

Prioritized list of ordinances to be updated by May, 2005

Estimated funding needed and possible sources?

Nominal

Objective: Update and Add new Ordinances

Actions	Duration	Timeline	Who's Responsible?
Research other communities to find model ordinances	1 month	June 2005	Growth Management focus group, City Council
Establish outreach plan to gain public input on ordinance update process	1 month	June 2005	Growth Management focus group, City Council
Hold public meetings to gather public input	1 month	July 2005	Growth Management focus group, City Council
Work with focus group, PEC, LCRA, and City Attorney to develop ordinances	3 months	July – September 2005	Growth Management focus group, City Council

Possible Partners?

PEC, LCRA, Texas Municipal League

How will you measure success?

Adoption of new and updated ordinances by October 2005

Estimated funding needed and possible sources?

Nominal, City Attorney fees

Objective: Educate the Public on New and Updated Ordinances

Actions	Duration	Timeline	Who's Responsible?
Utilize public meetings to educate public on importance of ordinances	1 month	July 2005	Growth Management focus group, City Council
Prepare regular press releases informing public of ordinance changes	On-going		Growth Management focus group, City Council
Utilize growth management focus group members as 'voice' in the community to inform and educate	On-going		Growth Management focus group, City Council

Possible Partners?

Property owners, Police Department

How will you measure success?

Public is informed and comfortable with new ordinances

Estimated funding needed and possible sources?

Nominal

Objective: Provide funding and staff to maintain public property

Actions	Duration	Timeline	Who's Responsible?
Identify needed staffing to ensure adequate property maintenance	1 month	February 2005	City Council, City Staff
Budget accordingly	On-going		City Council
Study feasibility of allowing residents to bring bulky items to the City yard for disposal	3 months	January – March 2005	City Council, City Staff
Contact Blanco County and Johnson City to explore partnership for County-wide Animal Shelter	6 months	June – December 2005	City Council
Identify funding avenues and location for shelter	1 year	January 2006 – January 2007	City Council, Blanco County, Johnson City
Build and Staff Animal Shelter	1 Year	January 2007 – January 2008	City Council, Blanco County, Johnson City

Possible Partners?

Police Department, Property owners, Blanco County, Johnson City, Johnson City Coalition

How will you measure success?

Public properties are well-maintained, residents have access to bulky item disposal, animal control facility in place by 2008

Estimated funding needed and possible sources?

Nominal for public property maintenance

Varies depending on agreement with waste disposal company

\$500,000 - \$1,000,000 for facility

Blanco County, Johnson City for animal shelter funding

Objective: Review and Update the Subdivision Ordinance to ensure appropriate development standards

Actions	Duration	Timeline	Who's Responsible?
Review ordinance and determine what changes are needed, reviewing other community ordinances	1 month	April 2005	City Council, Growth Management focus group
Work with developers and residents to ensure changes are appropriate and supported (as part of ordinance update discussed above)	3 months	May – July 2005	City Council, Growth Management focus group
Work with PEC, LCRA, and City Attorney to develop updated ordinance	3 months	July – September 2005	City Council, Growth Management focus group
Adopt new ordinance	1 month	October 2005	City Council
Educate developers about changes	On-going		City Council, Growth Management focus group

Possible Partners?

PEC, LCRA, City Attorney, Developers, Property Owners

How will you measure success?

An updated subdivision ordinance adopted by October 2005

Estimated funding needed and possible sources?

Nominal, City Attorney Fees

Objective: Identify and Acquire Property for Affordable Housing

Actions	Duration	Timeline	Who's Responsible?
Identify property that has history of unpaid property taxes	3 months	April 2005	City Council, City Staff, Appraisal District
Work with Blanco ISD and Blanco County to acquire the property	1 year	May 2005 – May 2006	City Council, Appraisal District, Blanco County, Blanco ISD
Perform basic site preparation to make suitable for development	6 months	June – December 2006	City Staff
Work with Habitat for Humanity and / or Capital Area Housing Finance Corporation to build homes on the lots	6 months	January – June 2007	City Council, civic groups

Possible Partners?

Habitat for Humanity, Capital Area Housing Finance Corporation, Developers, Property owners, Appraisal District

How will you measure success?

New homes being developed by 2007

Estimated funding needed and possible sources?

Nominal

Objective: Develop a Zoning Ordinance that is appropriate for Blanco

Actions	Duration	Timeline	Who's Responsible?
Research other communities to identify model ordinances	3 months	April 2005	City Council, Growth Management focus group
Work with developers and residents to ensure the ordinance meets local needs as part of public meetings mentioned above	3 months	May – July 2005	City Council, Growth Management focus group
Work with PEC, LCRA, and City Attorney to develop updated ordinance	3 months	July – September 2005	City Council, Growth Management focus group
Hold public meeting to roll out draft of new ordinance before adoption	1 month	September 2005	City Council, Growth Management focus group
Adopt new ordinance	1 month	October 2005	City Council
Educate developers and residents about changes	On-going		City Council, Growth Management focus group

Possible Partners?

PEC, LCRA, City Attorney, Developers, Property Owners

How will you measure success?

A zoning ordinance adopted by October 2005

Estimated funding needed and possible sources?

Nominal, City Attorney Fees

Objective: Consider Hiring of a City Administrator

Actions	Duration	Timeline	Who's Responsible?
Determine budget availability to pay for position	3 months	March - June 2005	City Council
Determine responsibilities and expectations of City Administrator	3 months	March - June 2005	City Council
Budget for position when feasible	1 month	When feasible	City Council
Hire City Administrator	3 month	When feasible	City Council

Possible Partners?

City Staff, Blanco citizens

How will you measure success?

An Administrator as soon as economically feasible

Estimated funding needed and possible sources?

\$40,000 - \$50,000 per year for part time position

Objective: Develop an Annexation Plan

Actions	Duration	Timeline	Who's Responsible?
Identify appropriate areas for expansion using Future Land Use plan	2 months	February – March 2005	City Council, Growth Management focus group
Determine infrastructure needs of expected development in those areas	3 months	April – June 2005	City Council, Growth Management focus group
Develop annexation agreements with property owners	6 months	June – December 2005	City Council

Possible Partners?

Property owners, developers, PEC, LCRA

How will you measure success?

An annexation plan in place by end of 2005

Estimated funding needed and possible sources?

Nominal

Objective: Ensure Adequate Infrastructure to meet Growing Demand

Actions	Duration	Timeline	Who's Responsible?
Begin initial preparations for wastewater expansion (plant is at 69% capacity)	1 year	February 2005 – January 2006	City Council
Begin identifying funding sources for wastewater expansion	1 year	June 2005 – June 2006	City Council
Inventory water and wastewater lines and prioritize needed improvements	6 months	June – December 2005	City Council, City Staff
Develop improvement plan to address needed system upgrades and funding options	6 months	January – June 2006	City Council, City Staff
Implement water and wastewater line improvements and coordinate with street improvements to maximize efficiency	On-going		City Council, City Staff
Develop street maintenance plan to provide for regular repaving of all streets	1 year	June 2006 – June 2007	City Council, City Staff

Possible Partners?

Texas Commission on Environmental Quality, US Department of Agriculture Rural Affairs, Texas Water Development Board, developers, Blanco County, TxDOT

How will you measure success?

Needed infrastructure appropriately budgeted for

Estimated funding needed and possible sources?

USDA, TCEQ, TWDB, Blanco County

Objective: Preserve open space, including agricultural lands, as appropriate to maintain rural character of Blanco

Actions	Duration	Timeline	Who's Responsible?
Identify agricultural lands suitable for protection (floodplain, topography, etc. that make it unsuitable for development) and prioritize	1 year	January 2007 – January 2008	City Council, Growth Management focus group
Research programs that may be suitable to protect those properties	6 months	January – June 2008	City Council, Growth Management focus group
Develop a program to protect appropriate lands	6 months	June – December 2008	City Council, Growth Management focus group
Implement the plan to protect prime property from development	On-going		City Council, Growth Management focus group

Possible Partners?

Hill Country Land Trust, Guadalupe Blanco Land Trust, Nature Conservancy, TPWD, property owners

How will you measure success?

Agricultural lands are protected

Estimated funding needed and possible sources?

Varies depending on land prices, willingness of owners to donate, etc.

Land Trusts, local property owners, Private Foundations

Objective: Develop safe pedestrian access throughout Blanco

Actions	Duration	Timeline	Who's Responsible?
Evaluate trail routes identified in the Wheels and Feet Plan	6 Months	June – December 2005	Community Development focus group, City Council
Initiate a study to identify final 'Safe Routes to School' based on safety and appropriateness (start with existing application)	6 Months	June – December 2005	City Council, Community Development focus group
Identify safety improvements on Hwy 281 to make an interconnected system	1 Year	June 2005 – June 2006	City Council, Community Development focus group
Bring these to TxDOT as part of the overall plan	1 month	June 2006	City Council
Develop cost estimates to develop trails that are separated from the street	3 months	June – August 2006	City Council, Consultant
Work with property owners to obtain easements for the trail	6 Months	August 2006 – February 2007	City Council, Property Owners
Identify funding sources to develop the trails and maintain them	6 Months	August 2006 – February 2007	Community Development focus group, Wheels and Feet
Develop and maintain trails	2 Years	March 2007 – March 2009	City Council, Community Development focus group
Review feasibility of additional trails to connect other parts of the city, including Yett Park, Super S shopping center, etc.	1 Year	June 2007 – June 2008	Community Development focus group, Wheels and Feet

Possible Partners?

Texas Department of Transportation, Texas Parks and Wildlife, PEC, LCRA Property owners

How will you measure success?

Adopted trail plan by end of 2005, Safety Improvements on Hwy 281 by end of 2006, Initial trail network complete by March, 2009

Estimated funding needed and possible sources?

\$10,000 to develop plan; \$500,000 to develop trail system
LCRA, TPWD, Private Foundations, local contributions

Objective: Develop a Recreation Center.

Actions	Duration	Timeline	Who's Responsible?
Identify successful projects (ie Burnet Community Center) and determine if their programs can serve as a model for Blanco	1 month	January 2005	Rec Center non-profit
Develop partnerships with Blanco ISD and city, if feasible, to provide maximum benefit to all parties	3 months	March – June 2005	Rec Center non-profit, ISD
Identify what amenities and activities should be developed and appropriate staffing needs	3 months	June – August 2005	Rec Center non-profit
Identify funding sources for building the facility	3 months	June – August 2005	Rec Center non-profit, Community Development focus group
Identify funding sources for maintenance, supervision and management, and expansion as needed	On-going		Rec Center non-profit, Community Development focus group, City Council
Build and maintain the property	6 months	August 2005 – February 2006	Rec Center non-profit

Possible Partners?

City of Blanco, Blanco ISD, Blanco County, Gem of the Hills

How will you measure success?

Facility completed and offering recreational amenities

Estimated funding needed and possible sources?

Varies depending on amenities offered at the center
LCRA, TPWD, Private Foundations, Local donations

Objective: Require developers to set aside property or funding for schools and parks

Actions	Duration	Timeline	Who's Responsible?
Begin educating the public about the current voluntary standards	2 months	February - March 2005	City Council, Community Development focus group
Research similar programs to identify what is most appropriate for Blanco	3 months	March - May 2005	Community Development focus group, Growth Management focus group
Begin dialogue with citizens and builders to gauge support and determine set aside ratios	2 months	May - June 2005	Community Development focus group, Growth Management focus group, City Council
Update Subdivision Ordinance to require set asides or fee in lieu	3 months	July - September 2005	City Council

Possible Partners?

PEC, LCRA, local developers

How will you measure success?

Ordinance updated to provide for school and park set asides by October 2005

Estimated funding needed and possible sources?

Nominal, City Attorney fees for subdivision update

City budget

Objective: Develop 'pocket' parks throughout Blanco

Actions	Duration	Timeline	Who's Responsible?
Identify appropriate property for 'pocket' parks	6 months	June – December 2005	Community Development focus group, City Council
Prioritize property to acquire that provides maximum benefit.	3 months	January – March 2006	Community Development focus group, City Council
Develop amenities at acquired parks	3 years	March 2006 – March 2009	City Council
Provide on-going maintenance and upkeep	On-going		City Council

Possible Partners?

TPWD, LCRA, Private Foundations, Developers, Property Owners

How will you measure success?

A prioritized list of properties to acquire for parks by March 2006, Network of parks in place by 2009

Estimated funding needed and possible sources?

Varies depending on number of parks, amenities, etc.

TPWD, LCRA, Private Foundations, Developers, Property Owners, Blanco ISD

Objective: Attract or recruit additional grocers and retailers in and around Blanco.

Actions	Duration	Timeline	Who's Responsible?
Investigate other Texas communities with similar demographics to determine the type and size grocery stores that have located there	3 months	March - May 2005	Economic Development focus group
Send information packets and solicitations for visits to the headquarters site selection team of those grocers	1 month	June 2005	Economic Development focus group and the Chamber of Commerce working together
Visit www.score.org to locate area volunteers who can be of assistance to folks considering starting a new business	1 month	June 2005	Chamber of Commerce is ideal lead
Create a "Start Your Own Business" guide and/or workshop to offer to local and regional potential investors. Cost covers expenses	6 months	June – November 2005	Chamber of Commerce is ideal lead
Advertise that guide and/or workshop throughout the region. Newspaper ads, radio, coupon book insert, direct mail, etc.	12 months	December 2005 – October 2006	Chamber of Commerce is ideal lead
Make sure that a high percentage of retail space is occupied and operating businesses. Any store fronts under construction need an "Under Renovation" sign indicating estimated opening date	On-going	Beginning January 2005	Comprehensive Plan Steering Committee
Consider hiring an economic development professional. Part-time and shared time (with another community) are viable options	6 months	January – June 2005	City Council and Chamber of Commerce together

Possible Partners?

Blanco Historical Commission, downtown property owners, Chamber of Commerce, City Council, SCORE, local media, existing business leaders

How will you measure success?

Compiled demographics from Blanco and other communities with similar demographics, creation and distribution of brochures including inviting potential retailers to visit Blanco, completed and marketed Entrepreneur Guide and/or Workshop, working relationship/dialogue with SCORE, much retail space is occupied, all vacant buildings are well kept, clean, and attractive and have “available” or “under renovation” signs posted, leaders have an accurate written estimation of what a part-time or shared time economic development professional will cost.

Estimated funding needed and possible sources?

\$2,000-3,000 for “Start Your Own Business” guide and workshop (costs can be recovered in cost of guide and program); \$1000-2500 for advertising guide and workshop, depending on gratuities, medium, saturation, and reach; funding for professional economic developer not needed until information is gathered and salary range determined

Objective: Create and Promote Youth Recreational Opportunities

Actions	Duration	Timeline	Who's Responsible?
Interview area youth (elementary, middle school) to determine their preferences regarding recreational opportunities	Prep work - 3 months Interviews/compilation	March - May 2005	Economic Development focus group, Community Development focus group
	2 months	May - June 2005	
Interview area teenagers to determine their preferences regarding recreational opportunities	Prep work - 3 months Interviews/compilation	June – August 2005	Economic Development focus group, Community Development focus group
	2 months	September – October 2005	
Travel to neighboring communities to visit with local owners of youth-patronized establishments, with the intent to encourage them to expand a second location in Blanco	6 months	November 2005 – April 2006	City officials, Chamber of Commerce
Use the marketing techniques used in “Attracting Retail” above to target potential local entrepreneurs to open a business	12 months	November 2005 – October 2006	Economic Development focus group, City of Blanco, and Chamber of Commerce
Develop and implement advertising campaign to appeal to small business investors in Texas metropolitan cities	12 months (longer if needed)	November 2005 – October 2006	City of Blanco, Chamber of Commerce

Possible Partners?

Local schools, local youth organizations, Student Councils, youth sports leagues, City of Blanco, Chamber of Commerce, neighboring communities, local/regional advertising agencies

How will you measure success?

Interviews with youth leaders indicate efforts are being recognized; significant numbers of visits to surrounding communities can be proven; advertising recruitment campaign is developed, paid for, and implemented; sports tournaments locate to Blanco; new youth recreational opportunity is created and named success by area youth and/or teenagers

Estimated funding needed and possible sources?

\$200-400 for travel to neighboring communities to woo existing retailers to expand; advertising campaign costs depend on gratuities, medium, saturation, and reach

Objective: Promote Historical Tourism and Agri-Tourism

Actions	Duration	Timeline	Who's Responsible?
Advertise and distribute the walking tour developed in the Historic Preservation Plan, including local websites viewed by tourists	On-Going	Beginning December 2005	Chamber of Commerce, Historical Commission
Post signs on both sides of 281 before the downtown area to direct potential tourists to stop	6 months	January 2005 – June 2005	City of Blanco, TxDoT
Post items of interest to tourists on community websites	6 months	January 2005 – June 2005	Any local business patronized by tourists
Support Blanco National Bank's "100 Years in Business" celebration by advertising to potential tourists in neighboring regions	3 months	3 months prior to Event	Blanco National Bank, Chamber of Commerce
Support the LavenderFest celebration by advertising to potential tourists in neighboring regions	4 months	February 2005 – May 2005	Lavender farmers, City of Blanco, Chamber of Commerce
Meet with Real Ale Brewery to discuss the possibilities of a future tap room in the downtown area	1 month	January 2005	City of Blanco, Chamber of Commerce
Investigate agri-tourism opportunities	12 months	January 2005 – December 2005	City of Blanco, Chamber of Commerce
Meet with local hoteliers to discuss which type of additional lodging is most needed in the area; work with them to attract others	12 months	March 2005 – February 2005	Chamber of Commerce, Economic Development focus group

Possible Partners?

Blanco Historical Commission, Chamber of Commerce, City of Blanco, Texas Dept. of Transportation (TxDoT,) Blanco National Bank, lavender farmers, hoteliers and other lodging owners and managers

How will you measure success?

Increased tourism revenues, increased overnight stays for local festivals and events, website hits, requests for walking tour brochures; new businesses open and serving tourists; new agri-tourism opportunities

Estimated funding needed and possible sources?

Tourism advertising costs will depend on gratuities, medium, saturation, and reach; get quotes from local advertising agencies and media outlets.

Objective: Grow and Strengthen the Greater Blanco Chamber of Commerce

Actions	Duration	Timeline	Who's Responsible?
Design and conduct face-to-face interviews with existing members to determine ideal returns-on-investment	6 months	January 2005 – June 2005	Chamber of Commerce
Design and conduct face-to-face interviews with potential members to determine ideal returns-on-investment	6 months	January 2005 – June 2005	Chamber of Commerce
Modify products and services to meet the findings in the surveys and evaluate regularly for continued success	8 months	July 2005 – February 2006	Chamber of Commerce
Create successful non-dues revenue generators (look to others for success stories)	12 months	June 2005 – May 2006	Chamber of Commerce
Investigate and interview reputable professional fundraising firms	2 months	June 2005 – July 2005	Chamber of Commerce
Develop a shop-at-home program that is similar to another community's successful program	12 months	June 2005 – May 2006	Chamber of Commerce
Develop a new appreciation program for members using a variety of ideas (Operation Thank You, banners, etc.)	4 months	July 2005 – October 2005	Chamber of Commerce
Create a "Downtown Merchants" Committee, building on the work already begun to organize	1 month	February 2005	Chamber of Commerce
Research what resources are needed to consider a paid Chamber Professional (part-time and full-time comparisons) – job description, salary, experience, work hours, etc.	6 months	January 2005 – June 2005	Chamber of Commerce

Possible Partners?

Existing Chamber members, potential or targeted Chamber members, former Chamber members, other area Chambers of Commerce, U.S. Chamber of Commerce, Internet websites that offer free advice to Chambers, TCCE (Texas Chamber of Commerce Executives Association)

How will you measure success?

Completed and analyzed survey results; new products and services according to membership; programs and services shown to be of little or no value are completely eliminated from Chamber plans; several new non-dues revenue generators are slated for next year's program; fundraising firms interviewed with cost quotes; shop-at-home program implemented; appreciation program implemented; Downtown Merchants Committee formed and meeting regularly; proposal completed to hire Chamber Professional

Estimated funding needed and possible sources?

Increased Chamber operating budget, but most Actions are nominal costs when accomplished by board members

Objective: Attract a Retirement Village

Actions	Duration	Timeline	Who's Responsible?
A community meeting or survey needs to be held to determine the housing needs of existing and future residents	3 months	March 2005 – May 2005	Economic Development focus group, City of Blanco
A community meeting or survey needs to be held to determine if Blanco could be a market to attract retirees from other communities in the future	3 months	March 2005 – May 2005	Economic Development focus group, City of Blanco
Have ongoing discussions with local retirees to develop a plan that meets Blanco's future needs	6 months	May 2005 – October 2005	Economic Development focus group, City of Blanco
Meet with people who manage and use "Gem of the Hills Senior Citizen Community Center" to determine their take on what gaps need to be filled relative to retirement housing	1 month	June 2005	Economic Development focus group, City of Blanco
Gather all relevant current demographics and demographics trends needed to prove the need AND desire for more retirement housing	3 months	July 2005 – September 2005	Economic Development focus group, City of Blanco
Develop a marketing campaign to target regional retirement/elder care service providers	6 months	October 2005 – February 2006	Economic Development focus group, City of Blanco

Possible Partners?

Local retirees, Capital Area Planning Council on Aging, residents of other retirement villages in the region, health care providers, Gem of the Hills Senior Citizen Community Center, local/regional marketing firm

How will you measure success?

Survey of local residents indicates the community is becoming poised to serve retirees adequately; marketing campaign generates interest in developers and/or potential residents

Estimated funding needed and possible sources?

Nominal funding for preliminary work; more funding needed later if marketing campaign is undertaken

Objective: Develop a Downtown Committee for the Chamber of Commerce

Actions	Duration	Timeline	Who's Responsible?
Invite downtown business and property owners, and others with an interest in downtown to join	6 months	January – June 2005	Chamber of Commerce
Survey members to determine what the Committee should focus on	3 months	June – August 2005	Chamber of Commerce
Develop a work plan for the group and implement	1 month	September 2005	Downtown Committee
Begin implementing plan and serving downtown interests	On-going		Downtown Committee

Possible Partners?

Old Blanco County Courthouse Preservation Society, Historical Commission, Property owners

How will you measure success?

Active Downtown Committee in place by September 2005

Estimated funding needed and possible sources?

Nominal

Objective: Create a unified sidewalk and parking plan for downtown

Actions	Duration	Timeline	Who's Responsible?
Identify appropriate parking pattern for downtown	2 months	February – March 2005	City Council, Downtown Committee, property owners
Enforce off-Square parking for Market Days and other events	On-going		Market Days group
Repave and repaint entire downtown for angled parking	1 year	June 2005 – June 2006	City Council
Develop plan for sidewalk improvements with pedestrian amenities	6 months	January – June 2006	City Council, Downtown Committee, property owners
Identify funding options for sidewalk and pedestrian improvements	3 months	June – September 2006	City Council, Downtown Committee
Implement improvements to the downtown	2 years	January 2007 – January 2009	City Council, Downtown Committee

Possible Partners?

Chamber of Commerce, Old Blanco County Courthouse Preservation Society, downtown property and business owners

How will you measure success?

Parking improvements complete by June 2006, Sidewalk improvements by January 2009

Estimated funding needed and possible sources?

\$50,000 - \$100,000 for repaving and restriping

\$250,000 - \$500,000 for sidewalk and pedestrian amenities

Objective: Increase mix of downtown businesses

Actions	Duration	Timeline	Who's Responsible?
See Economic Development Plan			
Contact Real Ale Brewery and discuss opening Tap Room on the Square	6 months	Once new Brewery opens	City Council, Downtown Committee
Investigate allowing open containers on the Square	6 months	January – June 2006	City Council, Downtown Committee
Update ordinance to allow open containers if feasible	3 months	June – September 2006	City Council

Possible Partners?

PEC, LCRA, Texas Alcoholic Beverage Commission

How will you measure success?

Real Ale tap room open on the Square

Estimated funding needed and possible sources?

See Economic Development Plan

Objective: Improve the Appearance of Downtown

Actions	Duration	Timeline	Who's Responsible?
Clear brush from Town Creek and continue on regular basis	1 month	June 2005	Downtown Committee, City Staff
Improve landscaping around courthouse	1 year	June 2005 – June 2006	OBCCPS, Downtown Committee, City
Develop design guidelines to ensure appropriate building design	6 months	June 2005 - January 2006	Growth Management focus group, City Council

Possible Partners?

Property owners, Chamber of Commerce, local civic organizations

How will you measure success?

Brush is cleared on regular basis from Town Creek, landscape plan is implemented for courthouse by June 2007, design guidelines in place by January 2006

Estimated funding needed and possible sources?

~\$300,000 - \$500,000 to fully implement Courthouse landscape plan

Objective: Provide funding for building owners to maintain and improve their buildings

Actions	Duration	Timeline	Who's Responsible?
Identify funding source for building owner assistance	6 months	January – June 2006	City Council, Downtown Committee, Local banks
Develop program to provide assistance to building owners	6 months	June – December 2006	City Council, Downtown Committee, Local banks
Determine feasibility of tax ‘freeze’ for property owners who renovate property	3 months	January – March 2006	City Council
Determine feasibility of Public Improvement District or Tax Increment Reinvestment Zone	1 year	January 2009 – January 2010	City Council, Downtown Committee, property owners

Possible Partners?

Chamber of Commerce, Texas Historical Commission, National Park Service, property owners, local banks

How will you measure success?

Incentive plan developed for property improvement and maintenance

Estimated funding needed and possible sources?

\$10,000 - \$20,000 for façade program

Local banks, City of Blanco, Private Foundations, local donations

Objective: Hold Regular Events Downtown

Actions	Duration	Timeline	Who's Responsible?
Support Lavender Festival	On-going		Downtown Committee, property owners, citizens, City Council
Support Market Days and other events	On-going		Downtown Committee, property owners, citizens, City Council
Identify other suitable events to be held downtown	3 months	July – September 2005	Downtown Committee

Possible Partners?

PEC, LCRA, Property Owners, businesses

How will you measure success?

Events are scheduled on a regular basis and visitors and residents spend time downtown

Estimated funding needed and possible sources?

Nominal

Objective: Provide public restrooms

Actions	Duration	Timeline	Who's Responsible?
Identify appropriate location for restrooms	3 months	January – March 2010	City Council, Downtown Committee
Identify funding sources for installation and on-going maintenance	3 months	March – June 2010	City Council, Downtown Committee
Install public restrooms, possibly in conjunction with Visitor's Center	6 months	June – December 2010	City Council, Downtown Committee

Possible Partners?

Chamber of Commerce

How will you measure success?

Public restrooms adequate for large number of visitors

Estimated funding needed and possible sources?

\$100,000 - \$200,000

City Budget, private donations, fundraising

Objective: Develop an inventory of all historic buildings and sites in and around Blanco.

(Begin with downtown inventory done in 1990 for historic district designations.)

Actions	Duration	Timeline	Who's Responsible?
Contact Peter Ketter at the THC to establish forms and organizational structure. (peter.ketter@thc.state.tx.us) or 512/463-5853)	1 week	December 2004	Retta Martin
Conduct a windshield survey.	2 months	February – April 2005	T.D. Smylie
Complete a video documentary and photo archives.	Ongoing	January – June 2005	Roy Byars, Bernice West
Develop walking tour brochure from survey findings.	6 months	June – December 2005	Chamber of Commerce / Historical Commission
Conduct a cemetery survey. (www.thc.state.tx.us/cemeteries/cemdefault.html or gerron.hite@thc.state.tx.us)	3 months	January – March 2006	

Possible Partners?

Rebecca Howerton, Blanco Historical Commission, property owners, County Appraisal District, Richard Solis, Amil Baker

How will you measure success?

Completed survey, creation and distribution of brochure, publicity and promotion of preservation and historic properties, increased awareness of historic properties and endangered properties

Estimated funding needed and possible sources?

\$5,000-10,000 for video documentary, \$2,000-3,000 for walking tour brochure (possible Certified Local Government grant)

Objective: Expand the preservation ordinance, and become a Certified Local Government.

Actions	Duration	Timeline	Who's Responsible?
Contact Bratten Thomason for guidance and examples. (bratten.thomason@thc.state.tx.us , 512/463-6092, or www.thc.state.tx.us/certifiedlocgov/clgdefault.html)	1 month	January 2005	Retta Martin, T.D. Smylie
Visit the THC website to obtain a model ordinance. (www.thc.state.tx.us/certifiedlocgov/clgPDF/ModelHis.pdf)	1 month	January 2005	Retta Martin, T.D. Smylie
Establish a plan for outreach and education. Contact the THC and LCRA.	1 month	March 2005	Retta Martin

Possible Partners?

City of Blanco, Blanco Historical Commission, Ricky Simmons

How will you measure success?

Adoption of preservation ordinance by June 2005

Estimated funding needed and possible sources?

Nominal

Objective: Develop design guidelines for new construction and renovation for the entire community of Blanco.

Actions	Duration	Timeline	Who's Responsible?
Research guidelines from other cities. (Use an online search engine such as www.google.com , access the University of Georgia School of Environmental Design at www.sed.uga.edu/facilities/owenslibrary/designguidelines.htm , and visit the National Park Service at www2.cr.nps.gov/workingonthepast)	1 month	June 2005	Carolyn Boydston, Paulette Stepp
Contact Bratten Thomason (512/463-6092 or bratten.thomason@thc.state.tx.us) at the THC for other examples.	1 month	June 2005	Carolyn Boydston, Paulette Stepp
Research funding sources for creating design guidelines (possible CLG grant).	2 months	October – December 2005	Carolyn Boydston, Paulette Stepp
Research and hire a consultant.	1 month	January 2006	Carolyn Boydston, Paulette Stepp
Create and implement a plan for outreach and education about design guidelines. Contact THC and LCRA.	3 Months	January – March 2006	Retta Martin

Possible Partners?

Blanco Historical Commission, City of Blanco, developers, Keep Blanco Beautiful

How will you measure success?

Creation of user-friendly design guidelines, compatible new construction, creation of partnership with builders and developers

Estimated funding needed and possible sources?

\$3,000-10,000 - CLG grant and other fundraising, City of Blanco

Objective: Prioritize properties in need of protection, and develop a program to do so.

Actions	Duration	Timeline	Who's Responsible?
Complete historic resources survey.	2 months	February – March 2005	Survey staff
Document condition of properties on survey forms.	2 months	February – March 2005	Survey staff
Research and establish a local incentive program for historic preservation (tax incentives, low interest loans, grants, etc).	6 months	June – December 2005	Retta Martin
Identify funding sources for emergency funds for preservation work.	3 months	January – March 2006	Retta Martin

Possible Partners?

County Appraisal District, Richard Solis, Amil Baker, local banks, City of Blanco

How will you measure success?

Establishment of local incentive program

Estimated funding needed and possible sources?

Small tax incentives and grants