

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
Chapter 3; Land Use and Development			
3.A	Land uses should harmonize so as not to detract from the enjoyment and value of surrounding properties.		
3.B	Land uses should concentrate similar uses and densities. Where mixed uses are the intended use, the physical appearance should be cohesive and coordinated.		
3.C	Commercial and residential development should encourage a walking and bicycling convenience and experience.		
3.D	Development zoning patterns should provide for suitable transitions and buffering between land uses and densities.		
3.E	To preserve views and enhance values, in the northern EIJ areas of the Town, development should favor more dense, high-rise buildings on the inland center of the island and mid-rise and low-rise structures towards the Bay and Gulf shores.		
3.F	Development or redevelopment of infill lots, within a zone, should consider similar scale and density of surrounding properties.		
3.G	High-density housing development should be concentrated where roadway and utility infrastructure and off-street parking can support it.		
3.H	Development should favor districts over strip centers.		
3.I	Small-scale neighborhood retail and service facilities should be located at the edge of neighborhoods at busy intersections.		
3.J	Development should preserve and enhance the physical environment and natural features of the Island. Nature reserve areas, greenbelts, and open areas should be set aside for preservation and recreation and to be used as buffering areas.		
3.K	Public beaches and Bayfront shores, dunes, views, access, and ecological health should be proactively preserved and protected.		
3.L	Zoning should be flexible enough to allow for building alternatives that provide open space and views.		
STANDARDS OF LAND USE			

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		3.1	Preserve the conformity and integrity of the existing development
		3.2	Provide for increased buffering between zoning districts
		3.3	Allow increased flexibility while also establishing improved minimum standards
		3.4	Streamline the review and permitting process
		3.5	Collaborate with neighbors and property owners prior to altering present land uses in a zoning district

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	APPEARANCE & REDEVELOPMENT OF EXISTING STRUCTURES		
		3.6	Develop and implement a "Main Street" enhancement program for Padre Boulevard
		3.7	Enhance the standards and appearance of public rights-of-way and properties
		3.8	Provide for reuse and redevelopment of older and under-utilized structures
		3.9	Establish and enforce landscaping requirements
	DEVELOPMENT & PRESERVATION		
		3.10	Improve the quality and appearance of new development
	look at more closely for strategic planning	3.11	Protect sensitive lands and conserve natural resources
		3.12	Use incentives and bonuses to encourage enhancements, preservation, and open space
		3.13	Encourage imaginative and "unique" subdivision designs.
		3.14	Accumulate land throughout the Town to facilitate the building of additional public tourist attractions.
		3.15	Encourage "Green" development and enhancement (energy, waste handling, renewable resources)
	Chapter 4; Mobility Plan		
	ACCESS TO THE ISLAND		
4.A	Continue to be involved in the feasibility studies and in the planning process for the second causeway		
4.B	Continue to work to assure that the second causeway is located north of the Convention Centre and that it intergrates into the local transportation system as seamlessly as possible.		
4.C	Implement sensitive planning & stewardship of the causeway environs		

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4.D	Include pedestrian & bicycle access across any bridge(s).		
4.E	Expand transit opportunities within the Valley, to and from the island, to form a network of transit routes, focusing especially on connections with the area airports		
		4.1	Appoint a liaison to the Cameron County Regional Mobility Authority (CCRMA) to regularly attend their board meetings.
		4.2	Support regional planning and inter-agency cooperation to improve valley wide transportation to the island, access to the airport, and public education regarding such services.
		4.3	Develop and periodically review the Town and the RMA's Thoroughfare Plan(s) and make amendments as the final alignment(s) is/are determined.
		4.4	Prepare comments during the mandated public comment period for the draft environmental impact statement (DEIS).
		4.5	Make definitive plans to meet w/ property owners north of The SHORES in an effort to educate them on the Goals of this plan; specifically in regards to the Town's Thoroughfare Plan, to see how the Town can assist in the design phase of the develop process
	IMPROVED PEDESTRIAN FRIENDLINESS		
4.F	Provide a safe & attractive environment for walking & bicycling		
4.G	Encourage transportation forms other than the automobile		
4.H	Develop walking & biking paths that are coordinated with existing businesses, residences, street infrastructure, and transit opportunities & that contribute to the character & identity of the Island and the individual corridors on which the paths are located.		
	(Note that Chapter 4 of the Comprehensive Plan will be revised to strike the suggested items and re-number the recommended actions)	4.6	Coordinate w/ TxDOT to request funding for the reconstruction/replacement of the sidewalks & landscaping on Padre Boulevard
		4.7	Prepare a landscape/hardscape design plan along each of the public rights-of-ways. -- specify native plants, surface treatments, irrigation, ped/street lighting & signage.

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		4.8	Enhance existing bike lanes on major thoroughfares; promote bike use and add bike racks at beach access points & public facilities. Encourage businesses to do the same.
		4.9	Develop a capital sidewalk improvement plan. Priority: Padre Blvd; Gulf & E/W connectors w/ median access; followed by Laguna Blvd and then rest of sidestreets.
		4.10	Consider the redesign of Gulf Blvd.
		4.11	Consider implementing traffic calming measures where needed.
		4.12	Clearly delineate sidewalks, trails, & bike lanes.
		4.13	Amend the subdivision regulations as follows:
		4.13a	Require sidewalks on both sides of arterial and collector streets and one side of local streets. Consider the use of alternative materials that are sturdy yet pervious.
		4.13b	In all new subdivisions, encourage pedestrian easements between properties that abut an open space, at the end of cul-de-sacs, and with streets greater than 600 ft in length.
		4.13c	Develop right-of-way and pavement cross sections for all street types, including alternatives for Planned Development Districts (PDDs) and defined situations, i.e. changes in density, etc.
		4.13d	Incorporate specifications for crosswalk improvements including pavement texturing and/or striping, signage and warning lights, pedestrian and bicycle actuated signals, and curb cuts and handicap accessible ramps.
		4.14	Require sidewalks crossing driveway entrances to comply with accessibility standards - AND- require that the sidewalk is constructed with a unique surface and/or color to alert motorists to the crossing and to serve as a design feature.
		4.15	Initiate plans to construct a boardwalk along the shoreline of Laguna Madre within the entertainment district. Connect it with a larger pedestrian network across the Island.
	EXPAND LOCAL TRANSIT SERVICES		
4.1	Increase ridership on The WAVE by both residents & visitors		

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4.J	Expand public transportation options		
4.K	Improve transit facilities		
4.L	Identify potential funding sources		
4.M	Improve regional coordination & communication among transit providers		
4.N	Increase public awareness of transportation services		
		4.16	Seek coordinative opportunities for expanding the reach of The WAVE through increased interface with other transit providers and neighboring communities.
		4.17	Pay attention to the regional TxDOT TAP. Seek shared services such as employee recruitment, training, and licensing programs; and vehicle procurement, transfers, and maintenance.
		4.18	Investigate feasibility of commuter routes to/from B-ville & Harlingen/San Benito; utilize a survey; encourage employers to develop a rideshare/carpool program
		4.19	Work with TxDOT to develop design standards and to determine possible sites to install bus pull-out bays along Padre, Gulf & Laguna Blvds. Mark transit stops as appropriate.
		4.20	Improve transit stops by incorporating sidewalks, curb cuts, handicap accessible ramps, non-slip surfaces, marked signed and/or signaled crossings.
		4.21	Explore the feasibility of a multi-use facility - new transit vehicle storage facility for The WAVE & public parking garage; a mixed-use center including the hub for taxicab, pedicab, and water ferry operators, commuter service, and tour operators.
		4.22	Solicit private enterprise to initiate added public transportation services, with start-up funds, low-interest loans, and other financial incentives.
		4.23	In order to continue to strive to improve the service, the following should be conducted on a yearly basis:
		4.23a	Evaluate the performance of the fixed route and establish service standards;
		4.23b	Identify route modifications and new routes;

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		4.23c	Identify infrastructure needs
		4.23d	Research coordinative opportunities wth other area providers
		4.23e	Analyze commuting patterns and assess the feasibility of communter routes
		4.23f	Analyze fuel alternatives
		4.23g	Recommend vehicle types and specifications
		4.23h	Recommend revenue options and funding strategies.
		4.24	Solicit the involvement of the arts community in the design of custom transit shelters that relate to the identity of the Island.
		4.25	Develop a shelter replacement program beginning on Padre Blvd followed in priority by the stops with the highest use and public visibility.
		4.26	Request businesses to participate in funding expanded transit services. As an incentive, offer parking credits to reduce the required parking in relation w/ employee & patron use.
		4.27	Execute a marketing campaign to inform the public about the WAVE & its schedule. Accommodate employees, followed by daily visitors and tourists. Marketing should include the web, transit kiosks, & way-finding signage.
	EFFICIENT & WELL-MANAGED TRAFFIC		
4.O	Preserve the traffic carrying capacities of roadways by preventing encroachments on the public right-of-way and limiting the number of driveways		
4.P	Ensure suitable street infrastructure commensurate w/ traffic demands & volumes		
4.Q	Plan in advance for an efficient street network		
4.R	Implement up-to-date transportation policies & standards		
4.S	Enhance street right-of-way appearance & contribution to Town character		
		4.28	Continue to require private streets to conform to public street standards.
		4.29	Amend the subdivision regulations as follows:

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		4.29a	Allow varying local street widths in the PDD whereby the number of dwelling units and the average lot frontages determine the street right-of-way, pavement width, parking lanes, & sidewalks.
		4.29b	Incorporate traffic impact report (TIR) provisions now located within the <i>Standards and Specifications for the Acceptance of Public Improvements</i>
		4.29c	Require a general development plan for multi-phased development to ensure compliance w/ the policies of this plan.
		4.29d	Authorize the Town to develop small area street plans to allow staff to determine a street layout plan for areas warranting special study.
		4.29e	Require shared driveways and cross-access easements between abutting nonresidential and high-density residential properties.
		4.29f	Incorporate provisions for other types of plats as allowed by state law, including minor plats, replats, vacating plats, development plats, and amending plats to offer streamlined review, which, in many cases, can be handled administratively.
		4.29g	Require gated communities to conform to the Town's Thoroughfare Plan to assure any and all streets necessary to allow for multiple paths of travel, whether public or private, are kept open for the public's use.
		4.30	Adopt driveway regulations to restrict their number, location, spacing, street intersections, and median openings. The regulations should provide for parallel access roads and/or cross access easements as methods to minimize the number of driveways.
		4.31	Coordinate with TxDOT to ID opportunities to consolidate driveways and other means of access other than directly from Padre Blvd. Vacating right-of-way may reduce the number of access points from 3 to 1 without affecting property ingress/ egress.
		4.32	Coordinate with TxDOT to put in signs, street lighting, and crosswalks where warranted as area travel volumes increase along Padre Blvd.

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		4.33	Improve street lighting, especially along the side streets.
			TRAFFIC & ACCESS MANAGEMENT
		4.34	Develop a plan for traffic and access management. Consider the following:
		4.34a	Converting the 90 degree head-in spaces to 60 degree diagonal parking with an access aisle on site.
		4.3b	Terminating some of the cross streets within the Commercial zoning districts which would provide shared access to the two abutting properties allowing the existing driveways to be closed.
		4.3c	Requiring (encouraging) new development to share driveways and/or to provide cross access between properties.
		4.4d	Coordinating w/ TxDOT for access along Padre Blvd.
			Removing turning vehicles from through-travel lanes. Install dedicated right and left turn bays.
			Establishing design standards for access management that work for South Padre Island (as opposed to TxDOT)
			PEDESTRIAN & BICYCLE ROUTES & CROSSINGS
		4.35	Reconstruct the sidewalks on both sides of Padre Blvd.
		4.36	Delineate a combined 8 ft sidewalk/ bikeway along Gulf Blvd separated from travel lanes; conveniently place bike racks.
		4.37	Where there are beach accesses, a sidewalk needs to be installed on at least one of the side streets north or south of the beach access and should connect to Padre Blvd & Laguna Blvd. to the bay.
		4.38	Construct sidewalks on one side of each of the local streets between Padre & Laguna Blvds.
		4.39	All crosswalks must be clearly marked; and newly built streets & intersections should include crosswalks.
			THOROUGHFARE PLAN
		4.40	The Town needs to develop and design a Thoroughfare Plan (streets, pedestrian ways, hike/bike trails) - keeping in mind the need for multiple paths of travel.

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			PARKING PLAN
		4.41	The town needs to develop and implement a comprehensive parking program.
Chapter 5; Parks & Resources			
BEACH & DUNES			
5.A	Secure funding for beach renourishment. Ongoing funding for beach maintenance should be established as a line item in the Town's budget.		
5.B	Protect the dune system from erosion and artificial damage		
5.C	Adhere to strict enforcement policies for dune trespassers		
5.D	Dedicate funding for beach and dune development and maintenance		
5.E	Create, preserve, and enhance access to the beach		
		5.1	Construct or reconstruct walkovers at all designated beach access points wide enough to allow pedestrians traveling in opposite directions. Simultaneously, construct directional barriers to prevent breached access to the dunes.
		5.2	Install interpretive signage along the walkovers & dune line for environmental education RE: function & value of dune system & the purpose of its protection. Keep at least 2 accesses in raw state for education & enjoyment as dune preserves.
		5.3	Actively involve beachfront owners and managers in the public education and enforcement of illegal dune access
		5.4	Encourage joint construction of walkovers and boardwalks when feasible.
		5.5	Provide at least two ADA walkovers where and when feasible
		5.6	Establish or strengthen an ongoing, regular dune maintenance program. Continue to leverage access to State & Fed. Funds to continuously sustain this activity.
		5.7	Seek legal counsel RE use of park land dedication as a means of beach/dune protection & development. Further, research in-lieu fees as a source of funding for beach/dune development & maintenance

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		5.8	Consider seeking legislation due to the unique and different needs of the Island.
		5.9	Regularly repair, renourish, & eliminate gaps in the dune line via dredging and/or hauling of sand.
		5.10	Develop an aggressive program to re-vegetate bare dunes, including assistance from and partnerships with local groups and agencies.
		5.11	In coordination with the GLO, annually re-map the dune protection line; monitor the change and act accordingly. Review & amend the dune protection line as necessary and applicable.
		5.12	Promote public education regarding dune protection and beach cleanliness via signs and print media.
		5.13	Evaluate all options and the feasibility and means for controlling erosion.
		5.14	Evaluate and embrace Beach Management Practives (BMP's) drawing from programs and experiences of other coastal communities.
		5.15	Implement a "Leave nothing but footprints" campaign or a similar slogan.
		5.16	Investigate and support alternatives to beach raking.
		5.17	Set aside a percentage of the Town's budget for the restoration of beach quality sand on an on-going basis, so that funds are available whenever the channel is dredged or a high quality sand source is found for on-going beach renourishment.
		5.18	Develop a Memorandum of Understanding with the Brownsville Port Authority to ensure that when the channel is dredged, South Padre Island will have access to that sand.

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		5.19	Explore the option for an on-going contract with a dredge company to assist with obtaining beach quality sand.
		5.20	Consider installing a conduit system across the island to assist with sand placement.
		5.21	Create a separate, autonomous entity (i.e. Beach Manager) that will oversee and monitor the care of the beach and the dunes. This person/position should be on the city payroll but answer to the environmental concerns of the beach first.
		5.22	Include Beach Accesses within the Town's adopted thoroughfare plan
		5.23	Modify the <i>Standards and Specifications for the Installation of Public Improvements for the Town of South Padre Island</i> to include beach access development standards.
		5.24	Modify the design guidelines within the Subdivision Ordinance to require the dedication of a public beach access location every half mile as shown on the adopted Thoroughfare Plan.
	LAGUNA MADRE		
5.F	Protect the Laguna Madre as a valuable resource		
5.G	Recognize and support the multiple functions of the Bay		
5.H	Enhance water quality to conserve habitat and minimize health risks		
5.I	Heighten management to preserve the quality of the Bay		
5.J	Continue maintaining and beautifying street ends		
5.K	Protect public access		
5.L	Impose, support and enforce rules of practical safety for the beach and Bay, and provide education and enforcement of water safety practices for the Bay/Tompkins Channel areas.		
		5.25	Prioritize and secure funding to implement the recommendations and philosophies outlined in the Ad Hoc Bay Area Task Force Report such as:

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		5.25a	Continue maintenance & beautification of not only street ends on the Bay within the public street right-of-way, but any and all existing public facilities (including bulkheads and retaining walls on City property.)
		5.25b	Explore the possibility of a multi-purpose recreational area with boat ramps on the south end of Town
		5.25c	Explore the possibility of a multi-purpose recreational area on the northern end of Town oriented toward non-motorized light craft (kiteboards, wind surfing, kayaks, etc.) possibly in conjunction with Cameron County
		5.25d	Ensure that private docks do not encroach into Tompkins Channel, and that they do not extend beyond the extension of the Town rights-of-way
		5.25e	Work with appropriate governmental authorities to establish a no-wake zone in the Tompkins Channel
		5.26	Develop a recreational use plan, identifying associated facilities and improvements to facilitate its implementation, e.g. marina improvements and the requisite dredging.
		5.27	Reduce water quality impacts as a result of non-point source pollution by:
		5.27a	Participating in regional water quality management efforts
		5.27b	Establish runoff controls and requirements for construction sites.
		5.27c	Preparing a stormwater management plan.
		5.27d	Adopting structural and non-structural Best Management Practices for controlling the quality of runoff.
		5.27e	Adopting a stormwater management ordinance that requires pre-treatment of stormwater prior to discharge off site.
		5.27f	Controlling pollution from marina operations, including runoff from parking and maintenance areas.

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		5.28	Prepare a Bay area management plan to address the long-term conservation and sustainability of wetlands, erosion, water quality, natural habitat areas, and recreational opportunities on the Bay
		5.29	Include Bay Access within the Town's adopted thoroughfare plan
		5.30	Modify the <i>Standards and Specifications for the Installation of Public Improvements for the Town of South Padre Island</i> to include bay access development standards.
		5.31	Modify the design guidelines within the Subdivision Ordinance to require the dedication of public bay access locations every half mile as shown on the adopted Thoroughfare Plan.
WILDLIFE HABITAT & FLORA AND FAUNA			
5.M	Conserve environmentally sensitive lands		
5.N	Support the economy through nature preservation and ecotourism		
5.O	Conserve marine and other habitats to ensure environmental quality		
5.P	Protect and aggressively restore native flora and fauna		
5.Q	Protect wetland resources through regulatory controls and voluntary conservation and restoration		
5.R	Improve public education outreach regarding the ecological values of wetlands and plant species		
		5.32	Identify, inventory & map primary and secondary conservation areas in coordination with the GLO, TPWD & other agencies. Conservation areas may include wildlife habitat, dunes, beaches, wetlands, scenic view areas, & areas that provide linkage
		5.33	Support conservation of existing wetlands and oppose development and other activities that destroy those wetlands.
		5.34	Establish an open space acquisition program and identify funding sources for acquisition. Consider public funding sources, public/private partnerships, park land dedication and fee in-lieu provisions, &/or nonprofits.

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		5.35	Coordinate with the land owners to the north to request voluntary dedications of sensitive land for public purposes. Enter into development agreements to secure their development interests regarding annexation and allowable development rights.
		5.36	Require a certain percentage of landscaping and bufferyard plant materials be of a native species.
		5.37	Adopt landscape preservation provisions to protect significant populations of native flora and fauna
		5.38	Consider revising the landscape ordinance to prevent the installation of undesirable and/or invasive plants and trees as part of the required landscaping installed for new development
		5.39	Limit impervious surface allowed per site or per developed subdivision
		5.40	Require the use of vegetated buffers adjacent to wetlands and sensitive areas
		5.41	Implement strategies to protect seagrass beds, which is an important marine habitat for finfish and shellfish, including:
		5.41a	Improve channel access to developed portions of the Island, with appropriate signage and enforcement
		5.41b	Develop an education and outreach program regarding the importance of seagrass beds and measures to avoid or, at a minimum, mitigate impacts by boaters
		5.42	Prepare a public education program to provide information about wetlands and their importance to the environmental system and economic well being of the Island
		5.43	Establish a system of incentives for wetland preservation, including tax incentives, funding and assistance with preservation, density bonuses, and market advantages (eco-tourism).
		5.44	Amend the development ordinances to include strategies for avoidance, minimization, and mitigation of wetlands. Strategies include clustered development, as well as water gardens, rain barrels, pervious pavement, and vegetated swales, among others.

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		5.45	Encourage on-island mitigation for all new developments, where necessary, and identify potential mitigation sites
		5.46	Coordinate with the GLO in mitigating and proactively planning for oil spills and other environmental occurrences. Organize a volunteer group that may be dispatched for clean-up assistance.
		5.47	Consider local tax abatement or other incentives for preservation of heavily vegetated properties
		5.48	Adopt an ordinance to allow property owners to designate their property as a "Natural Habitat Area" in order to preserve and protect the remaining natural habitat on the Island.
	PARKS AND RECREATION		
5.S	Design unique parks to meet the needs and desires of residents		
5.T	Provide adequate park land concurrent with new development		
5.U	Provide a system of trails and pathways connecting key destinations across the Island		
5.V	Provide indoor facilities and recreational programming		
5.W	Improve access to the Laguna Madre Bay		
		5.49	Acquire by dedication or fee simple purchase neighborhood parkland within the identified deficiency areas displayed in Fig 5.3. Acquire community park acreage north of the Town limits.
		5.50	Coordinate with the County to preserve or acquire a portion of Isla Blanca and/or Andy Bowie Park for public park land in the event it sells
		5.51	Amend the zoning ordinance to require on-site amenities for developments having 15 units per acre or more.
		5.52	Amend the subdivision ordinance to include the dedication of public beach access locations as well as public parks for property platted north of The SHORES.
		5.53	Consider a tax abatement or lease on undeveloped land for use as multi-use recreational fields.
		5.54	Develop a backbone system of trails in the area north of the Town limits, which would be required and modified as development occurs

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		5.55	Conduct design and development workshops for the needed future parks to prepare a master development plan for each property. Resident participation is essential to ensure development that is compatible with their needs.
		5.56	Establish a park land dedication and fee in-lieu ordinance consistent with the standards of this plan; fee amounts must be equivalent to the value of the dedication and must include minimum facility and development standards.
		5.57	Develop a community center with indoor and outdoor facilities, which could facilitate recreation.
		5.58	Enhance existing beach access points to include additional amenities such as public showers and restrooms, water fountains, benches, small play areas and/or small picnic pavilions as per recs of the B&D Task Force.
		5.59	Continue to maintain and upgrade existing parks.
		5.60	Improve existing boat access ramp locations along the Bay to include landscaping, benches, picnic tables and/or other amenities. Seek a Boat Access Grant through Texas Parks and Wildlife.
Chapter 6; Growth & Infrastructure			
MANAGED GROWTH			
6.A	Continue to coordinate fiscally responsible and well-managed growth w/ the provision of adequate public facilities and services		
6.B	Develop a staged annexation strategy to accommodate future growth and development over the next 20 years.		
		6.1	Using the land use plan and zoning map, determine the future growth area to accommodate development to Years 2015, 2020, & 2025; this area is where capital improvements & services should be directed.
		6.2	Develop an annexation plan as per Table 6.1
		6.3	Periodically update Table 6.1 as necessary & warranted.

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		6.4	Coordinate the long-term capital improvement plan w/ the annexation plan to assure full municipal services within 2.5 years from the date of annexation.
		6.5	Assess the feasibility of providing full municipal services vs. the anticipated revenues for each annexation proposal.
	<i>CAPACITY TO SUPPORT FUTURE DEVELOPMENT</i>		
6.C	Support a sensible development pattern that minimizes impacts and costs to public facilities and infrastructure		
6.D	Support a second causeway located north of the Convention Centre		
6.E	Support and improve on transit (The WAVE) to, from, and on the Island		
6.F	Managed adaptive reuses, infill development, and intensification in certain areas		
6.G	Coordinate with the Laguna Madre Water District to ensure adequate water and wastewater facilities		
6.H	Promote water conservation measures and incentives		
		6.6	Utilize the Future Land Use Plan to guide decisions about annexation and zone change requests, consistent with the staging of adequate public facilities and services.
		6.7	Periodically update the Land Use Plan to quantify the demands and needed acreage of different uses. Update the zoning ordinances accordingly.
		6.8	Meet at least annually with the Laguna Madre Water District to coordinate their capacity improvements and utility service provisions with the growth of the Island.
		6.9	Coordinate with the Laguna Madre Water District to establish a water conservation program.
		6.10	The Town should support year-round shuttle service to and from area airports (Harlingen & Brownsville); if private enterprise options are not viable, then the Town should consider the feasibility of providing the service via The WAVE.

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		6.11	Amend the zoning ordinance to encourage xeriscaping for the purpose of water conservation.
		6.12	Amend the landscaping regulations to encourage the use of bio swales rather than raised parking islands.
		6.13	Explore the feasibility and options for making greater use of treated effluent for irrigation purposes (parks, medians, etc.)
		6.14	Set aggressive, yet reasonable, targets for reductions of household consumption of potable water & expansion of green water systems for irrigation.
		6.15	Encourage residents to replace conventional fixtures in pre-1992 housing units with low-flow fixtures.
	PROVISION OF ADEQUATE & FEASIBLE PUBLIC SERVICES		
6.I	Continue to provide adequate public services including public works, fire and police protection.		
6.J	Continue to support the needs of the Public Works, Police and Fire Departments to ensure adequate protection of the population.		
		6.16	Prepare annual estimates of the daily population and review and adjust police and fire staffing needs as necessary and warranted.
		6.17	Identify and acquire a site for a police substation to the south, and eventually north, to accommodate annexation.
		6.18	Identify and acquire sites for new fire stations to the north and south, concurrent with future development.
		6.19	Plan and budget for additional fire and police staffing and the requisite vehicles, equipment, and facilities.
		6.20	Establish an asset management system for all Town vehicles and equipment with regular service scheduling and a standardized replacement and procurement program.
	DRAINAGE		
6.K	Employ best management practices.		
6.L	Improve storm water management systems.		
		6.21	Evaluate and amend as needed the requirements for on-site detention/retention.

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		6.22	Prepare a storm water management plan to quantify existing and projected demands, capacity deficiencies, and needed capital improvements.
		6.23	Amend the zoning ordinance to better control building, impervious cover, and the ratio of open space and landscape surface.
		6.24	Prepare a drainage master plan to prioritize improvements, particularly for Gulf and Laguna Boulevards and each of the east-west streets.
		6.25	Amend the development ordinances to:
		6.25a	Require the use of best management practices in collecting, storing, and conveying storm water.
		6.25b	Accomplish improved water quality. (clustering, community stormwater system, water gardens, rain barrels, swales; or retention/detention)
	WATER AND WASTEWATER		
	Generally, shall take place in accordance with the Laguna Madre Water District's plan for improvements and growth needs.		
	ANNEXATION		
6.M	Establish a criteria to consider the suitability and fiscal benefits of annexation.		
6.N	Manage the long-term pattern of growth in a fiscally responsible manner, while balancing market demands and economic development objectives.		
6.O	Coordinate future growth with infrastructure and public service investments such that the pattern and timing of development occurs in a fiscally responsible manner.		
6.P	Annex in compliance with the policies of this plan.		
		6.26	Update & revise the Town's annexation plan once Home Rule is established; develop an associated service plan to allow methodical expansion & maintenance of Town facilities & public services (in coordination w/ LMWD)

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
		6.27	Maximize the efficiency of the existing infrastructure. Direct growth to vacant lots and under-utilized lands before the growth area is considered for annexation.
		6.28	Commit capital facilities and public services in accordance with the Town's growth plan.
		6.29	Use fiscal impact analyses to assess the projected costs of providing public services and weigh them against the anticipated revenues of each annexation; intangibles should also be closely evaluated.
		6.30	Consider negotiated agreements in lieu of annexation to provide for interim service arrangements; and adherence to the town's development standards where short-term annexation is not feasible.
	DISASTER RECOVERY		
6.Q	Include ordinances that address disaster recovery.		
6.R	Establish Contracts and Memorandums of Understanding before a disaster happens.		
6.S	Improve upon communication systems for residents, business owners, tourists, and the Town in order to assure easy access to necessary information following a disaster.		
		6.31	Property owners should have the ability to put up temporary structures to live in, or for local businesses to continue operations, while cleaning up the damage and rebuilding formerly existing structures.
		6.32	Property owners should be allowed to temporarily put unscreened dumpsters on the property following a disaster.
		6.33	Consideration should be given to allowing the placement of these temporary structures within the Town's right-of-way, and/or existing parking lots, even if so doing causes a temporary reduction in the amount of parking required under normal circumstances.

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
		6.34	Whenever possible, effected businesses should be allowed to remain open, utilizing temporary structures, and temporary access to utilities through the use of generators, port-a-potties, and bottled water to the extent that public safety allows.
		6.35	Review and maintain contracts with private trash and brush removal vendors prior to the occurrence of a disastrous event to ensure that these services are significantly increased to respond to increased need for removal of debris.
		6.36	Contracts should be put in place with dredge companies and trucking companies that can manage large volumes of sand so that the Town can act quickly in response to any incident involving a large loss of sand on our beach.
		6.37	The Town needs to stay current with innovations in sand placement techniques and develop contracts with legitimate companies that can provide those services, especially in event of a disaster (i.e., post-disaster recovery).
		6.38	Establish Memorandums of Understanding with the federal government, the State of Texas, Cameron County, and the Brownsville Port Authority to allow for quick response following a disaster.
		6.39	Maintain and update as necessary, the Town's emergency website (http://www.spiemergency.com), with links to other websites and pertinent phone numbers.
		6.40	The frequently asked questions on the Town website should include information regarding the addresses for emergency shelters as soon as this information becomes available.
		6.41	Include updates and links to TXDOT's recovery plan, the Laguna Madre Water District's recovery plan, the utility companies' recovery plans, as well as to FEMA and SBA assistance.
		6.42	Maintain and update pet rescue information on the town website.
		6.43	Provide an information sheet at City Hall containing all pertinent information.

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
		6.44	Once open, the CVB will need to implement an ad campaign to inform the public that businesses and the beach are open.
		6.45	The Town should establish different locations for obtaining needed information for residents, tourists, and business owners.
Chapter 7; Economic Development			
7.A	Develop a diversified economy in order to increase spending on the Island throughout the year.		
7.B	Encourage more permanent residents and businesses.		
7.C	Continue to market the island to targeted populations - locally, regionally, and nationally.		
7.D	Support regional marketing by partnering with the Laguna Madre communities.		
7.E	Support an environment that is friendly to residents and businesses.		
MARKETING			
		7.1	Continue to market the Island to the Rio Grande Valley, northern Mexico, and Texas. Targeted local marketing could encourage locals to "Rediscover the Island!" and encourage overnight stays.
		7.2	Develop new national markets and continue to target identified market segments likely to enjoy South Padre Island as a destination.
		7.3	Continue to identify and target consumer populations for the various recreational activities and businesses the island offer.
MORE RESIDENTS AND BUSINESSES			
		7.4	Continue to work to increase the number of permanent and seasonal residents that make South Padre Island home. More permanent residents will augment retail spending at shops and restaurants on the island.
		7.5	Position SPI as a destination for a niche market within the broad boomer demographic. To better position itself as a destination for zoomers, and other technology-related professionals, South Padre Island should:

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
		7.5a	a. Raise awareness of the island as a business and retirement destination among individuals who participate in professional associations (e.g., legal, financial, accounting, management, etc.).
		7.5b	Establish a professional network organization for entrepreneurs to raise awareness of the community's commitment to supporting startups. (e.g., Institute of Senior Professionals).
		7.5c	Work with local and regional media to ensure local entrepreneurial success stories are published.
		7.5d	Continue to market in statewide media the town's entrepreneurship program to attract successful professionals who might be leaving larger metropolitan cities and setting up business operations in smaller, slower-paced communities.
		7.5e	Market the Island as a potential re-location, second-career destination to convention attendees.
		7.5f	Establish a local volunteer program through which local business professionals and/or retired entrepreneurs can assist with the Island's marketing efforts.
		7.5g	Create a brief profile and coherent and coordinated marketing message to assist the volunteers in promoting SPI's positive aspects.
		7.5h	Create a formal mechanism through which volunteers could refer leads.
	<i>DIVERSIFIED, YEAR-ROUND ECONOMY</i>		
		7.6	Promote the Island as a premier destination for entertainment, culture, and fine dining.
		7.7	Support the enhancement of the entertainment and cultural district (District C-2) on the Island to ensure it is a safe, clean, pedestrian friendly and family friendly destination.
		7.7a	Develop a conceptual site plan for the district as a means for promoting the idea of the district to private investors - both regionally and nationally - in order to reduce potential expense burdens on the Town.

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
		7.7b	Establish an organizational structure and local funding options for the entertainment district (e.g., redevelopment authority, public improvement district, tax increment finance district, etc.).
		7.7c	Construct a Town-owned or privately managed parking garage when needed.
		7.8	Continue to showcase the Arts and promote live music on South Padre Island. Consideration should be given to:
		7.8a	Expand upon the number and kinds of art festivals encouraged/provided for local and regional artists. Encourage local and regional artists to host collaborative shows and events.
		7.8b	Support forums (digital; brick and mortar) for local artists to display their works.
		7.8c	Support concurrent events and festivals to expand joint-promotional opportunities, and co-promote festivals with other Laguna Madre area communities to increase traffic and raise the profile of all Laguna Madre communities.
		7.9	Review and where necessary, revise town ordinances to allow for activities involved with outdoor arts and craft fairs, and outdoor exhibits (i.e. street vendors, displays/signage, and what constitutes a "special event").
		7.10	Continue to market the island's unique character and assets aggressively.
		7.11	Position SPI as a destination for eclectic experiences, including beachcombing, ecotourism / bird-watching, fishing, surfing, diving, arts and entertainment, unique shopping and dining, etc.
		7.12	Support the development of a retail strategy for existing businesses and for the attraction of new specialty boutiques and niche retailers that are characteristic for SPI.
		7.12a	Develop an inventory of properties along Padre Boulevard.

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
		7.12b	Create an information packet, including the sites inventory, to provide to commercial brokers and individuals seeking to establish retail on the island.
		7.12c	Continue to survey consumers (area and regional residents and tourists) to determine their shopping patterns and retail needs, as well as their perceptions of SPI.
		7.12d	Continue to meet with existing island retailers to better understand their product offerings, customer profiles, store traffic, as well as their needs and challenges in their present locations.
		7.12e	Continue to provide on-going business workshops and seminars for existing retailers and restaurants to communicate a common interest in the retailers' continued growth and success on the island.
		7.12f	Provide Retail Opportunity Workshops for those entrepreneurial-minded persons interested in opening a retail business in SPI.
		7.13	Continue to work to bring people to the island during the "off-seasons" with festivals and events such as water sport activities, a Christmas Mercado, music festivals, etc.
		7.14	Enhance business assistance and entrepreneurship efforts.
		7.14a	Meet regularly with current and potential entrepreneurs to better understand issues affecting their business decisions.
		7.14b	Advocate for entrepreneurs by meeting with area taxing entities to ensure they have a strong understanding of how their decisions might influence business investment decisions.
		7.14c	Advocate for an increase in assistance to local entrepreneurs and help address their issues and challenges.
		7.14d	Promote networking opportunities and functions for area professionals.
		7.14e	Facilitate financing for entrepreneurs.
		7.14f	Consider the expansion of high speed internet and wireless telecommunications on the island to support startups.

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
	REGIONAL MARKETING		
		7.15	Market Port Isabel, Laguna Vista, and the remainder of the Laguna Madre area as part of South Padre Island's "product."
		7.16	Increase coordination of planning efforts with Laguna Madre area communities to meet shared challenges and leverage common strengths.
		7.16a	Continue requesting and/or hosting a meeting with community leaders from Port Isabel and Laguna Madre to express SPI's interest and willingness to work regionally
		7.16b	Hold regular meetings through which updates on progress can be held. This forum should also be used to establish trust and goodwill and to develop a foundation from which future progress can be built.
		7.16c	Attempt to develop a common vision among these community leaders for the Laguna Madre area as whole.
		7.16d	Develop a common position among SPI, PI and LV on the various challenges facing these communities.
		7.16e	Leverage common economic development goals to establish a coordinated marketing message for the Laguna Madre area.
		7.17	Participate in Valley-wide economic development efforts to raise awareness of South Padre Island.
		7.17a	Assist in promoting economic development initiatives in other Valley cities and towns.
		7.17b	Offer to host "developer days" and/or other regional economic development promotional events as a means of assisting Valley partners and a method of drawing attention to the Island's assets among prospective decision makers.
	ENVIRONMENT FOR RESIDENTS AND BUSINESSES		
		7.18	Support ordinances, events and policies that enhance the Island's economic development potential.
		7.19	Recognize the interdependent relationship that exists between residents and businesses.
	ARTS		

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
7.F	Encourage and support outdoor art events.		
7.G	Affirm that arts in our community are an important part of our island experience and encourage creative outlets.		
7.H	Work with the CVB to continue to incorporate local arts into their functions such as special events, historical preservation and marketing		
		7.20	Review and update all Town ordinances to allow for the above goals.
		7.21	Use the CVB website to promote local artists on its website and encourage art events to support arts in our community. The CVB should continue to allocate appropriate funds and services to promote and market arts in the community.
		7.22	Create a juried show of bird and nature themed art to be exhibited at the new World Birding Center on SPI.
		7.23	Establish a public location that can be made available as a place to have arts and crafts sales, farmers markets and art displays.
		7.24	Continue to fund public art.
		7.25	Seek locations that may serve additional purposes and provide space for art education and organizations.
		7.26	Develop a space committed to art exhibits, classes, and studio space.
	HISTORICAL PRESERVATION		
7.I	Place historical plaques and markers at beach access points creating a "historical walking tour" discussing such topics as the Singer Family, the native tribes, Spanish shipwrecks, etc.		
7.J	Support and enrich the new historical presentation area within City Hall - adding local stories and community information when possible.		
7.K	Preserve the architectural history of the SPI -- the history of businesses and home construction; historical references to classic beach houses should be created to preserve their stories.		
7.L	Use CVB funds to create historical areas of interest and activities for visitors and residents alike as much as State Law will allow.		
		7.27	Continue to expand the efforts of the Historical Preservation Committee.

Goal #	Plan GOALS	Rec. #	RECOMMENDED ACTIONS
		7.28	Develop strategies to fund historical preservation initiatives with the Hotel-Motel Tax, Town Funding, and public donations.
	ISLAND CULTURE		
7.M	Define our culture. It may not be a slogan or a t-shirt campaign; it may be a community tag line that expresses our cultural uniqueness.		
7.N	Celebrate the culture as part of special events and community events.		
		7.29	Sponsor more cultural events which can be anything from supporting local surfers to allowing local artists to display their coastal art.
		7.30	Do not take ourselves too seriously.
		7.31	Allow our citizens to express their uniqueness.
	Agency Key: BOA -Board of Aldermen; CVA -Convention & Visitors Authority; COC - Chamber of Commerce; EDC -Economic Development Corp; CM -City Manager; PD -City Manager's Office Planning Division; P&Z -Planning Commission; BO -Building Official; HPC - Historical Preservation Committee; BR -Padre Blvd Revitalization Committee		
	NOTE: Specific language is located within the Plan; some Recommended Actions have been abbreviated to save space		

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	No	BOA, P&Z, PD
	X			No	PD, P&Z, BOA
			X	No	PD, P&Z, BOA
			X	No	PWD (P&Z) BOA
			X	No	PD, P&Z, BOA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
X				Yes	BOA, BR, EDC, COC
	X		X	Yes	PWD, BAT, BR, BOA, COC
	X			No	PD, P&Z, BOA
			X	No	PD, BR, BOA, BO
			X	?	PBRC, P&Z, BOA
	X			?	BOA
	X			Yes	PD, B&D, BOA
			X	No	PD, P&Z, BOA
			X	Yes	EDC, BOA
	X			No	PWD, Major Developers, BOA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	No	BOA
			X	No	BOA, PD
			X	No	PD, P&Z, BOA
			X	No	BOA / CM / EDC
	X			No	PD, P&Z, BOA
X				Yes	PBRC, BR, BOA/CM
X				Yes	PWD, BR

Timeframe (years)			Budget	Agency	
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
X				Yes	PWD, BR, BOA
			X	Yes	PWD, BOA
X				Yes	BOA
X				Yes	PWD, BOA
			X	Yes	PWD
X				No	PD, PWD, P&Z, BOA
X				No	PD, P&Z, BOA
	X			Yes	PWD
	X			No	PWD, BO
	X			No	PWD, BO
	X			Can	Private Developers w/ help from Town

1	Timeframe (years)			Budget	Agency
	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	No	PD
			X	No	PD
	X			Yes	PD
X				No	PBRC, PD, PWD
			X	Yes	PD, PWD, BOA
	X		X	Can	PD, BOA
	X			?	BOA, EDC, PD
			X	No	PD, PWD
			X	No	PD

Timeframe (years)			Budget	Agency	
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	No	PD, PWD
			X	No	PD
			X	No	PD
			X	No	PD
			X	No	PD
			X	No	PD
			X	Yes	PD, BOA
X			X	Yes	PD, BOA
			X	No	PD, BOA
X			X	Yes	PD, CVA
			X	No	PD, PWD, P&Z, BOA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
X				No	P&Z, BOA
X				No	PWD
X				No	PD, PWD, P&Z, BOA
	X			Yes	BOA, PWD, PD
X				No	PD, PWD, P&Z, BOA
X				No	P&Z, BOA
X				No	PD, PWD, P&Z, BOA
	X			No	PD, PWD, P&Z, BOA
			X	No	PD, PWD, P&Z, BOA
			X	Yes	PWD

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
	X			Yes	PWD, BOA
					PD, PWD, BR
X	X			If change is decided	PWD, BR
	X	X		If change is decided	PWD, BR, BOA
X				No	PD, PWD, BR, BOA
			X	No	PWD, BO, BR
	X	X		If change is decided	PWD, BR
	X			No	PWD, BR
			X	Yes	PWD, BOA
X	X			Yes	PWD
			X	Yes	PWD, BOA
			X	Yes	PWD, BOA
X				Yes	PD, PWD, BOA
	X			No	PD, PWD, P&Z, BOA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
	X			Yes	PWD, BOA
			X	Yes	PWD, BOA
			X	Yes	PWD, BOA
			X	No	Coastal Manager
			X	No	PWD, BOA
			X	?	PWD, BOA
			X	Yes	Coastal Manager, BOA
	X			Not significant amts.	BOA, PYC,

Timeframe (years)			Now & Ongoing	Budget	Agency
1	2-5	5+		Requires funding?	(in order of action)
			X	Yes	EDC, BOA
			X	Yes	Coastal Manager, EDC, BOA
			X	Yes	Coastal Manager
			X	Yes	Coastal Manager, PD
			X	Yes	Coastal Manager, PWD
			X	No	Coastal Manager, EDC, BOA
			X	No	Coastal Manager
			X	Yes	Coastal Manager, PWD
X				No	Coastal Manager
			X	Yes	BOA
X			X	No	EDC, BOA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	Yes	PWD, BAT
	X			Yes if install ramp	PD, BAT, BOA
X				?	PD, BAT, BOA
			X	No	BAT, BOA
			X	No	BAT, ???? BOA needs to make decision
		X		Yes	PD, PWD, BAT, BOA
			X	No	PWD
			X	No	PWD, BO
	X			No	PWD
	X			No	PWD, BO
	X			No	PWD, BO
			X	No	PWD, BO

1	Timeframe (years)			Budget	Agency
	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
	X			No	PD, PWD, BO
X				No	PD, P&Z, PWD, BAT, BOA
	X			No	PD, P&Z, PWD, BAT, BOA
X				No	PD, P&Z, PWD, BAT, BOA
	X			Yes	BO, PD
			X	No	P&Z, BOA
X				To establish - no \$\$; to implement, yes \$	PD, BOA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
X				No	PD, P&Z, BOA
X				No	PD, P&Z, KB, BOA
X				No	PD, P&Z, KB, BOA
X				No	PD, P&Z, KB, BOA
X				No	PD, P&Z, BOA, BO
X				No	PD, P&Z, BOA, BO
	X				PD
	X			Yes	PWD, BOA
	X			Some	PD
	X			Yes	BO, PD
	X			No	PD, P&Z, BOA
	X			No	PD, BO, P&Z, BOA

Timeframe (years)			Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding? (in order of action)
			X	No PD, BO, w/ USACE, BOA
			X	No Coastal Manager, PWD, FC
X				No PD, BOA
X				No PD, P&Z, BOA
X		X		Yes BOA
	X			Yes BOA
			X	No PD, P&Z, BOA
			X	No PD, P&Z, BOA
			X	Yes PD, BOA
	X			No PD, PWD, P&Z, BOA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
	X			Yes	PD,
X				No	PD, BOA
X				Yes	BOA
			X	Yes	PWD, BOA
			X	Yes	PWD
			X	Yes	PWD, BOA
X				No	PD
	X			No	PD
		X		No	PD

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
	X			No	PD, PWD
do as needed w/ annexation				No	PD, BOA
			X	No	PD, P&Z, BOA
	X			No	PD (P&Z, BOA)
X				No	PWD / PD
			X	No	PWD / PD
X				Yes	BOA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
	X			No	PD, P&Z, BOA
	X			No	PD, P&Z, BOA
			X	No	PWD / PD
	X			No	PD, BOA
	X			No	BO
			X	No	EDC / CVA FC, PC
	X			Yes	PC, BOA
	X			Yes	FC, BOA
			X	Yes	PC, FC, BOA
X				No	PWD
X				No	PWD

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
	X			No	PD, P&Z, BOA
X				No	BOA
as necessary w/ annexation				No	PD
as necessary w/ annexation				No	PD, BOA
			X	No	PD, P&Z, BOA / or Code Enf.
			X	No	PD, P&Z, BOA / or Code Enf.
			X	No	PD, P&Z, BOA / or Code Enf.

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	No	PD, P&Z, BOA / or Code Enf.
			X	No	FC
			X	?	FC, PWD, EDC
			X	No	PWD, EDC
			X	No	PD/PWD, EDC, BOA
			X	No	Public Info Officer / CVA
			X	No	Public Info Officer / CVA
			X	No	Public Info Officer / CVA
			X	No	Public Info
			X	No	Public Info Officer / CVA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
as necessary after storm/disaster				Yes	CVA
as necessary after storm/disaster				No	CVA / CM
	X			Yes	CVA
	X			Yes	CVA
	X			Yes	CVA, COC, EDC
	X			?	EDC, COC
					EDC, COC, CVA

1	Timeframe (years)			Budget	Agency
	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
	X			Yes	EDC, COC
			X	No	EDC, COC
			X	No	EDC, COC
			X	Yes	EDC, COC
			X	Yes	EDC
			X	No	EDC, COC, CVA
			X	?	EDC, CVB, COC
			X	No	EDC, COC
	X			Yes	CVA
	X			No	BOA / Private Developers
	X			Yes	Private Developers, EDC, BOA

Timeframe (years)			Now & Ongoing	Budget	Agency
1	2-5	5+		Requires funding?	(in order of action)
	X			No	EDC, BOA, Private Developers
	X			Yes	Private Developers / BOA
			X	Yes	Support by CVA & BOA, Private Initiatives
			X	Yes	CVA, EDC, COC, BOA, Private Businesses
			X	Yes	CVA, EDC, COC, BOA, Private Businesses
			X	No	PD, Town Attorney, BOA
			X	Yes	CVA, EDC, COC, BOA
			X	Yes	CVA, EDC, COC, BOA
	X		X	Yes	EDC w/ help from COC
	X			?	PD &/or EDC

Timeframe (years)			Budget	Agency	
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	Yes	EDC w/ help from COC
			X	Yes	CVA, EDC, & COC
			X	No	EDC & COC
			X	Yes	COC & EDC
			X	Yes	EDC &/OR COC
			X	Yes	CVA
			X	?	EDC, COC
			X	No	EDC, CVA, COC
			X	No	EDC, COC
			X	Yes	EDC, COC
			X	No	COC, EDC
			X	No	EDC
X				Yes	<u>BOS</u>

Timeframe (years)			Budget	Agency	
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	some	CVA, EDC, COC
			X	No	PD, CM, BOA
			X	No	BOA
			X	No	BOA
			X	No	BOA
			X	No	BOA
			X	No	BOA
			X	Yes	EDC, BOA
			X	Yes	EDC
	X			Yes	EDC
			X	No	BOA, EDC & COC
			X	No	BOA

Timeframe (years)			Budget	Agency	
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	No	PD
			X	Yes	CVA
	X			?	EDC
	X			Yes	BOA
	X			Yes	BOA
X				Yes	BOA
		X		Yes	BOA/EDC/Private
					CV/HC/BOA
			X	No	BOA

Timeframe (years)				Budget	Agency
1	2-5	5+	Now & Ongoing	Requires funding?	(in order of action)
			X	Yes	CVA
			X	Yes	CVA, BOA
			X	No	Everyone
			X	No	Everyone
er; PWD-Public Works Director; PC-Police Chief; FC-Fire Chief; PD- ee; BAT - Bay Area Task Force; KB - Keep SPI Beautiful w/in this spreadsheet.					