

## 10. Implementation Program\*\*

This section complements the Goals and Policies made throughout this document, by helping schedule the implementation of capital improvements, initiatives, ordinance updates, and other projects. The program is divided into short and long term action items, short term being within the next five years (2008 to 2012) and long-term (2013 and beyond). Where possible, the year of implementation, the responsible department or agency, the possible funding sources, and cost estimates are provided for each item or project. Some items will not have costs – others will depend on the scope of the project, to be determined at a later time.

### **\*\*Note – Under Review\*\***

The following Implementation Program was developed by the consultant using the information available at the time. Items in the Implementation Program were derived from two sources – the goals and policies of this comprehensive plan, and from North Charleston's city departments.

Department-provided items fall under two categories – some items originating from the departments individual capital programs, and other items were added as 'wish list' items that each department desires to achieve, but may or may not have the funding required to carry forth the item.

With the adoption of this comprehensive plan, the City Council intends to hold a working session of council members, city department heads, and the mayor to further review and refine the Implementation Program. This session is intended to accomplish the following: provide full participation on the Implementation Program by all relevant departments, determine additional items to include in the list, prioritize the items on the list, and to refine the implementation schedule according to department needs and budgets.

This Implementation Program Review Session will be held in Fall 2008, and **this section of the Comprehensive Plan will be revised** according to the resulting changes from that session.

## 10.1 HOUSING

### Short Term

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Provide developer incentives for affordable housing in PDD zoning regulations	2008	—	Planning Dept/ Consultant	Zoning Ordinance Update Contract	N/A	To be completed as part of zoning ordinance update
Establish a mixed-use redevelopment zoning district with provisions for affordable housing	2008	—	Planning Dept/ Consultant	Zoning Ordinance Update Contract	N/A	To be completed as part of zoning ordinance update
Re-establish North Charleston's Redevelopment Commission	2008	—	City Council	TBD	TBD	Cost dependent on designated functions & staffing needs
Add a function of Community Development Dept to monitor property foreclosures	2008	2012	Community Development	Dept. Budget	Staff Function	Cost increase if mortgage assistance included
Initiate a mortgage interest rate buy-down program	2009	—	Community Development/ Non-profit agencies	CDBG/ City Funds/ Other Grants	TBD	—
Establish Transportation-Efficient Mortgage system in North Charleston or BCD Region	2009	—	City or COG through Fannie Mae	Fannie Mae Foundation	—	Specialty mortgages that provide incentives for shorter work commutes
Develop incentives for housing Air Force personnel near base	2009	—	City/Charleston AFB	Dept of Defense/ Tax Incentives	TBD	JLUS should help formulate recommended incentives
Develop and Adopt an Infill Development Ordinance	2011	2012	Planning/City Council	Staff function, or city funding/grant for consultant fee	—	Limits heights/sizes of infill housing to help prevent gentrification, out-of-scale development, and drainage issues

**Long Term**

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Affordable housing study for Watson Hill	TBD	—	Community Development/ Planning	Dept. Budget	TBD	—
Perform study – inventory and assessment of mobile homes/parks in city	TBD	—	Planning Dept.	Dept. Budget	Staff Function	To determine age, conditions, code issues, etc.

**10.2 ECONOMIC DEVELOPMENT**

**Short Term**

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Create a business resource website for the city, with database of sites for purchase	2009	Ongoing	Economic Development Dept/ I.T. Dept	Dept. Budget	Staff Function	'One-Stop' Shop for businesses & developers
Feasibility study for Business Improvement Districts (City Center, Faber Place E. Montague business areas)	2009	—	Economic Development/ Interested Business Owners	City Funds	TBD	To determine interest and feasibility of establishing multiple districts
Designate North Charleston as a 'Sustainable City'	2008	—	Mayor/ Council	N/A	N/A	To help attract businesses that seek out these cities
Perform assessments of resident labor force job-readiness for existing and target industries	Ongoing	—	Economic Development/ Trident One-Stop	City Funds/ JTPA	Staff Function	—
Initiate a summer internship program for at-risk youth	2010	—	Community Development/ School Districts	CDBG/ School District Funds	TBD	—

**Long Term**

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Establish Business Improvement Districts in feasible areas	TBD	—	City/Business Owners	Business Owners – self-taxed	TBD	—

**10.3 NATURAL RESOURCES**

**Short Term**

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Adopt a city-wide riparian buffer ordinance	2008	—	City Council	N/A	N/A	Proposed ordinance already in development
Develop and adopt a Noisette Creek Preserve Overlay District	2009	—	Noisette Company/ Planning Dept	Noisette/ Michaux Conservancy	TBD	To include restoration and management strategies developed in the Noisette Creek Preserve Plan
Develop a Conservation & Greenways Master Plan	2010	—	Parks & Planning Depts	Dept. Budgets	Staff Function	—
Enact a Sediment & Erosion Control Ordinance	2011	—	Public Works/ Council	Dept. Budget	Staff Function	—

**Long Term**

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Establish a citywide tree-planting program	TBD	—	Public Works	Horticulture Society	TBD	—
Create restoration management plans for city's tidal streams	TBD	—	Planning/ OCRM/ Consultant	City Funds/Grants	TBD	—

## 10.4 CULTURAL RESOURCES

### Short Term

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
'The Meeting Place' renovation	2008	2010	Public Works	Capital Funds/Grants/TIF	\$500,000+	—
New theater (300-seat)	2008	2010	Public Works	Capital Funds/Grants/TIF	TBD	—
School room use after hours for cultural/community use	2008	—	Cultural Arts/ School Districts	Capital Funds/Grants	\$300,000 per site	—
Establish affordable housing assistance program for artists	2008	—	Cultural Arts Dept	Capital Funds/Grants	TBD	—
Program Space for Cultural Arts in future park in upper Dorchester Corridor	2009	2010	City/Dorchester County	City/County capital funds	\$500,000+	—
Increase city budget for public art & city beautification	2009	—	City Council	Capital Funds	TBD – Annual Budget	—
Perform an Update to the Historical & Architectural Survey	2010	—	Consultant	City Funds	\$50,000	As recommended by previous surveys

### Long Term

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Restoration of Powerhouse for Cultural Arts & Civic Center	2008	—	Public Works	City Funds/TIF	\$10,000,000	—
New Art Gallery	—	—	Cultural Arts Dept	Capital Funds/Grants	\$6,151,200	—
Signage program for historical areas & places of interest; unique signage for historic neighborhoods	2009	—	Public Works	Capital Funds/Grants	TBD	—

## 10.5 COMMUNITY FACILITIES

### Short Term

#### General

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Replace Courtrooms Roof, City Hall Annex			Public Works		\$65,550	From Capital Work Program
Replace Restroom Partitions, Northwoods Gymnasium			Public Works		\$28,750	From Capital Work Program
Replace Floor covering, Northwoods Gymnasium			Public Works		\$95,220	From Capital Work Program
Replace Canopy, City Hall Refueling			Public Works		\$39,100	From Capital Work Program
Resurface Danny Jones In-Line Hockey Court			Public Works		\$39,200	From Capital Work Program
Swimming Pools Mechanical System Evaluation					\$17,920	2005-2007 CCIRP
Install Generator at Collins Park Lift Station					\$15,120	2005-2007 CCIRP
Install Generator at Pepperhill Press Box Lift Station					\$15,120	2005-2007 CCIRP
Repair Condensate Piping, Sterett Hall					\$18,172	2005-2007 CCIRP
Repair Guttering System, Felix Pinckney CC					\$8,883	2005-2007 CCIRP
Replace Coil Doors, Public Works					\$91,800	2005-2007 CCIRP
Replace Heaters, Danny Jones Gymnasium Restrooms					\$7,560	2005-2007 CCIRP
Refence Field 3, Westvaco Park					\$10,530	2005-2007 CCIRP
Replace Windows at Four Community Centers					\$16,281	2005-2007 CCIRP

Repair Floor and Upgrade Restrooms to ADA Requirements, Miner Crosby Community Center					\$30,056	2005-2007 CCIRP
Replace Floor Tile at Gethsemani Community Center					\$22,464	2005-2007 CCIRP
Replace Suspended Ceiling System, Felix Pinckney CC					\$29,268	2005-2007 CCIRP
Reseal Roof, Public Works					\$88,400	2005-2007 CCIRP
Replace 1st Floor Windows, Public Works					\$12,480	2005-2007 CCIRP
Install Drain Sump, Public Works					\$12,740	2005-2007 CCIRP
Collins Park Lift Station Infiltration Evaluation					\$18,720	2005-2007 CCIRP
Replace Water Closets, Public Works					\$33,488	2005-2007 CCIRP
Construct Support Facilities, Riverbluff Practice Fields					\$104,000	2005-2007 CCIRP
Install Standing Curb, Westcott Boulevard, Phase 1					\$24,232	2005-2007 CCIRP
Repair Irrigation Systems, Westcott Boulevard Phase 1, Zones 1 and 2					\$44,845	2005-2007 CCIRP
Repair Sanitary Drainage Lines, Production Building, Bldg 89					\$3,978	2005-2007 CCIRP
Refinish Pool Deck, Northwoods					\$23,920	2005-2007 CCIRP
Interior Repairs, Model Railroad Building					\$62,400	2005-2007 CCIRP
Repair Parking Area, Live Oak Community Center					\$11,960	2005-2007 CCIRP
Resurface JV Morris Park Tennis Courts					\$23,920	2005-2007 CCIRP

Replace Rear Stairwell, Public Works					\$17,680	2005-2007 CCIRP
Resurface Tennis Court, Miner Crosby					\$20,280	2005-2007 CCIRP
Replace Floor Tile & Cove Base, Ferndale CC					\$11,981	2005-2007 CCIRP
Repair Parking Area, Public Works					\$52,312	2005-2007 CCIRP
Insulate 1st Floor Ceiling, Public Works					\$15,600	2005-2007 CCIRP
Construct Irrigation System, Quarterman Lake					\$35,604	2005-2007 CCIRP
Cook Field Sports and Family Complex Master Plan and Topographical Survey					\$54,652	2005-2007 CCIRP
Construct Sidewalks, Northwoods Park					\$15,054	2005-2007 CCIRP
Repair Simmons Field Shelter and Fence			Public Works		\$78,775	From Capital Work Program
Construct Retention Pond Retaining Wall, City Hall			Public Works		\$108,755	From Capital Work Program
Traffic Flow Improvements, Coliseum Complex			Public Works		\$9,000	From Capital Work Program
Install Electronic Gate Opener, Collins Park Complex			Public Works		\$40,175	From Capital Work Program
Renovations to Ferndale Gymnasium/Comm. Center			Public Works		\$287,500	From Capital Work Program
Install Emergency Generator, City Hall Refueling Facility			Public Works		\$19,600	From Capital Work Program
Construct Phase 2 Parking, City Hall Annex			Public Works		\$110,400	From Capital Work Program
Replace Accabee Basketball Court			Public Works		\$37,500	From Capital Work Program
Renovate Playing Fields, Westvaco Park			Public Works		\$276,275	From Capital Work Program

Upgrade Magnolia Court, Felix Davis Community Center			Public Works		\$17,620	From Capital Work Program
Surface Parking Area, Accabee			Public Works		\$90,275	From Capital Work Program
Design Services, New Public Works Center			Public Works		\$800,000	From Capital Work Program
Construct Restrooms, Murray Hill Fields Complex			Public Works		\$206,510	From Capital Work Program
Replace Fencing – Exchange Park Playing Field			Public Works		\$64,915	From Capital Work Program
Construct Community Center at E. W. Myers Complex			Public Works		\$784,560	From Capital Work Program
Construct Equipment Parking Shelter, Public Works			Public Works		\$67,100	From Capital Work Program
Construct Rest Rooms, Westvaco Park			Public Works		\$288,515	From Capital Work Program
Develop a 5-10 year sidewalk project plan	2009	2010	Public Works/ Planning	Dept. Budgets	\$25,000	To expand on Comprehensive Plan recommendations
Collaborate with counties and school districts on a 5-year plan for capital improvements and program initiatives	2009	2010	City/ Public School Districts	School Funds/ City Funds/ Education Grants	TBD	—
Construct Wescott Baseball Complex	2009/10	2010/11	Public Works/ Parks Dept	City Funds		Design complete
Construct River Oaks Soccer Complex	2008	—	Public Works/ Parks Dept	City Funds	\$4.5 million	Currently under construction
Construct recreation fields on Riverbluff Church property						Using lease agreement for greenspace

**Police Department**

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
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Install Central Heat/Air, Building M-192 Police Traffic & K-9					\$100,050	From Capital Work Program
Duty Officer Office Modifications, City Hall					\$52,695	From Capital Work Program
Minor Duty Office Area Changes (incl. Plumbing)					\$12,880	From Capital Work Program
Construct South Precinct Addition					\$468,830	From Capital Work Program
Construct Police Special Ops/ Kennel & Warehouse Facility					\$3,819,220	From Capital Work Program
Construct Police Special Operations Building					\$1,795,020	From Capital Work Program
Construct West Bureau Police Station					\$1,146,835	From Capital Work Program
Remodel Duty Office Area			Police/Public Works	City Funds	\$75,000	
New Building – Special Operations Bureau			Police/Public Works	City Funds	\$6,506,000	—
New Building – Crime Scene & Evidence			Police/Public Works	City Funds	\$3,042,000	—
New Building – West Bureau			Police/Public Works	City Funds	\$1,318,000	—
Upgrade to South Bureau Building			Police/Public Works	City Funds	\$592,000	—

**Fire Department**

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Replace 2 <sup>nd</sup> Floor Windows, Northwoods Fire Station					\$17,250	From Capital Work Program
Replace Roof, Northwoods Fire Station (FS 6)					\$21,580	2005-2007 CCIRP

Interior Renovation, Cross County FS (FS 4)					\$157,872	2005-2007 CCIRP
Replace Windows, Leeds Ave. Fire Station					\$20,560	From Capital Work Program
Replace Windows, Deerwood Fire Station					\$20,560	From Capital Work Program
Renovate Kitchen, Remount Fire Station					\$19,550	From Capital Work Program
Replace Carpet, Navy Base Fire Station					\$41,600	From Capital Work Program
Repair Apparatus Bay, Dorchester Road Fire Station					\$23,000	From Capital Work Program
Repair Naval Base Fire Station (FS2) Driveway and Parking Apron					\$27,810	2005-2007 CCIRP
Sealcoat Naval Base Fire Station					\$84,695	From Capital Work Program
Repair Interior, Jenkins Avenue Fire Station					\$34,500	From Capital Work Program
Repair Parking Aprons & Driveway, Northwoods F.S.					\$16,560	From Capital Work Program
Construct HAZMAT Storage Room, Remount Rd. F.S.					\$9,660	From Capital Work Program
Install Infra-Red Door Controls, All Fire Stations					\$23,460	From Capital Work Program
Construct New Fire Station – Ladson Road Area					\$1,481,900	From Capital Work Program
Construct 3-bay Fire Station to Replace Fire Stations 3 & 8					\$1,874,300	From Capital Work Program
Install Generator, Naval Base Fire Station					\$77,115	From Capital Work Program
Construct Apparatus Bay, Cross County Fire Station					\$267,065	From Capital Work Program

New Fire Station – Palmetto Parkway	2008	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$1,481,900	—
New Personnel for Palmetto Station	2008	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$522,000	3 captains, 3 engineers, 3 firefighters
Personnel requirements for project phase I	2008	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$521,988	7 captains, 6 engineers
Replace 1 pumper truck	2008	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$460,000	—
Personnel requirements for project phase II	2009	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$514,190	10 firefighters
New Fire Station/Administration Building	2010	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$4,881,000	—
Added personnel for New Station	2010	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$858,798	3 captains, 3 engineers, 9 firefighters
Pumper truck for New Station	2010	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$460,000	—
Training facilities	2011	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$1,289,000	—
Staffing for training facility	2011	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$238,477	3 training assistants, 1 clerk
Personnel requirements for project phase III	2010	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$514,190	10 firefighters
Relocation of Fire Stations #2 and #8	2012	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$1,500,000	—
Personnel requirements for project phase III	2012	—	City of N. Charleston/ Mayor & Council	Dept Budget	\$514,190	10 firefighters

**Community Facilities Long-Term**

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Acquire and develop new park (Dorchester Rd. near Michaux Parkway)			Parks & Rec.	Charleston County Greenways	\$1,942,000	
Montague Ave. Streetscape (Dorchester Rd. to I-26)			Public Works	City Center TIF	\$13,649,000	
New Pistol/Rifle Training Facility			Police Dept.		\$8,542,000	
New Public Works Complex			Public Works		\$20,461,000	
New Park/Recreation Facility in Chicora Fuel Farm area			Parks & Rec	Port Terminal Mitigation	\$3,360,000	
Montague Avenue Streetscape (Park Circle to CSX rail line)			Public Works		\$13,341,000	
New Law Enforcement Education Center			Police Department		\$1,495,000	
Municipal Courtroom Addition			Public Works		\$2,062,800	
Westvaco Park, Final Phase					\$2,136,700	
Recreation Dept. Offices					\$1,043,200	
Midland Park Community Center					\$784,600	
Felix C. Davis Facility Replacement					\$3,755,500	
Danny Jones Complex Renovation			Parks & Recreation		\$5,762,700	
New Police Station for Watson Hill Area	TBD	—	Police Dept	City Funds/ Dept Budget	TBD	Use LEED and architectural design reflective of area

New Fire Station for Watson Hill	TBD	—	Fire Dept	City Funds/ Dept Budget	TBD	Use LEED and architectural design reflective of area
New Elementary School for Watson Hill area	TBD	—	Dorchester County Schools	Dorchester 2 Funds	TBD	Use LEED and architectural design reflective of area

## 10.6 TRANSPORTATION

### Short Term

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Palmetto Parkway, Phase II (to Ashley Phosphate Rd.)	2008	2010	Charleston County	Roadwise Tax Funds	—	—
Extension of Palmetto Parkway bike trail to Ashley Phosphate	2008	2010	Charleston County	Roadwise Tax Funds	N/A	Included in Palmetto Pkwy road construction
Dorchester Road Hiker-Biker Trail	2008	2009	Public Works	ISTEA	—	—
Northside Drive Extension/ Future Loop	2009	2011	Charleston County	Roadwise Tax Funds	—	—
Bikeway along Northside Drive extension to U.S. 78	2009	2011	Charleston County	Roadwise Tax Funds	N/A	Included in Northside Dr. road extension
Approve annual funds for trail construction/ ROW acquisition/ matching funds	2009	—	City Council	City Funds/ Grants/ SPLOST or other type local tax	Approx. \$2.5 million per year	Use the Bike & Pedestrian Plan as a guide for trail costs and schedule
Establish a regional van pool or carpool program	2009	—	COG/regional municipalities	Regional Transportation Funds/Grants	Regional Funds/ Grants	—
Parking facilities study/plan for East Montague Avenue	2009	—	Planning/Public Works	Dept Budgets	Staff Function	—
Sidewalk construction for S. Rhett, Jonah St., Midland Park Rd., Gaynor St. & Gale St.			Public Works	Community Development Block Grant (CDBG)		—
Sidewalk projects for Greenridge Rd. and International Boulevard			Charleston County	Roadwise Tax Funds		—
Patriot Blvd. Bike trail, from Appian Way to Association Dr.						—
East Montague hiker/biker trail, Mixson Ave. to CSX railroad						—
Construct Port Access Road	2008	2011	SCDOT	SPA	\$350 Million	—

**Long Term**

<b>Description</b>	<b>Initiation Year</b>	<b>End Year</b>	<b>Responsible Party/Agency</b>	<b>Possible Funding Source(s)</b>	<b>Cost Estimate</b>	<b>Notes</b>
Palmetto Commerce Parkway (Extend to Aviation Avenue)	TBD	—	—	Regional Transp. Funds/ Roadwise	TBD	—
Construct Commuter Rail Station(s)	TBD	—	—	Regional Transportation Enhancement \$\$	TBD	Dependent on implementation of regional system
Implement Intelligent Traffic System (ITS) Technologies for traffic lights	TBD	—	Public Works/ DOT	City & State Funds/Grants	TBD	—
HOV or Bus Rapid Transit lanes for I-26 and I-526	TBD	—	SCDOT	State transportation funds	TBD	—
Continue Annual Funding for Trails	2013	2017		City Funds/ Grants	Approx. \$2.5 million Annually	For projects recommended for 2013-2017

## 10.7 LAND USE & DEVELOPMENT

### Short Term

Description	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Estimate	Notes
Develop a Commercial Corridor Overlay District	2008	2009	Planning Dept/ Consultant	Zoning Ordinance Update Contract	N/A	To be completed as part of zoning ordinance update
Develop a Traditional Neighborhood Residential Zoning District	2008	—	Planning Dept/ Consultant	Zoning Ordinance Update Contract	N/A	To be completed as part of zoning ordinance update
Develop Airbase (AICUZ) Overlay Zoning District	2009	2010	Planning Dept/COG JLUS staff	Dept of Defense OEA	TBD	To be performed after JLUS w/ COG assistance
Establish a Transfer of Development Rights Program for Airbase Overlay Areas & Transit Corridors	2010	—	Planning Dept/COG JLUS staff	Dept of Defense OEA	TBD	Establish sending/receiving areas & methodology for financing & legal transfers
Perform a Small Area Study for Rivers Ave./I-26 Corridor (Ashley Phosphate Rd. to Aviation Avenue)	2009	—	Planning Dept/ Consultant	Dept. Budget	Staff Function	Perform prior to TDR implementation
Perform Annual (Minor) Updates to the Comprehensive Plan	2009	Yearly	Planning Dept	Dept. Budget	Staff Function	Evaluate annual data & inventory developments, land use & zoning changes over past year
Establish a city Design/Architectural Review Board	2009	—	City Council	N/A	N/A	—
Initiate and cooperate in a Regional Plan, or Regional Plan update using 2010 Census data	2010	2011	North Charleston, BCDCOG, & regional cities and counties	Planning grants/ regional funds	\$150,000 - \$300,000	Opportunity to utilize 2010 Census data for regional planning
Purchase all privately-owned land in AFB Clear Zones for base ownership or conservation	2008	2012	AFB/North Charleston	Dept of Defense/ City-AFB partnerships	TBD	—
Perform a Redevelopment Plan for Chicora-Union Heights area	TB	—	City/LAMC/ Consultant	SPA Mitigation funds	\$25,000 - \$50,000	LAMC should determine scope & how \$\$ available for community planning

**Long Term**

<b>Description</b>	<b>Initiation Year</b>	<b>End Year</b>	<b>Responsible Party/Agency</b>	<b>Possible Funding Source(s)</b>	<b>Cost Estimate</b>	<b>Notes</b>
Perform major update to Comprehensive Plan/ Zoning Ordinance	2017	2018	Planning Dept/ Planning Consultant	City Funds/ Dept. Budget	\$150,000	—
Transportation/Corridor Plan	TBD	—	Planning Dept/ Transportation Engineering Firm	City Funds/ Dept Budget	\$100,000	—
Establish a Land Bank for purchase & reuse of derelict properties	TBD	—	Redevelopment Commission	General Funds/Taxation	TBD	—
Develop and adopt a Noisette Community Overlay District	TBD	—	Planning Staff/ Noisette Company	Noisette Company	TBD	To incorporate proposed Land Use & Zoning principles & standards for Noisette Community