

OLMOS PARK ECONOMIC DEVELOPMENT CORPORATION

Annual Work Plan October 1, 2010 – September 30, 2011

In accordance with the provisions of Section 8.01 of the Bylaws of the Olmos Park Economic Development Corporation, the Board of Directors of the Olmos Park Economic Development Corporation hereby submits to the City Council of the City of Olmos Park the Annual Work Plan for the Olmos Park Economic Development Corporation for the period October 1, 2010 through September 30, 2011.

Short Term Goals and Objectives

1. Continue Conceptual Master Plan Project which will include the following:

- Receipt of draft master plan document including framework of zoning/development code for McCullough corridor
- Review of and comments to draft documents by Economic Development Corporation
- Presentation of master plan in a town hall meeting where public has opportunity to comment on the plan documents
- Presentation of master plan to City Council
- Completion of the Conceptual Master Plan Project including receipt of final master plan document and other deliverables as shown on Attachment A

It is anticipated that the Conceptual Master Plan Project will be completed during the fall 2010.

2. In conjunction with Olmos Park City Council, Planning and Zoning Commission and others, create and lead a process to review the applicable sections of the Olmos Park zoning code (the "Code") with the intent that the Code should support the vision to revitalize the commercial district of the City of Olmos Park as created by the Conceptual Master Plan. Items to consider will include:

- Formation and composition of oversight Committee
- Methodology to best address the review process
- Determination of the need for a third party consultant
- Determine the cost and funding source(s) to review, deliberate the issues and modify, as necessary, the Code

It is the intent of this goal that the process will include the participation of the community, as appropriate.

3. Identify process and methods for promoting and implementing the Conceptual Master Plan, including determination of need and funding for staffing of the Economic Development Corporation.
4. Subject to funding, select proposed project(s) as identified by the Conceptual Master Plan for funding through the Economic Development Corporation.
5. Evaluate pros/cons of qualifying as a 501(c)(3) organization for federal income tax purposes and make application if deemed beneficial to the Economic Development Corporation.

Long Term Goals and Objectives

1. Continue to identify, evaluate and prioritize potential projects.
2. Determine and evaluate funding alternatives in addition to local sales tax revenue including, but not limited to, seeking grants and donations.
3. Promote economic development through enhancements of the business district of the City of Olmos Park that are consistent with the Conceptual Master Plan.

Definition of Project

For purposes of the Olmos Park Economic Development Corporation, the term “project” includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development and is not necessarily limited to physical improvements.

Attachment A

Olmos Park Economic Development Corporation
Conceptual Master Plan – Olmos Park Commercial District
Project Deliverables
March 2010

During the community meetings, the planner will be expected to produce concept boards, drawings, and 3-D massing model along McCullough from the northern end of Olmos Park at the Rail Yard to the southern end north of Hildebrand. This model should be generated by computer and/or made of matt board, chip board or foam core to help visually communicate with participants and to elicit feedback. This model should be flexible to allow existing buildings to be kept as is, removed, replaced or added on to.

The end result of the planning process will be a master plan document that includes the following:

- Design guidelines and recommendations for design review.
- Recommendations regarding appropriate building setbacks, step backs, scale and massing.
- Recommendations regarding sidewalks, landscape, street lighting, building signage, overhead electrical and other improvements
- Recommendations regarding parking and traffic including street, side and rear parking as well as possible structural parking which relates to proposed master plan.
- Provide an existing and proposed master site plan for the area along McCullough within the city limits of the City of Olmos Park, but include at least one block both east and west of McCullough as well as the area on McCullough south of the city limits to Hildebrand.
- Existing and proposed elevations and massing along the east and west side of McCullough as well as the area on McCullough south of the city limits to Hildebrand.
- Cross sections through McCullough at various parts along the street depicting different concepts of building massing, landscaping, parking, traffic, sidewalk, street and building lighting and signage.
- Colored renderings showing massing study of proposed redevelopment specifically to include area around the circular roundabout as the pedestrian friendly heart of our community.
- Proposed locations and concept for Olmos Park City signage at either end of McCullough and possibly near the roundabout.
- Recommendations for strategic interface with the City of San Antonio for the adjacent property west of McCullough as it relates to any possible master plan or vision for Olmos Park.
- Recommended changes to the zoning ordinance and the sign ordinance to allow implementation of proposed master plan.
- Concept Boards providing images of the master concept plan.
- Recommended implementation strategies including priorities for public spending in order to best attract private investment.
- 3-D massing model along McCullough from the northern end of Olmos Park at the Rail Yard to the southern end north of Hildebrand.

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FISCAL YEAR 2010 ACHIEVEMENTS

JULY 2010

2010 Short Term Goals/Objectives (as provided in last years' Annual Work Plan)

1. Determine process to follow in selecting and evaluating potential economic development projects.
2. Identify, evaluate and prioritize potential economic development projects.
3. Subject to funding, select initial proposed project for funding through the Economic Development Corporation.

2010 Achievements

1. Successful completion of RFQ process to select a design team to prepare the Conceptual Master Plan to guide the revitalization of the commercial district of Olmos Park.
2. Successful engagement of Imber/Sargent design team from among 18 applicants.
3. Highly successful design charrette process which included significant community participation and engagement.
4. Draft master plan document and design guidelines (to be completed before fiscal year end).