

MAP ID	Goals & Objectives	Activity Year(s)	Lead Organization	Cost Estimate	Funding Sources
		2018-2021	2022-2024	2025-2028	
CBD WIDE	Goal 12.1 Leverage the CBD's historical buildings and character to project a unique image. Update Wharton's "brand" and use it in City publications, signage, downtown amenities, and websites. Select a narrow focus for the brand.	X	City, Chamber	Volunteers, appointed committee, students	GEN, Local
CBD WIDE	Develop a pattern book or design guideline book that owners can use when renovating buildings. Place on County and City websites for reference.	X	EDC, City	Volunteers	GEN, EDC, THC
CBD WIDE	Establish a Business Improvement District to fund projects within the CBD.	X	City	\$500 (legal fees for review)	GEN
CBD WIDE	Create historic building and mural tour.	X	City, Chamber, WHC	Staff, volunteer	GEN, Local, WHC
CBD WIDE	Adopt Downtown District Ordinance to add building heights, maximum building setbacks, transparency requirements to increase the aesthetic appeal of the areas outside of the central CBD.	X	City	\$500 (legal fees for review)	GEN
CBD WIDE	Consider adopting a Historic Preservation Ordinance.	X	City	\$500 (legal fees for review)	GEN
CBD WIDE	Goal 12.2 Increase residential density within CBD. Adopt a Future Land Use Map/Plan that encourages infill development.	X	City	Staff	GEN
CBD WIDE	Adopt a Downtown Zoning District/ Overlay to regulate uses in the CBD.	X	City	\$500 (legal fees for review)	GEN
CBD WIDE	Encourage private infill development at selected sites through coordination with property owners and marketing to potential developers.	X	City, EDC	Staff	GEN, EDC
CBD WIDE	Consider having EDC purchase lots from owners and reselling them through RFP process.	X	City, EDC	~\$45,000/acre	EDC, GEN
CBD WIDE	Goal 12.3 Occupy historic buildings in CBD. Establish revolving loan program to fund building restoration.	X	City, EDC	Variable	EDC, GEN
CBD WIDE	Adopt historic renovation building code for historic CBD properties.	X	City	\$500 (legal fees for review)	GEN
CBD WIDE	Increase funding for Business Restoration Program.	X	City, EDC	~\$100,000	EDC, GEN
1	Goal 12.4 Connect Monterey Square and Riverfront Park; develop Elm Street commercial district. Adopt a Riverfront Commercial Zoning District/ Overlay to regulate uses near the Colorado River.	X	City	\$500 (legal fees for review)	GEN
2	Purchase and remove single-family home and build pedestrian mall connecting Monterey Square and Riverfront Park.	X	City, EDC	Variable	GEN, EDC, Local
3	Improve Riverfront Park, including removal of invasive plants and tree planting.	X	City, EDC	\$200,000+	GEN, EDC, TPWD
4	Goal 12.5 Improve CBD experience by investing in bicycle and pedestrian amenities. Construct bike lane from Santa Fe Trail to Riverfront Park.	X	City	~\$50,000	GEN, EDC, SRTS, TxDOT
5	Complete sidewalk network throughout CBD.	X	City, EDC	333000	GEN, EDC, THC, TxDOT
CBD WIDE	Goal 12.6 Coordinate and organize funding and community efforts. Appoint a central committee and subcommittees to help coordinate efforts and implement programs.	X	City	Staff	Staff

Sources: GEN = Municipal Funds, EDC = Wharton Economic Development Corporation, Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses, SRTS = Safe Routes to School, Staff = Staff time, THC = Texas Historical Commission, TPWD = Texas Parks and Wildlife Department grants, TxDOT = Texas Department of Transportation Statewide Transportation Enhancement Grants, WHC = Wharton Historical Commission

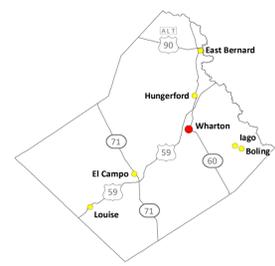


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This illustration was created using the best available data. Subsequent additions, edits, & georectification performed by Grantworks, Inc.



Wharton County, Texas



Wharton County

City of Wharton

Wharton County, Texas

Map 12C

Central Business District Improvements

2018 - 2028
October 2018



1 inch = 150 feet



Texas State Plane Zone 4
Texas South Central
Projection: Lambert Conformal Conic
GCS North American 1983
Datum: D North American 1983

Disclaimer
The maps and documents included in this planning study are to be used for comprehensive planning purposes only as reference material provided for laypersons, whether they are public officials or members of the general public. Recommendations for infrastructure improvements in this study, which are derived from engineering studies, or project cost estimates prepared by an engineer, are cited as such. Under no circumstances should material contained within this study regarding improvements to the City's infrastructure be construed as a detailed engineering plan, specification, engineering design, or any other type of document intended for the purpose of specific public work construction. The municipality and/or governing agency is responsible for obtaining the services of a licensed professional engineer to perform engineering design services for the construction of public works projects as required by The Texas Engineering Practice Act.

The lot, right-of-way, corporate and extraterritorial jurisdiction boundaries depicted on these maps were derived from readily available information such as existing corporate maps, census maps, or plat maps from the County Clerk or Appraisal District and are representational in nature. Locations and characterizations of infrastructure, facilities, and structures depicted on these maps are approximate. The City and GrantWorks, Inc. do not intend to establish or confirm true and legal boundaries or exact locations of physical objects with these maps and do not warrant or approve the use of these maps for any purpose other than general reference and information.