

Description of the Need for Expansion of the Downtown Development Authority District

The Village of Pinckney proposes to expand the boundaries of the Downtown Development Authority District to support economic development, improve community infrastructure, and enhance the vitality of the downtown area and its gateway corridors.

The current DDA boundary was established to support the historic downtown core. However, several properties adjacent to the district have become critical to the future redevelopment, public infrastructure, and economic growth of the Village. Expanding the district will allow these areas to participate in and benefit from the DDA's development initiatives.

One primary reason for the proposed expansion is to support relocation of the **Pinckney Community Garden** to parcels near **People's Church**. This relocation will allow the Village to better utilize existing land resources while improving access, visibility, and long-term sustainability of the community garden. Inclusion within the DDA district will allow the Authority to assist with site improvements such as access, parking, landscaping, and infrastructure needed to support this important community amenity.

The expansion will also allow the DDA to support **additional public parking improvements needed for large community events**. Pinckney hosts several events throughout the year that attract visitors to the downtown area. Expanding the district will allow the DDA to assist with planning and development of additional parking areas to better accommodate visitors and support local businesses during these events.

The proposed boundary expansion also includes properties extending west toward the **former elementary school site (Means Project)**. This property currently contains a partially constructed structure from a previously cancelled redevelopment project. Including this parcel within the DDA district will allow the Village and the DDA to work collaboratively to encourage redevelopment of the site and attract a new project that will bring investment, housing, or commercial activity back to the property.

Additionally, the Village proposes including the **Village Hall property** within the DDA district. This will allow the DDA to support improvements that enhance the western entrance to the Village, including potential streetscape improvements and installation of a **community marquee or gateway sign** that will promote local events and improve visibility for visitors entering downtown.

Finally, the expansion area includes **two vacant parcels and two existing businesses on the East side of the Village** that have expressed interest in participating in the DDA district. These properties represent opportunities for building rehabilitation, façade improvements, and redevelopment that can strengthen the commercial corridor and support the overall economic health of the Village.

Overall, expanding the Downtown Development Authority District will:

- support redevelopment of key underutilized properties
- improve infrastructure and parking for community events.
- strengthen gateway entrances into the Village.
- assist existing businesses with building improvements.
- support community amenities such as the relocated community garden
- encourage new investment in strategically important parcels.

By expanding the district boundary to include these areas, the Village of Pinckney and the Downtown Development Authority will be better positioned to guide redevelopment, support local businesses, and enhance the long-term vitality of the community.