

## Village of Pinckney DDA Plan

### Goals and Objectives of the DDA with Respect to the Development Area

Through a process of analyzing the positive and negative features of the development area, the authority identified seven broad issue categories, which serve as a framework for Pinckney DDA goals and objectives. The Broad issue categories of Aesthetic, Circulation and Parking, Facilities and Services, Infrastructure, Business Encouragement, Development Partnerships, and Sustainability encompass the finer details of the Authority's general goal, which is:

To correct and prevent deterioration in the development area by promoting and preserving existing positive features, enhancing specific features that need improvement, creating new features that are needed in the community and providing the leadership to carry out these features that are needed in the community and providing the leadership to carry out these directives so that the development area will become a more favorable environment.

#### Aesthetic

**Goal:** Enhance the aesthetic aspects of the development area to produce a positive image of the Village and to create a distinct "sense of place."

#### Objectives:

- Continue to promote the Township Square as a quality outdoor space that fosters social interaction and serves as a focal point for the community.
- Improve the aesthetic quality of all street entrances to the Village so that the Village of Pinckney creates a positive impression in the minds of those who experience it, and the maintenance of these entrances is evidence of civic pride.
- Create presentable downtown building facades that are unified in appearance through common historic design elements.
- Enhance the rear entrances and facades of downtown businesses so that these establishments have two presentable building faces and are appealing to potential shoppers from all approaches.
- Encourage streetscape improvements such as street furniture, lighting, signage, landscaping, planters, and trash receptacles that are design sensitive to the pedestrian scale of the development area and are compatible with the historic context.
- Minimize unsightly characteristics within the development area, which interfere with the visual presentation of the Village.
- Encourage rehabilitation, renovation and infill construction projects that are compatible with the older existing buildings that surround it.

Examples of potential DDA projects include, but are not limited to, the following projects. These projects and others will be re-evaluated and updated as circumstances warrant.

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- Develop and implement a grant program and/or a revolving loan fund for front and rear façade improvements, alley way improvements and other business/building improvements. The estimated duration of these programs is approximately four years.
- Develop and implement street improvements, Livingston Street and Mill Street Phase II to increase parking, study and implement angled parking (if appropriate), pressed concrete bump outs, road paving, bike lanes, decorative lighting, storms drains, bike hoops, benches, trash receptacles, colored crosswalks, electrical outlets, new sidewalks, trees, flower plants, irrigation system and park memorial improvement. The estimated time of completion for this program is approximately three years.
- Develop a landscape architectural plan for improvements to the Putnam Township Square. The estimated time of completion for this program is approximately two years.
- Perform jointly with the Village of Pinckney, Putnam Township and/or State of Michigan a Planning Study for Non-Motorized Trail Network connecting the DDA district (including shoulder paving, road striping and signage) to the Lakelands Trail System, Pinckney Recreation Areas and the Pinckney Schools. The estimated time of completion for this project is approximately two years.
- Implement jointly with the Village of Pinckney, Putnam Township and/or State of Michigan a Non-Motorized Trail Network. The estimated time of completion for this project is approximately two years as recommended by the Planning Study.

### **Circulation and Parking**

**Goal:** Improve the ease of pedestrian and vehicular circulation and vehicular parking throughout the development area, while promoting safety for both modes of transportation.

#### **Objectives:**

- Enhance the current development area sidewalk system with the addition of new, quality and safe sections.
- Encourage improved maintenance of the existing sidewalk system for aesthetic and safety purposes.
- Strive to improve pedestrian circulation, including street crossings, within the DDA bounds.
- Enhance the quality of existing parking with surface and lighting improvements and signage that directs the user to its location.
- Expand the availability of downtown parking and consider the feasibility of parking around the Township Square.

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- Encourage and implement traffic calming methods to slow traffic and improve the pedestrian circulation and safety.

Examples of potential DDA projects include, but are not limited to, the following projects. These projects and others will be re-evaluated and updated as circumstances warrant.

- Explore, encourage and implement the placement of directional signage in the vicinity of the Village of Pinckney and the DDA district. The estimated time of completion for this project is approximately two years.
- Explore the feasibility of intersection improvement at D-19 and Main Streets (including left turn lanes) and the options of placement of a traffic light and/or a pedestrian crossing light at Main and Howell Streets. The estimated time of completion for these projects is approximately two years.
- Develop and implement street improvements, Livingston Street and Mill Street Phase II to increase parking, study and implement angled parking (if appropriate), pressed concrete bump outs, road paving, bike lanes, decorative lighting, storms, bike hoops, benches, trash receptacles, colored crosswalks, electrical outlets, new sidewalks, trees, flower plants, irrigation system and park memorial improvement. The estimated time of completion for this program is approximately three years.
- Develop an engineering plan for municipal parking lots behind the businesses north of Main Street between Marion and Mill Streets including a plan for a sidewalk system to access the parking lots and surveying. The estimated time of completion for this project is approximately three years.
- Perform jointly with the Village of Pinckney, Putnam Township and/or State of Michigan a Planning Study for Non-Motorized Trail Network connecting the DDA district as referenced in the previous aesthetic category.
- Implement jointly with the Village of Pinckney, Putnam Township and/or State of Michigan a Non-Motorized Trail Network as references in the previous aesthetic category.
- Develop a landscaping architectural plan for municipal parking lots behind the businesses north of Main Street between Marion and Mill Streets and behind the businesses south of Main Street between Marion and Howell Street including vegetative screening design, lighting design, signage design and the like. The estimated time of completion for this project is approximately three years.
- Obtain, purchase and/or lease parking lots and/or easements for ingress and egress to parking lots behind the businesses north of Main Street between Marion and Mill Streets and behind the businesses south of Main Street between Marion and Howell Streets. The estimated time of completion for this project is approximately three years.

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- Install storm drains for municipal parking lots and/or easements for ingress and egress, set grades and construction curbing, and surface and stripe for the parking lots behind the businesses north of Main Street between Marion and Mill Streets and behind the businesses south of Main Street between Marion and Howell Streets. The estimated time of completion for this project is approximately three years.
- Implement improvement to streets that access parking lots including, but not limited to, surfacing to proper road width and curb installation. The estimated time of completion for this project is approximately three years.

### **Facilities and Services**

**Goal:** Further the vitality of the development area by utilizing appropriate public facilities for promotion endeavors and by implementing public education efforts and creative programmatic solutions.

#### **Objectives:**

- Utilize the Township Square as an outdoor facility to promote the products of downtown businesses, e.g. sidewalk sales, demonstration booths, etc.
- Educate downtown business owners on financial incentives available for façade and other building improvements and encourage them to access these monetary tools.
- Educate homeowners on financial incentives available for home improvements and encourage them to access these monetary tools.
- Promote cooperation between residents and business owners in order to provide a harmonious development area environment.
- Explore the feasibility of establishing various DDA improvement programs that may provide technical assistance as well as financial relief for those making improvements.
- Explore state and federal technical assistance and financial resources.
- Explore the possibility of purchasing, leasing, or otherwise acquiring property in the downtown for use by the DDA.

### **Infrastructure**

**Goal:** Maintaining and investing in infrastructure are essential to the DDA district's ongoing stability and vitality. By providing consistent attention, the DDA ensures that facilities continue to serve the functional needs of residents, businesses, visitors and others. Infrastructure's physical form and condition, particularly sidewalks, crosswalks and parking facilities, communicate a great deal about a community's goals, values, and identity. Well-maintained, inviting, aesthetic pleasing elements make a strong quality statement about our community. The objectives below are designed to address current and future needs. These objectives propose

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investments that are aimed at fortifying and increasing the DDA district's attractiveness to developers, businesses, residents and visitors.

### Objectives:

- Implement and continue the DDA commitment to ongoing repairs and maintenance of sidewalks, crosswalks and streetscape improvements.
- Recognize that maintenance and repair are perpetual concerns and plan accordingly.
- When making and supporting structural improvements and new development, consider not only cost concerns, but also the need for quality, aesthetics, safety and longevity.
- Conduct regular and ongoing analysis of downtown development to anticipate and respond to infrastructure needs.
- Install pedestrian improvements along select downtown streets. This includes replacing existing, worn sidewalks with pleasing sidewalk paving and/or bricking, improved lighting and signage, landscaping, etc. These improvements promote walking as the primary transportation mode and increase the district's attractiveness for development and business.
- Encourage the Village and private sector to develop new, attractive open spaces.
- Install new physical improvements (e.g. street furniture and lighting) to existing open spaces to enhance their use.
- Consider the special needs of children, seniors and the disabled when planning new sidewalk and streetscape improvements.
- The DDA will continue working in partnership with the Village and the private sector to provide for the maintenance and replacement of trees in the district.
- Promote the DDA's role in supporting the provision of district infrastructure. Public awareness of the DDA's role in maintaining and investing in district infrastructure will encourage communication between the public and the DDA on how best to make improvements and maximize their uses.
- Promote a philosophy of sustainability in all infrastructure improvements. Attentive maintenance to existing infrastructure and timely investment in well designed, quality improvements will ensure that they will continue to serve downtown needs for years into the future. Attentive maintenance of Village and DDA assets decreases the need for much larger, future capital expenditures by extending their useful life.
- Support infrastructure improvements in anticipation of future technological needs of the district, such as conduit for fiber optic wiring.
- Encourage alley improvements to facilitate deliveries, solid waste and recycling collection, improve alley cleanliness and attractiveness, assist pedestrian use, and discourage graffiti. Objectives may include inviting artists to paint murals in selected alleys, providing incentives for businesses to maintain a clean alleyway, repairing storm water inlets, repaving, etc.

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- Encourage infrastructure planning efforts by the Village of Pinckney and Putnam Township to improve and maintain public utilities, streets, water, and sanitary sewers.

Examples of potential DDA projects include, but are not limited to, the following projects. These projects and others will be re-evaluated and updated as circumstances warrant.

- Survey sidewalk conditions along north and south sides of Main Street in order to identify sections in poor condition and to develop a phase implementation plan for repair, replacement and maintenance. The estimated time of completion of this project is approximately two years. Install new sidewalk sections within the DDA district on Howell Street. The estimated time of completion for this project is approximately three years.
- Implement improvements to the Streetscape within the DDA district boundaries between Marion and Mill Streets, including the installation of traditional awnings. The estimated time of completion for this project is approximately two years.
- Develop and implement street improvements as referenced in the aesthetic category.

### **Business Encouragement**

**Goal:** Promote the Downtown Development area district as the center of commerce in our community and provide support to district businesses. Commercial establishments play an immeasurable role in shaping the economic, social and physical character and health of the district, including a sense of uniqueness. The Village of Pinckney has seen commercial growth since the inception of the 2000 DDA plan. Despite this growth, the DDA district business environment continually requires attention and concern if it is to remain healthy, vibrant and competitive. The DDA will continue to strive to improve the economic climate of the development area by simultaneously working to retain and expand business opportunities.

### **Objectives:**

- Undertake capital improvements that are geared towards increasing the commercial viability of the district.
- Encourage appropriate public and private infill projects to increase commercial activity.
- Support strategies to retain local retail businesses in the district.
- Encourage the goals and cooperation of merchant associations and other groups and support their promotional efforts.
- Participate with property owners in efforts to attract new retail, businesses and services to the district that support residential needs. Encourage an

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- appropriate mix of local retailers and regional/national retailers, as it strengthens the district's ability to draw retail shoppers.
- Collect and disseminate information about the district environment and commercial opportunities to support property owner efforts to attract a diversity of attractive businesses.
- Work with the Village of Pinckney, Putnam Township, the Merchants Association and other groups to encourage the retention of existing businesses and the attraction of new businesses to the district.
- Identify district areas that are undergoing significant change or distress, and work with area stake holders and property owners to develop strategies and implement solutions aimed at maintaining and strengthening commercial environments.
- Promote Pinckney's unique identity as a compelling business asset. Preservation, development and marketing of the characteristics that make Pinckney a special place is crucial to retaining current businesses and attracting new businesses as well.
- Promote economic development within DDA bounds to improve the viability of the area and its competitive edge with outside districts.
- Encourage the usage of underutilized resources within the development area, such as second floors, storefronts, rear entries and green spaces.

### **Development Partnerships**

**Goal:** Leverage private and public funds to create greater beneficial impact. Partnering in downtown development projects enables the DDA to help guide development that realizes community goals and objectives.

### **Objectives:**

- Partner with developers to arrange and finance ancillary improvements necessitated by development, such as parking and streetscape improvements.
- The DDA will encourage the development of public land to meet community goals and attract people and businesses to Pinckney. The DDA proposes to leverage as many private investment dollars as possible in the appropriate development of these areas. Private sector contributions can include finances, taxes, creative development ideas, development expertise, and the marketing skills needed to make a project work. In addition to providing the public land for such an approved development, the public sector can also contribute in terms of applying for grant funding and low-interest loans and assisting in project administration.

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### Sustainability

Goal: Ensure the district's survival as a vital and viable economic, residential and environmental eco-system throughout the 21<sup>st</sup> century. The DDA will develop sustainable ideas in order to meet the requirements of the present without compromising the needs of the future. The DDA will embrace sustainability as a fundamental tenet of downtown development.

### Objectives:

- Promote a philosophy of sustainability in all improvements.
- Attentive maintenance to existing infrastructure, along with timely investment in well-designed, quality district improvements will insure that these facilities will continue to serve district needs for years into the future. Investment geared toward long-term performance lowers overall future maintenance and replacement costs.
- Discourage sprawl, encourage reinvestment in existing improvements and support more balanced development.
- Provide regular and scheduled maintenance for previous DDA pedestrian improvement projects. Anticipate future repair needs by planning projects and setting aside funds as part of a long-term financial plan.
- Construct DDA developments with the goal of quality and longevity, so as to minimize long-term maintenance.
- Recognize that maintenance and repair are perpetual concerns, and thus must be anticipated in capital improvement plans and on-going structural assessments.
- Coordinate DDA activities with other sustainable planning efforts including Livingston County, Village of Pinckney, Putnam Township and other entities.
- Encourage energy efficiency in existing and future district developments.
- Support the development of a system of linked open spaces and pedestrian/bicycle paths.
- Encourage the preservation of open space, natural beauty, historic buildings and critical environmental areas.
- Promote the development of the district as a compact center for development.
- Encourage local businesses and government agencies to use earth-friendly strategies and procedures.
- Work with the Huron River Watershed Council and other environmental groups to educate the community about water quality issues.
- Work towards collaboration with local governments and others to achieve cooperation and efficiency in public operations.
- Encourage citizen and stakeholder participation in development decisions to foster involvement, ownership and pride in community.

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### Other Development Plan Issues To Address

**Existing improvements to be demolished, repaired or altered, description of any repairs and alterations, and an estimate of the time required for completion:**

The installation of improved landscaping, signage, sidewalks, lighting, curb and gutter, and storm drainage within the Development Area right of ways, and parking areas improvements will create permanent alterations. Such alterations are in accord with the objectives of the Authority.

**Parts of the Development Area that are to be left as open space:**

The Authority has no plans to create any areas to be left as open space.

**Portions of Development Area, which the Authority desires to sell, donate, exchange, or lease to or from the Village:**

The Authority has no plans to sell, donate, exchange, or lease to or from the Village.

**Desired zoning changes and changes in streets, street levels, intersections and utilities:**

The Authority does not desire any zoning changes, however, the Village may initiate changes within the portion of the development area that is currently zoned business to include a residential district that allows a limited commercial uses. Changes to existing streets may occur with the creation of municipal parking lots. Street levels may be changed to accommodate storm sewer drainage with curb and gutter improvements. The Authority will be working with and encouraging appropriate State agencies to make improvements to Main Street intersections.

**Persons or Corporations to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken:**

At this time, the Authority has no plans to lease, sell or convey any portion of the development to the benefit of a person or corporation.

**Procedures for leasing, selling or conveying in any manner of all or a portion of the development upon its completion:**

In the event the Authority needs to employ procedures for leasing, selling, or conveying, it will follow any established procedures of the Village.

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### **Estimates of the number of persons residing in the development area:**

The Pinckney Development Area contains approximately 58 housing units and an estimated 160 residents.

### **Families and Individuals to be Displaced, Occupied residences designated for acquisition, and clearance:**

The authority will not displace any family or individual within the development area by means of acquisition or clearance of their occupied residence. Therefore, the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970 is not applicable and it will be unnecessary for the authority to create a plan for compliance with Act No. 227 of the Public Acts of 1972.

### **Proposed Development Projects Planned for Public-Private Partnership:**

Public-Private partnerships will be formed through the development of grant programs and/or a downtown revolving loan fund, financing techniques used to make these improvements possible and through a cooperative effort to improve easements and parking ease that are not purchased by or conveyed to the Village. The authority will act as the public entity that will organize and implement these programs and improvements. The authority will solicit the involvement of private entities through the investment of their time and finances towards revitalization of the Pinckney development area.

### **Completed and Planned Public Improvements:**

In 1991, the Village of Pinckney received Community Development Block Grant monies that supplemented State of Michigan 307 Bond funds for installation of 34,400 linear feet of water improvements, much of the sidewalk in the Central Business District needed to be removed and replaced. Sidewalk removal and replacement resulted in barrier free improvements such as ramped sections and curb cuts. Electrical conduit was laid under the new sidewalk for future lighting, and water lines under the sidewalk have been expanded to accommodate fire hydrants.

### **Completed and Planned Private Improvements:**

During the summers of 1991 and 1992 the Pinckney Beautification Committee initiated an effort to locate flower boxes throughout the Central Business District. Most Main Street merchants financially sponsored the placement of a flowerbox in front of their business. The flower boxes are

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portable and are set out in warm weather. Other recent private improvements include the restoration of homes within the DDA district, and interior and exterior improvements to DDA district businesses, such as the Lakes Grille, Pinckney Hardware, Carousel Floral, Edward Jones, Bleachers restaurant and the Mobil gas station along with the addition of new second story businesses.

### **Location, Extent, Construction Stages, Estimated Completion Time and Estimated Cost of Improvements:**

This plan provides the location, extent, construction stages, and estimated completion time and estimated cost of improvements that are proposed by the DDA Board. Cost estimates are subject to change because the estimated cost of improvements is done without detailed engineering design or specific knowledge of field conditions, which may affect project cost.

### **Character of Pinckney DDA Improvement Projects; Problems and Opportunities:**

Parking is minimal in downtown Pinckney; particularly when compared to the vast supply available at most contemporary plazas and malls. There are few parallel parking spaces on Main Street in front of the downtown businesses, and only a couple of small rear parking lots exist and they are shared by many merchants. To remain competitive in the contemporary market, downtown merchants need a supply of easily accessible parking within close proximity of downtown businesses. For instance, a parking ramp would be inappropriate in terms of both scale and character for it would be too large and urban for a small village. Instead, the DDA is proposing small municipal lot(s) that are perhaps metered, with adequate Main Street signage that will direct the shopper to them. Plans include the provision of a good sidewalk system that will connect the parking lots with Main Street, a landscape buffer that will screen the parking, and lighting that is historic in character and will make the space well-lit and safe. The general locations under consideration for parking lots are between Mill and Marion streets behind the downtown businesses on the north side of Main, and between S. Howell and Marion behind the businesses on the south side of Main.

Pinckney Downtown Development Authority Board members strongly believe that downtown Pinckney may be lacking in its appeal to shoppers because of its aesthetic appearance. At present the downtown has little "sense of place." This is due to the dissimilar building facades that stand side by side. Downtown Pinckney has marvelous facades. This mix of facades creates a downtown that is not visually unified. The DDA has created and reauthorizes a grant program that can be used for façade and

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other business improvements that would provide incentives for downtown business and property owners to restore the facades of their buildings to their original historic character, thus creating unified downtown appearance that is recognizable as the core of the Village. The DDA may also authorize the creation of a revolving loan fund that can be used for these purposes.

Pinckney is a fairly small-scale village that is easy to travel on foot. Therefore, DDA members believe that the sidewalk system throughout the Development Area should be in good condition so that walking throughout the village is pleasurable, safe and user friendly. This DDA project goal of sidewalk repair is particularly important for encouraging pedestrians to visit the downtown area and shop. Good sidewalks are also very important for the children and senior population of the village for whom the sidewalk system is often the primary means of transportation.

With each new year, Michigan Highway 36, known as Main Street, is carrying an increased volume of traffic through the Pinckney Development Area. This traffic is creating problems at the more heavily used intersections of Main and Howell, Main and D-19, and Main and Dexter-Pinckney. The Main and Howell Street intersection is at the center of the downtown area. In this area, there are many pedestrians crossing Main Street. Citizens have indicated to DDA Board members that this crossing is dangerous and time-consuming due to the speed and volume of vehicles through the area. DDA Board members suggest that this intersection may warrant a traffic signal of some type, in order to slow traffic and allow pedestrians the opportunity to cross the street. Sentiment regarding a traffic light is mixed. Some believe that a traffic light would harm the small village character of Pinckney. DDA members do agree that it would be of interest to have the Michigan Department of Transportation (MDOT), explore the traffic problems of Pinckney and recommend some solutions that the village may consider. Likewise it would be valuable to receive MDOT input on the traffic problems occurring at Main and D-19. When vehicles are waiting to make a left hand turn onto Main, they frequently hold up a line of cars behind them and there is little room to pass in order to make a right turn onto Main.

Citizen participation is a valued aspect of the DDA planning process. Citizens are encouraged to send letters of recommendation or comment about improvement projects to the Village Hall in care of the Pinckney Downtown Development Authority. Additionally, the Village President or DDA Chairperson is available for answering questions regarding DDA activities. They can be reached by contacting the Village Clerk at Pinckney Village Hall.

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### Other Plan Details

The cost of completing the activities and improvements to be undertaken and financed by the DDA as set forth in and anticipated by this Plan will be determined by the DDA. The method by which these costs will be financed will be from one or more of the following sources:

- Proceeds from its tax increment financing plan as continued from April, 2004
- Monies borrowed and repaid, such as from the issuance of revenue bonds
- Donations received by the Authority for the performance of its functions
- Revenues from any property, building or facility owned, leased, licensed, operated or sold by the DDA
- Monies obtained from other sources approved by the Pinckney Village Council

The proceeds to be received from tax increment revenues from the development district, plus the availability of funds from other authorized sources, will be sufficient to finance all activities and improvements to be carried out under this Plan.

The specific project costs for accomplishing all activities described in the Plan for the development district will be determined after planning. These costs may be financed through the issuance of one or more series of bonds during the period when development activities are to be initiated and completed. Estimated revenues to be realized from taxes through the tax increment financing plan, together with revenues from other sources, will be adequate to provide for payment of principal and interest.

The amounts of bonded indebtedness to be incurred by the DDA and/or the Village of Pinckney for all bond issues, including payments of capitalized interest, principal and required reserve shall be determined by the Village of Pinckney upon the recommendations of the DDA.

This plan specifically recognizes that solutions to downtown problems (for example, traffic access and parking problems) may best be developed by spending funds outside the DDA district.

PA 197 of the Public Acts of 1975 provides for the establishment of the Development Area Citizens Council consisting of no fewer than nine members who are residents of the development area. The Village of Pinckney DDA Citizens' Advisory Council has been formed and serves as an advisory body to the DDA and the Village Council in the adoption and implementation of the DDA's development and tax increment financing plans. Meetings of the Citizens' Advisory Council are typically held at the request of the DDA and are open to the public.

