



**CITY OF HARTFORD  
DOWNTOWN DEVELOPMENT DISTRICT  
DEVELOPMENT PLAN**

**AMENDED  
TEN (10) YEAR  
PUBLIC IMPROVEMENT PROJECTS.**

## **DEVELOPMENT PLAN**

### **A. Boundaries of the Hartford Downtown Development Area (Project Area).**

1. The boundaries of the DDA Development (Project) Area have been set as shown in the Attached Map.
2. Legal and general description of the boundaries of the Hartford Downtown Development District as shown in the attached.

### **B. DEVELOPMENT PLAN OBJECTIVES:**

It is the Objective of the DDA of the City of Hartford to develop and implement a development and financing plan focused on a retail commercial portion of the City. This plan will seek to improve the attractiveness of the Commercial core by addressing certain public improvements. The Plan will be directed at eliminating the vacant stores, increasing the foot traffic flow in the downtown area, and also generate increased retail activities for the businesses.

In order to accomplish this objective the DDA expects to engage in the proposed activities which may:

1. Improve the general aesthetic of the Downtown Area.
2. Stimulate the development of new commercial facilities.
3. Redevelop and or/ provide incentives to redevelop existing commercial areas in the City of Hartford.
4. Provide adequate infrastructure to support existing and new development in the Downtown Area.
5. Clean-up, Land scape and maintain property in the downtown area.

### **C. PROPERTY ACQUISITION:**

There is a provision in the proposed plan to acquire, demolish, clean and market private dilapidated properties that has become nuisance to the overall appearance of the Downtown Area. The ownership would be strictly temporary

until the property is properly disposed. Some vacant parcels may also be acquired to expand parking needs and to accommodate future developments. No property acquisition will involve any kind of displacement.

**D. OPEN SPACE UTILITY:**

There is a need to develop Ely Park in order to attract more shoppers to the Downtown area. If there is ever any opportunity to expand the park by acquiring additional property, the City should take full advantage of it. This would in turn make the park more accommodating and better utilized.

**E. PROPOSED LAND DISPOSITION TERMS AND BIDDING PROCEDURES:**

The terms under which land purchased and cleaned up would be sold, leased or otherwise conveyed by private development interests shall be determined by the DDA upon the approval of the Hartford City Commission.

The procedures by which land purchase bids will be received and awarded will be in accordance with existing procedures and practices currently used by the City of Hartford in disposing other City owned property.

The DDA and Hartford City Commission will reserve the right to select the development proposal and or the developer whose proposal for purchase best meets the intent of this development plan and the interest of the City.

\*\*\*\* Please refer to the attached proposed improvements in the Downtown Development Area. \*\*\*\*

**PROJECT IMPROVEMENT AND LOCATION:**

- Streetscape Implementation along Main Street and Center Street.
- Includes Sidewalk replacement and construction, Storm drains and road way development.
- Replacement and addition of Flower boxes, Ornamental Street lights, and Dwarf Trees.
- Safety Traffic Signals for Cross walk and other accessories.

**RATIONALE:**

The need to keep Main Street, the thorough fare in the City in good physical and aesthetically pleasing condition and continue to make it a complete and walkable street to support retail retention and attraction activities in the Commercial district.

**ESTIMATED COST:**

1. **\$500,000.00 PLUS \$50,000 FOR CONTIGENCIES.**

**FUNDING SOURCES:**

Combination Grants and TIF and General Fund.

**Status:** Project needs engineering drawings, seek funding, bids and contract.

**PROJECT AND LOCATION:**

2. Development of Ely Park
3. Add Play Structure
4. Add Playground Equipment, Grills & picnic Tables.
5. Explore the possibility of expansion and acquire additional property.

**RATIONALE:**

- Provide a center of attraction for mixed activities for relaxation in the Downtown Area and increase people traffic to aid retail business. Ely Park with its strategic location should provide a positive impact on our commercial district. It is underutilized now because of its limited amenities that would attract people to Downtown.

**ESTIMATED COST:**

- **\$130,000.00**

**FUNDING SOURCES:**

Grant from MNRTF, TIFA, POKAGON FUNDS and OTHER PRIVATE DONATIONS.

**STATUS:** Preliminary engineering is complete.

**PROJECT AND LOCATION:**

- ACQUISITION OF SUBSTANDARD STRUCTURES WITHIN THE DISTRICT.
- DEMOLITION OF SUBSTANDARD STRUCTURES WITHIN THE DISTRICT.

**RATIONALE:**

This is a strategic move to remove dilapidated and substandard buildings within the downtown environment. It would help to improve the overall aesthetics of the downtown while creating additional attraction for businesses to locate.

**ESTIMATED COST:**

- \$100,000.00

**FUNDING SOURCES:**

Combination of Grants and TIF.

**STATUS:** Need assessment have been completed; a couple of buildings that fall under this category have been identified.

**PROJECT AND LOCATION:**

ACQUISITION OF VACANT AND AVAILABLE DEVELOPABLE PARCELS  
WITHIN THE DISTRICT.

**RATIONALE:**

To create the right opportunity for development within the district especially when property owner is an absentee owner and there is difficulty in making connection for proper sale or dis position of that property.

**ESTIMATED COST:**

**\$25,000.00**

**FUNDING SOURCES:**

Combination of Grants and TIF.

**STATUS:** Need assessment is being conducted.

**PROJECT AND LOCATION:**

- Development and adoption of a retail theme for the downtown. (This includes the construction of building façade to reflect the theme.)
- Every building and business owner to subscribe to the theme concept and improve their property to match accordingly.

**RATIONALE:**

The need to create a marketable identity/brand for the downtown in Hartford. A need to find the commercial niche to attract other businesses and visitors to the city.

To create a defined sense of place in the visitor's mind and keep it in the user's mind as a pleasant, clean, aesthetically attractive location to which he or she would want to return

**ESTIMATED COST:**

- **\$120,000.00**

**FUNDING SOURCES:**

- Combination Grants, TIF and Private funds.

**STATUS:**

Need to prepare RFP for consulting work on the project.



**PROJECT AND LOCATION:**

- Maintenance of downtown Parking lots (includes both on street and off street parking's.) This is to allow good access for the business patrons. It would include both underground infrastructure needs and necessary paving.

**RATIONALE:**

The need to maintain the parking lots in the district in the best possible condition and allow convenient access to the businesses.

**ESTIMATED COST:**

- \$ 50,000.00

**FUNDING SOURCES:**

- Combination of Grants and TIF.

**STATUS:** Continuous assessment will be conducted every five years.

**PROJECT AND LOCATION:**

- Marketing Effort for the DDA district.
- This is an opportunity to promote the branding of Hartford's commercial district. It allows everyone to be able to connect with the concept and how it would benefit the whole community.

**ESTIMATED COST:**

**\$25,000.00**

**FUNDING SOURCES:**

- Combination of Grants, TIF and Private funds.

**STATUS:** Need RFP to select the right consulting firm for project.

**PROJECT AND LOCATION:**

- Holidays and Festival decoration for the district.
- General promotion of the downtown areas during the holidays and local festival.

**RATIONALE:**

- To ensure the consistency of the district's visual environment.
- To emphasize the downtown district as the center of commercial attraction to the residents and visitors alike.
- To use the local holidays and festival celebrations as added incentive for additional attraction to the commercial district in the city.

**ESTIMATED COST:**

- **\$ 5,000.00**

**FUNDING SOURCES:**

**Combination Grants Gifts, TIF.**

**STATUS:** Project is an on-going process and should be improved yearly.

**PROJECT AND LOCATION:**

- Revolving Loan Fund to assist individual business within the district to undertake capital improvement to enhance the exterior of their facilities.
- Allows the DDA to offer low interest loans to assist fellow business owners.

**RATIONALE:**

- To create financial access to businesses within the district as an incentive to invest and enhance the condition of their properties.
- An opportunity to provide assistance to businesses from the captured tax base from the district.

**ESTIMATED COST:**

- **\$50,000.00**

**FUNDING SOURCES:**

- **TIF and other Available Economic development funds.**

**STATUS:** Program is ongoing and several businesses have benefited from the program.

**DOWNTOWN DEVELOPMENT DISTRICT  
DEVELOPMENT PLAN  
SUMMARY LIST OF PROPOSED PROJECTS**

<b>PROJECTS</b>	<b>PROJECT ESTIMATE</b>
1. STREETScape PROJECT	\$550,000.00
2. ELY PARK EXPANSION	\$ 130,000.00
3. BLIGHT REMOVAL	\$ 100,000.00
4. ACQUISITION OF VACANT PARCELS	\$ 25,000.00
5. DEVELOPMENT OF RETAIL THEME	\$ 120,000.00
6. MAINTENANCE OF PARKING LOTS	\$ 50,000.00
7. DDA MARKETING	\$ 25,000.00
8. HOLIDAY & FESTIVAL DECORATION	\$ 5,000.00
9. REVOLVING LOAN FOR BUSINESSES	<u>\$ 50,000.00</u>
TOTAL PROJECT COSTS	<b>\$ 1,055,000.00</b>

**CITY OF HARTFORD  
DOWNTOWN DEVELOPMENT AUTHORITY  
LEGAL BOUNDARY DESCRIPTION**

The boundaries of the proposed district are generally described as follows:

Beginning at the Northwest corner of Ely Park;

then East along the North boundary of Ely Park to the Northeast corner of Ely Park;

then along the East boundary of Ely Park to the Northwest corner of Lot 3, Block 9 of the original Plat of Hartford;

then EAST to the Northeast corner of said Lot 3;

then across Maple Street to the Northwest corner of Lot 6, Block 2 of said original Plat;

then EAST to the Northeast corner of Lot 6,Block 2 of said original Plat;

then NORTH to the Northwest corner of Lot 16 of Block 2 of said original Plat;

then EAST to a point 100 feet West of the West line of Center Street;

then NORTH to a point on the North line of Michigan Avenue, 100 feet West of the line of Center Street;

then EAST to the East line of Center Street;

then SOUTH to the North line of Olds Street;

then EAST to the East line of Haver Street;

then SOUTH to the Northwest corner of Lot 1,Block 8 of Olds Addition

then EAST to the Northeast corner of said Lot 1;

then SOUTH to the North line of Main Street;

then East along said North line of Main Street to the East line of East Street extended;

then SOUTH along the East line of East Street to a point due EAST of the South line of Lot 2, Block 1 of said original plat extended;

then WEST to the Southwest corner of said Lot 2;

then NORTH to the Southeast corner of Lot 2,Block 11 of said original Plat;

then WEST to the Southwest corner of said Lot 2;

then due WEST across Haver Street to the West line of Haver Street;

then NORTH to the Southeast corner of Lot 3,Block 3 of said original Plat;  
then WEST to the southwest corner of said Lot 3;

then SOUTH to the Southeast corner of Lot 11,Block 3 of said original Plat;

then WEST to the Southwest corner of said Lot 11;

then SOUTH to the intersection of the East line of Center Street and the South boundary of Lot 1,Block 1 of the original Plat extended;

then WEST across Center Street along the South boundaries of Lots 1,2 and 4 of Block 1 of the said original Plat to the southwest corner of said Lot 4;

then SOUTH to the Southeast corner of Lot 7, Block 1 of said original Plat;

then WEST to the Southwest corner of said Lot 7 then due WEST across Maple Street to the West line of Maple Street;

then North to the Southwest corner of Lot1, Block 1, Stratton's Addition;

then WEST to the Southwest corner of said Lot 1;

then SOUTH to the Southeast corner of Lot 2, Block 1 of Stratton's Addition;

then WEST to the Southwest corner of Lot 1, Block of Stratton's Addition;

then due WEST across Franklin Street to the West Line of Franklin Street;

then North to the South line of Main Street;

then WEST along the South line of Main Street to its intersection with the West boundary of Ely Park extended;

then North to the Southwest corner of Ely Park then North along the West boundary of Ely Park to the point of beginning;

all in the City of Hartford, Van Buren County, Michigan.