

Mission/Pickard DDA Corridor Improvement Incentive Guidelines

In order to enhance the visual appeal and safety considerations of the Mission Street and Pickard Street corridors in its tax capture district, the City of Mt. Pleasant's Downtown Development Authority offers incentives to business owners fronting these corridors to provide enhancements to their properties. In addition to visual appeal and traffic safety considerations, these incentives are also designed to promote a new vision for these business corridors through good urban design which includes slower traffic speeds, more human scale to building facades, safer pedestrian crossings, a reduction in individual curb cuts, and others. Examples of the types of projects previously incented by the DDA include:

- Closing driveway access in accordance with the Access Management Plan adopted by MDOT, the City of Mt. Pleasant, and the Charter Township of Union
- Combining driveway access between businesses
- Cross connections between businesses
- The construction of new "grid" streets between Mission Street and East Campus Drive along the Mission Street corridor
- Decorative fencing
- Façade improvements
- Pedestrian and bicycle amenities

Depending on the type of amenity in question, the DDA has agreed to participate either fully or as a percentage of the actual cost of its construction. In addition to requiring adherence to the attached specifications governing the construction of masonry piers, aluminum fencing, and decorative pavers, the DDA Board has agreed to the following set of guidelines for those desiring to apply for incentive funding:

Application Procedure

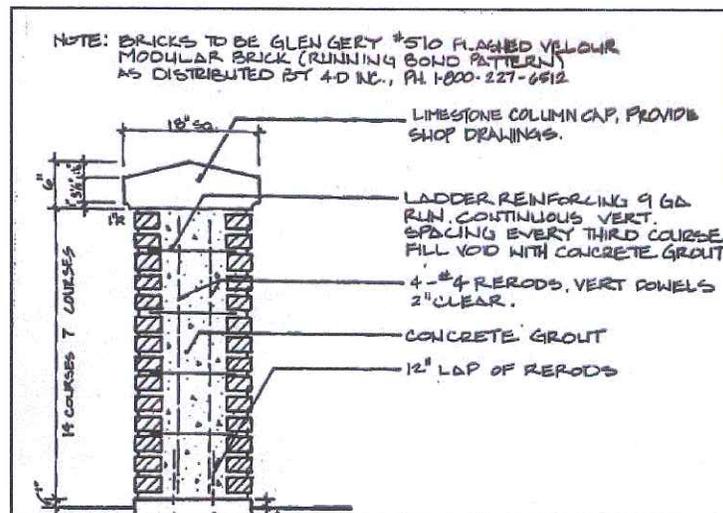
1. Applicant meets with or applies to the DDA Board to conceptually present their proposed project and receives conditional approval for the types of incentives they will be requesting.
2. If applicable, applicant obtains site plan approval from the Planning Commission for overall project design, including any site amenities they might request DDA assistance with.
3. Once the project is approved by the Planning Commission (if applicable), the applicant submits a request for incentive assistance to the DDA Board, *based on actual contractor bids*.
 - Such bids shall specify unit prices.
 - Multiple bids must be presented to the DDA Board for requests expecting 100% cost reimbursement.
 - Final approval by the DDA Board must occur prior to the start of construction for any activity requesting reimbursement.
 - The DDA Board will make a-not-to exceed award based on the above *contractor bids* and will not accept *cost estimates* as a substitute.
4. Any adjustment to the DDA's approved amount as a result of extenuating circumstances will only be considered if such request is submitted and approved ahead of any work being done.



Mission/Pickard Downtown Development Authority (DDA) Mission Street Decorative Screen Specifications

Brick Columns

Columns shall be of the dimensions illustrated on the Mission Street Decorative Screen options and shown in the illustration below, with appropriate foundations. The brick shall be Glen Gery #510 Flashed Velour Modular Brick, or an approved equivalent. The DDA may, at their sole discretion, approve a similar brick that matches the existing or proposed building.



Aluminum Fencing

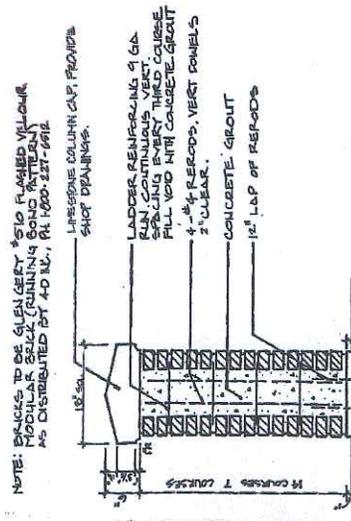
The fence style shall be consistent with the Mission Street Decorative Screen Options and approved by the DDA. Fences shall be industrial grade, meeting the following specifications, unless a change is approved by the DDA.

Fence Height:	3'
Fence Color:	Black
Post Dimensions:	3" x 3" .125 wall*
Picket Dimensions:	1" x 1" .062 wall*
Rail Dimensions	1 ⁵ / ₈ " x 1 ⁵ / ₈ " .100 side wall, .070 top wall*

*Minimum dimensions

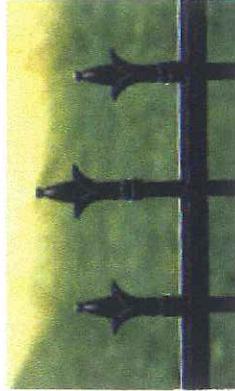
Brick Columns

Brick and limestone cap to be same as those used on Mission decorative walls, as illustrated below, or an approved equivalent.



Fencing: North Mission

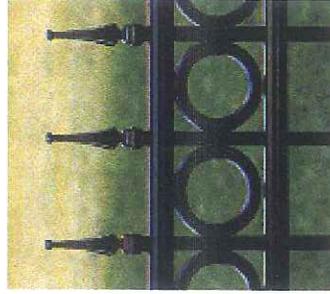
Fence style along Mission north of High Street should generally be more traditional in character. Recommended styles are illustrated below.



Tri-finials are recommended for fencing along North Mission Street

Fencing: South Mission

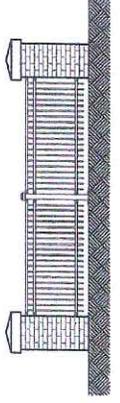
Fence style along Mission south of High Street should generally be more contemporary in character. Recommended styles are illustrated below.



Quad-finials and/or decorative circles are recommended along South Mission Street



Mission Street Decorative Screen Options



City Streetscape Brick Paver Standard

Brick Name: Glen-Gery KW "Old Smokey" Chamfered Pavers

Glen-Gery Brick Item Description

20060103 GG Paver Chamfer Repress K&W Old Smokie

Brick Size: 2¼x4x8 standard size

Coverage: 4½ bricks = 1 sq.ft.

1 pallet or "CUBE" = 470 bricks or ~104 sq.ft of coverage

Install Specifications – Pavers to be laid in pattern shown on plans. Pavers to be laid with hand tight joints. Joint sand to be blended with sandlock, sweep sand in to joints with sandlock.

Color: Old Smokey not RED