



Harrison DDA Façade Beautification Plan

The Harrison Downtown Development Authority (DDA) was created to promote and develop the area and to improve the viability of the businesses and buildings within the DDA District. To encourage businesses and property owners to improve and maintain building facades and recognizing the public nature of the facades in the District, the DDA has made available the following-programs:

Paint program: The DDA may match the business owner for the cost of paint & labor on 50/50 basis up to \$1,000.*

Signage: The DDA may match the property or business owner for the cost of signage on a 50/50 basis up to \$5,000. Signs may also include historical markers, quilt block trail or others as approved by the DDA.*

Repair and Renovation: The DDA may provide up to 1/2 of the funding for facade restoration projects that may include work such as painting, window repair, replacement of the siding, brick replacement, etc. Projects must be approved by the DDA. Maximum grant funding for the project will be \$5000.*

These programs are contingent upon availability of budgeted funds and will be awarded on a first come first served basis, unless the DDA concludes that the applicant has an immediate need that could substantially enhance the DDA District.

The DDA reserves the right to revise or end these programs at any time and in no way guarantees availability of funding for any specific project or at any given time. Applicants should review the DDA designs standards and guidelines and all zoning policies of the City of Harrison.

Businesses may qualify for one project per year.

*Purchase of materials or services from a business in the district/Harrison/Clare county qualifies the applicant for an additional 5% participation from the DDA. **Preference is given to projects using local vendors/services.**

**Harrison DDA Façade Beautification Plan
Application**

*Please complete and return to the DDA c/o City of Harrison
2105 Sullivan Drive, Harrison, MI 48625*

- Owner(s) of the building must make the application.
- All amounts are reimbursement; evidence must be provided showing expenses have been paid.
- Projects must be pre-approved by the DDA

Funds available for the following:

- Paint program (match cost of paint on 50/50 basis up to \$1000)
- Signage (maximum funding per project is \$5000)
- Repair and Renovation (may approve up to ½ of the funding up to \$5000)

Property Address: _____

Property Owner: _____

Mailing Address: _____

Phone: _____ or _____

Email: _____

Years in business: _____

Description of the work to be accomplished and estimated cost, vendors, or labor involved: Use additional sheet or attach plans, receipts, or other supporting documents. (Please review the DDA designs standards and guidelines and all zoning policies of the City of Harrison.)

Start Date: _____ Finish Date: _____

Amount of DDA funding requested: \$ _____

Signature of person requesting funds: _____

Date: _____

*****DDA USE ONLY*****

Application approved: Yes No Date: _____ Funding amount approved: _____

5.1 - GOALS AND PURPOSE.

Purpose. The purpose of these standards is to establish clear and concise principles for the areas known as the Central Business Overlay District and the Greater Business Overlay District. The boundaries of both districts are defined on the Zoning Map. The purpose of the standards is as follows:

- a. To promote good, consistent design for new development and for redevelopment.
- b. To encourage business and building owners to improve the exterior appearance of their stores and buildings with modifications ranging from cleaning off graffiti to replacing storefront windows, doors and lighting.
- c. To ensure the economic viability of the commercial area within Harrison by addressing alterations that will help draw customers into their businesses such as the restoration of storefronts with large, uncluttered display windows.
- d. To encourage and direct development and renovation within downtown Harrison such that the development will have the physical qualities necessary to produce the desired, attractive city character.
- e. To preserve, promote and protect the integrity of the buildings, structures, streetscape and neighborhoods in the downtown area through restoration of original elements and the removal of elements that cover the original architectural details.
- f. To direct building development and renovation in such a way that new buildings are compatible with their surrounding context.
- g. To encourage building development and renovation so that new buildings and structures will enhance the pedestrian oriented nature of the downtown area.
- h. To foster civic pride in the beauty and accomplishments of the past.

5.2 - CONFLICTS BETWEEN STANDARDS.

The standards noted below apply to the downtown development district. When there are conflicts between the standards herein and those of other sections, the standards of this section shall take precedence. Except as otherwise noted, buildings and facades in downtown Harrison shall comply with the following requirements:

5.3 - DESIGN STANDARDS - GREATER BUSINESS OVERLAY DISTRICT AND CENTRAL BUSINESS OVERLAY DISTRICT.

- 5.3.1 *Building placement.* Buildings can be built with no minimum setbacks, or the average setback of other buildings on the block as measured by the applicant. The upper stories may be recessed to help maintain a human scale.
- 5.3.2 *Landscaping.* New landscaping shall comply with the city standards, in addition to the standards as described below:
 1. Street trees shall be provided at 25- to 40-foot intervals.
 2. On every site involving new development or total redevelopment, a landscape plan shall be submitted for review and approval.
 3. Window boxes with attractive, live plants are encouraged. The window boxes shall be placed below the windows and their width shall be proportionate to the window width.
- 5.3.3 *Outdoor cafes and eating areas.*
 - a. Size: Any outdoor eating area outside of the building footprint shall not exceed 15 percent of the gross floor area of the ground floor level of the principal building.

- b. Location: Outdoor eating areas (with the exception of sidewalk cafes) shall be located no closer than five feet from any street right-of-way or any vehicular parking or maneuvering areas and shall provide the minimum five feet of clearance space for pedestrian circulation. Such eating areas shall be separated from all vehicular parking and maneuvering areas by means of a greenbelt, wall, or architectural feature.
- c. Location and screening: The outdoor eating area shall not be located within 50 feet of any properties used or zoned for single-family residential purposes. The area shall be screened from view from all single-family residential properties.
- d. Preparation of food and beverages shall be prohibited in this outdoor area. The sale and consumption of alcohol are governed by the Michigan Liquor Control Act and any applicable local ordinance.
- e. Liability issues for use of the public sidewalk shall be addressed and reviewed by the city attorney.

5.3.4 *Sidewalk displays.* Sidewalk displays shall be permitted directly in front of a business establishment provided at least five feet of clearance is maintained along pedestrian circulation routes. Displays are required to comply with the following:

- a. Displays shall be located against the building wall and shall not be more than two feet deep. The display area shall not exceed 50 percent of the length of the storefront.
- b. Display cases shall be permitted only during normal business hours.
- c. Sidewalk displays shall maintain a clean, litter-free and well-kept appearance.

5.4 - DESIGN STANDARDS - CENTRAL BUSINESS OVERLAY DISTRICT ONLY.

5.4.1 *Building Entrance.*

- a. All buildings shall have at least one public, pedestrian entrance that faces the main street on the frontage line and is directly accessible from the sidewalk. In the event that the building is located on a corner lot or faces upon a public space, said building face shall also be treated as a building front face. Rear entrances are permitted, only if there is a primary entrance from the main street.
- b. All buildings shall retain the original building entrance, if historically accurate.
- c. Doors:
 1. Doors shall use transparent glass.
 2. Front entrance doors shall be constructed out materials compatible with the historic character of the district.
 3. Entrances must be barrier-free and universally accessible.

5.4.2 *Front facade design.* All building facades that face a street shall conform to the following design criteria:

- a. *Street face:* Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building such as awnings, edge details or decorative finish materials. Blank walls shall not face a public street. Significant protrusions (more than six inches), such as awnings, cornice lines, details at the top of windows and sills are encouraged to create shadow lines or bands on the facade.
- b. *Storefront entrance:* The storefront opening shall be a rectangular opening ten feet to 12 feet high and approximately 20 percent of the width of the storefront or bay. The opening shall be almost entirely glass (window or showcases) with few subdivisions to help maintain visual contact between the street and the building interior. Recessed openings are required.

- c. *Window and door openings:* All facades visible from the street must be glazed with transparent glass.

5.4.3 *Building materials.*

- a. *Buildings:* The buildings are to be constructed from permanent materials that will weather well over time, such as brick, stone, masonry, or other natural materials. The use of metal panels, wood siding, and cement board siding shall not be allowed. The zoning administrator and/or planning commission may grant special approval of metal panels, wood siding, or cement board siding in circumstances where the architecture is in keeping with the historic nature of the district.
- b. *Facade frame:* The facade frame, or wall shall be brick or stone masonry constructed principally in a single plane. The top of the parapet wall shall be flat or step slightly to accentuate end piers unless a sloped roof is allowed by the city. The facade frame shall be capped by a stone coping.
- c. *Storefront opening:* Wood is preferred; however, aluminum or pre-painted steel storefront glazing system may be acceptable upon approval by the city. Glass shall be clear. Reflective, mirror, heavily tinted, or unusually colored glass must be approved by the city.
- d. *Canopies* shall be narrow in elevation, six inches to 12 inches and flat or slightly angled. Typically, the canopies shall be flat or slightly angled so that the overall height dimension does not exceed 18 inches. Canopies shall be self-supporting or supported by tension rods. Canopy projections shall be limited to 48 inches. Canopies shall be designed as an integral component of the building.
- e. *Awnings* shall be traditional in design and must be made from fabric or similar material, rather than metal, plastic or rigid fiberglass. Awnings shall be proportional to the window opening and compatible in height, length, depth and bulk with the building facade. All awnings shall be attached directly to the building, rather than supported by columns or poles. Internally illuminated or back-lit awnings are allowed and should comply with the Clear Skies Act of 2003.

5.4.4 *Balconies, railings and porch structures:*

- a. *Windows:* Second story windows shall maintain the height and width of the original historic window openings.
- b. *Security systems:* Security bars, solid metal security gates or solid roll-down windows shall be prohibited. Any exterior security lighting shall be installed per the lighting section of these design standards and must meet the lighting requirements of the city.
- c. *Mechanical equipment:* Roof top mechanical equipment shall be hidden from view for adjacent properties and from the rights-of-way.

5.4.5 *Side and rear facade design:* Rear and side storefronts should be similarly designed as front facades described above.

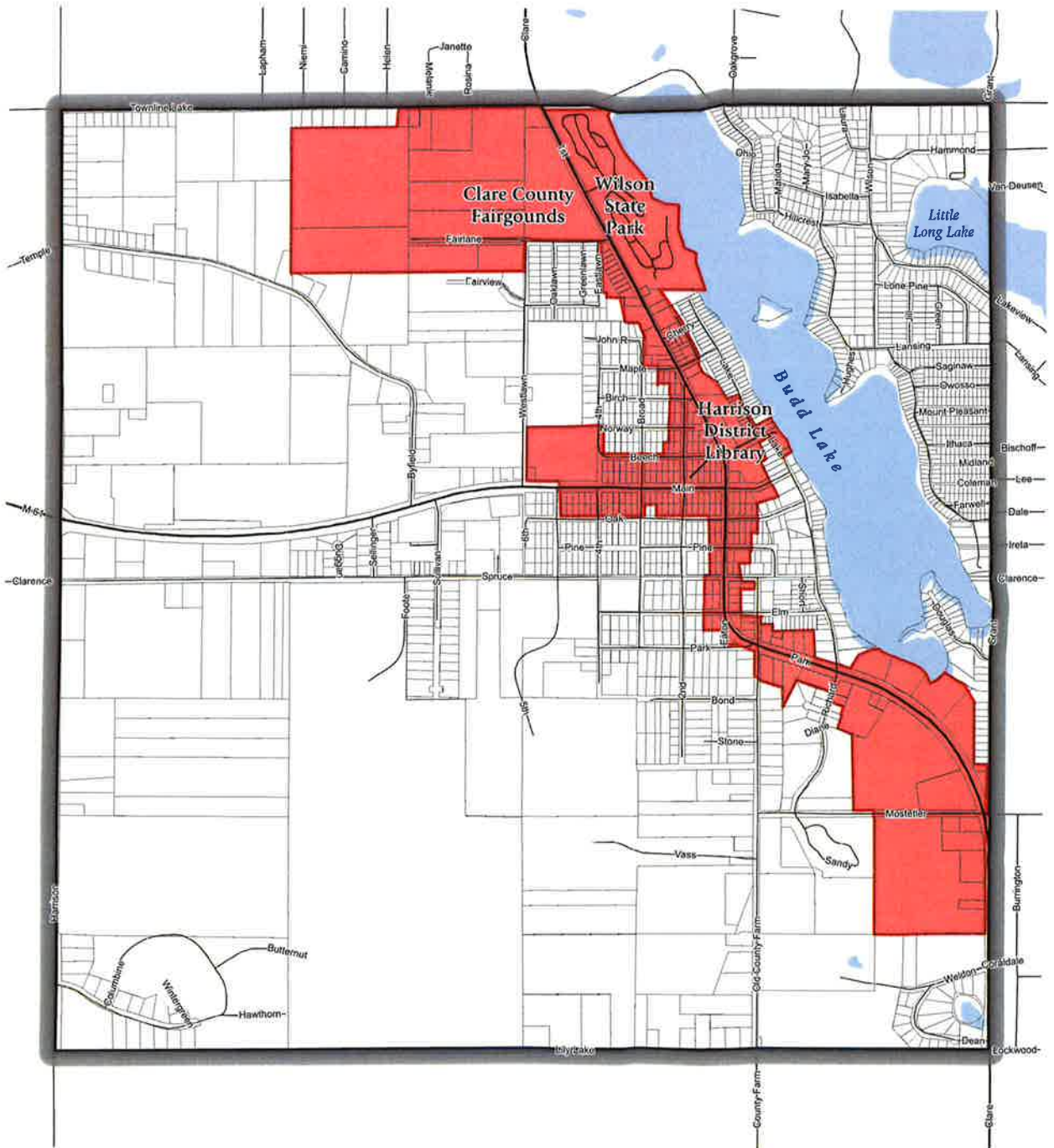
5.4.6 *Courtyards and plazas:* Exterior public and semi-public spaces, such as courtyards or plazas, shall be designed to enhance surrounding buildings and provide functional amenities for the users. Courtyards and plazas shall be connected to the public sidewalk pathway system.

5.4.7 *Mechanical equipment.*

- a. *Mechanical equipment:* All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, and satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public rights-of-way by using walls, fences, roof elements, penthouse-type screening devices, or landscaping without impeding on the function of device.

- b. *Fire escapes:* Fire escapes shall not be permitted on a building's front facade. In buildings requiring a second means of egress pursuant to the local building codes, internal stairs or other routes of egress shall be used.
- c. *Service alley:* A service alley or designed loading space shall be reserved at the rear of the building.

1: DDA Boundary



CITY OF HARRISON
DDA Boundary

Data Sources: State of Michigan Geographic Data Library, Michigan DNR Open Data Portal, City of Harrison

-  City Boundary
-  State Roads
-  All Roads
-  Railroads
-  Parcels
-  Downtown Development Authority (DDA) Boundary

