



DOWNTOWN DEVELOPMENT AUTHORITIES

I. SCOPE

Construction Guidelines Policy for areas with a downtown district/an area in a business district that is specifically designated by ordinance of the governing body within a municipality pursuant to the Downtown Development Authority [PA 197 of 1975](#), as amended and identified in a municipality master plan may be considered per the exception from the construction guidelines within a context sensitive approach. The County Engineer may consider elements including the road classification, municipality master plan, traffic volumes, lane capacity, speed limits, sight distance and various other safety areas in an effort to ensure safety for all modes of transportation.

II. DESIGN ELEMENTS

The RCKC may consider the following design elements within a designated Downtown Development Authority (DDA) area.

A. On Street Parking

On street parking configurations such as parallel, angled, or back in angled parking may be considered on roads with speed limits less than or equal to 30 mph. In approved locations, the RCKC will provide pavement markings for parking stalls. See Appendix A, Figure 15 for a typical design. Any on street parking will be public parking and will not be designated as short term, handicapped, loading zone, or parking for specific purposes.

On street parking comes with challenges for operations such as snow removal. RCKC cannot guarantee parking will be kept free of ice and snow as occupied parking spaces may impact snow removal efforts.

B. Curb Extensions

Curb extensions may be considered in DDA areas to assist with traffic calming, improving sight distances, and reducing pedestrian crossing widths.

C. Midblock Crosswalks

RCKC will not allow midblock crosswalks. Crosswalks should be located at intersections where pedestrian crossings are anticipated by motorists.

D. Sidewalk

Sidewalk may be installed under a Non-Motorized Agreement with RCKC. The RCKC will consider permitting sidewalk adjacent to curb and gutter rather than the typical location in the ROW. Sidewalk shall typically be installed with the back-of-sidewalk or pathway at 1 foot inside the ROW line with a minimum 6.5 foot separation from the edge of roadway or curb.

Sidewalk adjacent to curb and gutter comes with challenges for operations such as snow removal. Snow removed from the roadway may be pushed onto the sidewalk area.

E. Decorative Crosswalks

Decorative crosswalks may be considered provided they are located at stop or signal controlled intersection approaches. Decorative crosswalks shall provide a red decorative brick appearance between the crosswalk markings. Decorative crosswalks shall utilize a surface treatment over the asphalt roadway and shall not incorporate concrete within the roadway. Decorative crosswalks shall not use patterns, colors, words, images, or visual effects other than a brick appearance that they would detract from motorists driving abilities. Decorative crosswalks must be permitted by RCKC prior to installation.

F. Decorative Street Lighting

DDA areas may coordinate with township's street lighting provider to install and maintain decorative street lights. These facilities must be permitted by RCKC prior to installation. Street lights shall not be within 6 feet of the roadway.

G. Street Furniture

Street furniture such as benches, flowerpots, planters, and trash receptacles may be permitted in the ROW on roads within the DDA area that meet the following criteria:

- Speeds of 30 mph or less
- Roads with MDOT F4 (or similar) concrete curb and gutter
- Street furniture shall not be bolted down or embedded in concrete and must be as crashworthy as possible to create a forgiving roadside environment.
- Shall be located at least 6 feet outside the back of curb.
- Street furniture taller than 3 feet shall not be located in the sight triangles for intersections or within 15 feet from the edge of driveways.

H. Landscaping

Landscaping may be permitted in the ROW on roads within the DDA area. On roadways with speeds of 30 mph or less with MDOT F4 (or similar) concrete curb and gutter, decorative or ornamental trees greater than 4 inches diameter shall have trunks located at least 6 feet outside the roadway edge. Low growing shrubs or flowers less than 3 feet in height may be permitted within 6 feet from the back of the curb. Consideration shall be given to vegetation that can withstand the harsh environments created by snow removal operations.