



COMMUNITY DEVELOPMENT PLAN

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Introduction + Overview

Introduction + Overview

INTRODUCTION + OVERVIEW

Seeing rapid population growth over the last 20+ years, Hartford recognized the need for a Community Development Plan (Plan) to maintain their small town charm and proactively plan for development. The Plan process allowed community leaders and residents to work through various scenarios in a public forum and vet ideas to create a positive community vision for growth and development.

The Plan is sustainable action-based and focuses on the areas of investment that create thriving and vibrant communities: Housing, Commercial + Industrial Development, and Quality of Place. In addition to these focus areas, the City and planning team also included in this Plan a series of preferred concepts, visualizations, recommendations, and strategies for implementation to support the City in accomplishing the following overarching goals and creating a more vibrant future.



Maintain the community's small town charm, while embracing growth and development opportunities



Align stakeholders in crafting a collaborative community vision



Expand the quantity and variety of parks, recreation, and open space opportunities



Ensure infrastructure and utilities can support future development



Grow commercial and industrial hubs to generate economic development and growth



Provide sufficient housing opportunities that vary in affordability and densities



Understand the civic programming and facilities needed to support a growing community



Update the future land use plan to align with the community vision

PLANNING PROCESS

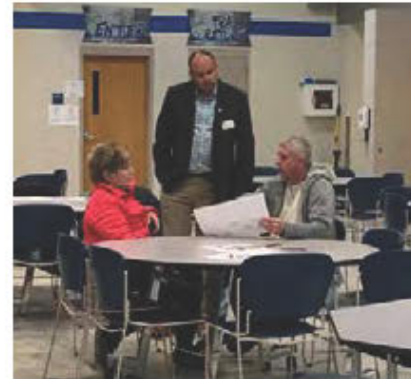
Information and feedback gathered during the four phases was compiled into this Plan, featuring each of the preferred concepts plans and overarching recommendations and implementation strategies. Each of the preferred concept plans includes an overview of the concept, the public feedback that informed the concept development, and a series of precedent images for potential uses of the site. The full preferred concept plans and a summary of public input are included as appendices.



Phase I: Visioning + Goals June 2021-July 2021

EXISTING DOCUMENT REVIEW

The Plan process began with a review of Hartford's existing plans, ordinances, and regulations related to each of the Plan's focus areas. The planning team also met with a task force, comprised of City and economic development staff and representatives from the Hartford Area Development Foundation (HADF) and Downtown Hartford, Inc. (DHI) to discuss initial goals and priorities for the community development planning process. This task force continued to meet throughout, providing feedback on concepts before public engagement events and ensuring the Plan was in alignment with the City's vision and goals for the next 5 - 15 years.




VISIONING SESSIONS + COLLABORATION

Phase I wrapped up with two (2) community engagement events seeking the public's input on project goals and priorities. The first of these events was held during Hartford's Jamboree Days celebration in June 2021 and included a project introduction, community visioning exercise, and straw poll of the project focus areas of commercial and industrial development, housing, and quality of place. The second engagement event was a series of focus group discussions that brought together business, cultural, City, and institutional leaders and gathered feedback on their vision and priorities for growth and development in Hartford over the next 5-15 years.



The ideas brought up during these discussions were used to guide concept development and plan recommendations outlined in subsequent phases.

 **Phase 2: Define Priorities**
July 2021–August 2021

Using the information shared during the public engagement events in Phase 1 and feedback provided during the coordination meetings with the City’s project task force, the project team developed an opportunity map identifying project study areas for housing, recreational opportunities, and commercial and industrial development. The project team also synthesized the opportunities and priorities shared in Phase 1 into a preliminary outline of considerations for the upcoming concept development and public input phases.



COMMUNITY ENGAGEMENT OVERVIEW

- **Jamboree Days**
Project Introduction + Community Visioning
- **Focus Group Discussions**
Goals + Priorities to Guide Concept Development
- **Public Open House**
Input on Preliminary Concepts + Community Priorities
- **Celebratory Open House**
Feedback on Preferred Concepts





Phase 3: Draft Community Development Plan
August 2021-December 2021

Five (5) sites were identified as opportunity areas to address the housing needs in Hartford. These sites ranged from downtown-adjacent redevelopment opportunities to areas incorporating a mix of residential, commercial, and civic uses, to a neighborhood geared toward 55+ housing. Within these new neighborhoods, a variety of housing densities and types, as well as potential for new parks and green space and pedestrian routes were also considered.

Four (4) sites were identified as opportunity areas for adding to the commercial base in Hartford. These sites mixed commercial use with residential, industrial, and civic uses and provided a variety of commercial uses based on public input. Additionally, four (4) sites were identified for potential industrial development, one of which was noted as suitable for a mix of both light industrial and heavier commercial uses.

Green spaces were integrated into each of the identified study areas, as well as civic uses, including a new city hall and library campus. Recognizing its potential to become a recreational amenity, a master plan was created for a Turtle Creek Park adjacent to downtown.

Concepts were presented to the community at an evening open house held at West Central High School. An estimated 70 people were in attendance during the event. Another 160 replied to an online survey in lieu of in-person attendance. A summary of the feedback received from the community can be found in Appendix A.



Phase 4: Consideration, Adoption, and Implementation of Final Plan
December 2021-July 2022

Community feedback from the open house informed the direction of all opportunity sites, uses, and strategic improvements. The full set of study areas were refined to reflect the community's direction and developed into a set of preferred concept plans. This set of preferred concept plans were then displayed at a follow-up open house held at West Central High School, giving the public an opportunity to celebrate the process, react to the preferred concepts, and provide additional feedback.

Based on feedback received at this celebratory open house, the planning team finalized the Plan, which included preferred concept plans, visualizations, and recommendations and strategies for implementation. It is the intention of the task force and planning team for the City Council of Hartford to adopt this Plan and use it as a roadmap to guide public and private investment in the community, understanding that community leaders and residents have shaped the vision of this plan and its priorities. The planning team looks forward to supporting the City in enacting this vision for the future and assisting in any plan adoption or implementation needs.

AREAS OF STUDY

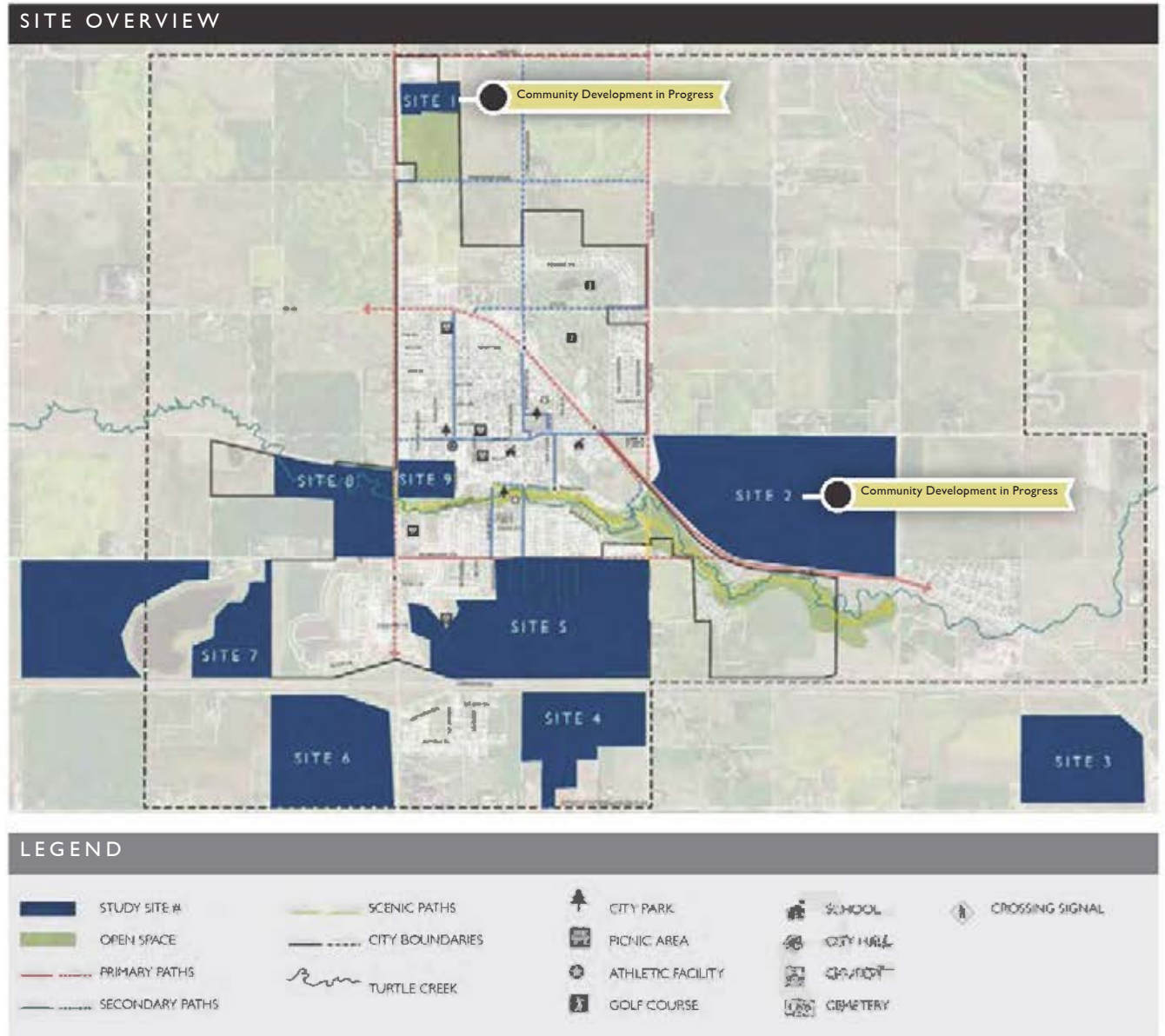


Preferred Concept Plans

Preferred Concept Plans

OVERVIEW

Two preliminary concepts for the nine opportunity sites and Turtle Creek Master Plan were shown to the community during an evening open house at West Central High School and online survey. An estimated 70 people attended the open house and the online survey generated an additional 160 responses from the community. The full set of study areas were refined to reflect input received from the community and developed into a set of preferred concept plans. The preferred concept plans were then presented to the community at a follow-up open house, giving the public an opportunity to provide additional feedback on the preferred concepts. The preferred concept plans in this Plan incorporate the final input received from the community during the follow-up engagement event.



Check out the preferred concept plans here!

bit.ly/conceptPlans_hartford

SITE 1: INDUSTRIAL OPPORTUNITY AREA

Community Development in Progress

SUMMARY

The HADF Industrial Park is 23 acres north of Swenson Park with a vision for up to 100,000 sq. ft. of industrial space and associated site improvements. The development is planned in two (2) phases with shared access, parking, and stormwater management.

WHAT WE HEARD

Public feedback on the concept ranked the following development standards as important for managing this development in the context of the community.

- Evaluate traffic and load limits
- Increased screening via berms and/or landscaping
- Increased architectural standards

FOCUS



The area identified as "Site 1" was purchased as the Plan was in its final phases. Throughout the planning process support and enthusiasm from the public and private sectors for the priorities and ideas highlighted in the Community Development Plan encouraged grassroots efforts to begin implementation on the Plan's larger vision.

The above master plan proposes an industrial development on the 23 acres north of Swenson Park.



Northpointe Industrial Park's screening and landscaping in Freeport, PA



Stadium Logistics architecture in Irving, TX

SITE 2: EAST MIXED- USE DEVELOPMENT

Community Development in Progress

SUMMARY

This mixed use subdivision is bounded by Highway 38 on the south, Benton Street on the north, and 465th Avenue on the east. Increasing traffic on Highway 38 and the site's rolling topography are significant contextual elements of the site.

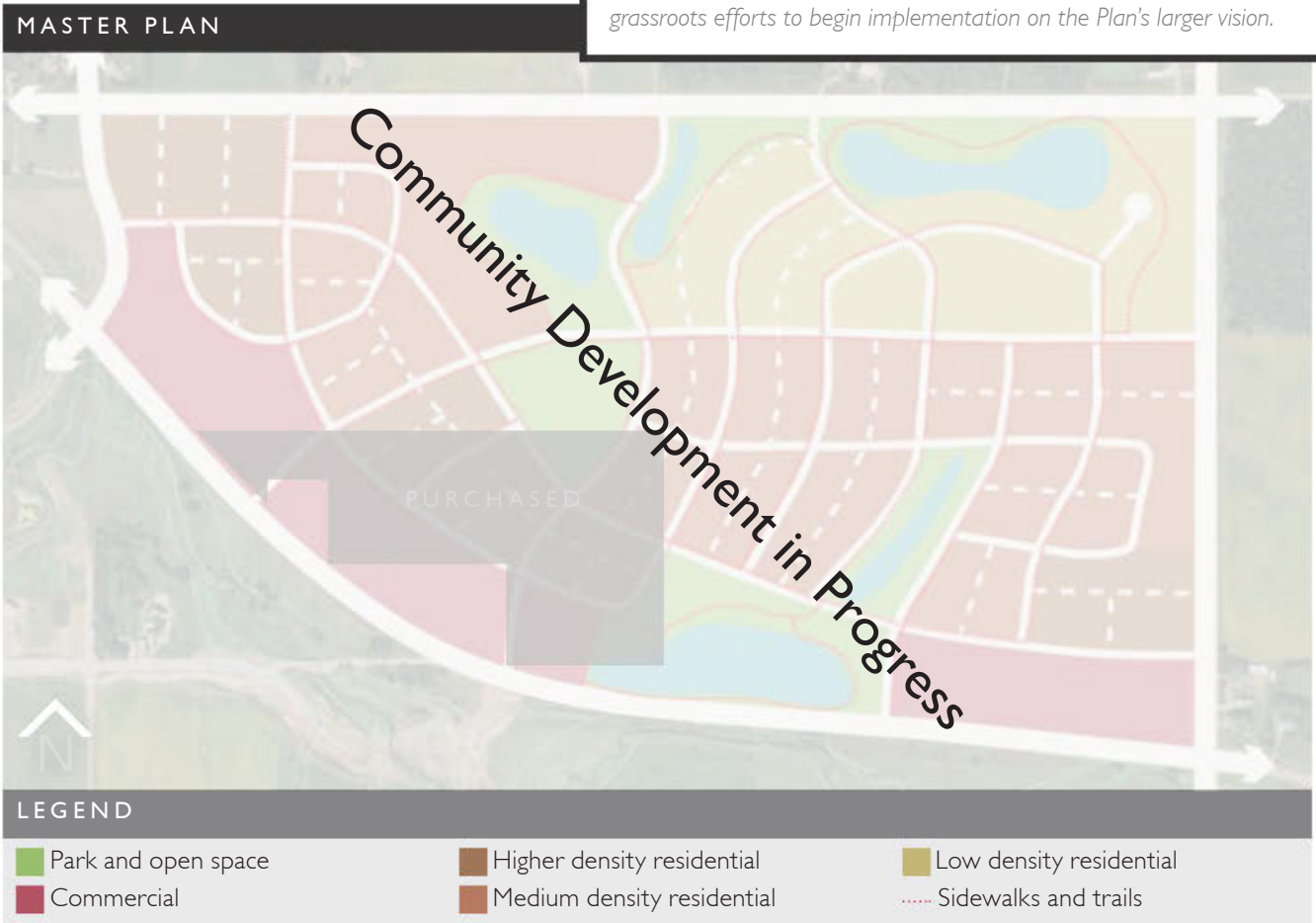
WHAT WE HEARD

The public generally preferred a subdivision layout that responded to the rolling topography with a curvilinear network of connecting streets. Stormwater management as an amenity that could include natural areas, open spaces, and walking paths also ranked high. Commercial uses were focused in the southwest and southeast parts of the site near high visibility corridors and in places likely to gain access drives and connectivity to the east side of downtown. A mixture of higher, medium, and low density residential is envisioned throughout the remainder of the site.

FOCUS



A portion of the area identified as "Site 2" was purchased as the plan was in its final phases and will be developed for medium density residential and commercial uses. Throughout the planning process support and enthusiasm from the public and private sectors for the priorities and ideas highlighted in the Community Development Plan encouraged grassroots efforts to begin implementation on the Plan's larger vision.



This site is guided as a future mixed-use subdivision. The master plan explores a balance of commercial and high, medium, and low density residential land use. The curvilinear grid responds to the rolling topography and incorporates medium and low density housing adjacent to larger green spaces.



Higher density residential apartments



Medium density row homes



Low density single family homes



Inclusive neighborhood parks



Sidewalks and trails



Commercial

SITE 3: NEW INDUSTRIAL

SUMMARY

With direct connections to both Highway 38 and Interstate 90, and adjacency to the planned City wastewater treatment facility, this site has great access and visibility for future industry. A stormwater approach on the subdivision scale and a simple road network provides efficient use of the land.

WHAT WE HEARD

Public feedback for this site design noted the importance of a variety of aesthetic treatments to ensure a pleasant gateway into the community and view from Interstate 90. Specifically:

- Evaluate traffic and load limits
- Increased noise, dust, and odor standards
- Increased screening via berms and/or landscaping
- Increased architectural standards

FOCUS



The above master plan proposes an industrial business park with prime access to the Interstate 90 corridor and future planned City waste water treatment facility.



25 North's class A industrial park architecture in Denver, CO



Nexus Park's screening and landscaping application in northwest Houston, TX

SITE 4: NEW INDUSTRIAL

SUMMARY

Site 4 includes high visibility from Interstate 90 and sits adjacent to an existing business park. Large parcel homesteads sit south of the site along 261st Street and will require thoughtful site layout and screening to avoid conflicts.

WHAT WE HEARD

Public feedback for this site design noted the importance of a variety of aesthetic treatments to ensure a pleasant view from Interstate 90 and a neighborly frontage along 261st Street. Specifically:

- Evaluate traffic and load limits
- Increased noise, dust, and odor standards
- Increased screening via berms and/or landscaping
- Increased architectural standards

FOCUS



The above master plan proposes an industrial business park adjacent to the Interstate 90 corridor. Landscaped screening will be enhanced, protecting adjacent properties.



Victory Commerce Center's architecture in Deer Park in Houston, TX



Nexus Park's screening and landscaping application in northwest Houston, TX

SITE 5: NEW MIXED- USE FREEWAY FRONTAGE

SUMMARY

This site is a blend of uses to merge the high visibility and access of Interstate 90 with existing housing to the north. Envisioned as a potential regional shopping destination, this site master plan arranges commercial uses to the south and southwest with a new public works facility anchoring the south east. An existing hedgerow is preserved to buffer a new mixed density residential neighborhood to the north. Stormwater is planned at the subdivision scale and envisions surrounding open space as an amenity.

WHAT WE HEARD

Public feedback on this master plan showed a preference for commercial uses along this portion of the Interstate 90 frontage.

FOCUS



This site is guided as a future mixed-use subdivision. The master plan offers housing along the north to support the context of existing housing. A community and destination commercial (outlet mall) is planned in the southwest corner and along the interstate frontage to leverage vehicle access and high visibility. A dedicated public works facility and supportive lot is planned in the southeast.



Public Works



Medium density row homes



Low density single family homes



Inclusive neighborhood parks



Sidewalks and trails



Restaurants and dining



BIRD'S EYE PERSPECTIVE



SITE 6: NEW SOUTHWEST COMMERCIAL + INDUSTRIAL

SUMMARY

This site has high visibility and connectivity to Interstate 90 making it a likely expansion area for light industrial or other commercial uses. The site features large lot sizes, a draw for major industrial users, with an overall layout that is similar to an existing business park to the east with a subdivision scale stormwater strategy and a simple gridded street pattern that considers likely access points and natural low wet areas.

WHAT WE HEARD

Public feedback for this site design noted the importance of a variety of aesthetic treatments to ensure a pleasant view from Interstate 90 and a neighborly frontage along 261st Street. Specifically:

- Evaluate traffic and load limits
- Increased noise, dust, and odor standards
- Increased screening via berms and/or landscaping
- Increased architectural standards

FOCUS



The above master plan proposes a phased industrial business park with strong access to the Interstate 90 corridor.



Pre-cast building invests heavily in the front entry and uniformly around the entire facade



Metro Waste landscaping in Des Moines, IA

SITE 7: WEST LAKE AREA NEIGHBORHOOD

SUMMARY

This neighborhood is envisioned as a senior-oriented development, mostly low density housings, some owner occupied, and some supportive (Assisted and Memory Care). A network of trails weave through the open space buffers and along the water frontage to create amenities and community gathering and activity.

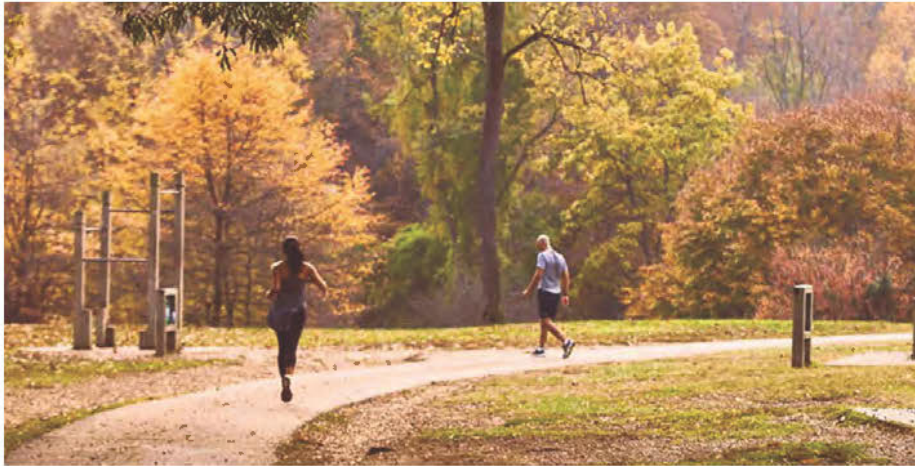
WHAT WE HEARD

Public feedback responded favorably to this concept with its fewer streets that are more curvilinear (and less gridded). The idea of a senior marketed subdivision and housing focused on the needs of the senior population came across strongly by the public on this site.

FOCUS



This master plan proposes a senior-oriented development with assisted living and memory care alongside medium and low density housing adjacent to the planned residential development to the east. Open space buffers housing from the interstate with a trail network to link to the larger community trail system and amenities.



Neighborhood parks and trails



Walkable neighborhood



Medium density residential assisted living and memory care



Low density single family homes

SITE 8: CIVIC CAMPUS + HOUSING

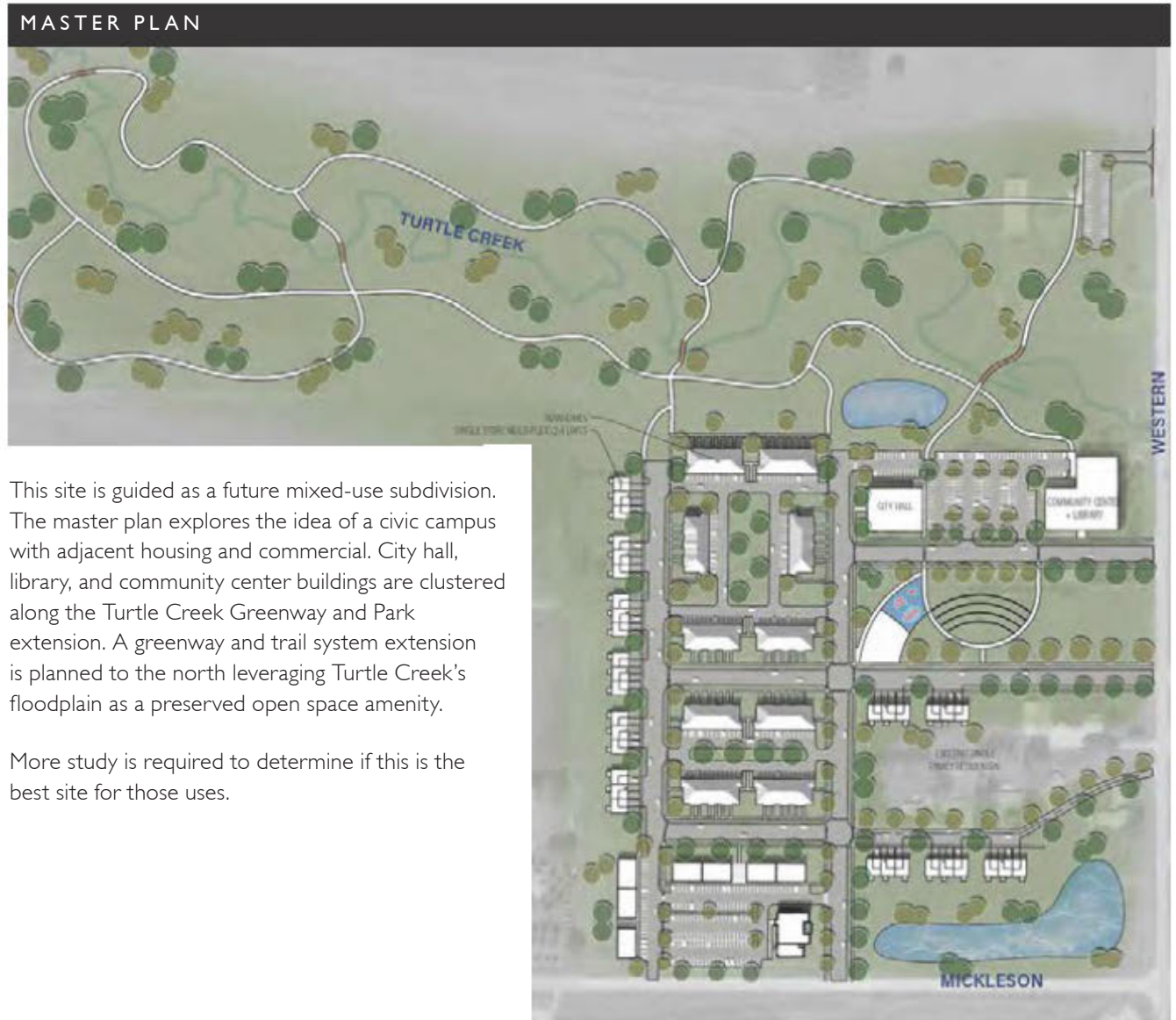
SUMMARY

This master plan envisions a civic campus with mixed density housing and small-scale neighborhood commercial. The new uses work with existing single family homes to create a walkable neighborhood. With the Turtle Creek floodplain covering much of the northern portion of the site, a trail network and expansive (floodable) open spaces are proposed.

WHAT WE HEARD

A new city hall, library, and community center were discussed over the course of the project. A variety of new and adaptive reuse sites were discussed. Generally, a civic campus that is close to downtown but large enough to offer room to grow, and to serve as a visible entry to Hartford via Western Avenue was feedback received from participants.

FOCUS



This site is guided as a future mixed-use subdivision. The master plan explores the idea of a civic campus with adjacent housing and commercial. City hall, library, and community center buildings are clustered along the Turtle Creek Greenway and Park extension. A greenway and trail system extension is planned to the north leveraging Turtle Creek's floodplain as a preserved open space amenity.

More study is required to determine if this is the best site for those uses.

BIRD'S EYE PERSPECTIVE



PREFERRED CONCEPT PLANS



Commercial casual cafe



Trails and sidewalks



Commercial restaurant



Medium density housing



New city hall



New community center and library

SITE 9: DOWNTOWN DISTRICT REDEVELOPMENT

SUMMARY

Opportunistic redevelopment parcels in close proximity to the downtown core will support the walkable urban destination downtown business owners need to thrive. The sites in this small area are a mix of infill housing and commercial uses.

WHAT WE HEARD

Downtown supporters were clear about their need to create visibility and pedestrian traffic in order to reestablish downtown Hartford as a destination. Strategic redevelopment on the sites explored in this master plan area are meant to transition light industrial uses to more pedestrian-friendly housing and commercial uses as the market allows.

FOCUS



This site explores land use that balances medium density and mixed-use alongside commercial and civic space. The master plan weaves an urban neighborhood into the downtown street-scape. It is a long-term vision made possible by the expansion of industrial business parks within the community and a realignment of goals toward a walkable urban downtown destination.



Commercial daycare



Trails and sidewalks



Mixed-use commercial and residential development



Mixed-use commercial with apartments above



Commercial ice cream shop



Medium density residential row homes

TURTLE CREEK MASTER PLAN

SUMMARY

Along the southern edge of downtown, Turtle Creek is a gateway between downtown and residential neighborhoods to the south. The creek corridor is also an east-west link for community activities, destinations, and pedestrians in Hartford. This master plan envisions improvements to the existing open spaces with floodable amenities along its length, and an intentional connection across Western Avenue to the new planned civic campus.

WHAT WE HEARD

Public feedback noted interest in acquiring more open upland at Main Street and Kalvin Drive to increase usable areas of the park. Downtown supporters were especially interested in a connection to the parkland and making the bridge crossing more pleasant with improvements that would make the parkland and views “photo opportunities” for visitors and passersby.

FOCUS





Boardwalk



Multi-use trails



Splash pad



Nature play

Downtown Master Plan

Downtown Master Plan

INTRODUCTION

The public engagement events for the Plan also sought feedback on the Downtown Hartford Master Plan, completed in parallel with this Plan. The Downtown Hartford Master Plan is included in Appendix B for reference. Downtown amenities ranked highly by the public included pocket parks, unique signage, public art, plantings, lighting and façade improvements, sidewalk cafés, and streetscape enhancements. Elements of these amenities preferred by the public are integrated into the Downtown Hartford Master Plan, but to encourage cohesiveness between the Downtown Hartford Master Plan and the Plan, recommendations and strategies for implementation are also outlined below.



PUBLIC ART + POCKET PARKS

Leverage the momentum of the community's existing public art, such as murals and decorative metalwork, and add a variety of public art that engages visitors through photo opportunities, community participation, and considering how weather and seasonal flooding can enhance and interact with the artwork. Public art is also a way to engage the active business and civic community in Hartford, with opportunities for groups to sponsor or provide their own artwork for downtown Hartford. In pocket park parcels along the corridor, enhancements like catenary lights strung from structural posts, small pergolas, and accessible seating can give purpose and form to those open spaces and enliven the street.

SIGNAGE, SIDEWALK CAFÉS, AND FAÇADE IMPROVEMENTS

To support the implementation of these highly ranked improvements, the City can consider adopting ordinances or design guidelines that would encourage the type of downtown (re)development supported by the community. Ordinances to consider include a signage ordinance, for both the planned community wayfinding signage, as well as pedestrian-oriented blade signage for downtown businesses. Hartford could also consider adopting an ordinance that would enable downtown businesses to use parking spaces or the sidewalk right-of-way for temporary café seating. Additionally, to implement the façade and awning improvements preferred by the community, the City could adopt a series of design guidelines or "best practices" to model the type of development preferred for the community's downtown.



Check out the Downtown Hartford Master Plan here!

bit.ly/downtownMasterPlan_hartford



STREETSCAPE ENHANCEMENTS

Based on the feedback received during the Hartford Downtown Master Plan process and the community preference for an enhanced streetscape, it is recommended the community maintain the existing angled parking configuration and enhance pedestrian crossings and intersection safety with curb extensions. The space reclaimed with the curb extensions can be used for amenities, including planters, bike parking, and benches. Improvements to the streetscape should be balanced with practicality, especially at Menth Street, to ensure durability and ease of navigation for truck traffic. The long-term plan is for the closure of East First Street between Main Avenue and the alley to create a downtown park and event space. Potential interim solutions include temporary closure with removable bollards, catenary lights with adequate vehicle clearance, and at grade boulevard plantings.

FURNISHING + PLANTINGS

To represent Hartford's small town character and ties to nature and industry, furnishings featuring a mix of thermory wood and metal are recommended for downtown. Partnering with a local artist or fabricator would be a way support local businesses and be authentic to Hartford's values. Low maintenance and durable plants with multi-season interest are important to public places. A mix of trees, woody deciduous shrubs, evergreens, perennials and grasses have been envisioned to fulfill that criteria. Seasonal annuals in hanging baskets and freestanding planters supplemented with holiday décor or public art in the colder seasons can meet this need in constrained areas and bring additional vibrancy to downtown Hartford.



Recommendations + Implementation Strategy

Recommendations + Implementation Strategy



INTRODUCTION

In order to implement the preferred concepts, make progress toward the goals and initiatives identified by the community during the engagement events for this Plan, and be proactive in attracting the types of development desired by the public and City of Hartford, the planning team provides the following recommendations and implementation strategies for the City's consideration.

AMENDMENTS TO FUTURE LAND USE PLAN

Most of the preferred housing concept areas are currently shown as "Future Residential" in the City's most recent Comprehensive Land Use Plan (2017). Amendments may be necessary to allow for the variety and density of development shown in the preferred concepts. The City should consider encouraging housing developments that include a mix of housing types and densities. Larger developments that incorporate a variety of uses, including residential, commercial, and civic uses, may also be appropriate in some areas of the community.

PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

Consider adopting a new zoning district classification of a PUD district. This zoning district classification permits greater flexibility in land use regulations and allows a developer to be more creative in their approach when developing a parcel of land. Density requirements, setbacks, and other land use regulations may be adjusted in consultation with City staff and regulatory bodies to enable development that matches the existing density and character of the community or encourages a mix of uses within a larger development.



DEVELOPMENT STANDARDS

Industrial development standards highlighted in the preferred concepts and favored by the public include evaluating truck traffic and load traffic, increased noise, dust, and odor standards, increased screening via berms or landscaping, and increased architectural standards. Adopting industrial development standards before development pressure occurs allows the City to be proactive in attracting suitable industrial development, while also providing additional protections for adjacent land uses from negative impacts associated industrial uses. Additional development standards to consider include a landscaping and parking lot screening ordinance. This standard would enable the type of development shown in the preferred concepts, such as the screened parking lots and plantings and street trees along the City right-of-way. A balanced approach is important. Having sites with limited covenants/restrictions as well as other sites with higher standards will allow for diverse uses and job opportunities.

DEVELOPMENT INCENTIVES

Development incentives currently used by the City of Hartford include tax abatement for qualifying residents and Tax Increment Financing (TIF) as a tool for incentivizing commercial development and affordable housing units. Understanding Hartford's place as a growing community that will face development pressures over the next 5–15 years and recognizing municipalities have finite resources, Hartford should consider creating a prioritization process or ranking system to help the community sustainability distribute development incentives. This process could evaluate incentives currently utilized by the community, as well as new strategies successfully used by other communities. Project considerations to weigh in this prioritization process include, but are not limited to, proposed taxable valuation of the development, the feasibility of the project if not for City incentives, and the potential community impact of the development, such as the number and type of jobs, the affordability level of homes, and any positive or negative environmental impacts resulting from the project.

IMPLEMENTATION STRATEGY MATRIX





















Note: Review and prioritization of development incentives for future projects are recommended for all sites and study areas moving forward.

The following matrix outlines the implementation strategies and their intersections with each of the study sites and focus areas included in this Plan.

Recommendations and strategies for each site are not exhaustive and additional market analysis or policy updates may be required to implement the ideas and priorities outlined in this community-derived Plan.

LEGEND

-  Housing
-  Planning Commission Approval
-  Commercial
-  Public Hearing
-  Industrial
-  City Council Approval
-  Park and Open Space
-  Civic

	Process Snapshot	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9
Amendments to Future Land Use Plan										
Development Standards										
PUD District										

Appendix

Appendix A: Survey Results



Check it out online!
bit.ly/surveyResults_hartford

COMMUNITY DEVELOPMENT PLAN SURVEY RESULTS



160+
 ONLINE SURVEY
 responses

70+
 COMMUNITY
 participants

<p>PREFERRED CONCEPTS</p> <p>Generally, concepts preferred by the public incorporated the following elements:</p> <ul style="list-style-type: none"> Civic, Park, and Open Spaces Mix of Housing Densities + Types Natural + Water Amenities Mix of Commercial, Residential, and Civic Uses 	<p>CIVIC FACILITIES</p> <ol style="list-style-type: none"> 1 New Combined Community Center, Library, and Senior Center 2 Adaptive Reuse—Move City Hall + Create Library 3 New City Hall 4 New Public Works 5 No Changes 	<p>INDOOR ACTIVITIES + SPACES</p> <ol style="list-style-type: none"> 1 Community Center 2 Indoor Pool 3 Daycare 4 Movie Theater 5 Indoor Track 	<p>SHOPPING NEEDS</p> <ol style="list-style-type: none"> 1 Drive-In Burger/Ice Cream Restaurant 2 Casual Café 3 Fine Dining Restaurant/Bistro 4 Destination Activity 5 Outlet Mall 									
	<p>OUTDOOR ACTIVITIES + SPACES</p> <ol style="list-style-type: none"> 1 Expanded Outdoor Aquatics 2 Trails 3 Small-Scale Water Feature 4 Multi-Purpose Courts 5 Accessible/Inclusive Playground 	<p>HOUSING TYPES</p> <ol style="list-style-type: none"> 1 Low Density, Single Family 2 Medium Density, Assisted Living + Memory Care 3 Medium Density, Senior Marketed Housing 4 Medium Density, Rowhomes 5 Mixed-Use, Commercial with Apartments Above 	<p>INDUSTRIAL STANDARDS</p> <ol style="list-style-type: none"> 1 Evaluate Truck Traffic + Load Limits 2 Increase Noise, Dust, and Odor Standards 3 Increased Screening via Berms and/or Landscaping 4 Increased Architectural Standards 5 No Standards Beyond Existing Zoning Ordinance 									
	<p>DEVELOPMENT DOLLAR PRIORITIES</p> <table border="0"> <tr> <td>\$249</td> <td>\$198</td> <td>\$172</td> <td>\$134</td> <td>\$98</td> </tr> <tr> <td>Parks + Civic Facilities</td> <td>Downtown District</td> <td>Commercial Development</td> <td>Housing</td> <td>Industrial Development</td> </tr> </table>			\$249	\$198	\$172	\$134	\$98	Parks + Civic Facilities	Downtown District	Commercial Development	Housing
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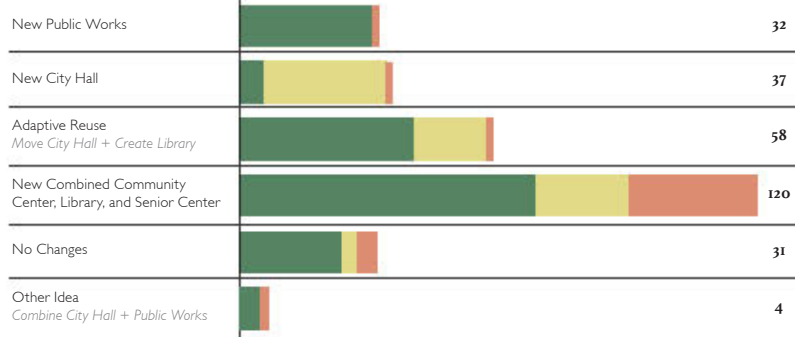
creating
 A COMMUNITY
 DEVELOPMENT
PLAN
 TO GUIDE THE NEXT
20
YEARS
 OF PUBLIC + PRIVATE
investment
 IN HARTFORD





CIVIC FACILITY NEEDS

■ First Priority ■ Second Priority ■ Third Priority



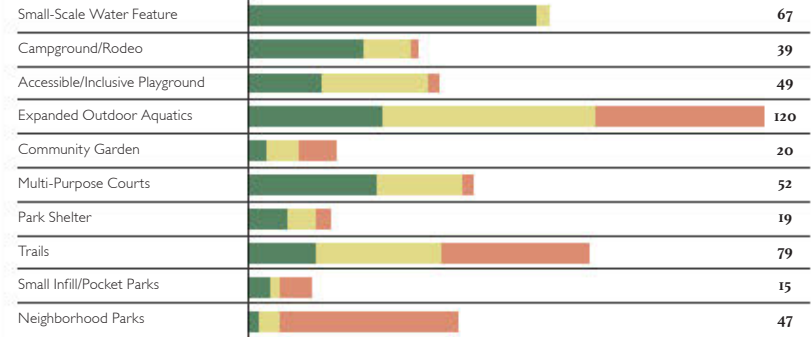
COMMENTS

- Library into City Hall
- Large enough for civic events 100-150, info center, and history source
- Not a volunteer fire department
- As the Hartford area grows, the need for a community center is growing as well.
- Combine City Hall and Public Works
- A community center, if it is a place to hold weddings and events, a community gym is not necessary as we already have two in town. Make it accessible so elderly residents can use.



OUTDOOR ACTIVITY + SPACE NEEDS

■ First Priority ■ Second Priority ■ Third Priority



COMMENTS

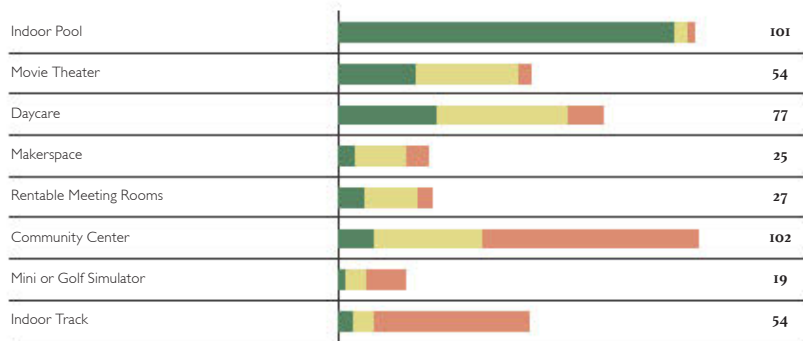
- This town badly needs more activity-type options for families!
- I would like to see something in the northwest part of the city, such as near 8th and Western.
- Outdoor shooting range
- More trails suitable for biking!
- Trail system needs to continue to grow
- A dog park would be great
- Bigger, longer bike trails
- A neighborhood park between bike trail and nature walk.





INDOOR ACTIVITY + SPACE NEEDS

■ First Priority ■ Second Priority ■ Third Priority



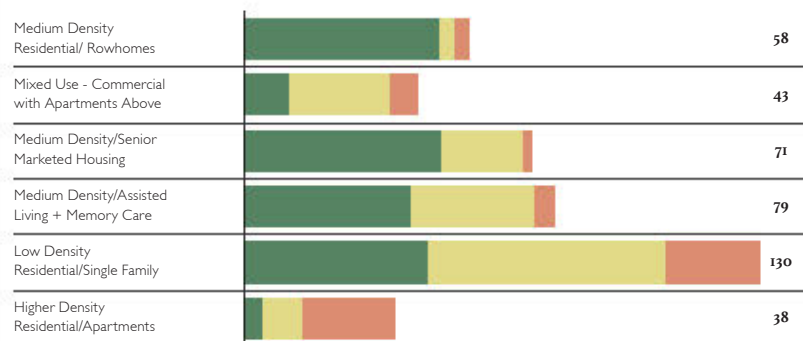
COMMENTS

- Places to hold a birthday party with kid activities.
- Would like to see a bowling alley back in Hartford, or something FUN for young kids to get their energy out, like a trampoline park
- Combine track around community center activity room if possible
- Visitor, History, and Community Center
- Indoor basketball courts, batting cages



HOUSING TYPES

■ First Priority ■ Second Priority ■ Third Priority



COMMENTS

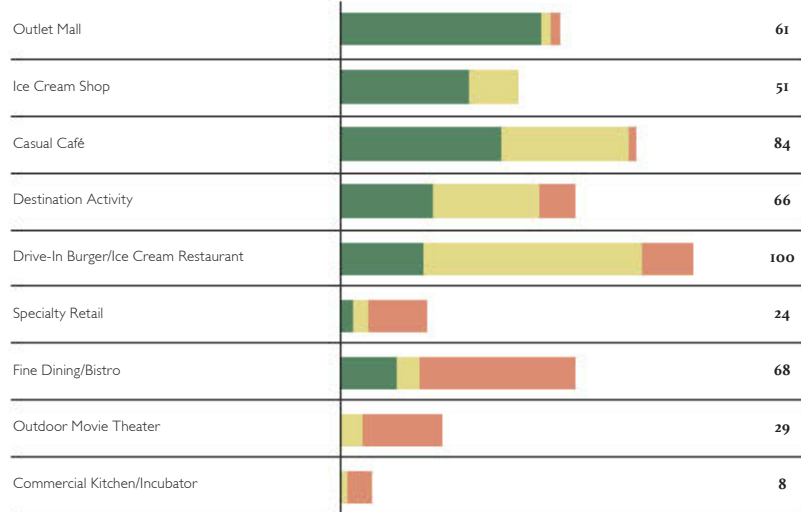
- I think it's important to build starter homes for say single mothers and bachelors who can't afford to buy houses starting at +220k. I would like to buy in Hartford but none of the houses are in my price range.
- I think the memory care, assisted living and independent living should be one choice.
- How about some good old affordable starter houses on this list?





COMMERCIAL TARGET PREFERENCES

■ First Priority ■ Second Priority ■ Third Priority

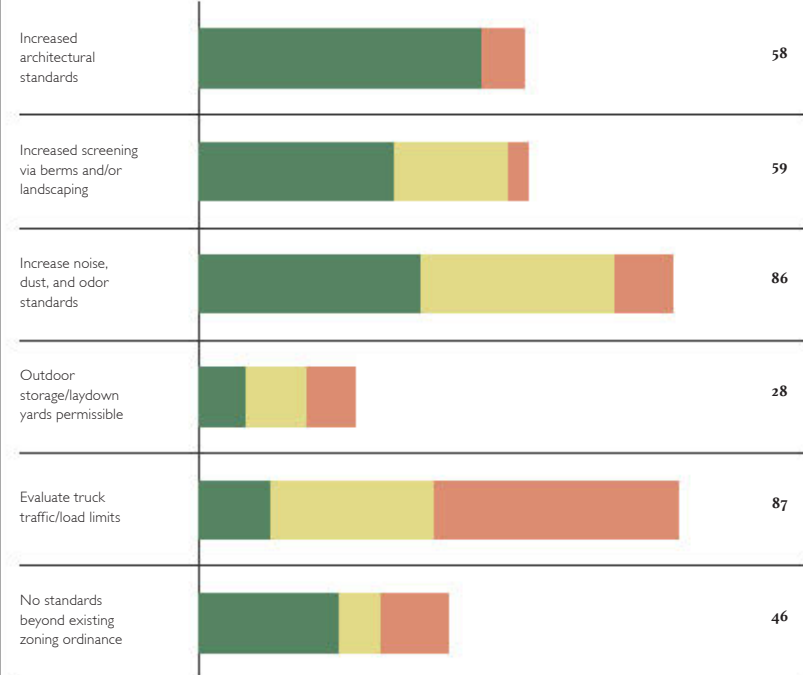


COMMENTS

- Bakery
- A new restaurant with a similar concept to existing steakhouse in town--concise menu that is excellent and affordable
- Utilize/convert amphitheater in city park for an outdoor movie theater
- Decent car wash and more restaurants
- Bakery, Small Commercial Office Spaces, and/or Art Center

INDUSTRIAL DEVELOPMENT STANDARDS

■ First Priority ■ Second Priority ■ Third Priority





COMMUNITY
comments

WHAT DO YOU LOVE ABOUT HARTFORD?

local stores lots of potential + opportunity *clean*
 KNOW YOUR NEIGHBOR
 SMALL TOWN FEEL *athletics*
 PARKS + RECREATION *community events*
 CLOSE-KNIT COMMUNITY
 GOOD SCHOOL DISTRICT
 RACES + CAR SHOWS *housing options*
 HELPFUL RESIDENTS
 GOOD POLICE COVERAGE
 WELL-MAINTAINED

ACTIVE
 PEACEFUL
 FRIENDLY
 affordable
safe
 ESSENTIALS
 everything is within walking distance

QUIET
 NEIGHBORHOODS
community activities

WHAT DO YOU HOPE WILL BE DIFFERENT IN 20 YEARS?

MORE ATTRACTIONS
 aquatic center
 upgrades and expansion
 ICE CREAM SHOP
 activities for all ages
 MOVIE THEATRE
 SIDEWALK + WALKABILITY IMPROVEMENTS
 GROW DOWNTOWN FOOTPRINT
 YOUTH ACTIVITIES

road enhancements, including paving all streets within city limits
 consistency in code enforcement
 VARIETY OF AVAILABLE HOUSING
 RESTAURANTS
 DOG PARKS
 NEW SCHOOL BUILDINGS
 more commercial and industrial establishments
 redevelop old skate park property
regional partnerships
 LIBRARY EXPANSION
 LOWER TAXES
 MULTI-USE COMMUNITY CENTER
 used car dealership
 LESS INDUSTRIAL LOOK
community curb appeal

expand retail options
fast food
 expand bike paths + trails
more small businesses
 more internet providers
 meeting and conference spaces
expand parks





COMMUNITY
comments



PARKS + CIVIC FACILITIES

PICKLEBALL
add sidewalks or fix sidewalks
sidewalks in core of town

WALKABLE *green spaces* **GATHERING SPACES**
walking paths

NEW POOL
more bike paths

include a dog park

ANOTHER PARK

BETTER DISC GOLF COURSE



COMMERCIAL DEVELOPMENT

LOCAL BUSINESSES
outlet mall

OTHER DESTINATION ACTIVITY FOR DOWNTOWN

FAST FOOD
cafe or restaurant

DAYCARE

FAMILY STYLE RESTAURANTS
More tax dollars, prioritize commercial

OUTDOOR MOVIE THEATRE



DOWNTOWN DISTRICT

housing downtown **FUN EVENTS**
new businesses and lofts downtown

walkable sidewalks in core of town

senior living

KEEP THE "CORE" AND HISTORY ALIVE
cohesive look! Wood plus industrial sounds very appealing!

ice cream parlour

ADDED GREENERY!
flowers are always welcome
low maintenance plantings
Trees, flowers, more natural items, benches, parks, places where people can come together

LOVE THESE IDEAS! LET'S ENHANCE DOWNTOWN!!!

EVENT SPACE
Artistic features & added safety features are always beneficial!

MORE BUSINESSES DOWNTOWN
greener and flowers



HOUSING

housing for seniors

HOUSING DOWNTOWN
modular/trailer park with covenants for affordable housing

affordable housing

commercial, mixed-use, with apartments on top

WORKFORCE HOUSING



INDUSTRIAL

BUILD WORKFORCE OPPORTUNITIES

GROW THE TAX BASE





COMMUNITY
engagement



COMMUNITY DEVELOPMENT PLAN | SURVEY RESULTS



Appendix B: Preferred Concept Plans



Check out the preferred concept plans here!
bit.ly/conceptPlans_hartford

Community Development in Progress



LEGEND



The above Master Plan proposes an industrial development on the 23-acres North of Swenson Park.

INDUSTRIAL DEVELOPMENT STANDARDS

- EVALUATE TRUCK TRAFFIC + LOAD LIMITS
- INCREASED SCREENING VIA BERMS AND/OR LANDSCAPING
- INCREASED ARCHITECTURAL STANDARDS



SITE 1 - INDUSTRIAL OPPORTUNITY AREA MASTER PLAN



EXAMPLE: STADIUM LOGISTICS ARCHITECTURE IN IRVING, TX



EXAMPLE: NORTHPOINTE INDUSTRIAL PARK'S SCREENING AND LANDSCAPING IN FREEPORT, PA

Community Development in Progress



LEGEND

- Park / Open Space
- Higher Density Residential
- Low Density Residential
- Commercial
- Medium Density Residential
- Walks and Trails



This site is guided as a future mixed use subdivision, this Master Plan explores the balance of commercial, high, medium, and low density residential land use. The curvilinear grid responds to the rolling topography and incorporates medium and low density housing adjacent to larger green spaces.

PRIORITIES IN PROGRAMMING AND LAND USE

PARK / GREEN SPACE PREFERENCES:

- ACCESSIBLE PLAYGROUND
- TRAILS + SIDEWALKS
- NEIGHBORHOOD PARKS

COMMERCIAL PREFERENCES INCLUDE:

- FINE DINING
- CASUAL RESTAURANT AND DRIVE THRU OPTIONS.

SITE 2 - EAST MIXED USE SUBDIVISION
MASTER PLAN



INCLUSIVE NEIGHBORHOOD PARKS



TRAILS + SIDEWALKS



COMMERCIAL



MEDIUM DENSITY / ROW-HOMES

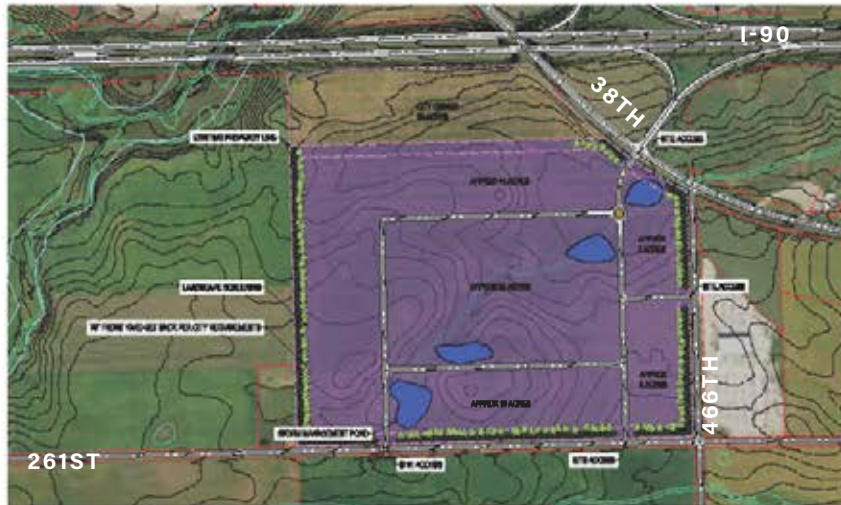


HIGHER DENSITY RESIDENTIAL / APARTMENTS



LOW DENSITY RESIDENTIAL / SINGLE FAMILY

SITE 3 - NEW INDUSTRIAL MASTER PLAN



LEGEND

Industrial

Master Plan for an industrial business park with prime access to the Interstate 90 corridor and future planned city wastewater treatment facility.

PROPOSED INDUSTRIAL DEVELOPMENT STANDARDS

- EVALUATE TRUCK TRAFFIC + LOAD LIMITS
- INCREASED NOISE, DUST, ODOR STANDARDS
- INCREASED SCREENING VIA BERMS AND/OR LANDSCAPING
- INCREASED ARCHITECTURAL STANDARDS



EXAMPLE: 25 NORTH'S CLASS A INDUSTRIAL PARK ARCHITECTURE IN DENVER, CO



EXAMPLE: NEXUS PARK'S SCREENING AND LANDSCAPING APPLICATION IN NW HOUSTON, TX

SITE 4 - NEW INDUSTRIAL MASTER PLAN



LEGEND

Industrial

Master Plan for an industrial business park adjacent to the Interstate 90 corridor. Landscaped screening to be enhanced, protecting adjacent properties.

PROPOSED INDUSTRIAL DEVELOPMENT STANDARDS

- EVALUATE TRUCK TRAFFIC + LOAD LIMITS
- INCREASED NOISE, DUST, ODOR STANDARDS
- INCREASED SCREENING VIA BERMS AND/OR LANDSCAPING
- INCREASED ARCHITECTURAL STANDARDS



EXAMPLE: VICTORY COMMERCE CENTER'S ARCHITECTURE IN DEER PARK - HOUSTON, TX



EXAMPLE: NEXUS PARK NORTHWEST'S SCREENING AND LANDSCAPING IN NW HOUSTON, TX

SITE 5 - NEW MIXED USE FREEWAY FRONTAGE MASTER PLAN



LEGEND

- Park / Open Space
- Civic / Public Facility
- Low Density Residential
- Commercial
- Medium Density Residential

This site is guided as a future mixed use subdivision, the Master Plan offers housing along the north to support the context of existing housing. Community and destination commercial (an outlet mall) is planned in the southwest and along the interstate frontage to leverage vehicle access and high visibility. A dedicated public works facility and supportive lot is planned in the southeast.

PRIORITIES IN PROGRAMMING AND LAND USE

PARK / GREEN SPACE PREFERENCES:

- ACCESSIBLE PLAYGROUND
- TRAILS + SIDEWALKS
- NEIGHBORHOOD PARKS

COMMERCIAL PREFERENCES INCLUDE:

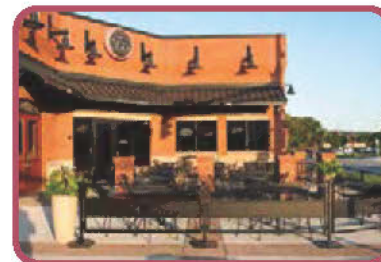
- FINE DINING
- OUTLET MALL WITH WATER AMENITY



NEIGHBORHOOD PARKS



TRAILS + SIDEWALKS



RESTAURANT / DINING



PUBLIC WORKS



MEDIUM DENSITY RESIDENTIAL / ROW-HOMES



LOW DENSITY RESIDENTIAL / SINGLE FAMILY

SITE 5 - NEW MIXED USE FREEWAY FRONTAGE

ILLUSTRATIVE PLAN



--- Walks and Trails



SITE 5 - NEW MIXED USE FREEWAY FRONTAGE

BIRD'S EYE PERSPECTIVE



ISG Project: 25347
April 6, 2022



SITE 6 - NEW SW COMMERCIAL AND INDUSTRIAL MASTER PLAN



LEGEND

Industrial

Master Plan for a phased industrial business park with strong access to the Interstate 90 corridor.

PROPOSED INDUSTRIAL DEVELOPMENT STANDARDS

- EVALUATE TRUCK TRAFFIC + LOAD LIMITS
- INCREASED NOISE, DUST, ODOR STANDARDS
- INCREASED SCREENING VIA BERMS AND/OR LANDSCAPING
- INCREASED ARCHITECTURAL STANDARDS

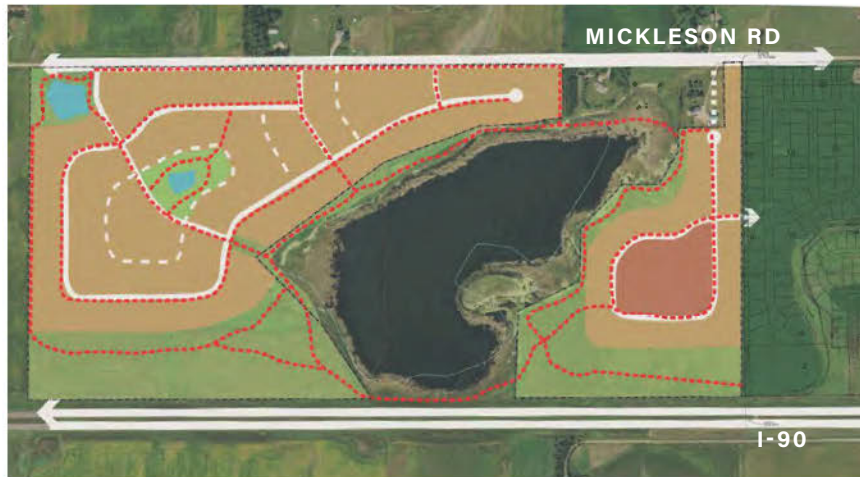


EXAMPLE: PRE-CAST BUILDING INVESTS HEAVILY IN THE FRONT ENTRY AND UNIFORMLY AROUND THE ENTIRE FACADE







EXAMPLE: METRO WASTE LANDSCAPING IN DES MOINES, IA

SITE 7 - WEST LAKE AREA NEIGHBORHOOD MASTER PLAN



LEGEND

- | | |
|---|---|
|  Park / Open Space |  Low Density Residential |
|  Medium Density Residential |  Walks and Trails |

This Master Plan proposes a senior-oriented development with Assisted Living + Memory Care alongside Medium and Low Density Housing adjacent to the residential to the East. Open space buffers housing from the interstate with a trail network to link to the larger community trail system and amenities.

PRIORITIES IN PROGRAMMING AND LAND USE

PARK / GREEN SPACE PREFERENCES:

- ACCESSIBLE PLAYGROUND
- TRAILS + SIDEWALKS
- NEIGHBORHOOD PARKS

PUBLIC PREFERENCES INCLUDE:

- SENIOR-ORIENTED
- ASSISTED LIVING + MEMORY CARE
- VARIETY IN HOUSING



NEIGHBORHOOD PARKS + TRAILS



WALKABLE NEIGHBORHOOD



MEDIUM DENSITY - ASSISTED LIVING + MEMORY CARE



LOW DENSITY - SINGLE FAMILY HOMES

SITE 8 - CIVIC CAMPUS + HOUSING MASTER PLAN



NEW CITY HALL



NEW COMMUNITY CENTER & LIBRARY



COMMERCIAL / CASUAL CAFE



COMMERCIAL / RESTAURANT



MEDIUM DENSITY HOUSING



TRAILS + SIDEWALKS



This site is guided as a future mixed use subdivision. The Master Plan explores the idea of a civic campus with adjacent housing and commercial. City Hall, Library, and Community Center buildings are clustered along the Turtle Creek Greenway and Park extension. A greenway and trail system extension is planned to the North leveraging Turtle Creek's floodplain as a preserved open space amenity.

PRIORITIES IN PROGRAMMING AND LAND USE

- | | |
|--|--------------------------------|
| <u>PARK / GREEN SPACE PREFERENCES:</u> | <u>COMMERCIAL PREFERENCES:</u> |
| • TRAILS + SIDEWALKS | • FINE DINING |
| • NEIGHBORHOOD PARKS | • CASUAL CAFE |

SITE 8 - CIVIC CAMPUS + HOUSING
BIRD'S EYE PERSPECTIVE



ISG Project: 25347
April 6, 2022



SITE 9 - DOWNTOWN DISTRICT REDEVELOPMENT MASTER PLAN



This site explores land use that balances medium density and mixed use alongside commercial and civic space. The Master Plan weaves an urban neighborhood into the downtown street-scape. It is a long term vision made possible by the expansion of industrial business parks within the community and a realignment of goals toward a walkable urban downtown destination.

PRIORITIES IN PROGRAMMING AND LAND USE

PARK / GREEN SPACE PREFERENCES:

- TRAILS + SIDEWALKS
- NEIGHBORHOOD PARKS

COMMERCIAL PREFERENCES INCLUDE:

- ICE CREAM SHOP/ DRIVE THRU
- DAYCARE



COMMERCIAL / DAYCARE



TRAILS + SIDEWALKS



COMMERCIAL / RESTAURANT WITH DRIVE THRU



MIXED USE - COMMERCIAL WITH APARTMENTS ABOVE



COMMERCIAL / ICE CREAM SHOP



MEDIUM DENSITY RESIDENTIAL / ROW-HOMES

TURTLE CREEK PARK MASTER PLAN



LEGEND

- | | | | |
|-------------------------------|---------------------------------|-----------------------------------|---------------------------|
| A BOARDWALK | E SHELTER | I 10' BITUMINOUS TRAIL | M BRIDGE |
| B NATIVE PLANTINGS | F MOWN FIELD | J TURTLE CREEK | --- PROJECT LIMITS |
| C SPLASH PAD | G DETENTION BASIN | K PLANNED RESIDENTIAL LOTS | |
| D INCLUSIVE PLAY SCAPE | H POTENTIAL CIVIC CAMPUS | L OVERLOOK | |

Turtle Creek Park offers an opportunity to extend the trailed greenway. This preferred concept expands the park to the adjacent upland lot, offering potential for an inclusive playground, a medium sized shelter, a splash pad, and paved or gravel trails with a foot bridge or boardwalk connecting to the western greenway (see Site 8 Civic Campus).



BOARDWALK



MULTI-USE TRAILS



SPLASH PAD



NATURE PLAY

Appendix C: Downtown Hartford Master Plan



Check out the Downtown Hartford Master Plan here!
bit.ly/downtownMasterPlan_hartford

DOWNTOWN HARTFORD MASTER PLAN

AN INITIATIVE BY DOWNTOWN HARTFORD, INC.



Project #21-2528
This plan, undertaken by ISG in 2021, was prepared exclusively for the Hartford Downtown, Inc.
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DOWNTOWN HARTFORD MASTER PLAN

EXISTING CONDITIONS / DOWNTOWN OVERVIEW



DOWNTOWN HARTFORD MASTER PLAN

OPPORTUNITY MAP



DOWNTOWN HARTFORD MASTER PLAN

STREETSCAPE

- A** Maintain existing angled parking configuration and enhance pedestrian crossings (along Main Avenue at 2nd Street, 1st Street, Menth Street, and South Street) and intersection safety with curb extensions.
- B** Utilize new curb extension space for streetscape amenities: planters, bike parking, benches.
- C** Highlight key intersections with enhanced pavement and crosswalks. Balance improvements with practicality especially at Menth Street to ensure durability and ease of navigation for truck traffic.
- D** Plan interim and long term street closure of east first street between main avenue and the alley to create a downtown park and event space. Potential interim amenities include:
 - catenary lights, street-quality with adequate vehicle clearance
 - removable bollards
 - at grade boulevard plantings



Near term solution for downtown open space - enhanced streetscape with removable bollards. A lower cost and lower commitment option that allows vehicle use and easy closure for events.





DOWNTOWN HARTFORD MASTER PLAN

DOWNTOWN PARK

Long term street closure of east First Street between Main Avenue and the alley to create a downtown park and event space. Transitioning the public right-of-way to pedestrian space is a long term strategy to further enliven downtown. Potential amenities include:

- street-quality catenary lights
- raised planters with multi-season plantings and ornamental trees
- bollards, bike racks, shade pergolas and movable seating
- small splash feature, outdoor games area, picnic tables





DOWNTOWN HARTFORD MASTER PLAN

PUBLIC ART + DESTINATION ENHANCEMENT

Leverage the momentum of existing public art - murals and decorative metalwork. Encourage art that engages visitors through photo opportunities, community participation, weather + wind to make the pieces unique to Hartford.

Potential applications include:

- Dramatic lighting + projections on downtown grain bins
- Activate blank facades with murals or wind sculpture
- Light daytime features like water play and pergolas for to extend their effect
- Tell Hartford's history through embedded information, larger than life sculptures and artful bollards.
- Consider how weather, water, and seasonal flooding can enhance and interact with the art.

The image below is an artist's rendering of potential improvements at bridge on the southern gateway of Main Avenue. An enhanced bridge railing on the west side, decorative lighting, a public art "photo op," and enhanced landscaping all blend Downtown with the neighborhood and strengthen the location's natural beauty.





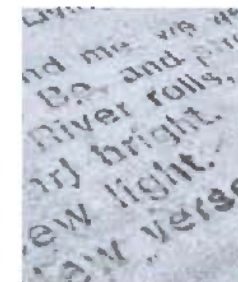
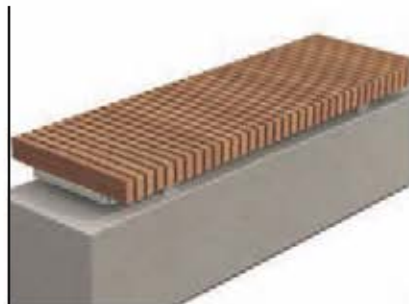
DOWNTOWN HARTFORD MASTER PLAN

FURNISHINGS AND SURFACES

Furnishings: A mix of thermory wood and metal to unify nature and industrial history of Hartford. partnering with a local artist or fabricator would be a way to keep the business local and authentic to Hartford's values. The visual warmth of wood with traditional lines is functional and comfortable. it can be treated to retain its dark color or left to age to silver/gray. Black powdercoated metal furniture frames stand in contrast with the wood, tie into the existing street lights and planned wayfinding signage. ADA accessibility planned through accessible height trash receptacles, picnic tables with end extensions / reduced seat lengths, tall adirondack heights and stable arms for leaning and lowering.

Surfaces: A mix of standard and integral color concrete on sidewalks, crosswalks and the three key intersections - Second Street, First Street, and South Street.

- Diagonal scoring pattern within the core of downtown
- Nature inspired custom sandblast pattern and poetry at key locations
- Removable bollards at frequently closed event blocks First Street east and west of Main





DOWNTOWN HARTFORD MASTER PLAN

ENHANCEMENTS

A variety of small, medium, and even temporary design solutions could be considered. Seasonal parklets could be considered in places where businesses would prefer to give up front door parking for some cafe seating. Parklets are freestanding pedestrian platforms designed to fit into a parking stall (or two) to increase pedestrian space in urban areas. Concrete planters, where adequate space exists, can soften the corridor at pedestrian level.

Boosting the prominence and scale of the hanging basket program can also soften the corridor and define the edges of the pedestrian realm downtown.

In pocket park parcels along the corridor, enhancements like catenary lights strung from structural posts, small pergolas, and accessible seating can give purpose and form to those open spaces and enliven the street.

Installation of the planned community wayfinding signage at key locations adjacent to downtown can connect visitors unfamiliar with the community with local destinations.





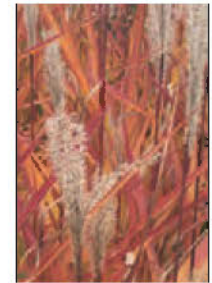
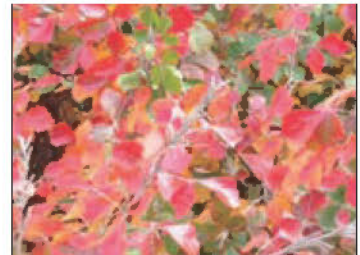
DOWNTOWN HARTFORD MASTER PLAN

PLANTINGS

Low maintenance, durable, long lived plants with multi-season interest are important to public places. A mix of trees, woody deciduous shrubs, evergreens, perennials and grasses have been envisioned to fulfill that criteria. Seasonal annuals in hanging baskets and freestanding planters supplemented with holiday decor in the shoulder seasons can still support space constrained areas of Downtown.

Some plants to consider include:

- | | |
|-------------------|--------------------|
| Tiger Eyes Sumac | Catmint |
| Spreading Juniper | Purple Coneflower |
| Gro-Low Sumac | Yarrow |
| Rugosa Rose | Allium |
| Spirea | Ornamental Grasses |





DOWNTOWN HARTFORD MASTER PLAN

PRELIMINARY COST OPINION

Hartford Downtown Plan				
Client Name: City of Hartford				
Location: Hartford, SD				
ISG Project Number: 25238				
Date: 12/16/2021				
Engineer's Opinion of Probable Cost				
No.	ITEM DESCRIPTION	UNIT	QTY	TOTAL AMOUNT
1	Traffic Control	LS	1	\$8,000.00
2	Common Excavation	CY	3980	\$49,750.00
3	Subbase Preparation	SY	11920	\$119,200.00
4	Subgrade Preparation	SY	11920	\$47,680.00
5	Remove Curb & Gutter	LF	3020	\$45,300.00
6	Remove Sidewalk	SY	190	\$1,900.00
7	Remove HMA Pavement, 6"	SY	8500	\$85,000.00
8	PCC Curb and Gutter	LF	3060	\$137,700.00
9	HMA Pavement, 6"	TN	2530	\$278,300.00
10	Utility Adjustment	LS	1	\$25,000.00
11	Storm Drainage Improvements	LS	1	\$150,000.00
12	Sidewalk, 6"	SY	1441	\$101,290.00
13	Sidewalk, 6" Enhanced at Corners	SY	723	\$78,084.00
14	Specialty Pavement at Intersections	SY	620	\$62,000.00
15	Site Furnishings	LS	1	\$30,000.00
16	Streetsights - Pedestrian Scale	LS	1	\$35,000.00
17	Streetsights - Roadway	LS	1	\$25,000.00
18	Landscaping and Irrigation (budget)	LS	1	\$20,000.00
19	Bridge Railing Budget based on 2019 quote (west side)	LS	1	\$10,000.00
20	Bridge Area Planting Enhancement	LS	1	\$2,500.00
21	Bridge Area Sidewalk Enhancement (custom art treatment)	SY	78	\$8,424.00
22	Wayfinding based on 2020 quote	LS	1	\$5,000.00
23	Testing	LS	1	\$8,000.00
24	Mobilization	LS	1	\$80,000.00
				Construction Costs
				\$1,415,128.00
				10% Contingency
				\$141,512.80
				20% Non-Construction Cost
				\$282,625.60
TOTAL PROJECT COST				\$1,837,066.40

Hartford Downtown Plan - Park Area				
Client Name: City of Hartford				
Location: Hartford, SD				
ISG Project Number: 25238				
Date: 12/16/2021				
Engineer's Opinion of Probable Cost				
No.	ITEM DESCRIPTION	UNIT	QTY	TOTAL AMOUNT
1	Traffic Control	LS	1	\$2,500.00
2	Common Excavation, 1ft	CY	310	\$3,875.00
3	Remove Curb & Gutter	LF	380	\$5,700.00
4	Remove Sidewalk	SY	200	\$2,000.00
5	Remove HMA Pavement	SY	811	\$8,110.00
6	Subbase Preparation	SY	930	\$9,300.00
7	Subgrade Preparation	SY	930	\$3,720.00
8	Sidewalk, 6"	SY	450	\$31,500.00
9	Specialty Pavement	SY	300	\$30,000.00
10	Site Furnishings	LS	1	\$33,000.00
11	Raised Beds and Retaining Walls (budget)	LF	720	\$175,000.00
12	Water Feature (budget)	LS	1	\$25,000.00
13	Pergola	EA	2	\$50,000.00
14	Lighting - Pedestrian Scale, Lit Bollards and Catenary (budget)	LS	1	\$50,000.00
15	Landscaping and Irrigation (budget)	LS	1	\$50,000.00
16	Testing	LS	1	\$2,500.00
17	Mobilization	LS	1	\$29,000.00
				Construction Costs
				\$512,205.00
				10% Contingency
				\$51,220.50
				20% Non-Construction Cost
				\$102,441.00
TOTAL PROJECT COST				\$665,866.50

ISG COST ASSUMPTION STATEMENT
 The Opinion of Probable Cost illustrates the estimated costs to construct for the outlined concept level improvements representing the consultant's best judgment as a design professional and is intended for informational purposes only. The Consultant does not have control over the cost of labor and materials or bidding. The Opinion of Probable Cost is based on recent experience and recent bidding data and assumes work to be completed by private contractors and specialists. The unit prices assume 2022 construction and the quantities are based upon drawings using aerials and City GIS data. A topographical survey was not used for the Opinion of Probable Cost.



Architecture
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Environmental
Planning
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