

## 4.8 Implementation

### 4.8.1 Actions of the Community Development Agency

The recent creation of a Community Development Authority (CDA) is a necessary precursor to making improvements in the Silver Spring Drive Business District. The CDA has already undertaken several of the initial actions that should be considered by this body, specifically:

- The CDA has reviewed the details of the March 20, 2002 Draft Master Plan and made revisions as needed to produce this final master plan document.
- The Community Development Authority has created a proposed redevelopment district. The Master Plan Concept Diagram in Section 4.1 depicts the proposed boundary for a redevelopment district within which the CDA can operate.

Additional activities that the CDA should undertake include:

- Detailed discussions with all property owners, business operators, and residents within the areas that might be included in any redevelopment district. These discussions should include descriptions of the rights and responsibilities of the CDA, the rights of owners, residents, and businesses, and detailed descriptions of how the redevelopment process operates. The CDA has already met with several property owners to date, and numerous articles on the CDA's work have appeared in Village publications.
- Establishment of any schedules and timelines to inform people of possible actions that impact their property and activities.

- Drafting a more detailed redevelopment plan for all or some of the areas subsequently described in these recommendations. This document would show specific boundaries, define conditions of statutory blight, report existing values, identify potential long term values, identify proposed site improvements, address issues of acquisition and relocation (if any), and discuss potential tax incremental financing (TIF).
- Develop site-specific guidelines for redevelopment

### *Explore Creation of a Business Improvement District*

In addition to the CDA, the Village should encourage the formation of a Business Improvement District (BID) as an organization that can ensure effective maintenance and management of the area. Although this option has failed previously, it may be appropriate to act in concert with a CDA. While a BID is not essential it is a particularly useful tool for management and operation issues that are often more cumbersome when undertaken by public agencies. These may include advertising, promotional events, business recruitment, and related private-sector actions.

### *Creation of a Detailed Streetscaping and Public Space Plan*

The original intent of this planning process was to include a second phase in which more detailed plans and designs were developed for the streetscaping and public areas. This should be undertaken either as part of the CDA's activities, or as a direct activity of the Village Board or Plan Commission. This more detailed plan should incorporate and illustrate the recommendations contained herein. These plans should be the equivalent of design development drawings, with sufficient detailed and dimensional accuracy to be used as a basis for generating construction documents in subsequent actions.