

# APPENDIX A

# PHASE 1 (2026-2035)



CAPITAL IMPROVEMENTS - PHASE I (2026-2035)

| Strategic Value Rank          | Project Name                                                        | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Phase I Estimated DDA Contribution |
|-------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| STREETS, TRANSIT, & UTILITIES |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |
| --                            | Ann Street Reconstruction & Streetscape                             | <ul style="list-style-type: none"><li>Partnership with City Public Services and Community Development</li><li>Install new sidewalks and streetscape elements – lighting, pavers, seating, landscaping, trees, curblane changes, and public art.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$ 1,600,000                       |
| 2                             | Fourth Avenue Transit Block                                         | <ul style="list-style-type: none"><li>Partnership with City Public Services, the AAATA, and Ann Arbor Housing Commission</li><li>Install streetscape and transit elements - lighting, seating, landscaping, trees, curblane changes, public art, transit shelters, and transit lane treatments</li><li>Provide stormwater utility support for the A2 Housing Commission's Project at 350 S. Fifth Ave</li></ul>                                                                                                                                                                                                                                                                                                               | \$ 5,000,000                       |
| 1                             | Huron Street East/West Bus Rapid Transit                            | <ul style="list-style-type: none"><li>Partnership with the AAATA</li><li>Includes study, design, and construction phases for bus rapid transit on Huron Street</li><li>Partner on bus rapid transit elements - transit shelters, travel lanes, and signal treatments</li><li>Provide sanitary lining and stormwater infrastructure</li></ul>                                                                                                                                                                                                                                                                                                                                                                                  | \$ 14,000,000                      |
| 4                             | Washington Street Streetscape and Reconstruction                    | <ul style="list-style-type: none"><li>Partnership with City Public Services</li><li>Includes design and construction phases for Washington Street reconstruction from Ashley Street to State Street</li><li>Install streetscape and curbless street elements – new sidewalks, lighting and electrical, seating, landscaping, trees, curblane changes, active transportation elements, crossing treatments, and public art</li><li>Partner on sanitary lining, water main upsizing, and stormwater infrastructure</li></ul>                                                                                                                                                                                                    | \$ 17,500,000                      |
| 9 & 12                        | North Main Street – Street Improvements and jurisdictional support  | <ul style="list-style-type: none"><li>Partnership with City Public Services</li><li>Includes design and construction phases for N Main Street. May include jurisdictional transfer support</li><li>Install streetscape elements from Huron to the DDA's northern boundary – new sidewalks, lighting and electrical, seating, landscaping, trees, curblane changes, active transportation elements, crossing treatments, and public art</li><li>Partner on sanitary lining, water main upsizing, and stormwater infrastructure</li></ul>                                                                                                                                                                                       | \$ 6,540,000                       |
| 2                             | Fifth/Division North/South Bus Rapid Transit (BRT) & Reconstruction | <ul style="list-style-type: none"><li>Partnership with the AAATA and City Public Services</li><li>Includes study, design, and construction phases for two-way restoration and bus rapid transit.</li><li>The project construction phase will carry into phase 2 of DDA improvements (post-2035)</li><li>Partner on two-way restoration (if feasible), bus rapid transit, and active transportation elements</li><li>Install streetscape elements as needed - lighting, seating, landscaping, trees, curblane changes, public art, transit shelters, and travel lane treatments</li><li>Partner on sanitary lining, water main upsizing and replacement (including transmission main), and stormwater infrastructure</li></ul> | \$ 17,000,000                      |
| PLACEMAKING                   |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |
| 7                             | Event Bollards                                                      | <ul style="list-style-type: none"><li>Partnership with City Public Safety</li><li>Includes design and construction phases</li><li>Install retractable bollards at intersections frequently closed for special events</li><li>Purchase and operate portable vehicle barricades for locations where retractable bollards are infeasible</li></ul>                                                                                                                                                                                                                                                                                                                                                                               | \$ 6,000,000                       |
| 26                            | Elevate Public Art Program                                          | <ul style="list-style-type: none"><li>Includes design and installation phases</li><li>Install and maintain public art and placemaking installations</li><li>On-going through all DDA implementation phases (2026-2055)</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$ 4,000,000                       |
| BIKEWAYS & TRAILS             |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |
| 6                             | Division Street Bikeway Extension                                   | <ul style="list-style-type: none"><li>Partnership with City Public Services</li><li>Includes design and construction phases</li><li>Extend the Division Street two-way separated bikeway to the Broadway Bridge</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | \$ 1,220,000                       |

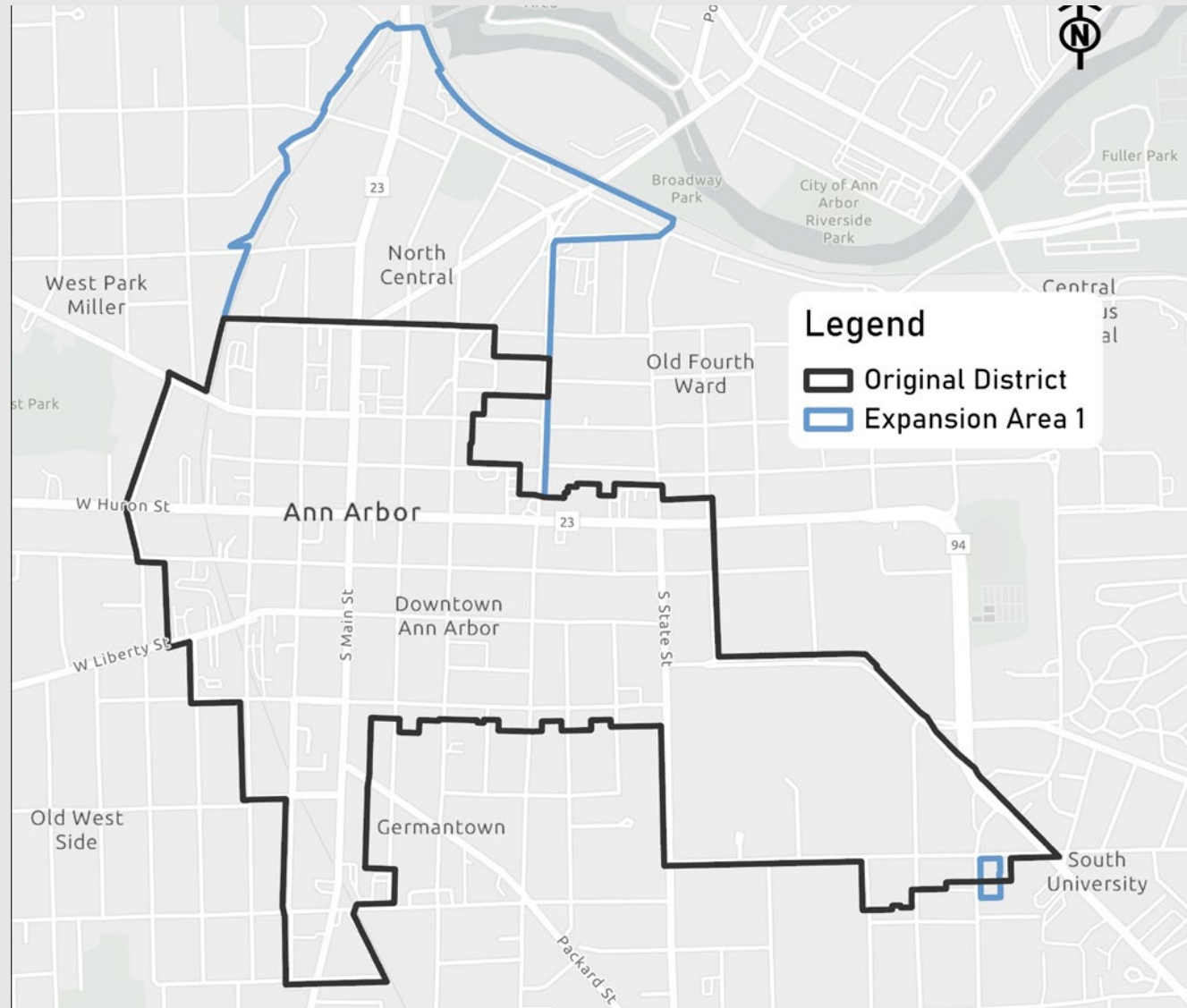
| CAPITAL IMPROVEMENTS - PHASE I (2026-2035)  |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
|---------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Strategic Value Rank                        | Project Name                                                    | Details                                                                                                                                                                                                                                                                                                                                                                                                                 | Phase I Estimated DDA Contribution |
| PARKS & PLAZAS                              |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
| 11                                          | Farmers Market Study and Reconstruction (City Parks Property)   | <ul style="list-style-type: none"> <li>Partnership with City Parks Department</li> <li>Includes study, design, and construction phases</li> <li>Includes the capacity for a full site reconstruction, including a new market building with public restrooms, site-wide accessibility and functionality improvements, stormwater elements, lighting, landscaping, public art, and sustainable energy elements</li> </ul> | \$ 13,000,000                      |
| -                                           | Sculpture Plaza and Liberty Plaza Repairs (City Parks Property) | <ul style="list-style-type: none"> <li>Partnership with City Parks Department</li> <li>Includes repairs to address hardscape and landscape conditions and improve accessibility and function</li> </ul>                                                                                                                                                                                                                 | \$ 300,000                         |
| 10                                          | 721 N. Main Park & Trail Phase I (City Property)                | <ul style="list-style-type: none"> <li>Includes remediation, stormwater elements, and landscaping</li> </ul>                                                                                                                                                                                                                                                                                                            | \$ 8,000,000                       |
| SUSTAINABLE ENERGY                          |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
| 41 & 44                                     | Sustainable Energy                                              | <ul style="list-style-type: none"> <li>Partnership with the City Office of Sustainability and Innovation</li> <li>Includes study, design, and construction phases</li> <li>Partner to install sustainable energy infrastructure (e.g., geothermal, solar, and wind)</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                                       | \$ 10,000,000                      |
| CAPITAL MAINTENANCE & SMALL PROJECTS        |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
| 44                                          | Annual DDA Repairs and Small Projects                           | <ul style="list-style-type: none"> <li>Coordination with City Public Services and Parks Department</li> <li>Includes annual repairs and small projects</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                                                                                                                                                    | \$ 7,000,000                       |
| 66                                          | Annual Streetlight Maintenance Contribution                     | <ul style="list-style-type: none"> <li>Agreement with City Public Services</li> <li>Includes contribution toward downtown streetlight maintenance</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                                                                                                                                                         | \$ 1,500,000                       |
| --                                          | Sidewalk Millage Reimbursement                                  | <ul style="list-style-type: none"> <li>Agreement with City Public Services</li> <li>Includes millage reimbursement for sidewalk repairs</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                                                                                                                                                                   | \$ 730,000                         |
| UTILITY SUPPORT FOR PUBLIC SITE DEVELOPMENT |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
| 19                                          | Housing Commission Utility and Streetscape Support              | <ul style="list-style-type: none"> <li>Partnership with the Ann Arbor Housing Commission</li> <li>Includes water main upsizing, sanitary lining, public utility connections, fire hydrants, and streetscape restoration, as-needed to support affordable housing development</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                              | \$ 400,000                         |
| 42                                          | Downtown Library and Utility Support                            | <ul style="list-style-type: none"> <li>Partnership with the Ann Arbor District Library</li> <li>Includes water main upsizing, sanitary lining, public utility connections, fire hydrants, and streetscape restoration, as-needed to support a new downtown library development</li> </ul>                                                                                                                               | \$580,000                          |
| 43                                          | City Owned Lot Utility Support                                  | <ul style="list-style-type: none"> <li>Partnership with the City Community Development and Economic Development Office</li> <li>Includes water main upsizing, sanitary lining, public utility connections, fire hydrants, and streetscape restoration, as-needed to support the sale and redevelopment of City-owned lots</li> </ul>                                                                                    | \$1,940,000                        |

| CAPITAL IMPROVEMENTS - PHASE I (2026-2035)         |                                          |                                                                                                                                                                                                                                                                                                                                                                                     |                                    |
|----------------------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Strategic Value Rank                               | Project Name                             | Details                                                                                                                                                                                                                                                                                                                                                                             | Phase I Estimated DDA Contribution |
| ADMINISTRATIVE AND ANCILLARY IMPROVEMENTS          |                                          |                                                                                                                                                                                                                                                                                                                                                                                     |                                    |
| --                                                 | Plans & Studies                          | <ul style="list-style-type: none"> <li>Continue consultant services to support the capital improvement function of the DDA.</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                                                                                                                                           | \$ 3,000,000                       |
| --                                                 | Sidewalk Millage Reimbursement           | <ul style="list-style-type: none"> <li>Partnership with Public Services</li> <li>Continue City reimbursement for the Sidewalk Millage dollars to enable City Engineering to oversee repairs</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                                                                           | \$ 730,000                         |
| --                                                 | Equipment for Downtown Services & Events | <ul style="list-style-type: none"> <li>Partnership with the City of Ann Arbor to address equipment needs that are unique to downtown and the work of the DDA.</li> <li>Includes replacing public waste receptacles throughout downtown and may include additional equipment if immediate needs arise.</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul> | \$ 1,000,000                       |
| PROGRAMS, GRANTS, & SERVICES - PHASE I (2026-2035) |                                          |                                                                                                                                                                                                                                                                                                                                                                                     |                                    |
| Project Name                                       |                                          | Details                                                                                                                                                                                                                                                                                                                                                                             | Phase I Estimated DDA Contribution |
| SERVICE & MAINTENANCE                              |                                          |                                                                                                                                                                                                                                                                                                                                                                                     |                                    |
| Service and Maintenance Team                       |                                          | <ul style="list-style-type: none"> <li>Coordination with City Public Services, Community Development, and Social Services</li> <li>Implement a Downtown Service Team in the Original District</li> <li>Monitor for need and the capacity to expand the Downtown Service Team in Expansion Area 1</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>      | \$ 12,000,000                      |
| Downtown Public Restroom Service Contract          |                                          | <ul style="list-style-type: none"> <li>Partner with City Community Development Services</li> <li>Monitor usage, benefit, and the need for permanent public restrooms</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                                                                                                  | \$ 1,700,000                       |
| PROGRAMS, GRANTS, & SERVICES                       |                                          |                                                                                                                                                                                                                                                                                                                                                                                     |                                    |
| Housing Grants                                     |                                          | <ul style="list-style-type: none"> <li>Partnership with the Ann Arbor Housing Commission and housing non-profits</li> <li>Continue supporting affordable housing development and maintenance as defined in City Ordinance Ch. 7.</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                                      | \$ 13,000,000                      |
| Other Grants                                       |                                          | <ul style="list-style-type: none"> <li>Focused partnerships with property owners, local governmental entities, non-profits, and economic development organizations</li> <li>Continue grant support for the Ann Arbor Art Fair and Spark</li> <li>Continue grant program to encourage vault filling</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>    | \$ 800,000                         |
| Data Support                                       |                                          | <ul style="list-style-type: none"> <li>Continue providing data reports regarding downtown activity</li> <li>Ongoing through all DDA implementation phases (2026-2055)</li> </ul>                                                                                                                                                                                                    | \$ 200,000                         |
| Retail Incubator Exploration                       |                                          | <ul style="list-style-type: none"> <li>Explore the benefits, focus, and potential implementation of a retail incubator</li> <li>Focus exploration on goods or services that are not available or that are underserved in the downtown</li> </ul>                                                                                                                                    | \$ 200,000                         |

A blue-tinted photograph of a city street at night. The scene is illuminated by warm white string lights strung across the street. In the foreground, several people are sitting on a curved concrete bench. A bicycle is parked on the left. In the background, pedestrians are walking on the sidewalk, and a street sign for 'P. LANE' is visible. The overall atmosphere is urban and lively.

# **IDENTIFYING AND PRIORITIZING POTENTIAL PROJECTS & PROGRAMS BACKGROUND**

# Ann Arbor DDA Boundaries



# Identifying Potential Projects and Programs

All Downtown Development Authorities are required by law to create a Development Plan and Tax Increment Financing (TIF) Plan that describes potential projects and programs, and the resources needed for implementation. These Plans are vital guides that demonstrate to our community the work we could accomplish within the DDA boundary.

The City is in a time of planning for a future that is more affordable, equitable, sustainable, and dynamic. As part of this visioning, extensive cross-city department and cross-agency planning is taking place - examining future land uses, infrastructure needs, innovative energy solutions, a new DDA Development Plan, and more.

The following potential project and program needs stemmed from the approved plans and ongoing planning efforts, as well as ongoing community conversations. Given the thirty-year time horizon and ambitious community goals, the needs are wide-ranging.

# Identifying Potential Projects and Programs

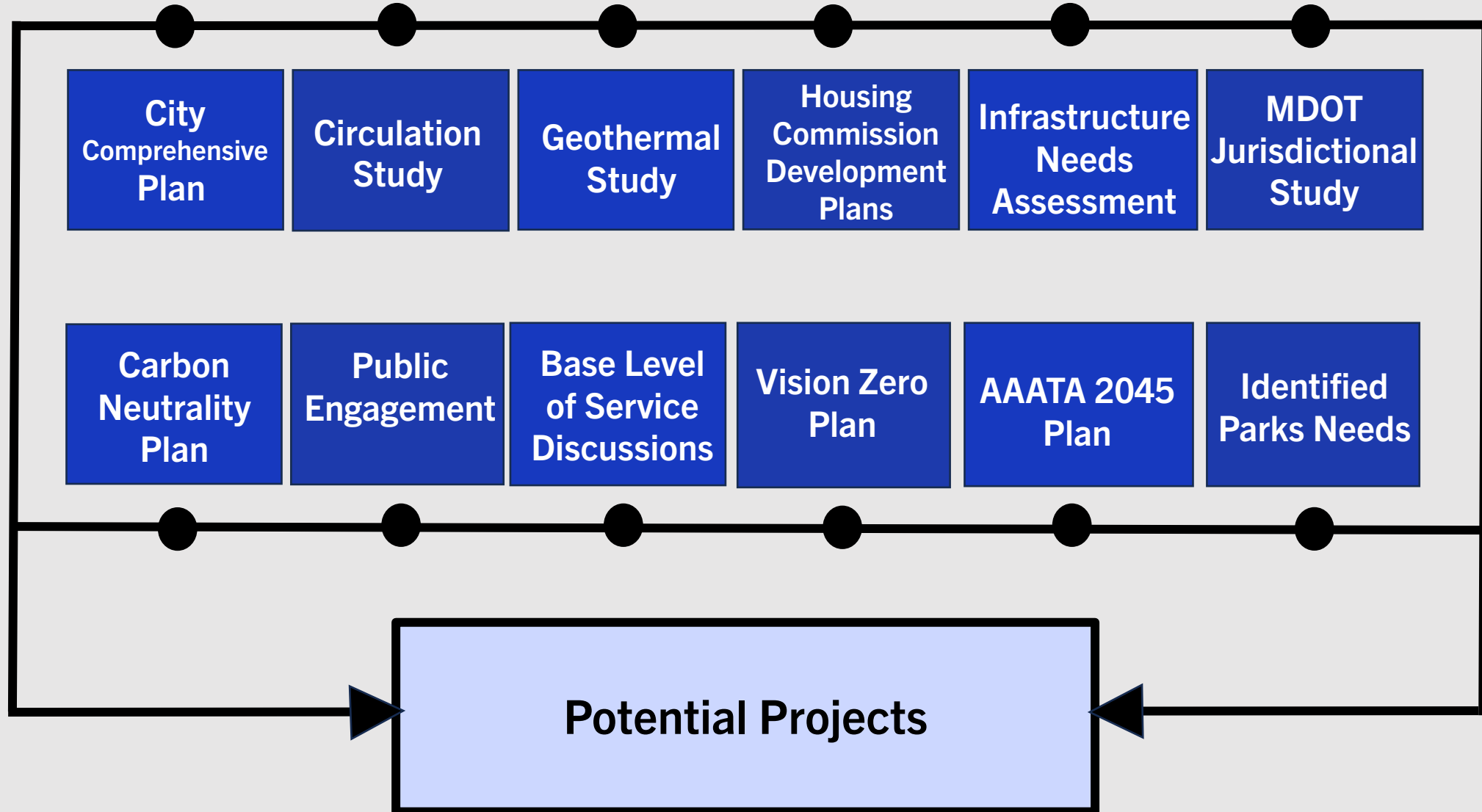
## Capital Improvement Plan (CIP overview) and the process for identifying and prioritizing projects:

The CIP is updated annually and outlines a six-year schedule of public service expenditures for permanent, physical improvements of over \$100,000. The prioritization process brings together a cross-section of City and partner agency staff involved in capital project planning and implementation. Together, staff discuss project scopes, coordinate project timing, and score projects using established strategic value scorecards. This tool provides a consistent process to prioritize identified needs based on strategic values, resulting in a strategic value score for each project. Projects are then scheduled based on priority rank, funding availability, staff capacity, urgency, and coordination with other projects. The CIP is approved annually by the City Planning Commission and then used to inform the City budget, approved by City Council.

To ensure consistency with all other City capital projects, the DDA will continue to utilize this same process for any alterations to existing improvements, and for the Development Plan Proposed Improvements. The DDA identified Phase 1 Improvements by emphasizing the highest-ranking projects in each project category, along with the timing of partnership initiatives and estimated TIF revenues.

The DDA intends to apply this same process to identify and implement future phases from the remaining projects in Table A. Near term DDA projects have been integrated into the full City CIP and the DDA will continue to use the CIP process, coordination with other projects, funding availability, and staff capacity to revise the extent, scope, estimated cost, construction year, and estimated time of completion.

# Identifying Potential Projects and Programs



# Capital Project Types (part 1)



**Streetscape and Reconstruction:** Improving safety and comfort for all street users.



**Placemaking:** Fostering unique experiences and highlighting local culture.



**Street Network Improvements:** Improving connectivity for all modes.



**Transit Enhancements:** Improving and prioritizing the transit riding experience.



**Parks & Plaza:** Creating quality public spaces and preserving natural features.



**Bikeways & Trails:** Expanding non-motorized access, safety, and equity.

# Capital Project Types (part 2)



**Utilities:** Increasing capacity and resiliency of critical public infrastructure.



**Capital Maintenance:** Enhancing longevity and reliability of infrastructure and quality of place.

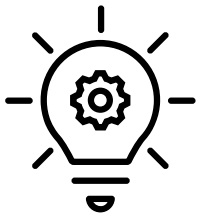


**Sustainability / Energy:** Supporting a transition to a more sustainable, resilient energy system.



**Affordable Housing Support:** Installing utility infrastructure for affordable housing developments.

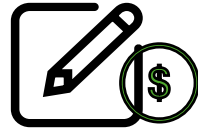
# Capital Planning Process



Identify  
project  
needs and  
scopes



Prioritize  
needs  
based on  
strategic  
values



Program projects  
based on:

- Priority rank
- Budget & staff capacity
- Urgency
- Project coordination



Staff develop a  
proposed  
Capital  
Improvements  
Plan (CIP)



Planning  
Commission is the  
decision maker for  
CIP approval:

- Does the CIP align with the priorities identified in existing comprehensive plans?



Develop a capital  
budget based on  
the CIP

- Requires City Council approval
- Allocates real dollars for project implementation

# Prioritizing Projects - Value Alignment

## Comprehensive Plan Values

**AFFORDABLE**

**EQUITABLE**

**SUSTAINABLE**

**DYNAMIC**

## DDA Development Plan Goals



Safe, comfortable streets



Connected community with inviting & active public spaces



A robust, diverse population & livable downtown



Thriving & diverse local economy



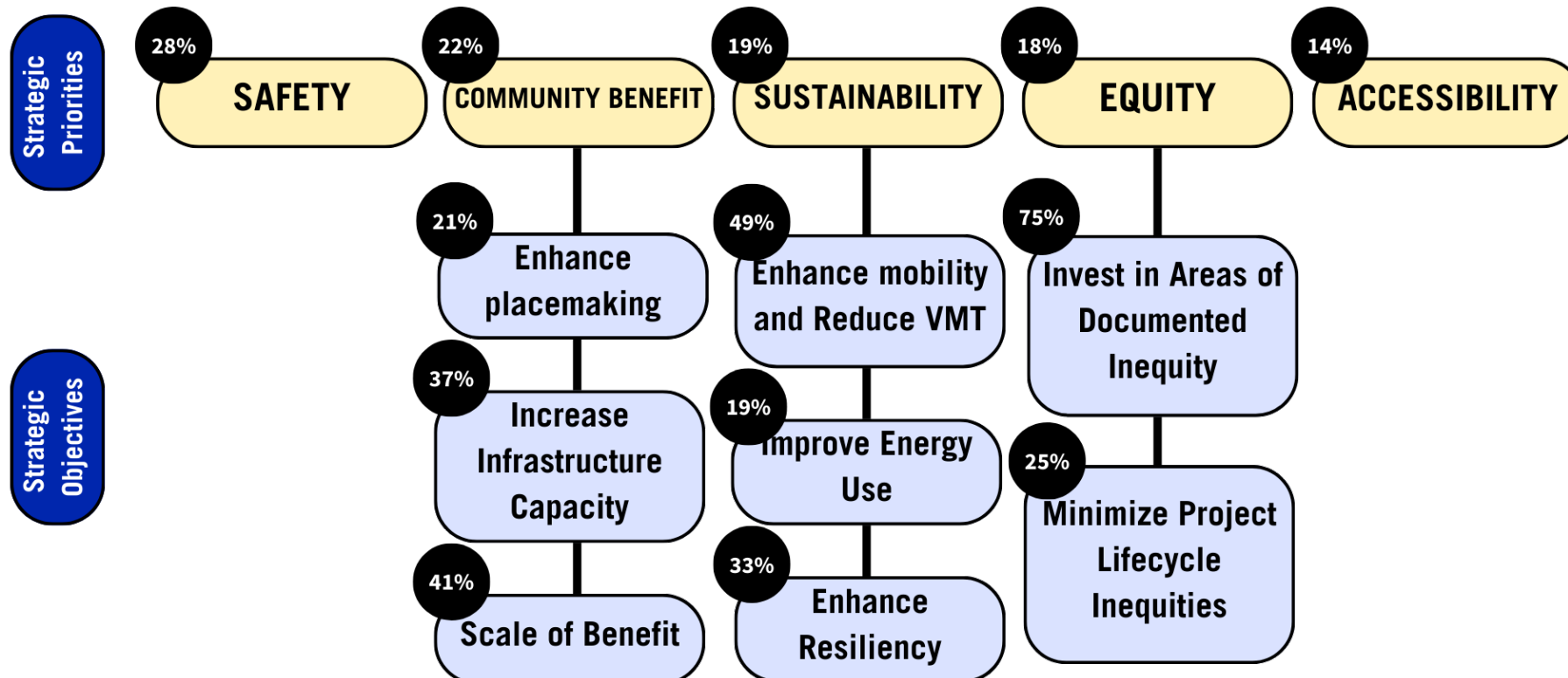
Equitable, just access for all people



A resilient & sustainable downtown

# Prioritizing Projects Based on Strategic Value

## Example: Strategic Value Scorecard for Other Infrastructure



## How we Score Each Project

How well does the project achieve community goals and staff recommendations?

How does expected value of one project compare to another?

# What We Learned through the Scoring Process

## Fund across project categories

Successful downtowns invest in streets, utilities, transit, parks, placemaking, non-motorized transportation, housing, and sustainability.

- **Prioritize projects in each project category**, emphasizing the highest ranking.
- **Invest in all identified Bus Rapid Transit (BRT) projects** (both the E/W and N/S BRT) - transit projects consistently scored high.
- **Prioritize Housing Commission utility support** - opportunities to invest in equitable, affordable housing are limited.
- **Include storm, water, and sanitary improvements in street and parks projects** - utility investments are critical for a resilient downtown that can accommodate more residents and visitors over time.

# What We Learned through the Scoring Process

## Maximize Benefit

**Emphasize large, multi-faceted projects that cut across strategic values.**

Projects that address multiple needs and values scored the highest. This approach maximizes benefit and reduces disruption.



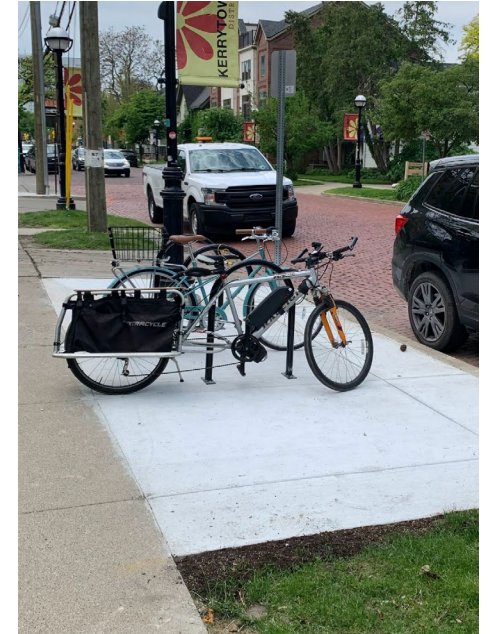
*The Fifth & Detroit Streetscape Project (2019) addressed multiple needs such as transportation safety, streetscape, stormwater, and utilities.*

# What We Learned through the Scoring Process

## Maintain a High Quality of Place

**Focused improvements, maintenance, and tactical interventions, are also important.**

- Focused improvements maintain a high quality of place.
- Regular maintenance reduces the likelihood of costly and urgent repairs and preserve the initial project benefits.



# Projects with Timing Considerations



*Timing considerations may include urgent projects, addressing immediate safety concerns or critical infrastructure needs, or time-sensitive opportunities for strategic value enhancement and coordination.*

## Urgency (Construction Year)

Event Bollards (2025-2027)

Farmers Market demolition (2025)

## Coordination (Construction Year)

The Ride's Bus Rapid Transit Implementation Timeline

- East/West BRT on Huron Street (2026-2030)
- North/South BRT on Fifth Ave & Division Street (2032 – 2036)

Planned CIP Projects - coordinate with other planned work

- N. Main Study (2026-2027) and Construction (2031)
- Washington Street (2031-2032)
- Farmers Market (post 2026 study)

Public Site Development Support

- Housing Commission
- Library
- City-owned

# Projects with Urgency and Timing Considerations (01)

| Strategic Value Rank                                                                 | STREETS                                                                                               |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|                                                                                      | Ann Street Reconstruction and Streetscape                                                             |
| 1                                                                                    | Huron Street - MDOT Jurisdictional Support                                                            |
| 1                                                                                    | Washtenaw Ave - MDOT Jurisdictional Support                                                           |
|  2  | Fifth / Division Reconstruction & Bus Rapid Transit (includes Broadway Bridge interchange and Beakes) |
|  4  | Washington Street Streetscape and Reconstruction                                                      |
| 5                                                                                    | Liberty Street Curbless/Shared Streetscape and Reconstruction                                         |
| 9                                                                                    | N. Main - MDOT Jurisdictional Support                                                                 |
|  9 | N. Main Main - MDOT Jurisdictional Support                                                            |
| 12                                                                                   | N. Main - Street Improvements                                                                         |

| Strategic Value Rank                                                                  | PLACEMAKING                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------|
|  7 | Event Bollard Installations                       |
| 26                                                                                    | Elevate Program - 30-year total Original District |
| 29                                                                                    | Fifth Avenue Riverfront Connection                |
| 29                                                                                    | Fourth Avenue Riverfront Connection               |
| 40                                                                                    | New Streetlight Installation                      |

| Strategic Value Rank                                                                    | TRANSIT                                          |
|-----------------------------------------------------------------------------------------|--------------------------------------------------|
|  1  | Huron St. Dedicated Transit Lanes & BRT Stations |
|  2 | Fourth Ave – Transit Block                       |
| 15                                                                                      | Downtown Transit Center Capacity Support         |
| 20                                                                                      | Fifth Ave. – Queue jump & transit only lanes     |

# Projects with Urgency and Timing Considerations (02)

| Strategic Value Rank | BIKEWAY / TRAIL                   |
|----------------------|-----------------------------------|
| 6                    | Division Street Bikeway Extension |
| 6                    | Broadway-Plymouth Sidepath        |
| 14                   | 721 Trail                         |

| Strategic Value Rank                                                                 | PARKS & PLAZAS                           |
|--------------------------------------------------------------------------------------|------------------------------------------|
| 10                                                                                   | 721 Park and Trail (City Property)       |
|  11 | Farmer's Market Reconstruction (A2 Park) |
| 21                                                                                   | Liberty Plaza Reconstruction (A2 Park)   |
| 27                                                                                   | Wheeler Park (A2 Park)                   |

| Strategic Value Rank                                                                   | UTILITIES                                                   |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------|
|  19 | Housing Commission - Utility and Streetscape Support        |
| 33                                                                                     | Water main Replacement (bucket project) - Original District |
| 33                                                                                     | Water main Replacement (bucket project) - Expansion Area 01 |
| 41                                                                                     | County Sites - Utility and Streetscape Support              |

| Strategic Value Rank | SUSTAINABLE ENERGY                                                             |
|----------------------|--------------------------------------------------------------------------------|
| 41                   | Geothermal Installation – Original District                                    |
| 41.1                 | Geothermal Installation – Expansion Area 01                                    |
| 44                   | District Solar & Wind Energy Assessment and Implementation – Original District |
| 44.1                 | District Solar & Wind Energy Assessment and Implementation – Expansion Area 01 |

# Projects with Urgency and Timing Considerations (03)

| Strategic Value Rank                                                                 | CAPITAL MAINTENANCE                            |
|--------------------------------------------------------------------------------------|------------------------------------------------|
|  44 | Annual DDA Repairs – 30-year Total             |
|  66 | Annual Streetlight Maintenance – 30-year Total |

| Strategic Value Rank | SERVICES & MAINTENANCE                                           |
|----------------------|------------------------------------------------------------------|
| --                   | Service and Maintenance Team – 30-year Total - Original District |
| --                   | Service and Maintenance Team – 30-year Total - Expansion Area 01 |

| Strategic Value Rank | AFFORDABLE HOUSING SUPPORT                |
|----------------------|-------------------------------------------|
| --                   | DDA Affordable Housing Fund 30-year Total |

| Strategic Value Rank | OTHER PROGRAMS                             |
|----------------------|--------------------------------------------|
| --                   | Art Fair Grant                             |
| --                   | Brownfield Grants                          |
| --                   | Customer and Visitor Data Support          |
| --                   | Equipment – for Services & Events          |
| --                   | Plans and Studies                          |
| --                   | Retail/Small Business Support or Incubator |
| --                   | Sidewalk Millage Reimbursement             |
| --                   | Sidewalk Vault filling                     |
| --                   | SPARK Grant                                |

1



## MODEL RANKING

Prioritize needs based on strategic values. Projects that address multiple needs and values scored the highest.

2



## TIMING

### CONSIDERATIONS & COORDINATION

May include urgent projects, addressing immediate safety concerns, critical infrastructure needs, as well as time-sensitive opportunities for strategic value enhancement and coordination.

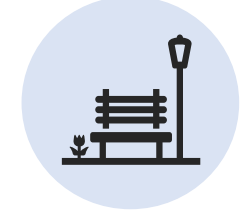
3



## FUNDING CAPACITY

The estimated future TIF revenue and how the DDA will use this revenue to fund projects and programs within the District.

=



## PHASE I PROJECTS AND PROGRAMS

**RANKING and TIMING and FUNDING = PHASE I  
CAPACITY**

# ALL PROPOSED IMPROVEMENTS



# Summary Overview

Projects were scored and ranked based on the City's CIP process using strategic values.

List of potential infrastructure projects.

Located in the original DDA boundary and/or potential expansion areas.

Cost estimates are in 2025 dollars and based on highest potential need. Estimates include design and construction engineering soft costs.

Projects need study and planning to refine scope and cost.

Project limits inform total potential cost.

Indicates sanitary, water, and/or stormwater elements are included in the project.

| Strategic Value Rank | Project Name                                                                                                                 | Boundary Area                        | Limits                                                                                                                          | Total Estimated Cost | Utility Enhancement |
|----------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|
|                      | Ann Street Reconstruction + Streetscape                                                                                      | Original District                    | First to Fifth Avenue                                                                                                           | \$5,000,000          | Yes                 |
| 1                    | Huron Street- MDOT Jurisdictional Support                                                                                    | Original District                    | First to Washtenaw Avenue                                                                                                       | \$21,450,000         | Yes                 |
| 1                    | Washtenaw Ave- MDOT Jurisdictional Support                                                                                   | Original District                    | Washtenaw Court to S. University                                                                                                | \$9,850,000          | Yes                 |
| 2                    | Fifth / Division North/South Bus Rapid Transit (BRT) + Reconstruction (includes BRT, Broadway Bridge interchange and Beakes) | Original District & Expansion Area 1 | Beakes from N. Main to Broadway; Fifth Avenue from Beakes to Packard; Division from Beakes to Packard; The Broadway interchange | \$44,390,000         | Yes                 |
| 4                    | Washington Street Streetscape + Reconstruction                                                                               | Original District                    | Curbless: Ashley to Main; Slow street: Third St. to Ashley and Main to State                                                    | \$24,640,000         | Yes                 |

# CAPITAL IMPROVEMENTS

# Streetscape & Reconstruction

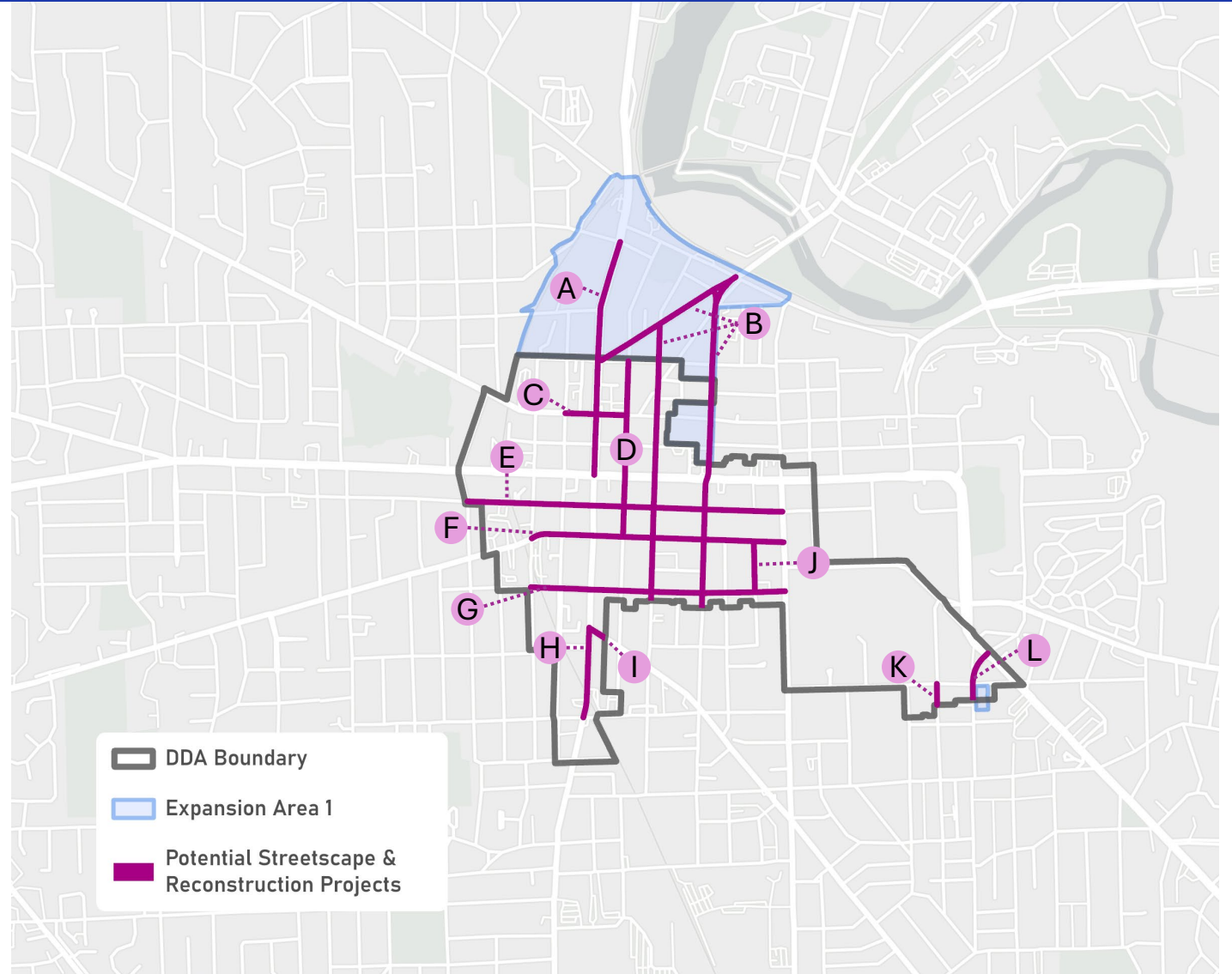


# Streetscape & Reconstruction

- A. N. Main St. Improvements
- B. Fifth / Division Reconstruction
- C. Miller Ave. Streetscape
- D. Fourth Ave. Streetscape & Reconstruction
- E. Washington St. Streetscape & Reconstruction
- F. Liberty St. Curbless / Shared Streetscape & Reconstruction
- G. William St. Streetscape
- H. S. Main St. Streetscape
- I. Maynard Curbless / Shared Streetscape & Reconstruction
- J. Church St. Curbless / Shared Streetscape & Reconstruction
- K. Forest St. Curbless / Shared Streetscape & Reconstruction

## Not Pictured:

- Alley Enhancements / Reconstruction (throughout DDA)
- Alley Creation (throughout expansion areas)



# Streets

**Description:** Projects may include streetscape (road curb to building face), full reconstruction and reconfiguration of the street (building face to building face), lane reconfigurations, road diets, or two-way restorations.

**Identified Need & Value Alignment:** Improves safety, navigation, placemaking, accessibility, and public utilities to better support activation of space, businesses, and events. Strengthens access to downtown, a center for services, community, education, and employment, and prioritizes those who are disproportionately injured and cost-burdened.

**Typical Project Elements:** Streetscape amenities, enhanced lighting and crosswalks, landscape and green infrastructure, bicycle facilities, transit improvements, road resurfacing and/or reconstruction, curb realignment, signal work, public utilities, stormwater, and seating areas. May also include curbless street design.

**Reference Plans:** Moving Toward Vision Zero Plan, Downtown Area Circulation (DAC) Study, TheRide 2045 Long Range Plan, and A2 for All Comprehensive Plan.



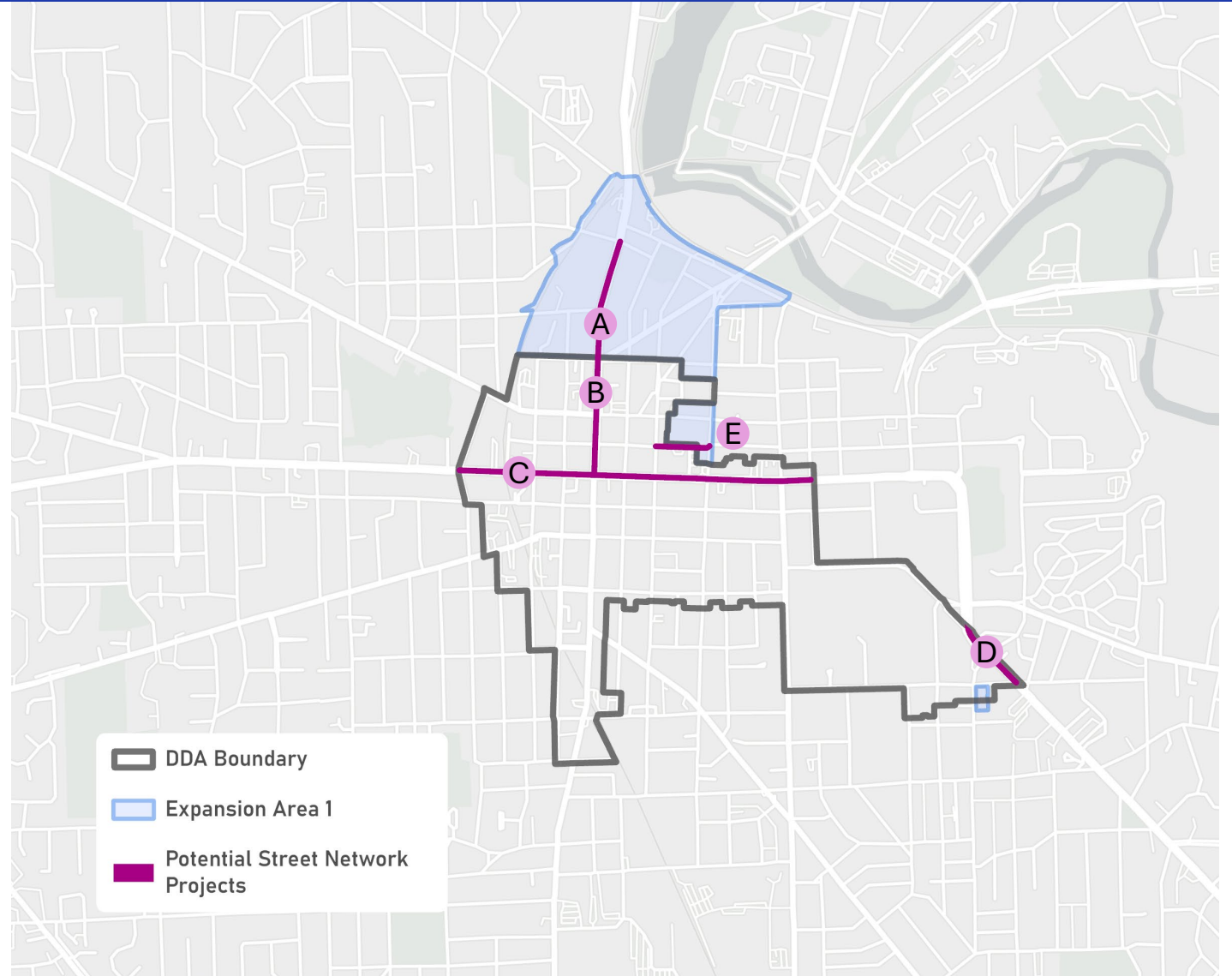
# Streetscape & Jurisdiction

## MDOT Jurisdictional Support:

- A. N. Main (Expansion)
- B. N. Main (DDA)
- C. Huron (DDA)
- D. Washtenaw (DDA)

## Other:

- E. Ann St. Two-Way Restoration



# Streets



# Streets

| Strategic Value Rank | Project Name                                                                                                                  | Boundary Area                        | Limits                                                                                                                          | Total Estimated Cost | Utility Enhancement |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|
|                      | Ann Street Reconstruction and Streetscape                                                                                     | Original District                    | First to Fifth Avenue                                                                                                           | \$5,000,000          | Yes                 |
| 1                    | Huron Street- MDOT Jurisdictional Support                                                                                     | Original District                    | First to Washtenaw Avenue                                                                                                       | \$21,450,000         | Yes                 |
| 1                    | Washtenaw Ave- MDOT Jurisdictional Support                                                                                    | Original District                    | Washtenaw Court to S. University                                                                                                | \$9,850,000          | Yes                 |
| 2                    | Fifth / Division North/South Bus Rapid Transit (BRT)and Reconstruction (includes BRT, Broadway Bridge interchange and Beakes) | Original District & Expansion Area 1 | Beakes from N. Main to Broadway; Fifth Avenue from Beakes to Packard; Division from Beakes to Packard; The Broadway interchange | \$44,390,000         | Yes                 |
| 4                    | Washington Street Streetscape and Reconstruction                                                                              | Original District                    | Curbless: Ashley to Main; Slow street: Third St. to Ashley and Main to State                                                    | \$24,640,000         | Yes                 |
| 5                    | Liberty Street Curbless/Shared Streetscape and Reconstruction                                                                 | Original District                    | Curbless: State to Ashley; Standard: Ashley to First                                                                            | \$31,470,000         | Yes                 |
| 9                    | N. Main - MDOT Jurisdictional Support                                                                                         | Expansion Area 1                     | Kingsley to W. Summit Street                                                                                                    | \$11,950,000         | -                   |
| 9                    | N. Main - MDOT Jurisdictional Support                                                                                         | Original District                    | Huron to W. Summit Street                                                                                                       | \$11,730,000         | Yes                 |
| 12                   | N. Main - Street Improvements                                                                                                 | Original District & Expansion Area 1 | Huron to Summit                                                                                                                 | \$6,540,000          | Yes                 |
| 13                   | S Main - Streetscape                                                                                                          | Original District                    | Packard to Madison                                                                                                              | \$9,600,000          | Yes                 |
| 16                   | Ann Street Two-Way Restoration                                                                                                | Original District & Expansion Area 1 | N. Fifth Avenue to Division Street                                                                                              | \$6,560,000          | Yes                 |
| 17                   | William Street Streetscape                                                                                                    | Original District                    | Streetscape: State to First                                                                                                     | \$15,550,000         | Yes                 |
| 18                   | Fourth Ave. Streetscape and Reconstruction                                                                                    | Original District                    | Kingsley to Liberty                                                                                                             | \$16,390,000         | Yes                 |
| 22                   | Church Street Curbless/Shared Streetscape and Reconstruction                                                                  | Original District                    | South U to south end of DDA District Boundary                                                                                   | \$7,550,000          | Yes                 |
| 22                   | Forest Street Curbless/Shared Streetscape and Reconstruction                                                                  | Original District                    | Washtenaw to South University; Curbless: South University intersection to Willard                                               | \$9,660,000          | Yes                 |
| 22                   | Maynard Street Curbless/Shared Streetscape and Reconstruction                                                                 | Original District                    | Liberty to William                                                                                                              | \$12,870,000         | Yes                 |
| 22                   | Miller Avenue Streetscape                                                                                                     | Original District                    | Ashley to N. Fourth Ave                                                                                                         | \$5,710,000          | Yes                 |
| 30                   | Alley Enhancements / Reconstruction                                                                                           | Original District & Expansion Area 1 | Throughout                                                                                                                      | \$22,410,000         | Yes                 |
| 34                   | Alley Creation                                                                                                                | Original District & Expansion Area 1 | Throughout                                                                                                                      | \$1,650,000          | -                   |

# Placemaking Enhancements



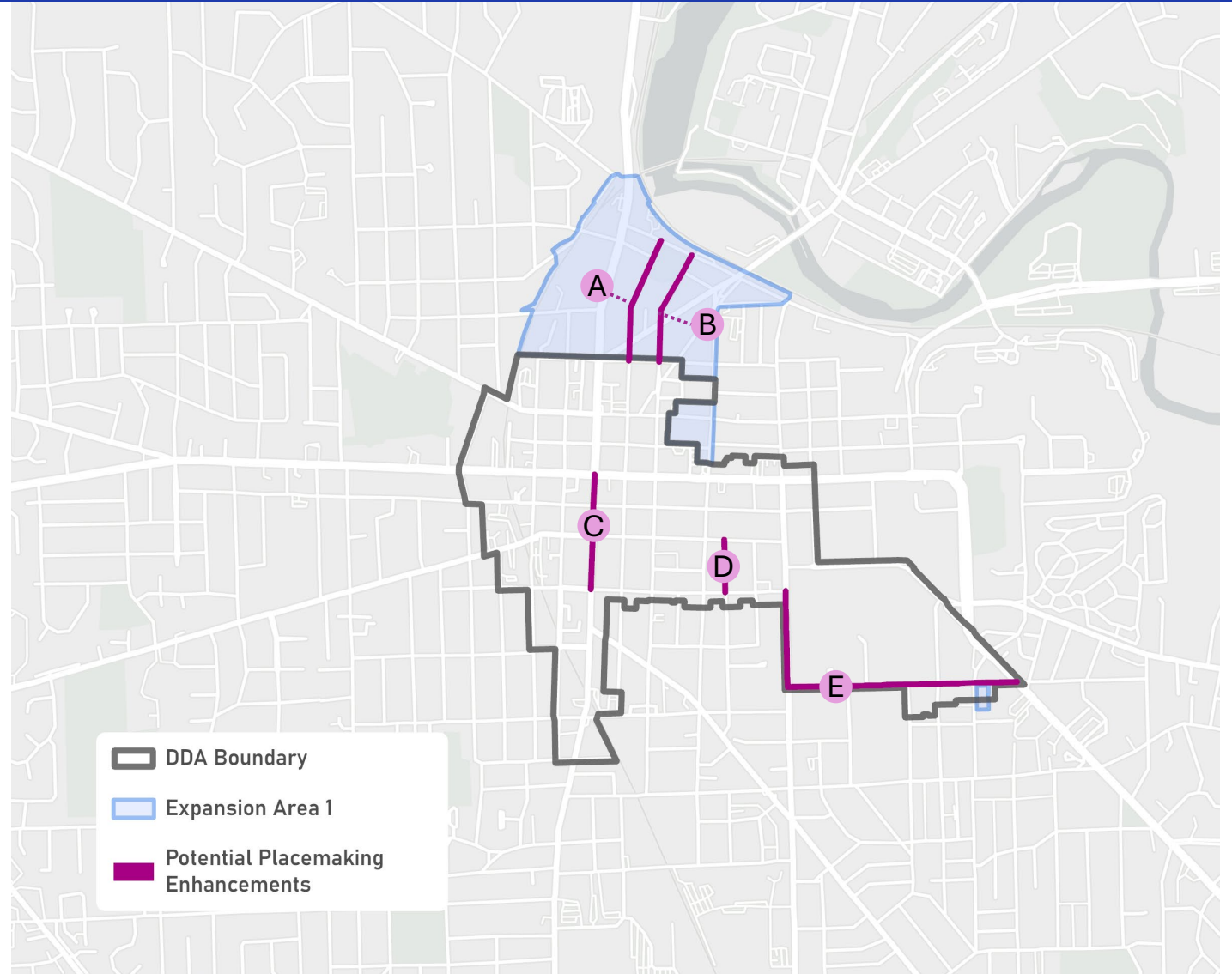
# Placemaking Enhancements

- A. Fourth Ave. Riverfront Connection
- B. Fifth Ave. Riverfront Connection
- C. Main St. Platform Dining Support
- D. Thompson St. Key Connector
- E. South U. to State Neighborhood

Connection

## Not Pictured:

- New Streetlight Installation (throughout DDA)
- Event Bollard Installation (Streets that close frequently for events)
- Elevate Program Installations (Throughout DDA and expansion areas)



# Placemaking Enhancements

**Description:** Enhancements to the public environment (streets, sidewalks, parks and plazas, alleys, etc.) that help activate spaces, create a sense of identity, support social interactions, and connectivity to Ann Arbor as a unique place.

**Identified Need & Value Alignment:**

- Improves safety, comfort, and inviting downtown spaces.
- Supports a thriving downtown with active spaces and diverse businesses.

**Typical Project Elements:** Pavement art, murals, wayfinding, special light feature installations, mosaics, parking structure art, interactive street elements, and seating areas.

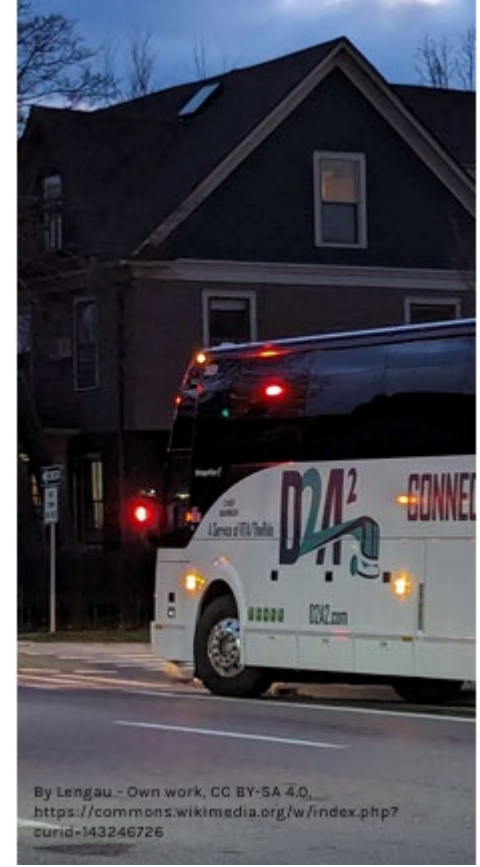
**Reference Plans:** Downtown Area Circulation (DAC) Study, A2 for All Comprehensive Plan, and DDA Elevate Public Art Program.



# Placemaking Enhancements

| Strategic Value Rank | Project Name                                              | Boundary Area                        | Limits                                                                                 | Total Estimated Cost | Utility Enhancement |
|----------------------|-----------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------|----------------------|---------------------|
| 7                    | Event Bollard Installations                               | Original District                    | Intersections adjacent to event streets where feasible                                 | \$6,000,000          | -                   |
| 26                   | Elevate Program - 30-year total                           | Original District & Expansion Area 1 | Throughout                                                                             | \$7,500,000          | -                   |
| 29                   | Fifth Avenue Riverfront Connection                        | Expansion Area 1                     | Kingsley to Broadway Park                                                              | \$2,350,000          | -                   |
| 29                   | Fourth Avenue Riverfront Connection                       | Expansion Area 1                     | Kingsley to Broadway Park                                                              | \$1,880,000          | -                   |
| 31                   | Thompson Street Key Connector                             | Original District                    | Liberty to William                                                                     | \$1,850,000          | -                   |
| 37                   | State St. to South University Wayfinding (State Eastward) | Original District                    | State from William to South University; South University from State to East University | \$6,400,000          | -                   |
| 40                   | New Streetlight Installation                              | Original District & Expansion Area 1 | Throughout                                                                             | \$5,500,000          | -                   |
| 45                   | Main Street Platform Dining                               | Original District                    | William to Huron                                                                       | \$960,000            | -                   |
| 45                   | South University Platform Dining                          | Original District                    | East University to Washtenaw                                                           | \$360,000            | -                   |

# Transit Enhancements

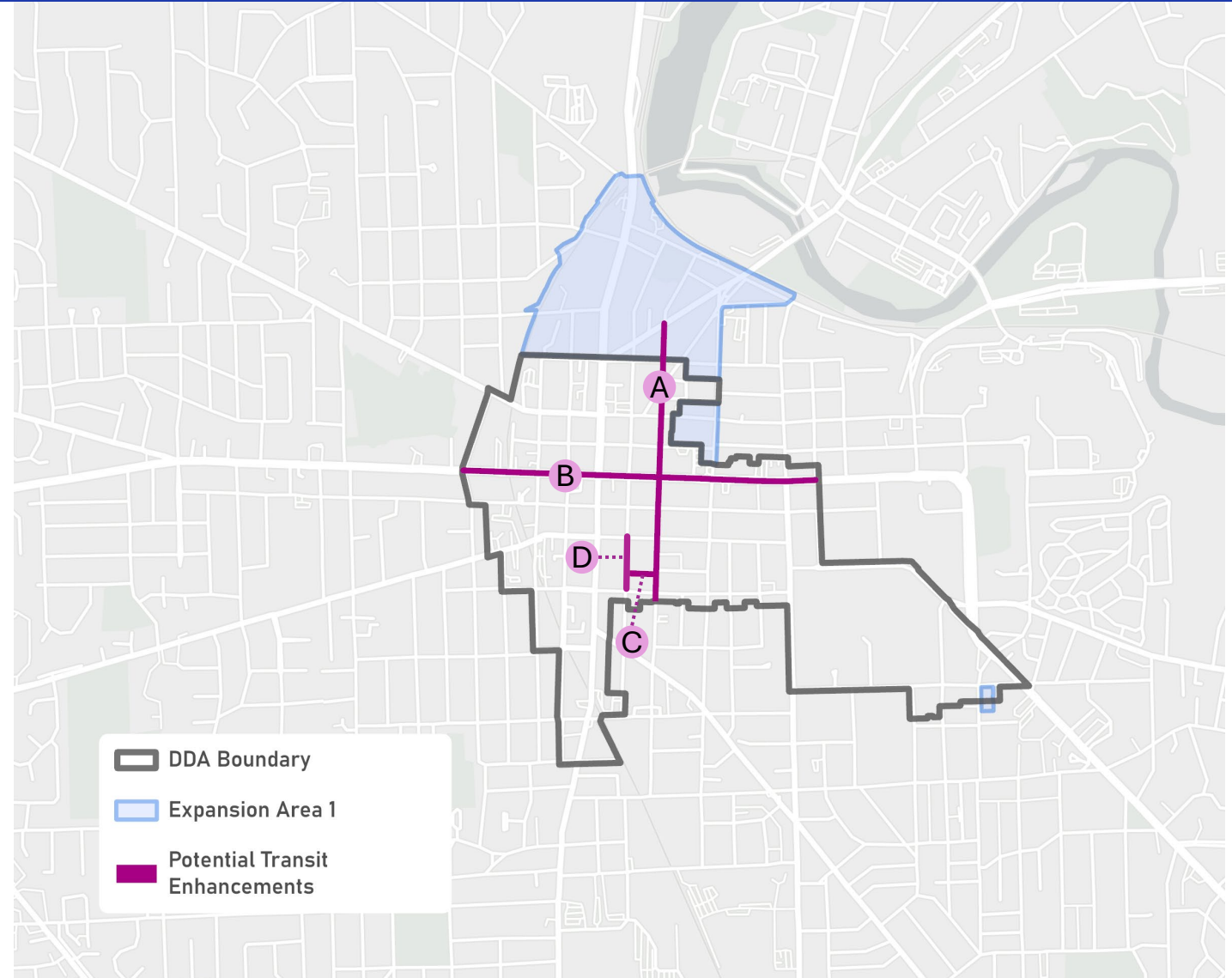


# Transit Enhancements

- A. Fifth Ave. - Queue Jump & Transit only lane
- B. Huron St. Dedicated Transit Lanes & BRT Stations
- C. Downtown Transit Center Capacity Support
- D. Fourth Ave – Transit Block

## Not Pictured:

- Transit Stop Upgrades (Throughout DDA and Expansion areas)



# Transit Enhancements

**Description:** Projects focused on transit ridership, operations, and stop/station comfort.

**Identified Need & Value Alignment:**

- Improve transit riding experience by improving reliability and efficiency and providing enhanced amenities.
- Strengthen access to downtown, a center for services, community, education, and employment.
- Improve access and prioritize those who are disproportionately injured and transportation cost-burdened.

**Typical Project Elements:** Transit lanes, signals, queue jumps, and improved stops/shelters/stations.

**Reference Plans:** Moving Toward Vision Zero Plan, Downtown Area Circulation (DAC) Study, and TheRide 2045 Long Range Plan.



# Transit Enhancements

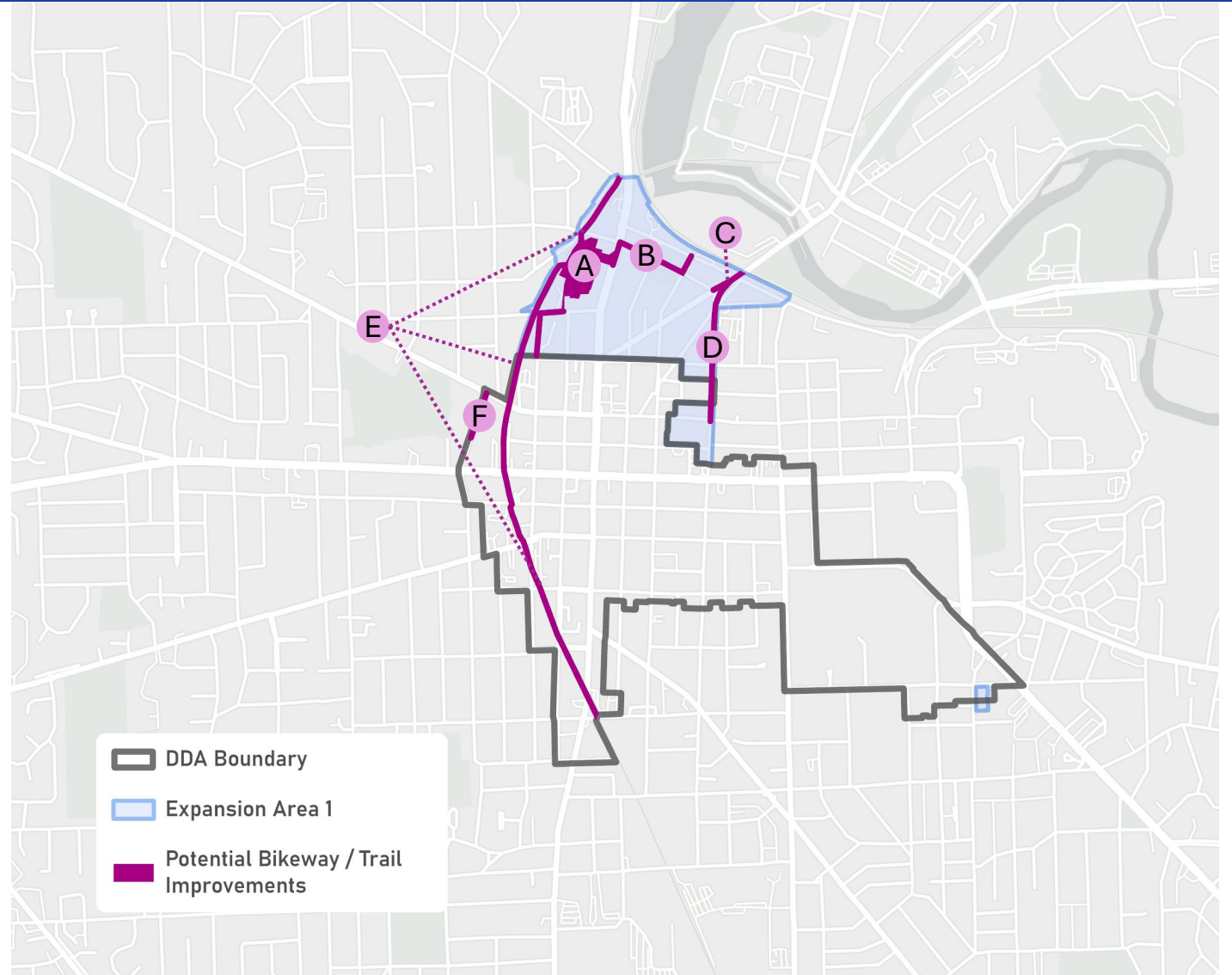
| Strategic Value Rank | Project Name                                 | Boundary Area                        | Limits               | Total Estimated Cost | Utility Enhancement |
|----------------------|----------------------------------------------|--------------------------------------|----------------------|----------------------|---------------------|
| 1                    | Huron Street East/West Bus Rapid Transit     | Original District                    | Chapin to Glen       | \$21,700,000         | Yes                 |
| 2                    | Fourth Avenue-Transit Block                  | Original District                    | William to Liberty   | \$8,200,000          | Yes                 |
| 15                   | Downtown Transit Center Capacity Support     | Original District                    | Blake Transit Center | \$30,000,000         | -                   |
| 20                   | Fifth Ave. – Queue jump & transit only lanes | Original District & Expansion Area 1 | Packard to Beakes    | \$2,050,000          | -                   |
| 25                   | Transit Stop Upgrades - 15x Shelters         | Original District                    | Throughout           | \$750,000            | -                   |
| 32                   | Transit Stop Upgrades - x3 Shelters          | Expansion Area 1                     | Throughout           | \$150,000            | -                   |

# Bikeway & Trail Improvement



# Bikeway & Trail Improvement

- A. 721 Trail
- B. Summit Bikeway Connector
- C. Broadway - Plymouth Sidepath
- D. Division St. Bikeway Extension
- E. Treeline Trail
- F. Chapin St. – Miller Bikeway to West  
Park Connection



# Bikeway & Trail Improvement

**Description:** Projects focused on key active transportation connections between downtown and residential neighborhoods, the river, and recreational paths.

**Identified Need & Value Alignment:**

- Strengthen access to downtown, a center for services, community, education, and employment.
- Enhances safety for all users.
- Improve access and prioritize those who are disproportionately injured and transportation cost-burdened.

**Typical Project Elements:** High comfort bike facilities involving curbed buffers and curb realignment, paint and delineator treatments, shared use paths, signal work, wayfinding, and signage.

**Reference Plans:** Moving Toward Vision Zero Plan, Downtown Area Circulation (DAC) Study, and TheRide 2045 Long Range Plan.



# Bikeway & Trail Improvement

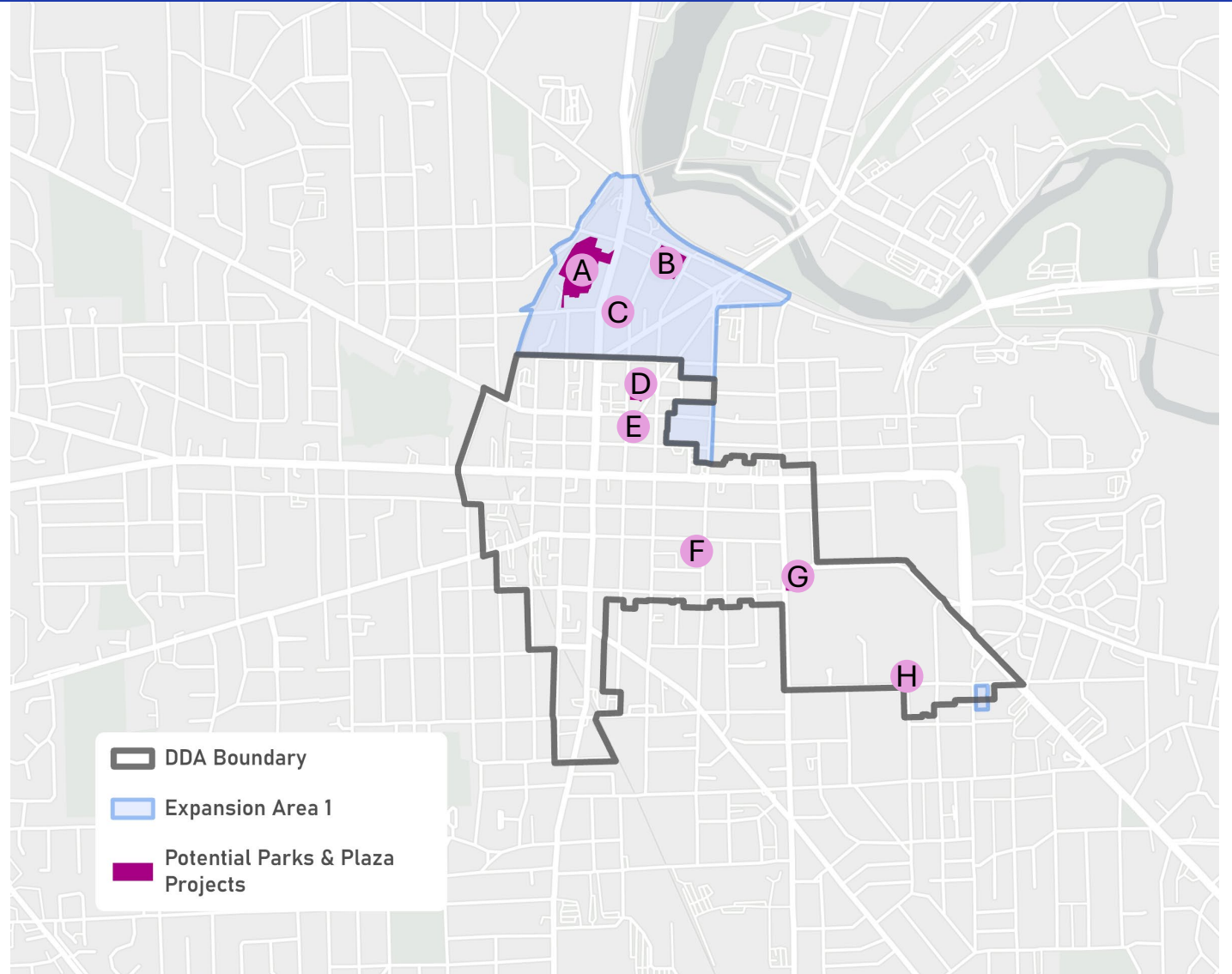
| Strategic Value Rank | Project Name                                          | Boundary Area                        | Limits                                                                                                                  | Total Estimated Cost | Utility Enhancement |
|----------------------|-------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|
| 6                    | Broadway Plymouth Sidepath                            | Expansion Area 1                     | Broadway Bridge at Summit St to DDA Boundary                                                                            | \$720,000            | -                   |
| 6                    | Division Street Bikeway Extension                     | Expansion Area 1                     | Catherine Street to Broadway Bridge at Depot Street                                                                     | \$1,220,000          | -                   |
| 14                   | 721 N. Main Trail                                     | Expansion Area 1                     | Starting at Kingsley, extend the First Street bikeway north and create a fully separated connection to N. Main & Summit | \$1,190,000          | -                   |
| 23                   | Summit Bikeway Connector                              | Expansion Area 1                     | N. Main to 5th Avenue and berm tunnel (Through Wheeler Park to Berm Tunnel and B2B)                                     | \$3,360,000          | Yes                 |
| 28                   | Treeline Trail                                        | Original District & Expansion Area 1 |                                                                                                                         | \$120,200,000        | -                   |
| 49                   | Chapin Street - Miller Bikeway to West Park Connector | Original District                    | Miller Avenue to West Park driveway                                                                                     | \$770,000            | -                   |

# Parks & Plazas



# Parks & Plazas

- A. 721 Park & Trail
- B. Wheeler Park
- C. North Main Park
- D. Farmer's Market Reconstruction
- E. Sculpture Plaza Reconstruction
- F. Liberty Plaza Reconstruction
- G. State St./North University Plaza
- H. McDivitt-White Plaza



# Parks & Plazas

**Description:** Projects include repairing or reconstructing downtown parks and public spaces to create world class destinations, promote social and environmental resiliency, create flexible space for community, arts, culture, and play. Align with the Parks Department ADA transition plan and meet important capital needs.

**Identified Need & Value Alignment:**

- Enhances public spaces and preserves natural features.
- Improves access, fosters unique experiences, and highlight local culture.
- Supports growing downtown neighborhood needs.

**Typical Project Elements:** Landscaping, paving, seating, lighting and electrical, water service, interactive art, and stormwater infrastructure. May include restrooms and sustainable energy, when applicable.

**Reference Plans:** Parks ADA Transition Plan, PROS Plan, Moving Toward Vision Zero Plan, and Downtown Area Circulation (DAC) Study. The Parks Asset Management Plan will be reflected as it develops.



# Parks & Plazas

| Strategic Value Rank  | Project Name                                        | Boundary Area                        | Limits                                      | Total Estimated Cost | Utility Enhancement |
|-----------------------|-----------------------------------------------------|--------------------------------------|---------------------------------------------|----------------------|---------------------|
| City Parks Properties |                                                     |                                      |                                             |                      |                     |
| 11                    | Farmers Market Reconstruction (City Park Property)  | Original District                    | Fifth Avenue, Detroit Street, Fourth Avenue | \$21,000,000         | Yes                 |
| 21                    | Liberty Plaza Reconstruction (City Park Property)   | Original District                    | Liberty and Division                        | \$6,000,000          | Yes                 |
| 27                    | Wheeler Park (City Park Property)                   | Expansion Area 1                     | 4th Avenue, Depot, and 5th Avenue           | \$6,440,000          | Yes                 |
| 36                    | Sculpture Plaza Reconstruction (City Park Property) | Original District                    | Fourth Avenue and Catherine                 | \$1,700,000          | Yes                 |
| 48                    | North Main Park (City Park Property)                | Expansion Area 1                     | Between Main and 4th Avenue                 | \$2,300,000          | Yes                 |
|                       | Future Needs Assessment                             | Original District & Expansion Area 1 | Throughout                                  | \$300,000            | No                  |
| Other Properties      |                                                     |                                      |                                             |                      |                     |
| 10                    | 721 N. Main Park and Trail (City Non-park Property) | Expansion Area 1                     | 721 North Main Street                       | \$17,540,000         | Yes                 |
| 38                    | State Street/North University Plaza (City ROW)      | Original District                    | State and North University                  | \$1,800,000          | Yes                 |
| 46                    | McDivitt-White Plaza (UM Property)                  | Original District                    | South University and East University        | \$2,110,000          | Yes                 |

# Utilities



# Utilities

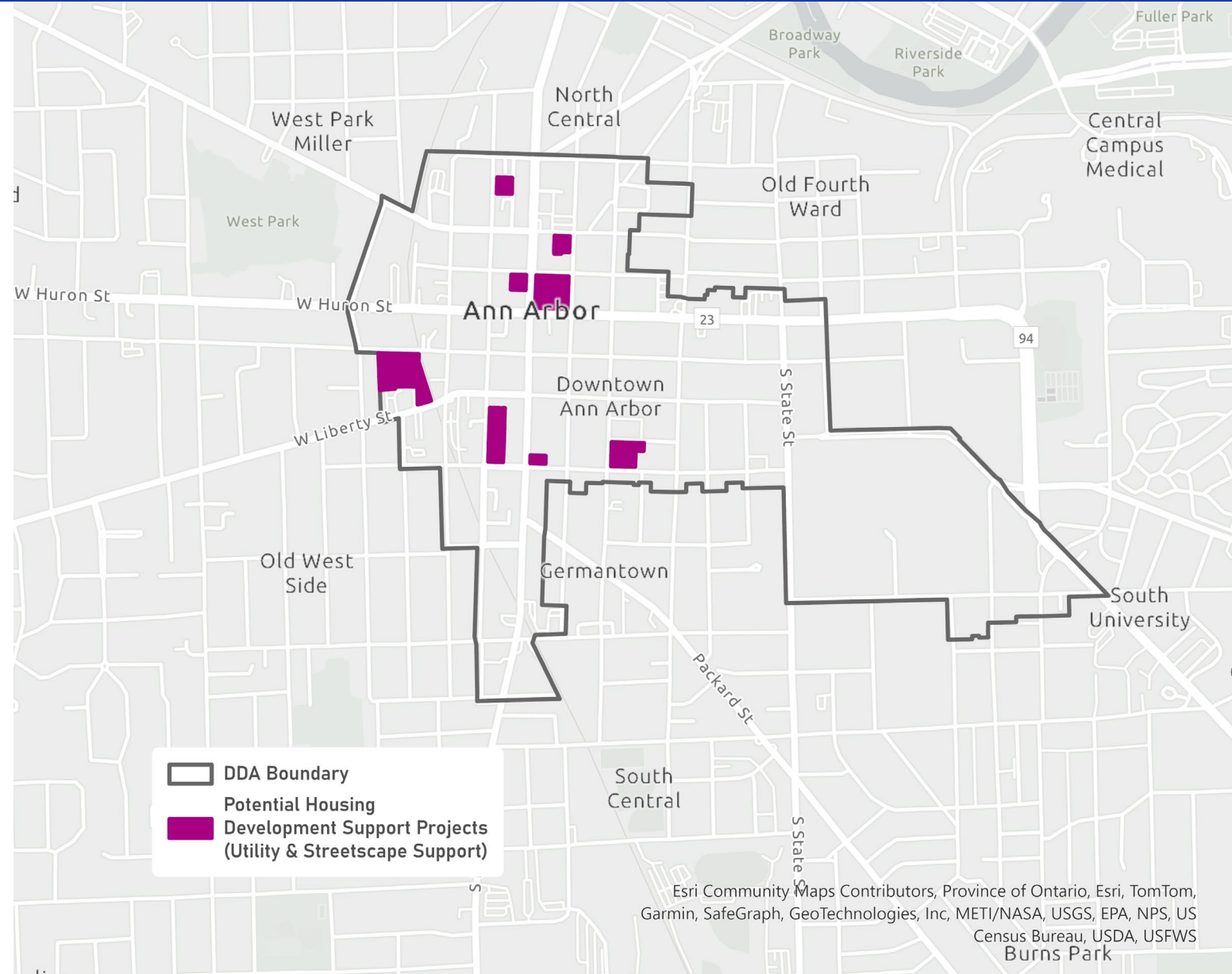
**Description:** Projects increase the capacity, condition, and resilience of public water and sanitary mains. When paired with public site development and street projects, may also include stormwater capacity and infiltration elements.

**Identified Need & Value Alignment:**

- Increase public utility resiliency.
- Support capacity for more people to live and visit downtown.
- Upsize utilities for Housing Commission developments.

**Typical Project Elements:** Water main replacements, sanitary sewer lining, stormwater capacity and infiltration treatments, and streetscape restoration.

**Reference Plans:** City Capital Improvement Plan (CIP), ongoing infrastructure needs assessments, and Development of City-owned Properties as Affordable Housing.



# Utilities

| Strategic Value Rank | Project Name                                                          | Boundary Area                        | Limits                                                                                                    | Total Estimated Cost | Utility Enhancement |
|----------------------|-----------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------|---------------------|
| 19                   | Housing Commission - Utility and Streetscape Support                  | Original District & Expansion Area 1 | Sites: 406 N. Ashley Street, 353 S. Main, future sites as needed                                          | \$400,000            | Yes                 |
| 33                   | Water main Replacement (Bucket project)                               | Expansion Area 1                     | Throughout                                                                                                | \$5,630,000          | Yes                 |
| 33                   | Water main Replacement (Bucket project)                               | Original District                    | Throughout                                                                                                | \$16,350,000         | Yes                 |
| 41                   | County Sites - Utility and Streetscape Support                        | Original District                    | Sites: Ann & Main County Lot, Washtenaw County Admin Parking Lot, Washtenaw County Courthouse Parking Lot | \$4,160,000          | Yes                 |
| 42                   | Downtown Library - Utility and Streetscape Support                    | Original District                    | Site: 343 S. Fifth Ave. & 319 S. Fifth Ave. (AADL downtown branch)                                        | \$580,000            | Yes                 |
| 43                   | City Sites (Not Housing Commission) - Utility and Streetscape Support | Original District                    | Sites: 415 W. Washington, 216 W. William (First and William Lot), 305 S. Ashley                           | \$1,940,000          | Yes                 |
| 47                   | Sanitary Sewer Lining (Bucket project)                                | Original District                    | Throughout                                                                                                | \$2,200,000          | Yes                 |
| 47                   | Sanitary Sewer Lining (Bucket project)                                | Expansion Area 1                     | Throughout                                                                                                | \$1,470,000          | Yes                 |

# Sustainable Energy

**Description:** Includes installation of sustainable energy infrastructure (e.g., geothermal, solar, and wind) to support the creation of a Sustainable Energy Utility and meet the communities' carbon neutrality goals.

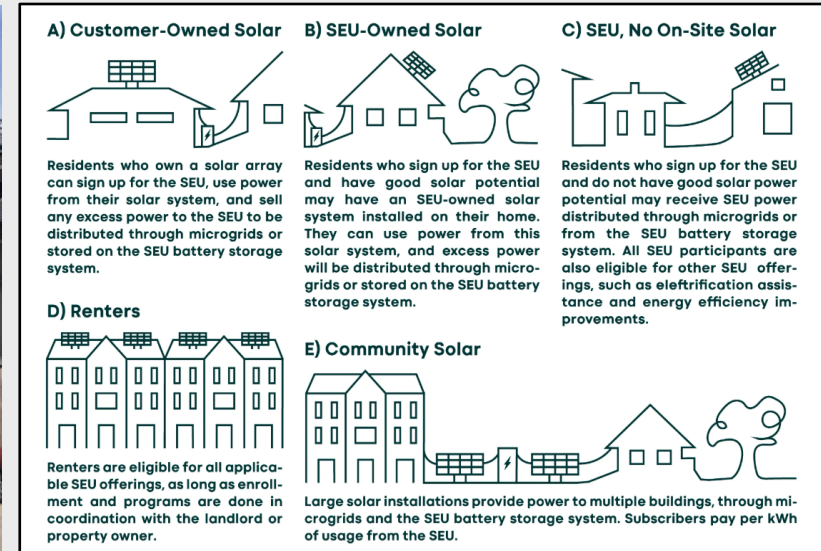
## Identified Need & Value Alignment:

- Creates a resilient and sustainable energy system and downtown.

## Typical Project Elements:

Geothermal, wind, and solar infrastructure.

**Reference Plans:** A2 Zero Climate Action Plan and District Geothermal Feasibility Study.



# Sustainable Energy

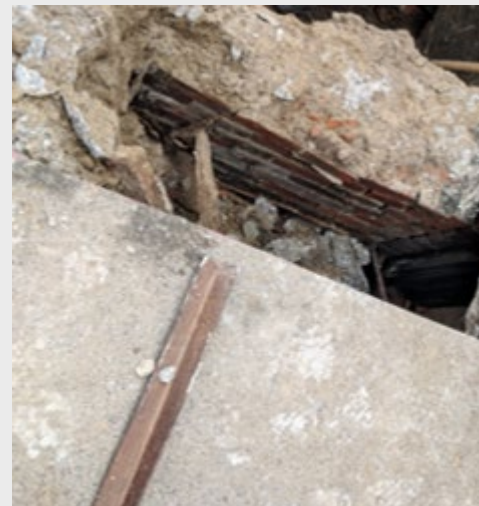
| Strategic Value Rank | Project Name                                               | Boundary Area     | Limits     | Total Estimated Cost | Utility Enhancement |
|----------------------|------------------------------------------------------------|-------------------|------------|----------------------|---------------------|
| 41                   | Geothermal Installation                                    | Original District | Throughout | \$105,000,000        | -                   |
| 41                   | Geothermal Installation                                    | Expansion Area 1  | Throughout | \$140,000.00         | -                   |
| 44                   | District Solar & Wind Energy Assessment and Implementation | Original District | Throughout | \$106,000,000        | -                   |
| 44                   | District Solar & Wind Energy Assessment and Implementation | Expansion Area 1  | Throughout | \$16,810,000         | -                   |

# Capital Maintenance and Small Projects

**Description:** Repair and maintain infrastructure that is unique to downtown and installed by the DDA, including elements in the amenity zone such as public seating, pavers, tree grates, pedestrian lighting, bike parking, and pedestrian counters. In addition, take on small capital and quick-build projects that enhance downtown safety, access, and environment, including curb bumpouts and crossing improvements, paint and post pilots, and City Parks repairs.

**Identified Need & Value Alignment:**

- Maintain a high quality of place.
- Maintain access and preserve initial project benefits



# Capital Maintenance and Small Projects

| Strategic Value Rank | Project Name                                   | Boundary Area                        | Limits     | Total Estimated Cost | Utility Enhancement |
|----------------------|------------------------------------------------|--------------------------------------|------------|----------------------|---------------------|
| 44                   | Annual DDA repairs - 30-year total DDA         | Original District                    | Throughout | \$19,500,000         | -                   |
| 44                   | Annual DDA repairs - 30-year total             | Expansion Area 1                     | Throughout | \$7,350,800          | -                   |
| 66                   | Annual streetlight maintenance - 30-year total | Original District                    | Throughout | \$4,500,000          | -                   |
| 66                   | Annual streetlight maintenance                 | Expansion Area 1                     | Throughout | \$2,450,267          | -                   |
|                      | Sidewalk millage reimbursement*                | Original District & Expansion Area 1 | Throughout | \$2,168,600          |                     |

\* City ordinance specifies the agreement parameters for sidewalk millage reimbursement (defined in City Ordinance Ch. 49 Section 4:58 (B), (C), (D), (E)).

# Public Restrooms

**Description:** The construction of safe and accessible public restroom facilities.



# Public Restrooms

| Strategic Value Rank | Project Name          | Boundary Area | Limits | Total Potential Cost | Utility Enhancement |
|----------------------|-----------------------|---------------|--------|----------------------|---------------------|
| 31                   | Public Restrooms - x4 | DDA           |        | \$3,000,000          | -                   |

# Administrative and Ancillary Improvements

**Description:** Administrative and Other work that supports the capital improvement function of the DDA, including plans, studies, consultant support, downtown-specific equipment (e.g., bikeway sweepers, solid waste containers and vehicles, portable vehicle barricades), and agreements with the City to maintain and support essential infrastructure.



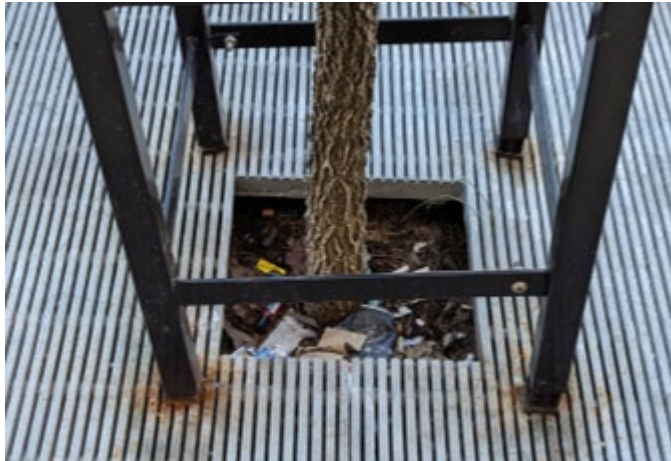
# Administrative and Ancillary Improvements

| Strategic Value Rank | Project Name                             | Boundary Area                        | Limits     | Total Estimated Cost | Utility Enhancement |
|----------------------|------------------------------------------|--------------------------------------|------------|----------------------|---------------------|
|                      | Plans & Studies                          | Original District & Expansion Area 1 | Throughout | \$9,000,000          |                     |
|                      | Equipment for Downtown Services & Events | Original District & Expansion Area 1 | Throughout | \$3,000,000          |                     |
|                      | Bonded Debt Service                      | Original District & Expansion Area 1 | Throughout | \$13,000,000         |                     |

# GRANTS, PROGRAMS, AND SERVICES



# Service and Maintenance



# Service and Maintenance

**Description:** A Downtown Service Team that addresses complex maintenance and management issues that lack a clear champion or solution today.

**Identified Need & Value Alignment:**

- Improve downtown appearance and maintenance to a higher degree.
- Improve access to crosswalks, seating, and transit stops in winter months.
- Provide a solution for attractive, well managed event barricades.
- Create living wage jobs.

**Typical Project Elements:** In the Public ROW and City Parks, includes services such as sidewalk and curbside cleaning, landscape maintenance, annual alley power washing, snow removal and ice melt application at sidewalk ramps, bus stops, ADA parking spaces, and benches. Small paver, bench, and table repairs. Bikeway delineator maintenance, supplemental pedestrian trash can service when visitor volume is high, event barricade deployment, and a consistent presence and service connection downtown.



# Services and Maintenance

| Strategic Value Rank | Project Name                                 | Boundary Area     | Limits     | Total Estimated Cost | Utility Enhancement |
|----------------------|----------------------------------------------|-------------------|------------|----------------------|---------------------|
| -                    | Service and maintenance team - 30-year total | Original District | Throughout | \$36,000,000         |                     |
| -                    | Service and maintenance team - 30-year total | Expansion Area 1  | Throughout | \$16,335,112         |                     |

# Public Restroom Service

**Description:** Contracting for public restroom service for temporary restrooms.



# Public Restroom Service

| Strategic Value Rank | Project Name                                             | Boundary Area     | Limits | Total Estimated Cost | Utility Enhancement |
|----------------------|----------------------------------------------------------|-------------------|--------|----------------------|---------------------|
|                      | Throne - Public Restroom Service Support - 30 year total | Original District |        | \$5,070,000          |                     |

# Affordable Housing Support



# Affordable Housing Support

**Description:** Supporting the development or improvement of housing affordable to residents with low to moderate incomes, as defined in City Ordinance Ch. 7 Section 1:156 (3) (e).



# Affordable Housing Support

| Strategic Value Rank | Project Name                                     | Boundary Area                        | Limits     | Total Estimated Cost | Utility Enhancement |
|----------------------|--------------------------------------------------|--------------------------------------|------------|----------------------|---------------------|
| -                    | <b>DDA Affordable Housing Fund 30-year total</b> | Original District & Expansion Area 1 | Throughout | \$38,515,585*        |                     |

*\* City ordinance specifies that the minimum annual Housing Fund contribution shall be based on the rate of growth of the "total TIF capture". For Development Plan purposes, we estimated that contribution as 4.23% of the estimated tax increment revenue (Ch. 7 Section 1:156 (3) (e)).*

# Other Grants, Programs, and Services

**Description:** Proposed small-scale and Brownfield grants disbursement, services, and other possible support provided. Includes future small-scale grant programs and Brownfield agreements in addition to those shown here.



# Other Grants, Programs, and Services

| Strategic Value Rank | Project Name                      | Boundary Area                        | Limits     | Total Estimated Cost | Utility Enhancement |
|----------------------|-----------------------------------|--------------------------------------|------------|----------------------|---------------------|
|                      | Art Fair Grant                    | Original District & Expansion Area 1 | Throughout | \$600,000            | -                   |
| -                    | Customer and visitor data support | Original District & Expansion Area 1 | Throughout | \$600,000            | -                   |
| -                    | Retail Business Incubator*        | Original District & Expansion Area 1 | Throughout | \$2,000,000          | -                   |
| -                    | Sidewalk Vault Fill Grant Program | Original District & Expansion Area 1 | Throughout | \$1,500,000          | -                   |
|                      | SPARK Grant                       | Original District & Expansion Area 1 | Throughout | \$300,000            | -                   |

\* Michigan Public Act 57 of 2018 focuses DDAs on goods or services that are not available or that are underserved in the downtown area.

