

An aerial photograph of a city skyline, featuring various buildings and a construction crane in the distance. The entire image is covered with a semi-transparent blue filter. Overlaid on the image is the text 'DEVELOPMENT PLAN UPDATE' in large, bold, white capital letters, and below it, 'DDA Board Work Session 08/20/2025' in a smaller, white sans-serif font.

# DEVELOPMENT PLAN UPDATE

DDA Board Work Session 08/20/2025

# Overview

**Presentation goal:** Provide a reminder of what will be included in the final DDA Development and TIF Plans & the process used.

## Review

1. Plan Requirements
2. Executive Summary & Goals
3. Development Plan - Recommended Activities & Boundary
4. TIF Plan – Recommended funding approach



# PLAN REQUIREMENTS

State Statute

# DDA Development Plan Requirements

Michigan ACT 57 of 2018 requires all DDA's to create a Development Plan and TIF Plan. **The Development Plan establishes the boundary, and identifies the activities and projects the DDA will participate in.**

# Tax Increment Finance Plan

The TIF Plan establishes procedures, requirements, and methods for the collection and **use of tax increment revenues, in order to carry out the activities of the DDA.**

## How will we use the Development and TIF plan?

### The DDA Plans:

- Demonstrate to our community the work we want to accomplish within the DDA boundary over the next 30 years.
- Provide an implementation roadmap:
  - Staff will use this as a basis for the annual Capital Improvement Plan (CIP) and budget
  - The Board will reference this in decision-making and oversight





# **EXECUTIVE SUMMARY**

DDA Goals and Objectives

# City Values

## AFFORDABLE

We believe that ALL should have the opportunity to call Ann Arbor home and thrive, residents and businesses alike.

## EQUITABLE

We aim to ensure community health, safety, and equal access to essential services and amenities for ALL, with additional resources for disinvested communities.

## SUSTAINABLE

We are committed to promoting balance between ALL of our natural and human systems to support a healthy and biodiverse ecosystem, today and into the future.

## DYNAMIC

We aim to be a vibrant, continuously evolving city to meet the changing needs of ALL its people and communities

# DDA Goals

Supported September 2024

## CATALYZE



## ENHANCE

## PROMOTE

Safe, comfortable streets

A robust, diverse population & livable downtown

Connected community with inviting & active public spaces

Equitable, just access for all people

Thriving & diverse local economy

A resilient & sustainable downtown

# DDA Objectives

To catalyze, enhance, and promote the goals above, the DDA will:

**Support Downtown Activity & Visitation:** Construct flexible and welcoming public spaces that provide amenities, encourage activity and visitation, and give people a reason to linger downtown.

**Invest in Downtown Parks & Amenities:** Create world-class park destinations, encourage programming and activation, enhance accessibility, and promote social and environmental resiliency.

**Invest in Public Utility Infrastructure:** Increase the capacity, condition, and resilience of public water and sanitary mains to support increased density of people living, visiting, and working downtown.

**Improve Safety and Comfort:** Undertake street and sidewalk projects that improve safety, accessibility, and navigability for all people.

**Enhance Downtown Access:** Support active transportation and transit infrastructure to expand mobility options, improve access for all people, and reduce vehicle miles traveled.

**Design a Downtown for All People:** Partner with groups such as the Disability Network of Washtenaw, AARP, and nearby k-12 schools to audit downtown public space and address accessibility for all people at all stages of life.

**Elevate Public Art and Placemaking:** Install public art and placemaking elements that enrich the downtown experience by highlighting local history, fostering inclusion, and encouraging community interaction.

**Undertake Regular Capital Maintenance & Small Interventions:** Repair and maintain the infrastructure unique to downtown and installed by the DDA to maintain a welcoming, accessible downtown and preserve the original project benefits.

Take on small capital and quick build projects that enhance downtown safety, access, and environment.





# DDA Objectives

**Fund a Downtown Service Team:** Create and manage a downtown service team to support a livable and welcoming downtown by keeping downtown clean, accessible, and well-maintained.

**Affordable Housing:** Support affordable housing development and maintenance through utility upsizing, streetscape support, and affordable housing grant funding.

**Mitigate Climate Change Impacts:** Install stormwater management measures, street trees, and landscaping to help mitigate climate change impacts, including increased flooding and the urban heat island effect.

**Support Sustainable Energy:** Invest in 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.

**Support small businesses:**

Foster an environment that welcomes, sustains, and attracts residents, employees, and visitors by supporting a high-quality of place and exploring a downtown retail incubator focused on goods or services that are not available or that are underserved in the downtown area.

Act as a resource to small businesses and the merchant associations by supplying visitor and parking data, bike counts, City process support, and general guidance as needed.





# PROJECTS & PROGRAMS



# Capital Project Categories

Streets



Placemaking



Transit



Parks & Plazas



Utilities



Bikeways & Trails



Sustainable Energy



Capital Maintenance & Small Projects





# Program Categories

Service & Maintenance



Public Restroom Service



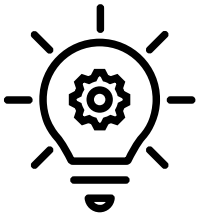
Affordable Housing Support



Other Grants, Programs, and Services



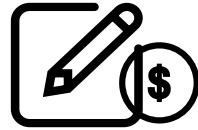
# Capital Planning Process



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

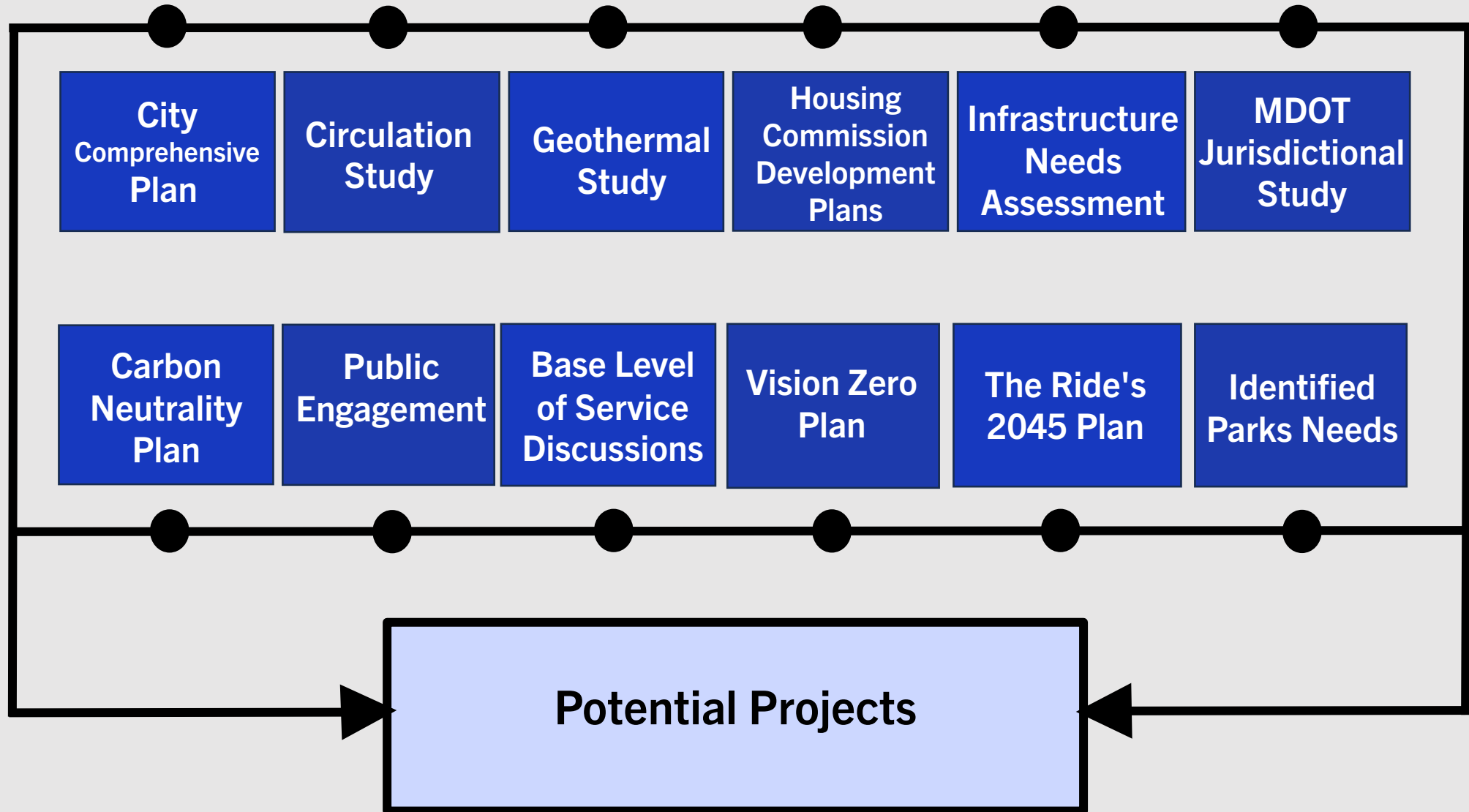
# IDENTIFYING PROJECTS

A blue-tinted photograph of a city street at night. The scene is illuminated by warm string lights hanging across the street. In the foreground, a bicycle is parked on the left, and several people are sitting on a low, curved concrete bench. A group of pedestrians is walking across the street in the middle ground. In the background, there are traffic lights, street signs, and buildings. The overall atmosphere is lively and urban.



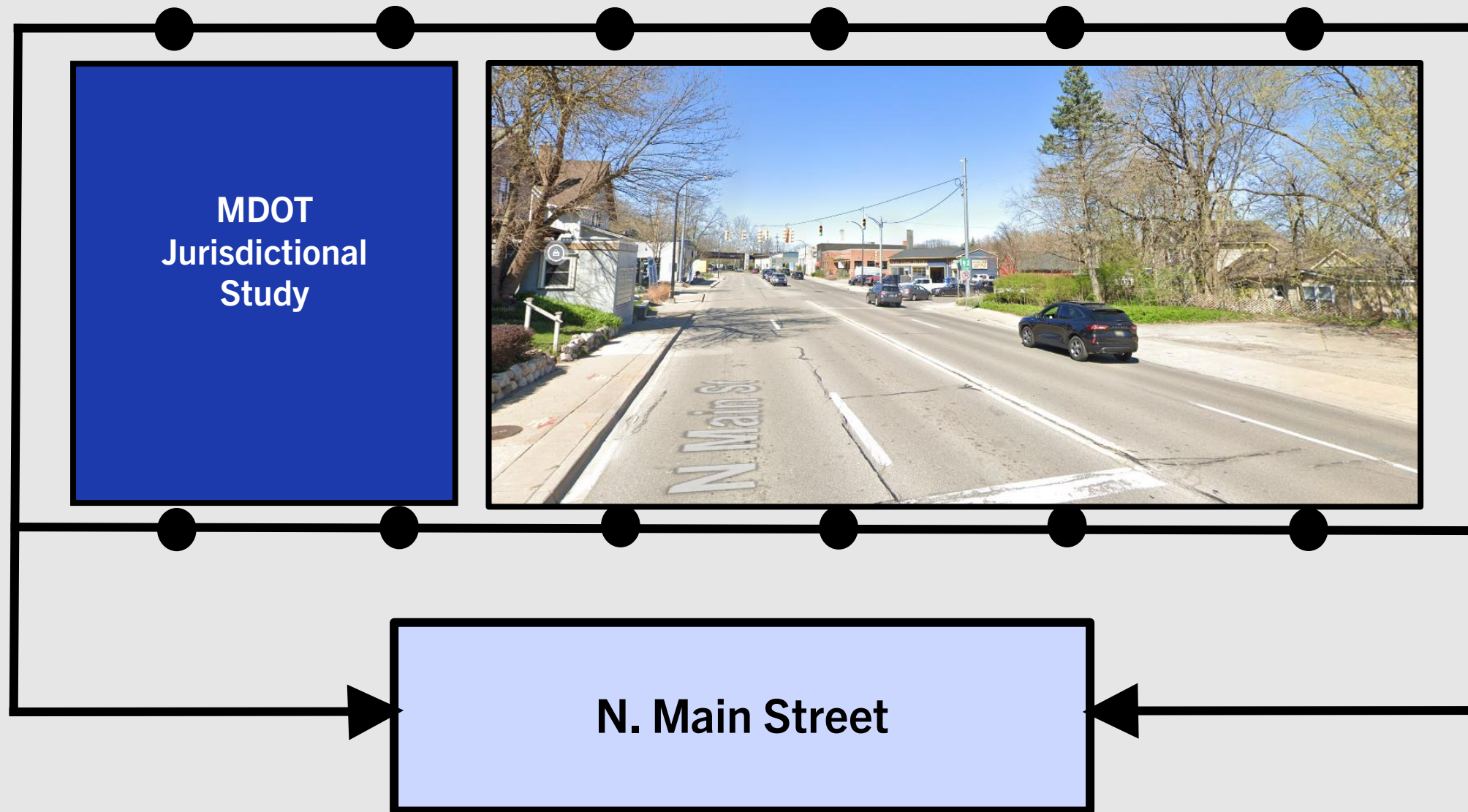


# Identifying Potential Projects and Programs





# Identifying Potential Projects and Programs





# Scoping Potential Projects

## REFERENCE PLAN

### MDOT Jurisdictional Study

#### N. Main Transportation opportunities:

- Safety & access improvements
- Active transportation (sidewalks and bike facilities)
- Ownership considerations



## OVERLAPPING OPPORTUNITIES

### Below and Above Ground

#### Utilities:

- Water: Undersized mains from 1880's (transmission main)
- Sewer: Needs lining

#### Stormwater

- Allen Creek Watershed

#### Sustainability

- Explore geothermal

#### Placemaking:

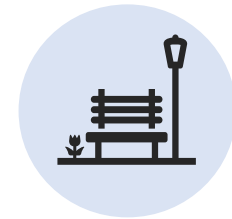
- Streetlights & landscaping

#### Coordinating projects & partners

- MDOT & City Engineering



## DRAFT SCOPE



### Potential scope & estimated cost

This same process was applied to all **150 projects!**

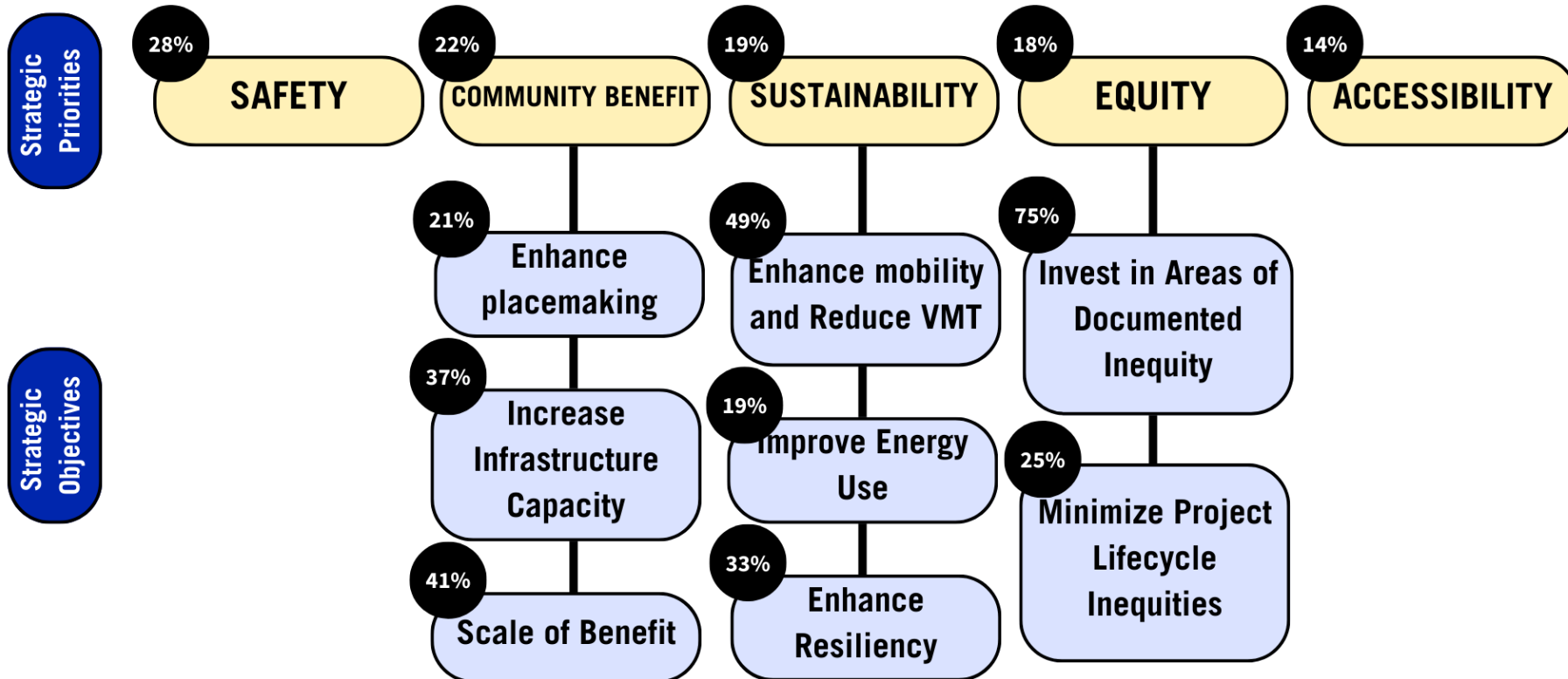


# **RANKING & PRIORITIZING PROJECTS PHASE 1 (2026-2035)**



# 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?





# Prioritization Example

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



Fund across project categories





# Prioritization Example

| Strategic Value Rank | STREETS  |
|----------------------|--|
| --                   | Ann Street Reconstruction + Streetscape  |
| 1                    | Huron - MDOT Jurisdictional Support  |
| 1                    | Washtenaw Ave - MDOT Jurisdictional Support -  |
| 2                    | Fifth / Division Reconstruction & Bus Rapid Transit<br>(includes Broadway Bridge interchange and Beakes) |
| 4                    | Washington Street Streetscape + Reconstruction   |
| 5                    | Liberty Street Curbless/Shared Streetscape<br>+ Reconstruction   |
| 9                    | Main - MDOT Jurisdictional Support - Expansion N. Main   |
| 9                    | Main - MDOT Jurisdictional Support - N. Main Original District   |
| 12                   | Main - 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 |
| 15                   | Downtown Transit Center Capacity Support         |
| 20                   | Fifth Ave. – Queue jump & transit only lanes     |

# 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



# Timing Considerations - Example

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

# Phase 1: Development Plan Implementation

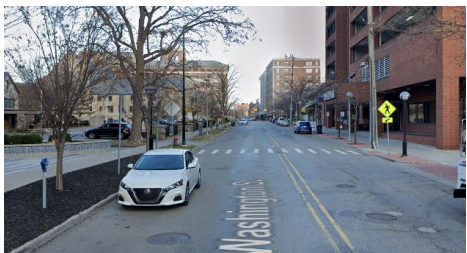
## Capital Improvements Phase 1: Streets, Transit, Parks, & Trails



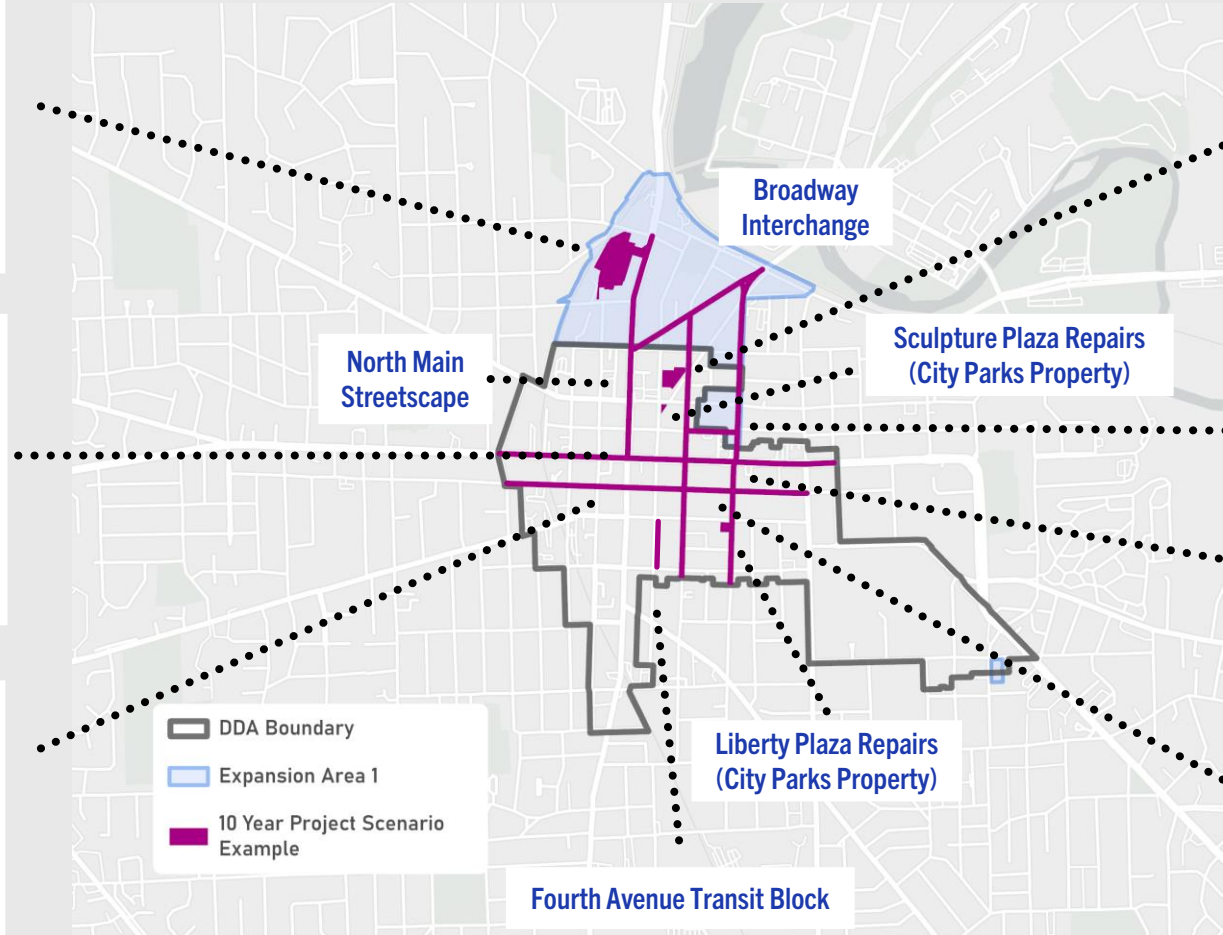
**721 N. Main Park & Trail Phase I  
(City Property)**



**East/West Huron Bus Rapid Transit**



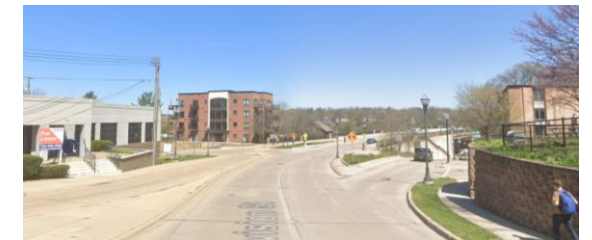
**Washington Street Reconstruction**



**Farmers Market Study  
and Reconstruction (City Parks Property)**

**Ann Street Reconstruction & Streetscape**

**Division Street Bikeway Extension**



**Fifth/Division North/South Bus  
Rapid Transit (BRT) & Reconstruction**

# Ten-Year Project Scenario Example

| CAPITAL IMPROVEMENTS - PHASE I (2026-2035) |  |                                    |
|--|--|------------------------------------|
| Strategic Value Rank                       | Project Name   | Phase I Estimated DDA Contribution |
| STREETS, TRANSIT, & UTILITIES              |  |                                    |
| --   | Ann Street Reconstruction & Streetscape*                             | \$ 1,600,000                       |
| 2  | Fourth Avenue Transit Block*   | \$ 5,000,000                       |
| 1  | East/West Huron Bus Rapid Transit*                                   | \$ 14,000,000                      |
| 4  | Washington Street Reconstruction*                                    | \$ 17,500,000                      |
| 9&12                                       | North Main Street*   | \$ 6,540,000                       |
| 2  | Fifth/Division North/South Bus Rapid Transit (BRT) & Reconstruction* | \$ 17,000,000                      |
| PARKS & PLAZAS                             |  |                                    |
| 11   | Farmers Market Study and Reconstruction (City Parks Property)*       | \$ 13,000,000                      |
| 36   | Sculpture Plaza and Liberty Plaza Repairs (City Parks Property)      | \$ 300,000                         |
| 10   | 721 N. Main Park & Trail Phase I (City Property)*                    | \$ 8,000,000                       |
| BIKEWAYS & TRAILS                          |  |                                    |
| 6  | Division Street Bikeway Extension                                    | \$ 1,220,000                       |

\*Projects include storm, sanitary, and/or water utilities



# Ten-Year Project Scenario Example

| CAPITAL IMPROVEMENTS - PHASE I (2026-2035) |   |                                    |
|--|---|------------------------------------|
| Strategic Value Rank                       | Project Name                                | Phase I Estimated DDA Contribution |
| SUSTAINABLE ENERGY                         |   |                                    |
| 44   | Sustainable Energy                          | \$ 10,000,000                      |
| CAPITAL MAINTENANCE & SMALL PROJECTS       |   |                                    |
| 44   | Repairs and Small Projects                  | \$ 7,000,000                       |
| 66   | Annual Streetlight Maintenance Contribution | \$ 1,500,000                       |
| --   | Sidewalk Millage Pass Through               | \$ 730,000                         |
| PLACEMAKING                                |   |                                    |
| 7  | Event Bollards                              | \$6,000,000                        |
| 26   | Elevate Public Art                          | \$2,500,000                        |

**Sustainable Energy**



**Event Barricades**



**Placemaking**



**Repairs & Small Projects**





# Ten-Year Project Scenario Example

| CAPITAL IMPROVEMENTS - PHASE I (2026-2035)  |   |                                    |
|---|---|------------------------------------|
| Strategic Value Score                       | Project Name  | Phase I Estimated DDA Contribution |
| UTILITY SUPPORT FOR PUBLIC SITE DEVELOPMENT |   |                                    |
| 19  | Housing Commission Utility and Streetscape Support* | \$ 400,000                         |
| 42  | Downtown Library and Utility Support*               | \$580,000                          |
| 43  | City Owned Lot Utility Support*                     | \$1,940,000                        |

\*Projects include storm, sanitary, and/or water utilities

**Watermain Construction for  
121 Catherine Street**



**Solar Panels on Miller Manor Property**



# Ten-Year Project Scenario Example

| PROGRAMS, GRANTS, & SERVICES - PHASE I (2026-2035) |                                    |
|--|------------------------------------|
| Project Name                                       | Phase I Estimated DDA Contribution |
| SERVICE & MAINTENANCE                              |                                    |
| Downtown Service Team                              | \$ 12,000,000                      |
| Downtown Public Restroom Service Contract          | \$ 1,700,000                       |
| PROGRAMS, GRANTS, & SERVICES                       |                                    |
| Housing Grants                                     | \$ 13,000,000                      |
| Other Grants                                       | \$ 800,000                         |
| Data Support                                       | \$ 200,000                         |
| Retail Incubator Exploration                       | \$ 200,000                         |



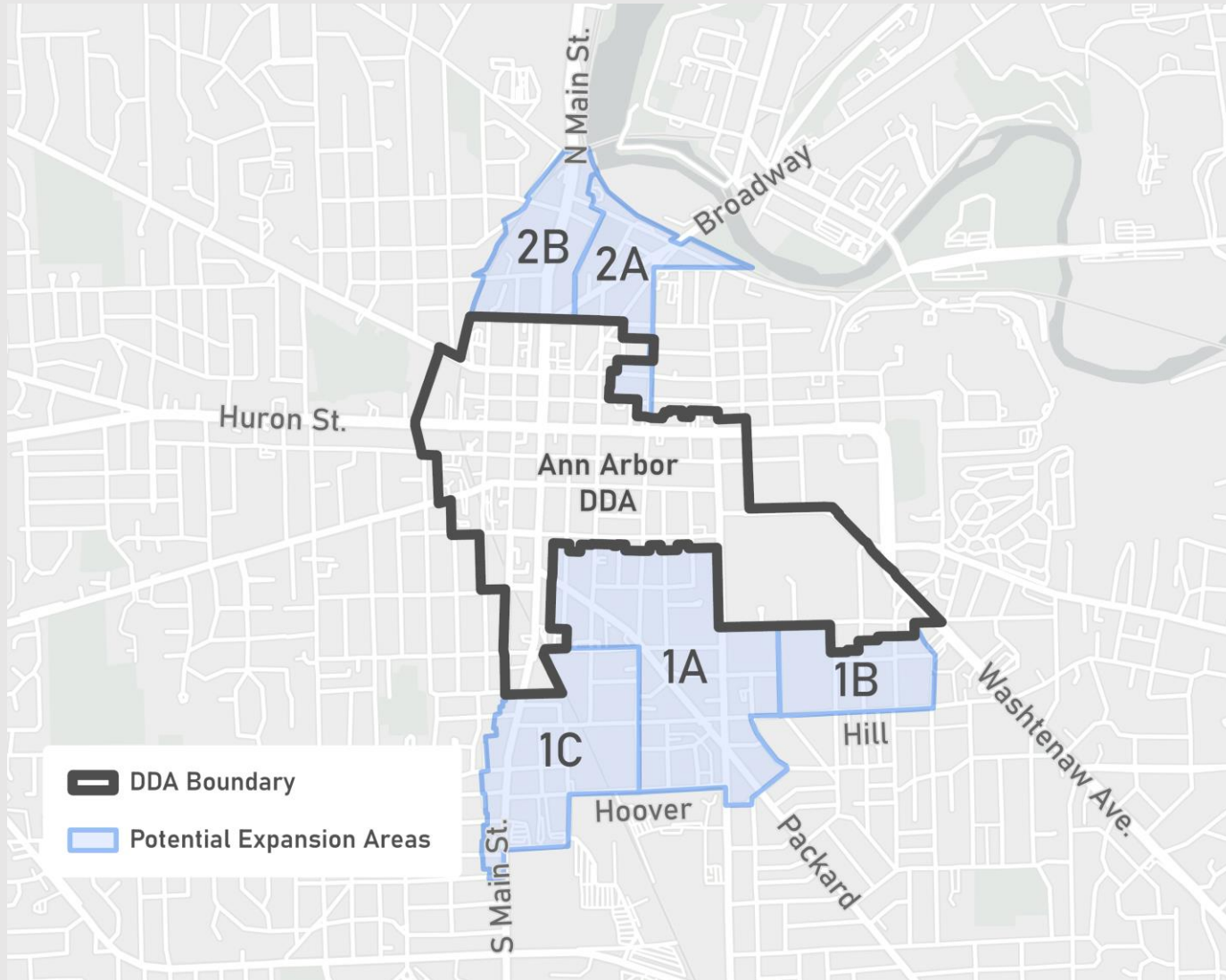


# BOUNDARY

Updated Recommendation



## Previously Recommended DDA Boundary



**Potential DDA Boundary that has the greatest benefit to support City land use and quality of life goals and advance complex projects.**

## Updated Recommended DDA Boundary



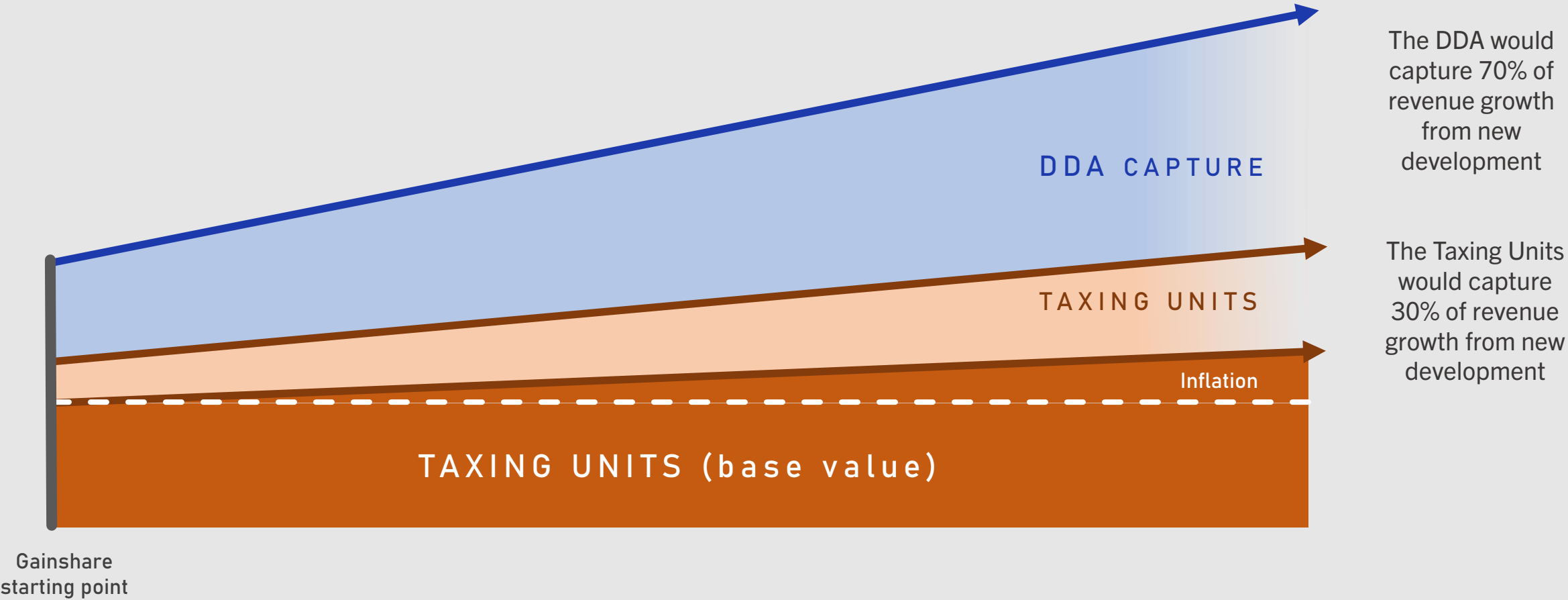
A blue-tinted photograph of a town square. In the background, a tall clock tower with a square face and a small bell tower on top stands prominently. The square is paved with crosswalks, and several pedestrians are walking across. A white SUV is parked on the street. To the left, there are bicycles parked near a building. The overall scene depicts a lively urban environment.

# TIF PLAN

## Key Recommendations



# Gainshare Model – All Areas through 2055

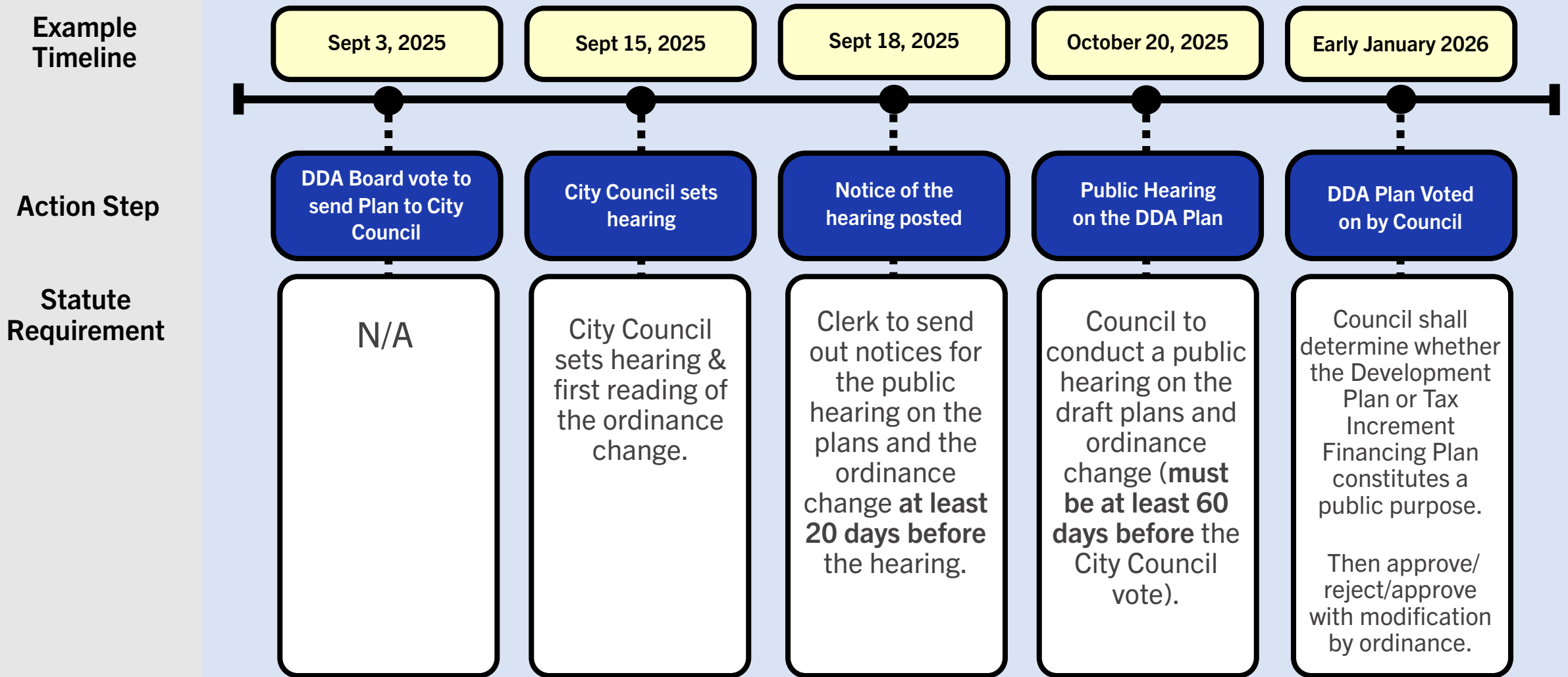


# NEXT STEPS



# Approval Process & Schedule

*Update as the process evolves*



*Note: If boundary change, Section 125.4203 applies, requiring 60+ days after the Public Hearing before Council can adopt ordinance/plan:*

<https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-125-4203>