

APPENDIX A

DRAFT

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	- Partnership with City Public Services and Community Development - Install new sidewalks and streetscape elements – lighting, pavers, seating, landscaping, trees, curblane changes, and public art.	\$ 1,600,000
2	Fourth Avenue Transit Block	- Partnership with City Public Services, the AAATA, and Ann Arbor Housing Commission - Install streetscape and transit elements - lighting, seating, landscaping, trees, curblane changes, public art, transit shelters, and transit lane treatments - Provide stormwater utility support for the A2 Housing Commission's Project at 350 S. Fifth Ave	\$ 5,000,000
1	East/West Huron Bus Rapid Transit	- Partnership with the AAATA - Includes study, design, and construction phases for bus rapid transit on Huron Street - Partner on bus rapid transit elements - transit shelters, travel lanes, and signal treatments - Provide sanitary lining and stormwater infrastructure	\$ 14,000,000
4	Washington Street Reconstruction	- Partnership with City Public Services - Includes design and construction phases for Washington Street reconstruction from Ashley Street to State Street - Install streetscape and curbless street elements – new sidewalks, lighting and electrical, seating, landscaping, trees, curblane changes, active transportation elements, crossing treatments, and public art - Partner on sanitary lining, water main upsizing, and stormwater infrastructure	\$ 17,500,000
9 & 12	North Main Street	- Partnership with City Public Services - Includes design and construction phases for N Main Street. May include jurisdictional transfer support - 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 - Partner on sanitary lining, water main upsizing, and stormwater infrastructure	\$ 6,540,000
2	Fifth/Division North/South Bus Rapid Transit (BRT) & Reconstruction	- Partnership with the AAATA and City Public Services - Includes study, design, and construction phases for two-way restoration and bus rapid transit. - The project construction phase will carry into phase 2 of DDA improvements (post-2035) - Partner on two-way restoration (if feasible), bus rapid transit, and active transportation elements - Install streetscape elements as needed - lighting, seating, landscaping, trees, curblane changes, public art, transit shelters, and travel lane treatments - Partner on sanitary lining, water main upsizing and replacement (including transmission main), and stormwater infrastructure	\$ 17,000,000
PLACEMAKING			
7	Event Bollards	- Partnership with City Public Safety - Includes design and construction phases - Install retractable bollards at intersections frequently closed for special events - Purchase and operate portable vehicle barricades for locations where retractable bollards are infeasible	\$ 6,000,000
26	Elevate Public Art Program	- Includes design and installation phases - Install and maintain public art and placemaking installations - On-going through all DDA implementation phases (2026-2055)	\$ 4,000,000
BIKEWAYS & TRAILS			
6	Division Street Bikeway Extension	- Partnership with City Public Services - Includes design and construction phases - Extend the Division Street two-way separated bikeway to the Broadway Bridge	\$ 1,220,000

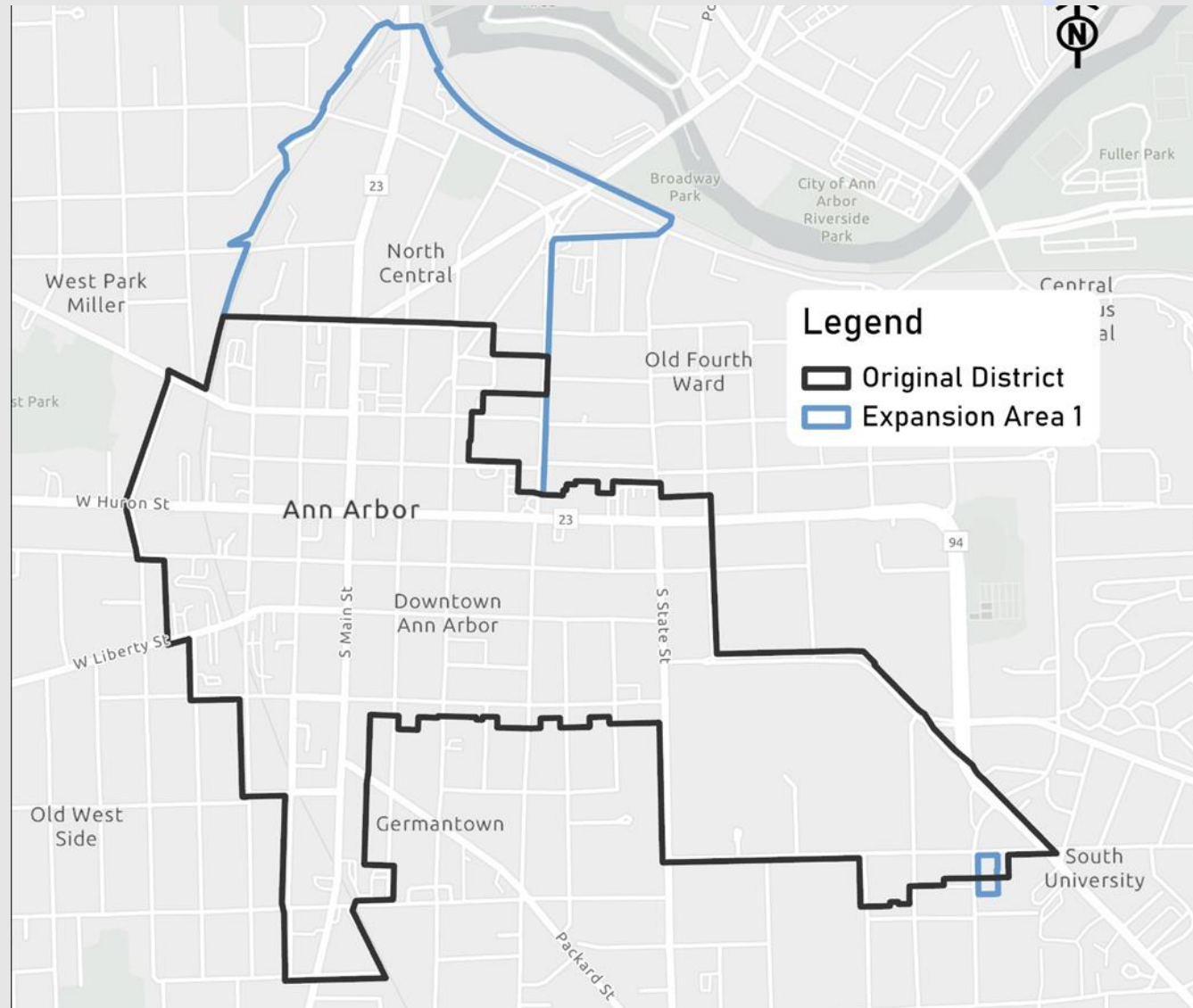
CAPITAL IMPROVEMENTS - PHASE I (2026-2035)			
Strategic Value Rank	Project Name	Details	Phase I Estimated DDA Contribution
PARKS & PLAZAS			
11	Farmers Market Study and Reconstruction (City Parks Property)	- Partnership with City Parks Department - Includes study, design, and construction phases - Includes 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	\$ 13,000,000
-	Sculpture Plaza and Liberty Plaza Repairs (City Parks Property)	- Partnership with City Parks Department - Includes repairs to address hardscape and landscape conditions and improve accessibility and function	\$ 300,000
10	721 N. Main Park & Trail Phase I (City Property)	Includes remediation, stormwater elements, and landscaping	\$ 8,000,000
SUSTAINABLE ENERGY			
41 & 44	Sustainable Energy	- Partnership with the City Office of Sustainability and Innovation - Includes study, design, and construction phases - Partner to install sustainable energy infrastructure (e.g., geothermal, solar, and wind) - Ongoing through all DDA implementation phases (2026-2055)	\$ 10,000,000
CAPITAL MAINTENANCE & SMALL PROJECTS			
44	Annual DDA Repairs and Small Projects	- Coordination with City Public Services and Parks Department - Includes annual repairs and small projects - Ongoing through all DDA implementation phases (2026-2055)	\$ 7,000,000
66	Annual Streetlight Maintenance Contribution	- Agreement with City Public Services - Includes contribution toward downtown streetlight maintenance - Ongoing through all DDA implementation phases (2026-2055)	\$ 1,500,000
--	Sidewalk Millage Pass Through	- Agreement with City Public Services - Includes millage reimbursement for sidewalk repairs - Ongoing through all DDA implementation phases (2026-2055)	\$ 730,000
UTILITY SUPPORT FOR PUBLIC SITE DEVELOPMENT			
19	Housing Commission Utility and Streetscape Support	- Partnership with the Ann Arbor Housing Commission - Includes water main upsizing, sanitary lining, public utility connections, fire hydrants, and streetscape restoration, as-needed to support affordable housing development - Ongoing through all DDA implementation phases (2026-2055)	\$ 400,000
42	Downtown Library and Utility Support	- Partnership with the Ann Arbor District Library - Includes water main upsizing, sanitary lining, public utility connections, fire hydrants, and streetscape restoration, as-needed to support a new downtown library development	\$580,000
43	City Owned Lot Utility Support	- Partnership with the City Community Development and Economic Development Office - 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	\$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	- Continue consultant services to support the capital improvement function of the DDA. - Ongoing through all DDA implementation phases (2026-2055)	\$ 3,000,000
--	Sidewalk Millage Reimbursement	- Partnership with Public Services - Continue City reimbursement for the Sidewalk Millage dollars to enable City Engineering to oversee repairs - Ongoing through all DDA implementation phases (2026-2055)	\$ 730,000
--	Equipment for Downtown Services & Events	- Partnership with the City of Ann Arbor to address equipment needs that are unique to downtown and the work of the DDA. - Includes replacing public waste receptacles throughout downtown and may include additional equipment if immediate needs arise. - Ongoing through all DDA implementation phases (2026-2055)	\$ 1,000,000
PROGRAMS, GRANTS, & SERVICES - PHASE I (2026-2035)			
Project Name		Details	Phase I Estimated DDA Contribution
SERVICE & MAINTENANCE			
Downtown Service Team		- Coordination with City Public Services, Community Development, and Social Services - Implement a Downtown Service Team in the Original District - Monitor for need and the capacity to expand the Downtown Service Team in Expansion Area 1 - Ongoing through all DDA implementation phases (2026-2055)	\$ 12,000,000
Downtown Public Restroom Service Contract		- Partner with City Community Development Services - Monitor usage, benefit, and the need for permanent public restrooms - Ongoing through all DDA implementation phases (2026-2055)	\$ 1,700,000
PROGRAMS, GRANTS, & SERVICES			
Housing Grants		- Partnership with the Ann Arbor Housing Commission and housing non-profits - Continue supporting affordable housing development and maintenance as defined in City Ordinance Ch. 7. - Ongoing through all DDA implementation phases (2026-2055)	\$ 13,000,000
Other Grants		- Focused partnerships with property owners, local governmental entities, non-profits, and economic development organizations - Continue grant support for the Ann Arbor Art Fair and Spark - Continue grant program to encourage vault filling - Ongoing through all DDA implementation phases (2026-2055)	\$ 800,000
Data Support		- Continue providing data reports regarding downtown activity - Ongoing through all DDA implementation phases (2026-2055)	\$ 200,000
Retail Incubator Exploration		- Explore the benefits, focus, and potential implementation of a retail incubator - Focus exploration on goods or services that are not available or that are underserved in the downtown	\$ 200,000



IDENTIFYING AND PRIORITIZING POTENTIAL PROJECTS & PROGRAMS BACKGROUND

Recommended Boundary



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

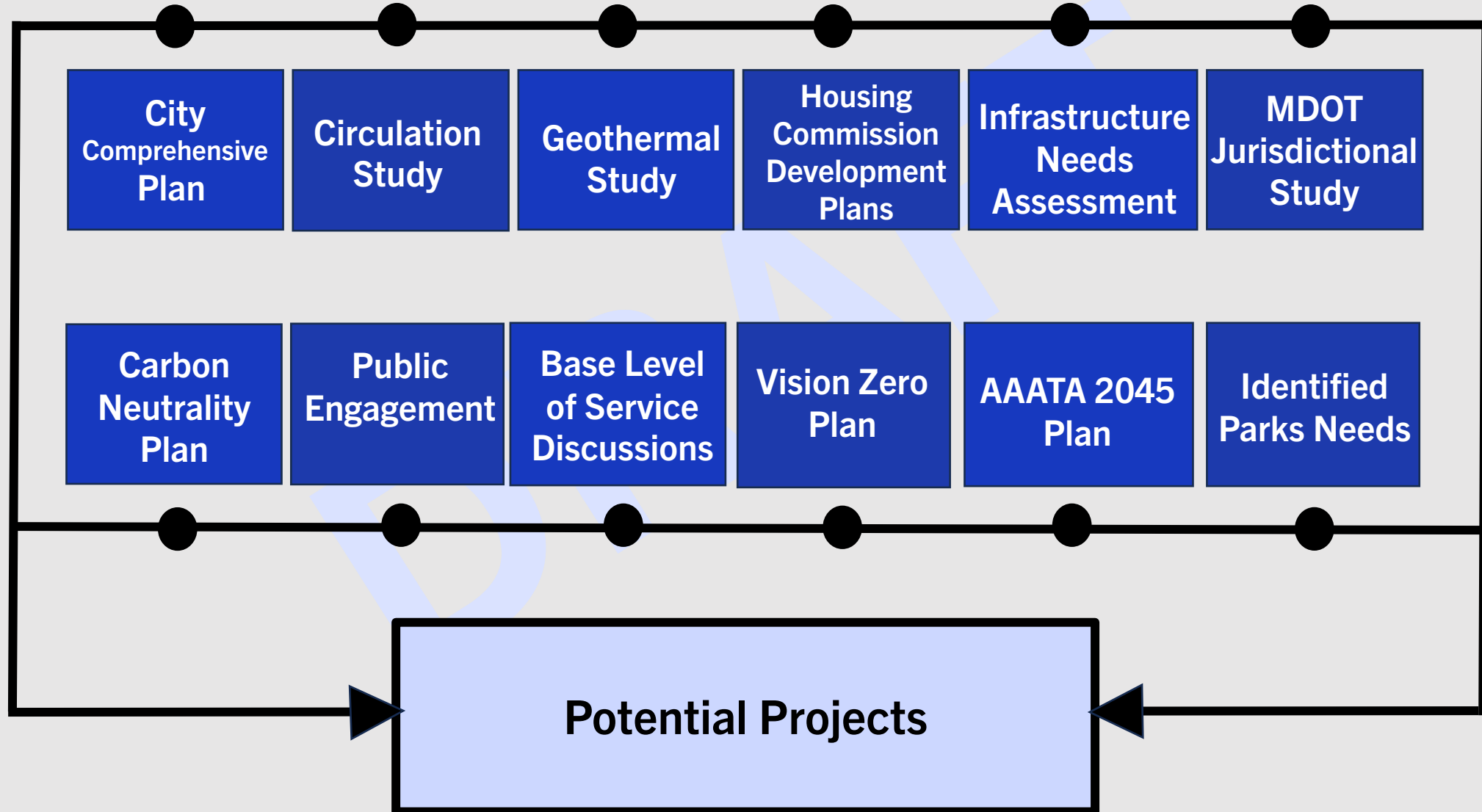
Capital Improvement Plan (CIP overview) and the process for identifying and prioritizing projects:

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 + 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.

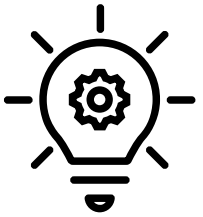


Sustainability / Energy: Supporting a transition to a more sustainable, resilient energy system.



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

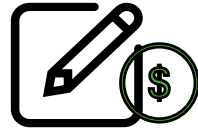
Capital Planning Process



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



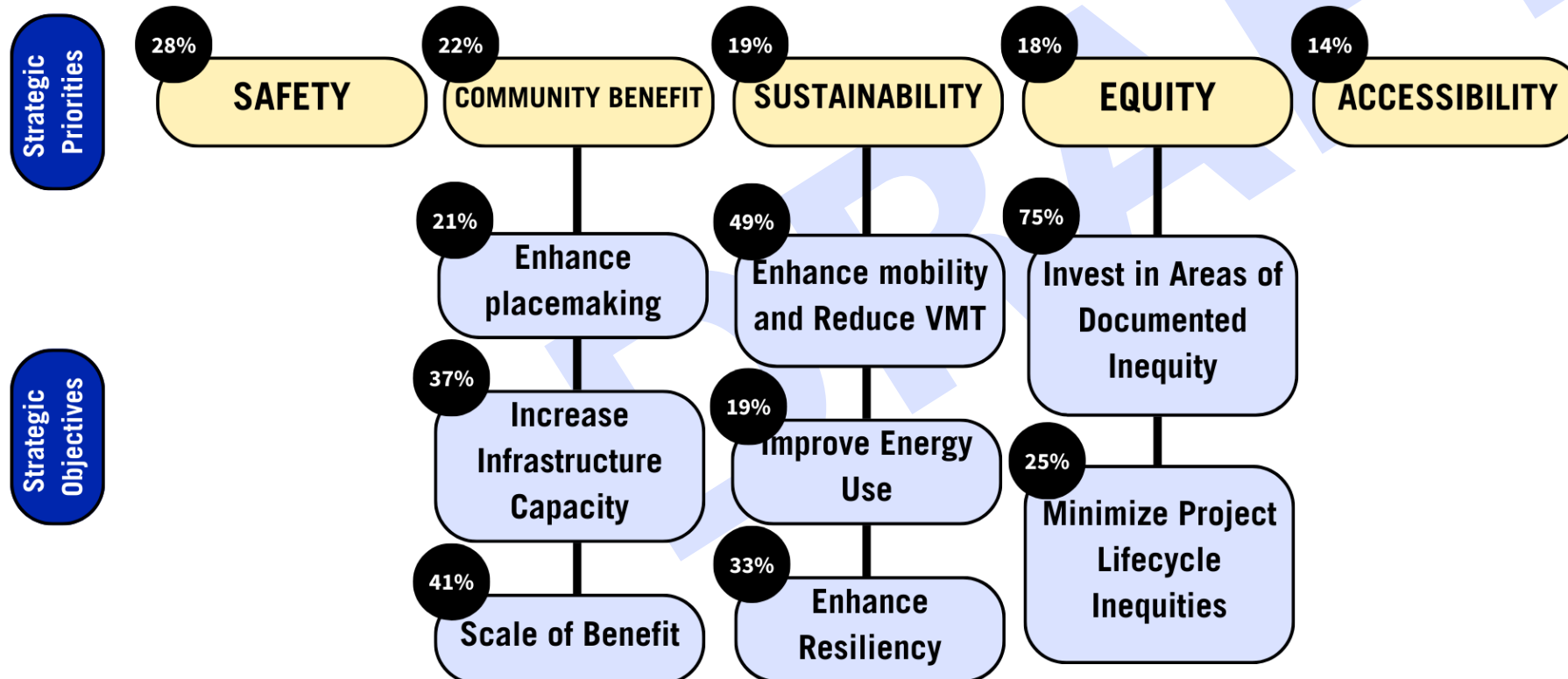
Equitable, just access for all people



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.



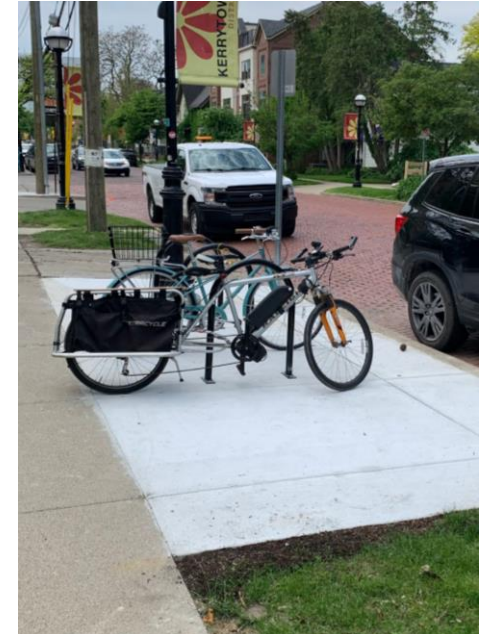
The Fifth & Detroit Streetscape Project (2019) addressed multiple needs such as transportation safety, streetscape, stormwater, and utilities.

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 + 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 + Reconstruction
5	Liberty Street Curbless/Shared Streetscape + 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.

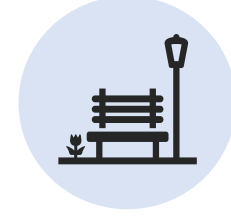
3



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 + TIMING + FUNDING = PHASE I CAPACITY

ALL PROPOSED IMPROVEMENTS

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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

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Streetscape & Reconstruction

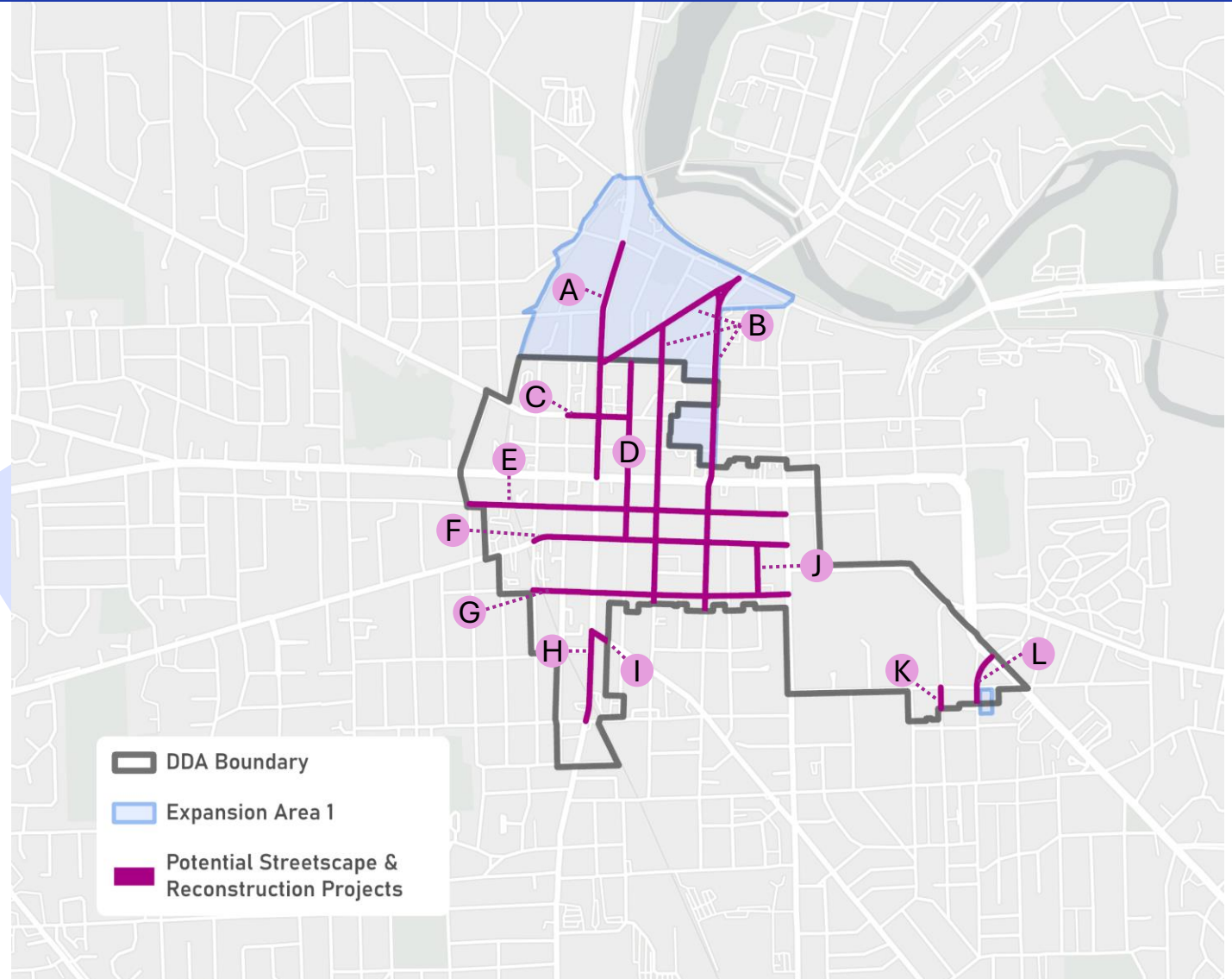


Streetscape & Reconstruction

- 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.



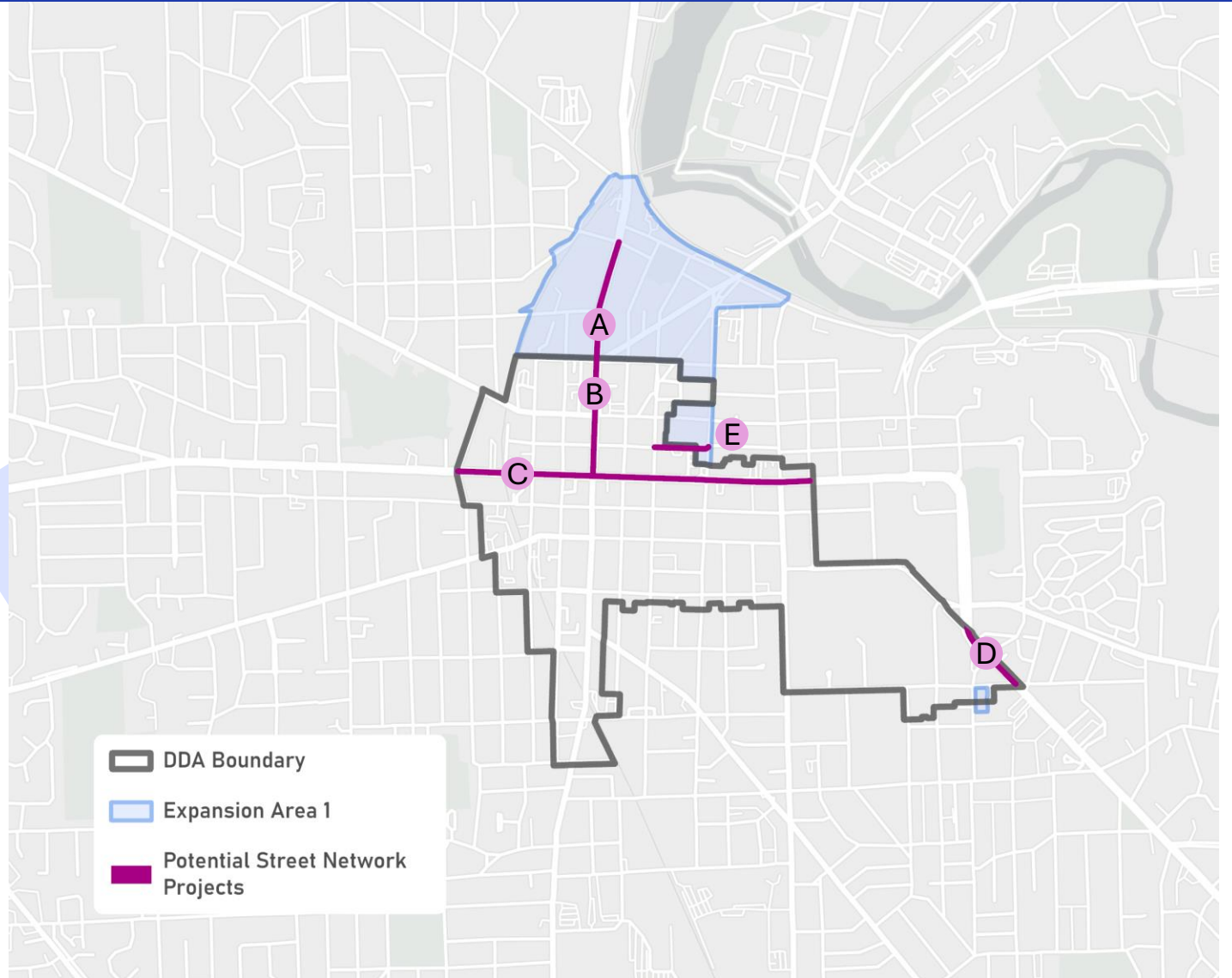
Streetscape & Jurisdiction

MDOT Jurisdictional Support:

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

Other:

- E. Ann St. Two-Way Restoration



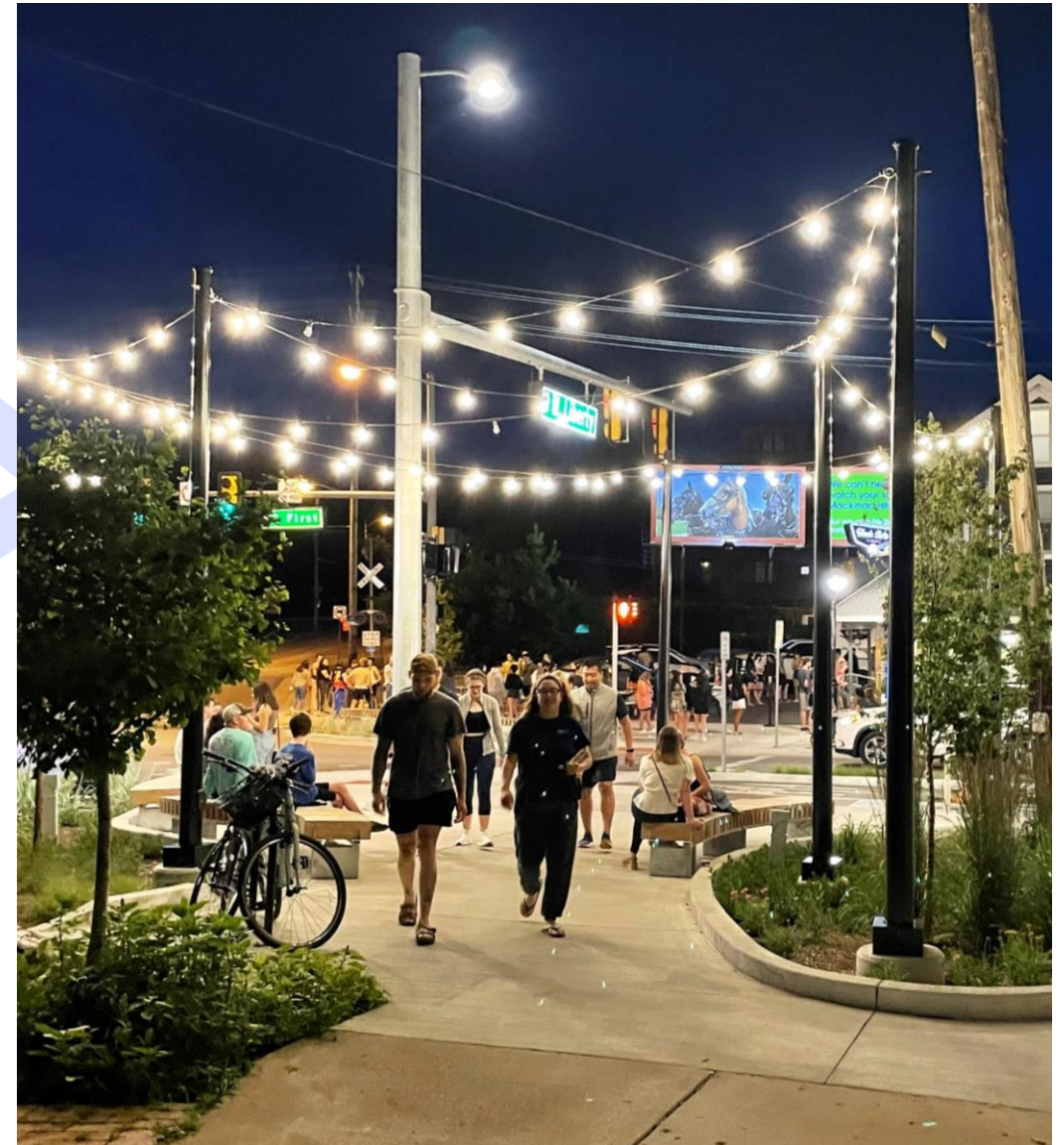
Streets



Streets

Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
	Ann Street Reconstruction + 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
5	Liberty Street Curbless/Shared Streetscape + 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 + Reconstruction	Original District	Kingsley to Liberty	\$16,390,000	Yes
22	Church Street Curbless/Shared Streetscape + Reconstruction	Original District	South U to DDA District Boundary	\$7,550,000	Yes
22	Forest Street Curbless/Shared Streetscape + Reconstruction	Original District	Washtenaw to South U; Curbless: South U intersection to Willard	\$9,660,000	Yes
22	Maynard Street Curbless/Shared Streetscape + 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



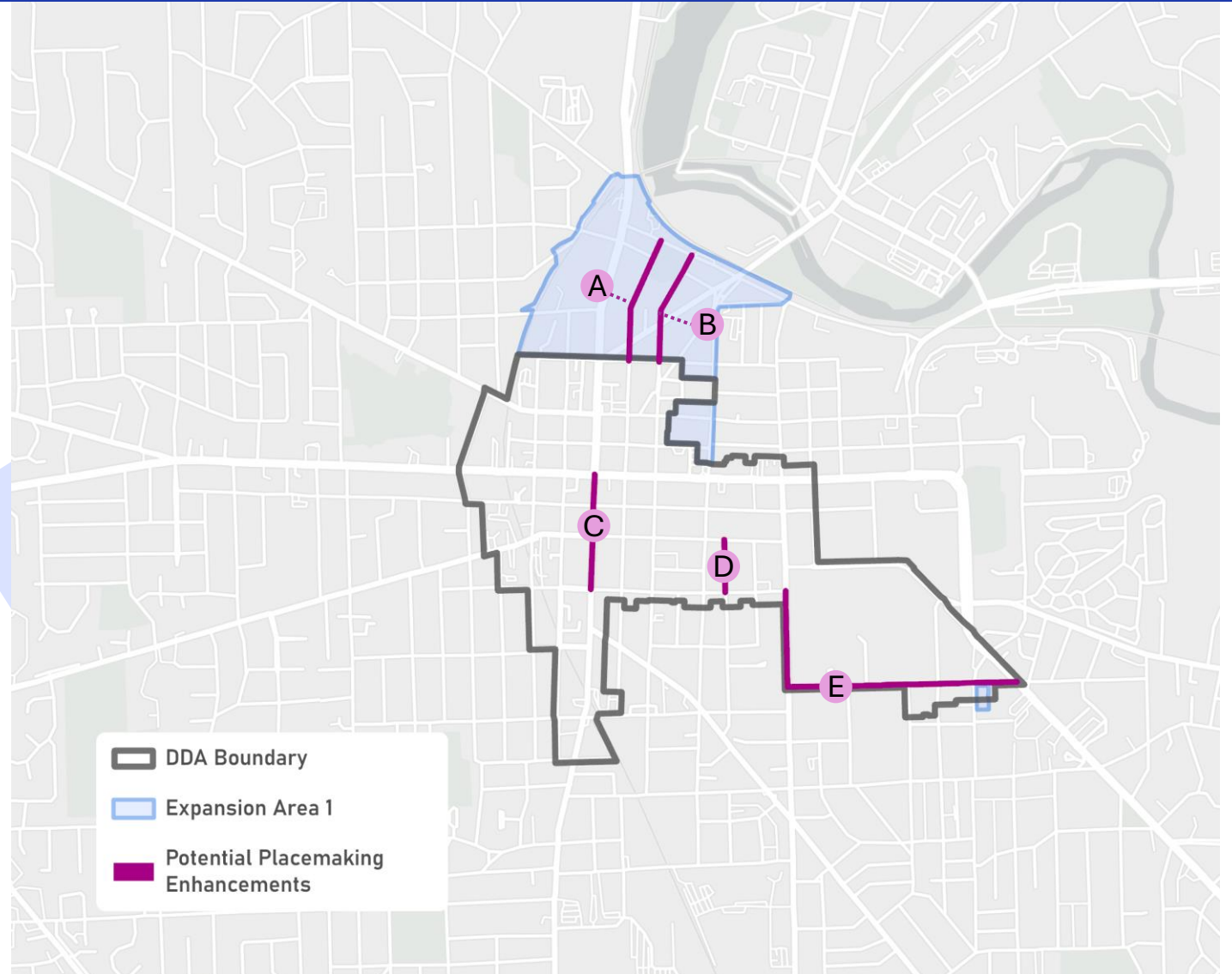
Placemaking Enhancements

- 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 + 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 2 (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

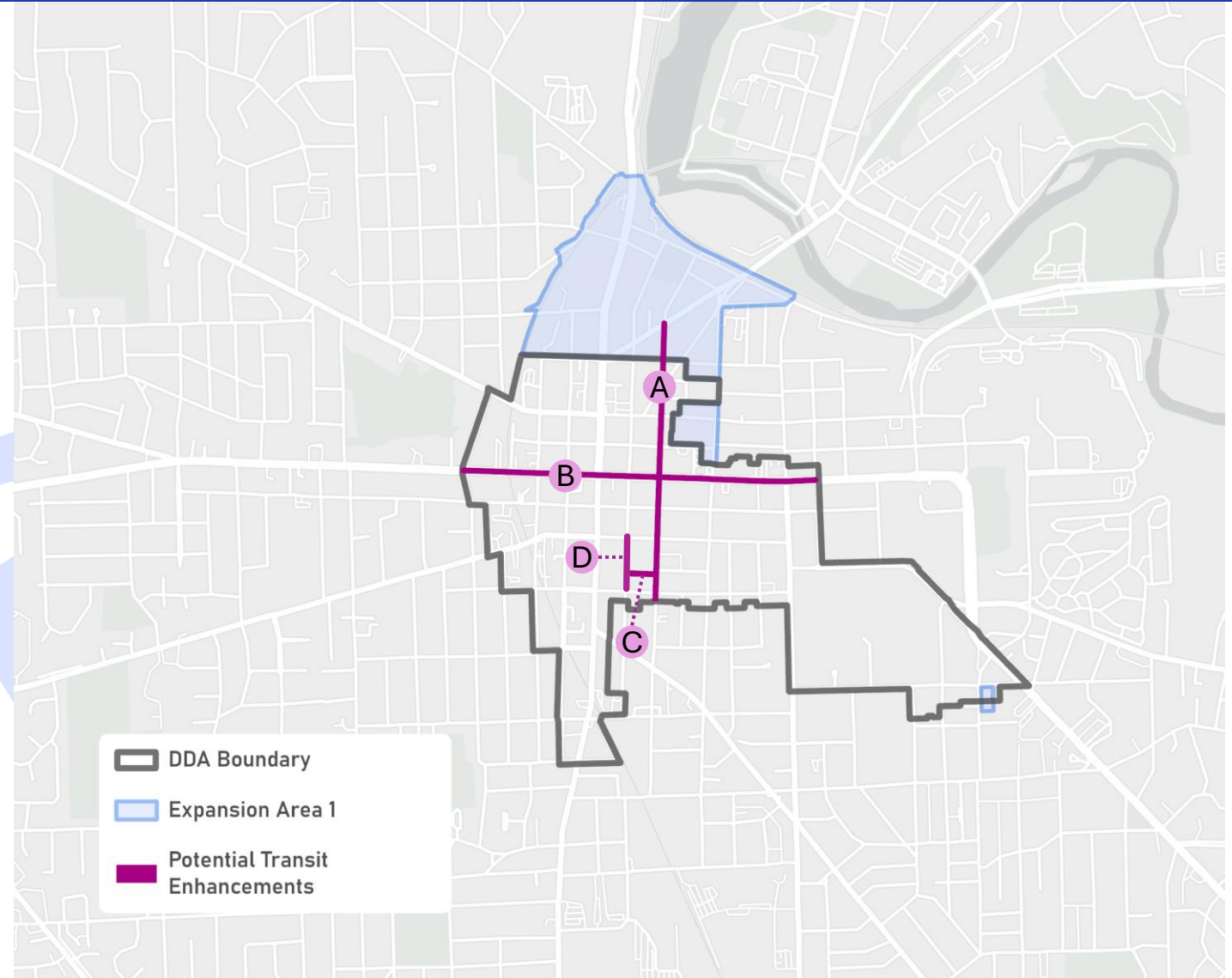


Transit Enhancements

- 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 + 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

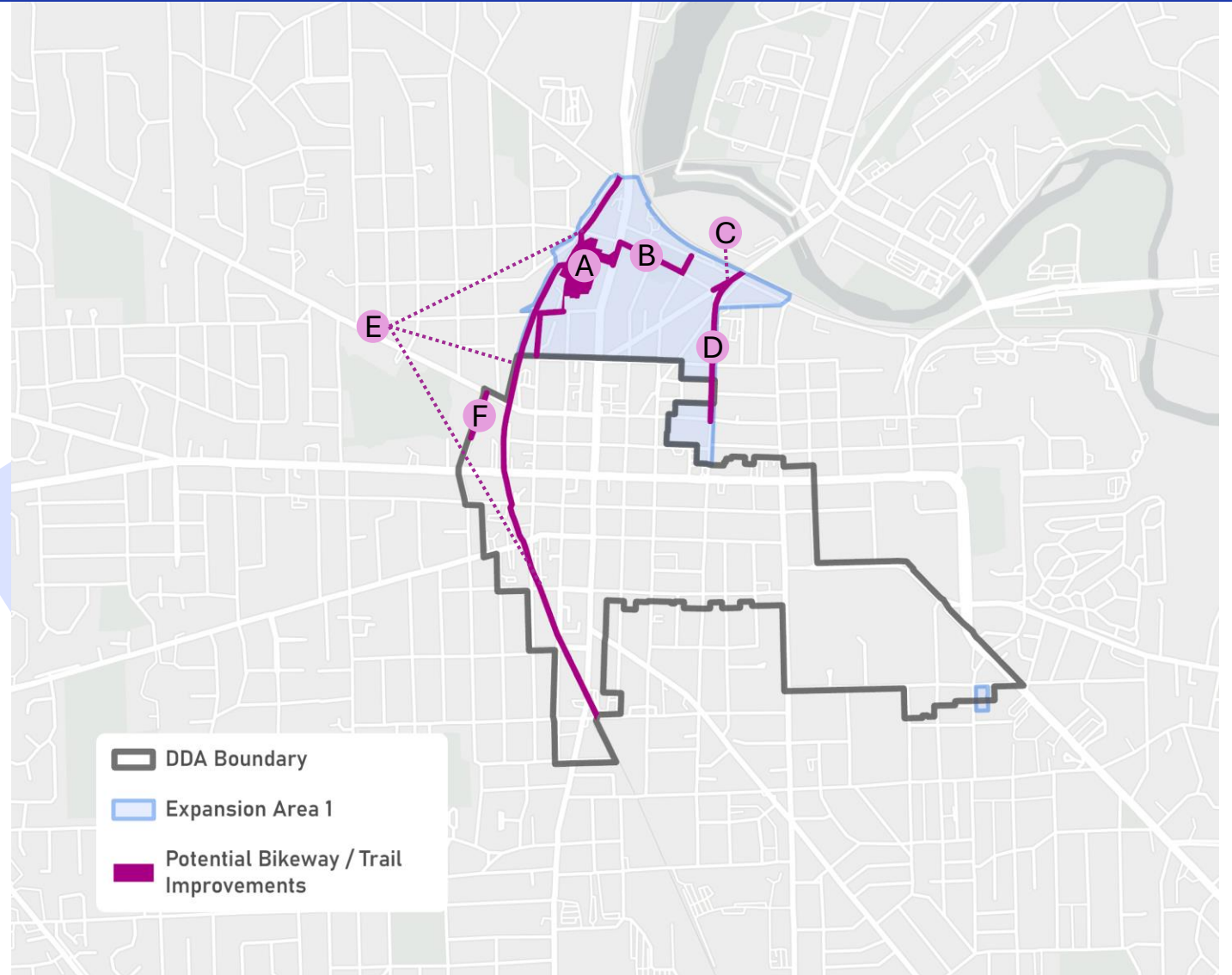
Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
1	Huron St. East/West Bus Rapid Transit	Original District	Chapin to Glen	\$21,700,000	Yes
2	Fourth Ave-Transit Block	Original District	William to Liberty	\$8,200,000	Yes
15	Downtown Transit Center Capacity 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

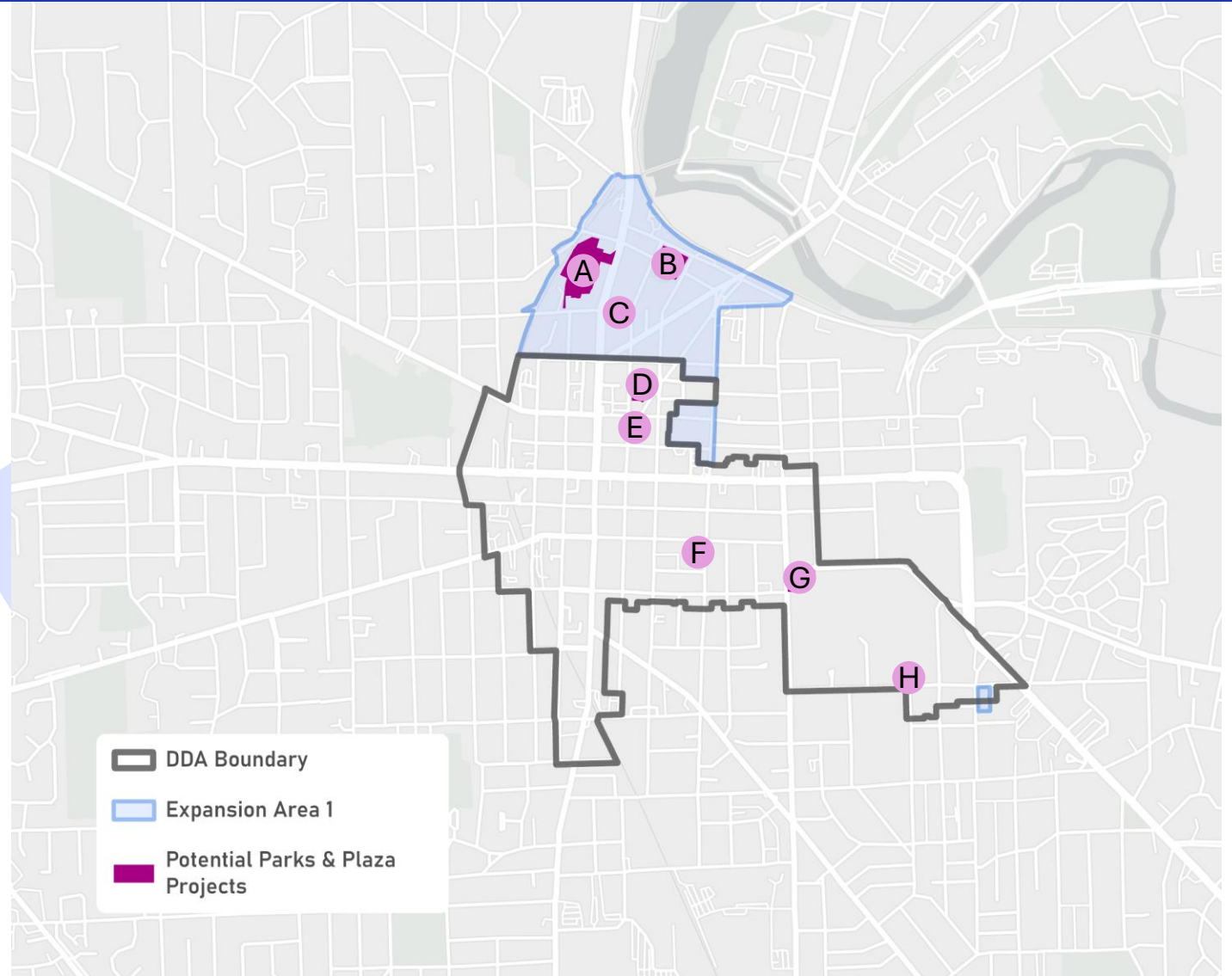
Strategic Value Rank	Project Name	Boundary Area	Limits	Total Estimated Cost	Utility Enhancement
6	Broadway Plymouth Sidepath	Expansion Area 1	Broadway Bridge @ Summit St to DDA Boundary	\$720,000	-
6	Division Street Bikeway Extension	Expansion Area 1	Catherine Street to Broadway Bridge @ Depot Street	\$1,220,000	-
14	721 N. Main Trail	Expansion Area 1	Starting at Kingsley, extend the First Street bikeway north + create a fully separated connection to N. Main & Summit St	\$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

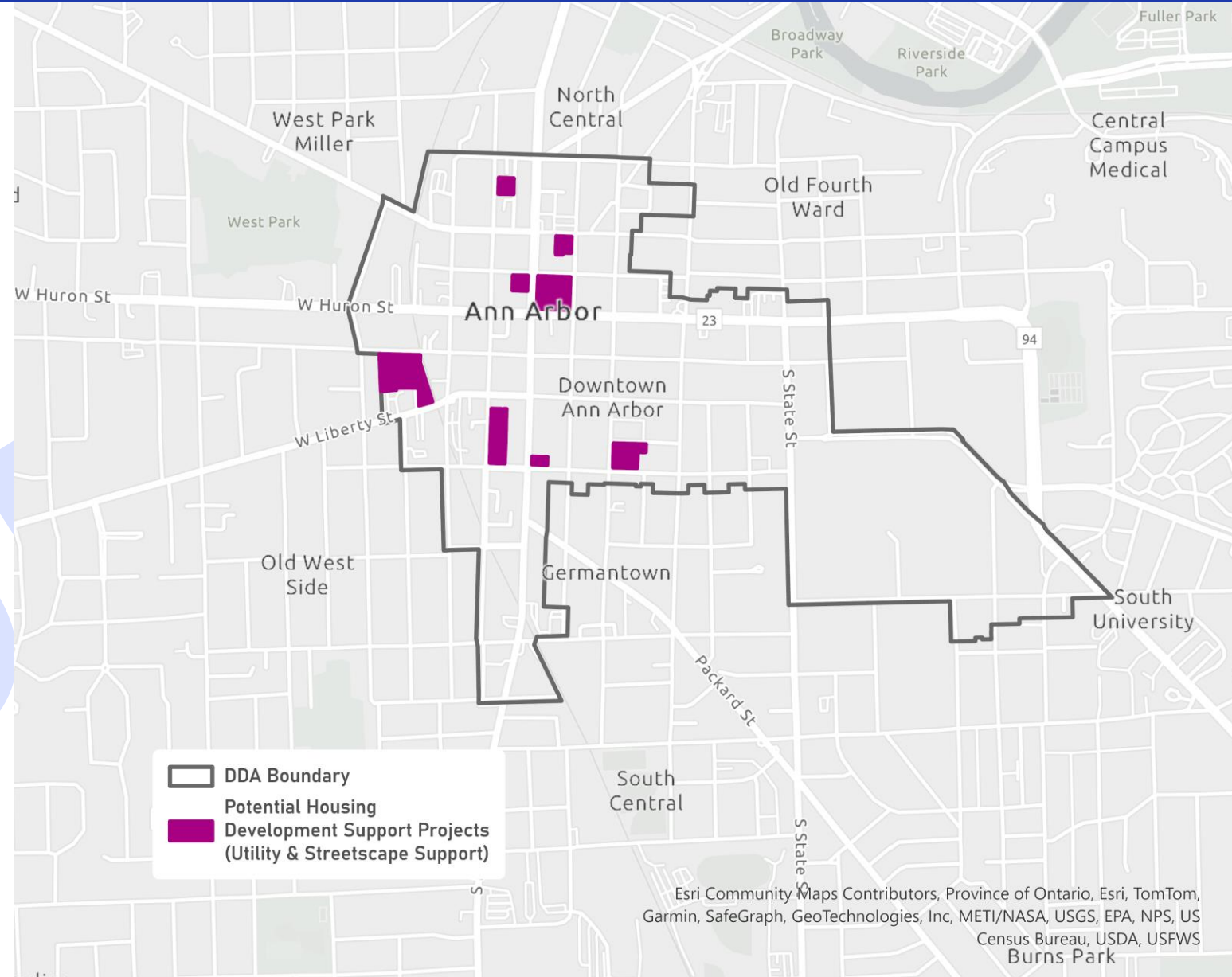
Description: Projects increase the capacity, condition, and resilience of public water and sanitary mains. When paired with public site development and street projects, may also include stormwater capacity and infiltration elements.

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.

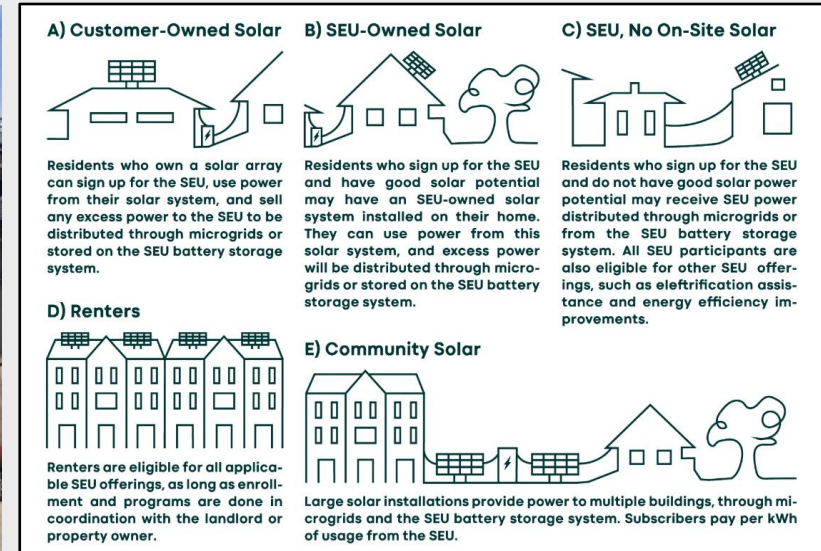
Identified Need & Value Alignment:

- 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	

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	-

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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	
	Bond Service	Original District & Expansion Area 1	Throughout	\$13,000,000	

GRANTS, PROGRAMS, AND SERVICES

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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
-	DDA Affordable Housing Fund 30-year total	Original District & Expansion Area 1	Throughout	\$38,515,585*	

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	-

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