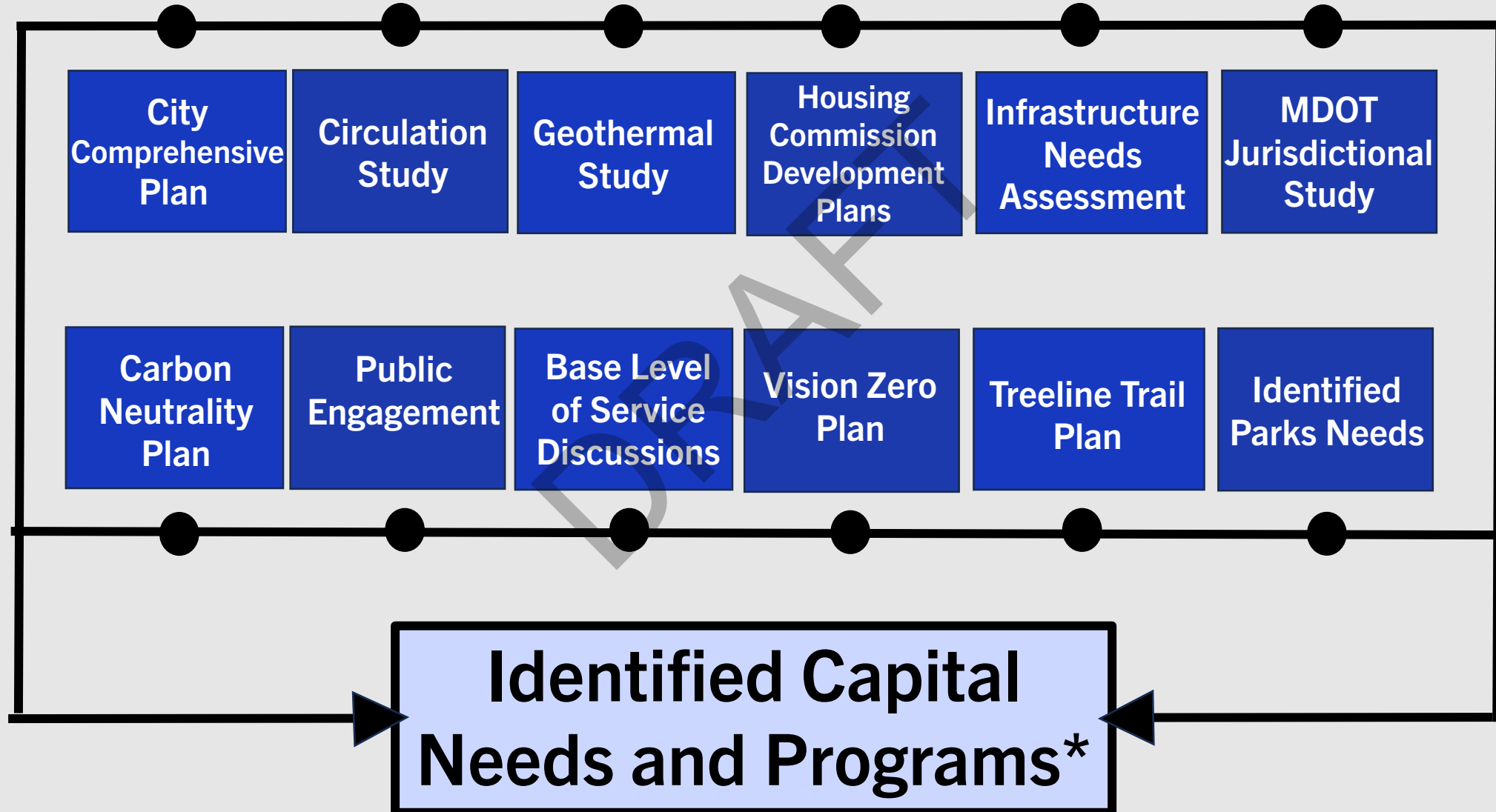


DRAFT

IDENTIFIED INFRASTRUCTURE NEEDS 3.19.2025

Identifying Projects and Programs



**Staff will continue to refine and prioritize identified needs through June 2025*

Identifying 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 span thirty years and 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 draft projects and programs stemmed from the approved plans and ongoing planning efforts on page 2 as well as ongoing community conversations. Given the thirty-year time horizon and ambitious community goals, the projects are wide-ranging. Most require some level of feasibility study and design before implementation. The intent with this draft project list is to comprehensively identify potential infrastructure needs.

Projects Types



Streets and Placemaking: projects to improve transit operations and passenger comfort by way of street design.



Transit Enhancements: projects that will aim to improve the transit riding experience with better reliability and efficiency.



Bikeway / Trail : projects that expand non-motorized access and safety and equity.



Parks & Plaza: projects that are designed to create welcoming and usable urban and naturalized settings.



Utilites: projects include water main upsizing, stormwater infrastructure upgrading, and sanitary capacity expansion.



Sustainability / Energy: projects that will create a sustainable energy utility to render the City's energy infrastructure resilient and sustainable.



Capital Maintenance: projects to ensure the longevity and reliability of infrastructure through regular upkeep and necessary repairs.



Service + Maintenance Expansion: Projects that will expand service and maintenance operations to ensure the City's infrastructure remains reliable, functional, and safe.



Affordable Housing Support: Projects to enhance utility infrastructure for affordable housing developments.

Meeting Strategic Values



Support a robust, diverse population & livable downtown



Connected community with inviting & active public spaces



Safe, comfortable streets



Thriving & diverse local economy



Equitable, just access for all people



A resilient & sustainable downtown

STREETSCAPE + RECONSTRUCTION

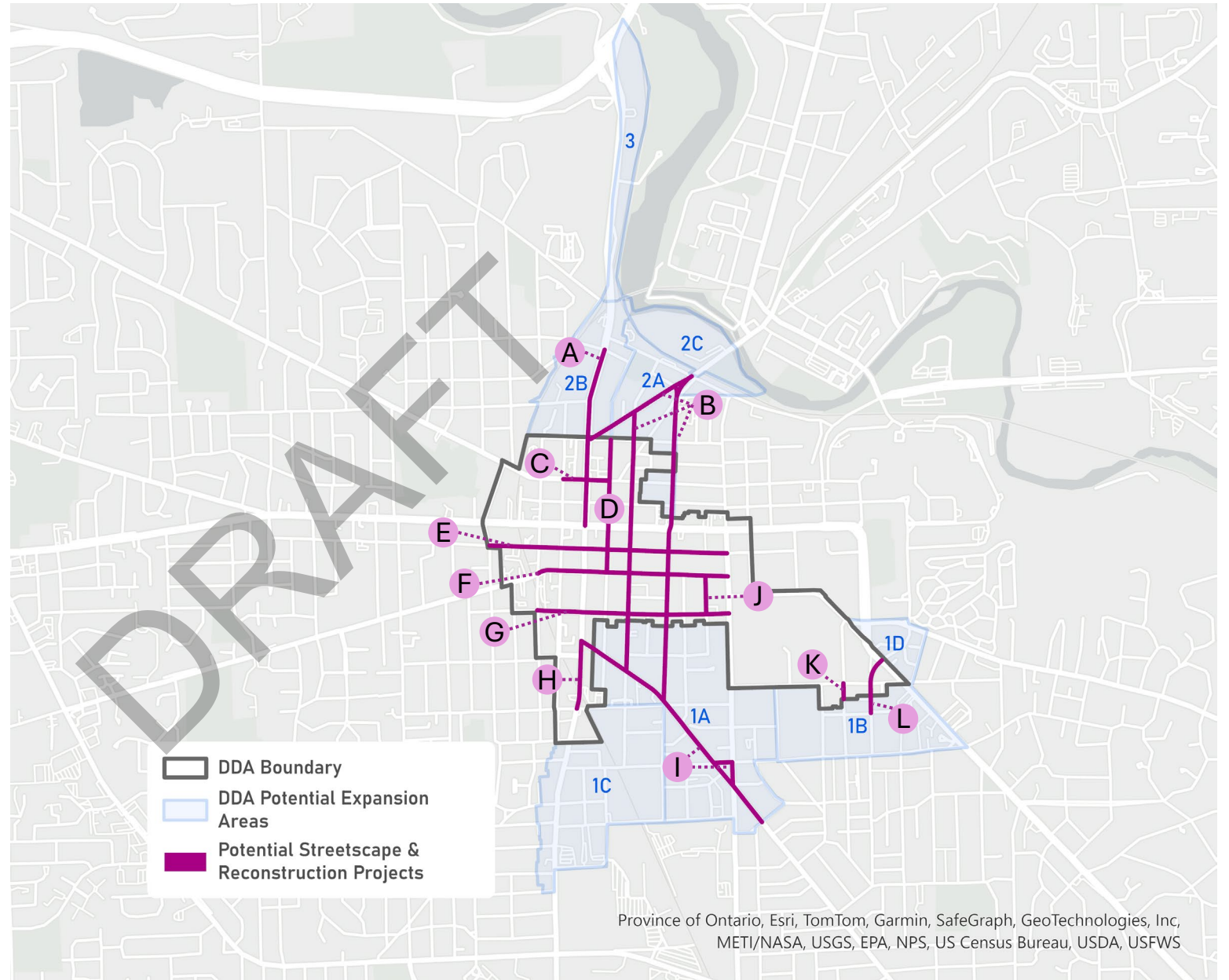


STREETSCAPE + RECONSTRUCTION

- 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. Packard St. Reconstruction & Triangle Streetscape
- J. Maynard Curbless/Shared Streetscape & Reconstruction
- K. Church St. Curbless/Shared Streetscape & Reconstruction
- L. Forest St. Curbless/Shared Streetscape & Reconstruction

Not Pictured:

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



Project Name	Limits	Boundary Area	Scope	Total Cost	Coordinated Utility Needs
2. Fifth / Division Reconstruction (includes Broadway Bridge interchange and Beakes)	Beakes from N Main to Broadway; Fifth Ave from Beakes to Packard; Division from Beakes to Packard; The Broadway interchange	DDA, Area 1A, 2A	Reconstructs major downtown corridors to meet a range of needs and goals, including Fifth Ave, Division, Beakes, and Broadway interchange. Restore streets to two-way with an emphasis on safety and navigation improvements focused on slowing speeds and improving crossings. Includes signal work (including audible pedestrian signals), bump-outs and crossing improvements. Curblines changes to extend the Division Street two-way separated bikeway to Broadway and install a transit-only lane and transit queue jump lanes on Fifth Avenue. Strengthen access to downtown, a center for services, community, education, and employment. Informed by equity and safety goals - prioritizing those who are disproportionately injured and transportation cost-burdened. Some streetscape work where it is lacking today, including new lighting, seating, street trees, and landscaping. Includes extensive water main upsizing and replacement due to age. Includes >400 LF of transmission water main. Includes extensive stormwater work. Includes sanitary sewer lining. Project elements identified through the Downtown Area Circulation Study, DDA 2003 Development Plan, and TheRides 2045 Long Range Plan.	\$44,390,000	yes
3. Packard St. Reconstruction + Triangle Streetscape	Packard from Main St. to Arch St.; Hill from Packard to State; State from Hill through Packard	Area 1A	Packard Street reconstruction from Main to Arch Street, focused on improving access for those walking, biking, and using transit along the corridor. May include curbed or raised bike lanes on Packard and improved transit stops (builds on the SS4A demonstration elements w/ permanent infrastructure). Includes lighting, accessible pedestrian signal upgrades, and stormwater upgrades. Includes water main upsizing and replacement due to age (includes > 400 LF of transmission mains). Includes sanitary sewer lining. Seating, new landscaping/trees, bumpouts improved crossings, expanded sidewalks, and bike parking throughout the corridor. Amenities, placemaking, and streetscape focused around the Packard Triangle on Packard, Hill, and State. Informed by equity and safety goals - prioritizing those who are disproportionately injured and transportation cost-burdened.	\$13,540,000	yes
4. Washington Street Streetscape + Reconstruction	Curbless: Ashley to Main Slow street: 3rd St. to Ashley and Main to State	DDA	Streetscape from YMCA to Ashley Street. Curbless from Ashley to Main, and slow street from Main to State. Full extent includes an urban bike blvd treatment to maintain slow speeds. Includes street reconstruction and stormwater. Slow street section, seating, streetlights, tree pits, bumpouts, expanded sidewalks, bike parking, pavers, parking wayfinding. Wider sidewalks and improved crossing. Reduced vehicle speeds, improved accessibility (including APS), and safety. Update electrical capacity to support events and amenities. Includes water main upsizing and replacement due to age. Includes sanitary lining. Circulation Study recommendation.	\$24,640,000	yes
5. Liberty Street Curbless/Shared Streetscape + Reconstruction	Curbless: State to Ashley Standard: Ashley to First	DDA	Streetscape First to Ashley. Curbless Street, Ashley to Liberty. Steet reconstruction and streetscape including new lighting, seating, landscaping/street trees, bike parking, wider sidewalks, and improved crossing. Reduced vehicle speeds, improved accessibility (including APS) and safety. Provides flexibility for special events. Includes stormwater upgrades. Includes water main replacement due to age (one block of transmission main (<400 & >50 LF)). Includes sanitary sewer lining. Update electrical capacity to support events and amenities. Circulation Study recommendation - key connection between Main Street and State Street.	\$31,470,000	yes
12. N. Main Street Improvements	Huron to Summit	DDA, Area 2B	Improved pedestrian connection from Huron to Summit, with wayfinding and placemaking from downtown to riverfront. Includes sidewalk, public art, and stormwater upgrades. Includes water main upsizing and replacement due to age. Includes sanitary sewer lining.	\$6,540,000	yes
13. S Main Street Streetscape	Packard to Madison	DDA	Placemaking (gateway enhancements),and lighting. Stormwater improvements and utility upgrades, seating, new landscaping/trees, bumpouts and improved crossings, expanded sidewalks, bike parking. Accessible pedestrian signal upgrades. Includes small amount of water main upsizing and replacement due to need. Includes sanitary sewer lining.	\$9,600,000	yes

Project Name	Limits	Boundary Area	Scope	Total Cost	Coordinated Utility Needs
17. William Street Streetscape	Streetscape: State to First	DDA	Streetscape from State to First. Seating, streetlights and electrical capacity upgrades, new landscaping/tree pits, bike parking, pavers, parking wayfinding, crossing improvements, audible pedestrian signal upgrades. Includes stormwater upgrades. Includes water main upsizing and replacement due to age. Includes sanitary sewer lining.	\$15,550,000	yes
18. Fourth Ave Streetscape + Reconstruction	Kingsley to Liberty	DDA	Reconstruction from Liberty to Kingsley, stormwater upgrades, seating, new landscaping/trees, bumpouts, expanded sidewalks, improved crossings, bike parking, parking wayfinding, ADA parking. Accessible pedestrian signal upgrades. Includes water main upsizing and replacement due to age. Includes sanitary sewer lining.	\$16,390,000	yes
22. Forest Street Curbless/Shared Streetscape + Reconstruction	Standard: Washtenaw to South U Flexible: South U intersection to Willard	DDA, Area 1B	Curbless Street reconstruction from Willard to Washtenaw. Includes stormwater upgrades, seating, streetlights, tree pits, bumpouts, expanded sidewalks, bike parking. Improved accessibility for parking and special events. Update electrical capacity to support events and amenities. Parking structure art at Forest Parking Structure. Includes water main upsizing and replacement due to age. Includes sanitary sewer lining. Circulation Study recommendation.	\$9,660,000	yes
22. Church Street Curbless/Shared Streetscape + Reconstruction	South U to private alley	DDA	Curbless Street reconstruction from Forest alley to South University. Includes stormwater, seating, streetlights, tree pits, bumpouts, expanded sidewalks, bike parking. Update electrical capacity to support events and amenities. Includes water main upsizing and replacement due to age. Includes sanitary sewer lining. Circulation Study recommendation.	\$7,550,000	yes
22. Miller Ave Streetscape	N Fourth to Ashley	DDA	Streetscape from Ashley to Fourth Ave. Seating, streetlights, new landscaping, street trees, wayfinding, enhanced crossing and public art throughout the corridor. Update electrical capacity. Includes stormwater upgrades. Includes water main upsizing and sanitary sewer lining.	\$5,710,000	yes
22. Maynard Street Curbless/Shared Streetscape + Reconstruction	Liberty to William	DDA	Curbless Street reconstruction from William to Liberty. Includes stormwater, seating, streetlights, tree pits, bumpouts, expanded sidewalks, bike parking. Wider sidewalks, and improved crossing. Reduced vehicle speeds, improved accessibility (including APS) and safety. Update electrical capacity to support events and amenities. Mid-block crossing improvements parking structure art at Maynard Parking Structure. Includes water main upsizing and replacement due to age. Includes sanitary sewer lining. Circulation Study recommendation.	\$12,870,000	yes
30. Alley Enhancements / Reconstruction	Throughout	DDA	Street resurfacing, screening for solid waste/laundry receptacles, placemaking, parking structure wayfinding, and lighting.	\$22,410,000	yes
34. Alley creation	Throughout	outside of DDA	Alley creation in densifying areas. Includes study and alley creation plan plus implementation. Per alley cost. Unable to project 30 years out without knowing how many alleys are needed.	\$1,650,000	

STREET NETWORK



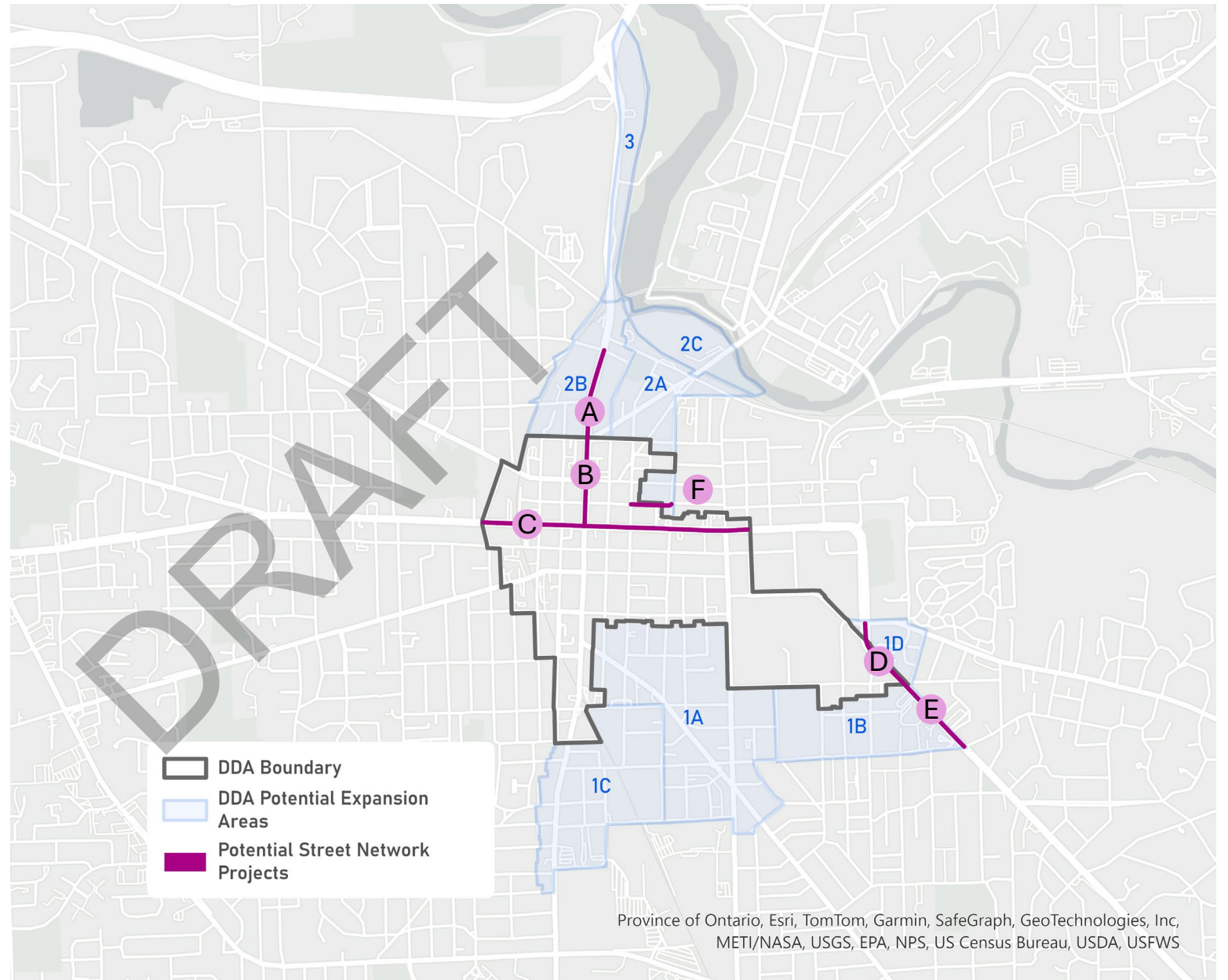
STREET NETWORK

MDOT Jurisdictional Support:

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

Other:

- F. Ann St. Two-Way Restoration



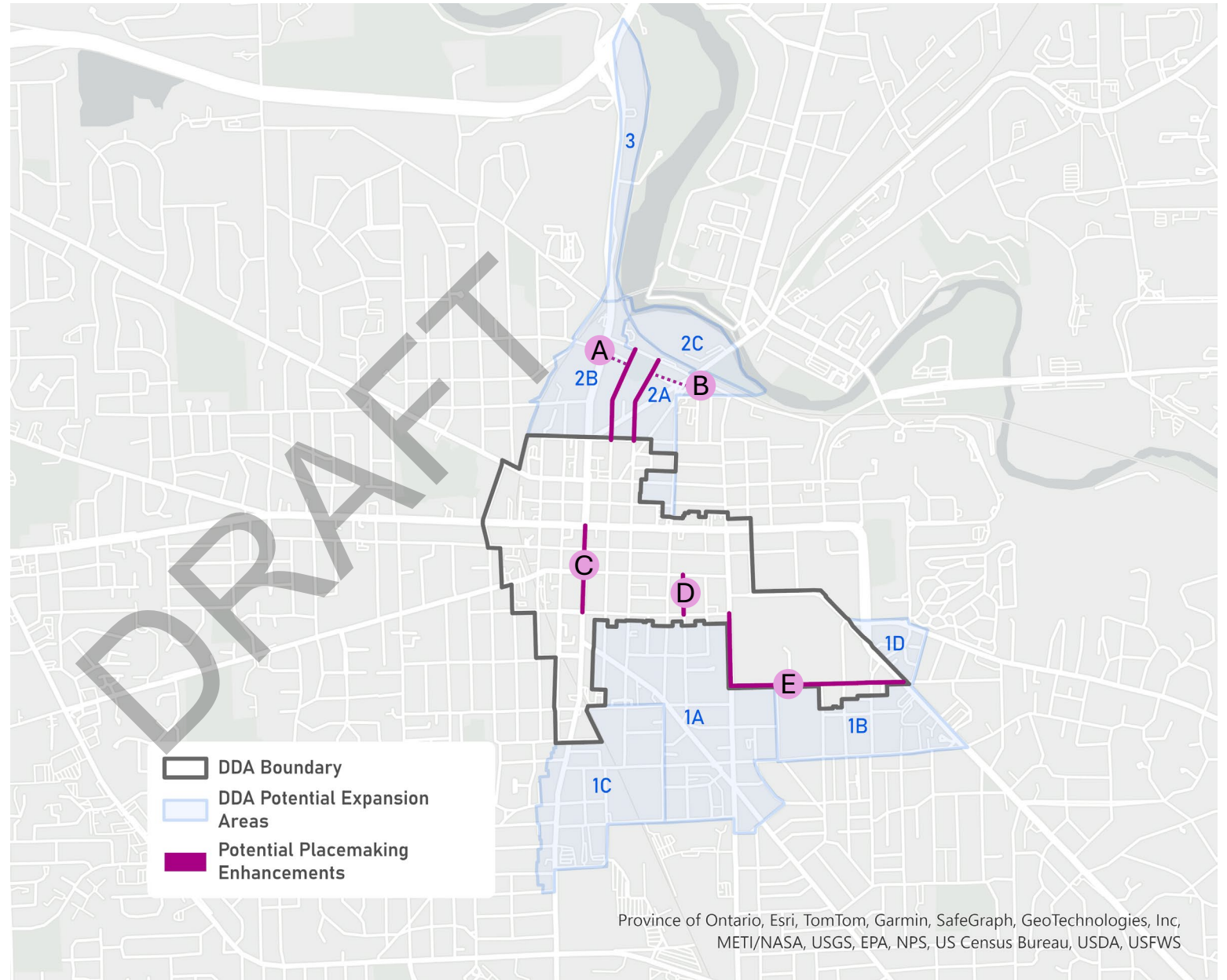
Project Name	Limits	Boundary Area	Scope	Total Cost	Coordinated Utility Needs
1. MDOT Jurisdictional Support - Expansion Washtenaw Ave	South University to Hill St.	1B	Dedicated transit lanes, crossing improvements, and speed limit reductions. Dedicated transit lanes, crossing improvements, and speed limit reductions. Improve transit riding experience by improving reliability and efficiency. Strengthen access to downtown, a center for services, community, education, and employment. Informed by equity goal - prioritizing those who are disproportionately injured and transportation cost-burdened. Street resurfacing. Includes water main upsizing and replacement due to age. Includes sanitary lining.	\$9,630,000	Yes
1. MDOT Jurisdictional Support - Washtenaw Ave DDA	Washtenaw Court to South University	DDA	Dedicated transit lanes, crossing improvements, and speed limit reductions. Improve transit riding experience by improving reliability and efficiency. Strengthen access to downtown, a center for services, community, education, and employment. Informed by equity goal - prioritizing those who are disproportionately injured and transportation cost-burdened. Includes street resurfacing. Includes water main upsizing and replacement due to age. Includes sanitary lining.	\$9,850,000	Yes
1. MDOT Jurisdictional Support - Huron Street DDA	1st Street to Washtenaw Ave	DDA	Dedicated transit lanes, crossing improvements, and speed limit reductions. Improve transit riding experience by improving reliability and efficiency. Strengthen access to downtown, a center for services, community, education, and employment. Informed by equity goal - prioritizing those who are disproportionately injured and transportation cost-burdened. Includes street resurfacing, water main upsizing and replacement due to age. Includes sanitary lining.	\$21,450,000	Yes
9. MDOT Jurisdictional Support - Expansion N. Main	Kingsley to W Summit St	2B	Lane Reconfiguration, high-comfort bike facility, speed limit reductions, round-about, crossing improvements, and leading pedestrian intervals. Informed by safety and access goals - improving safe access to recreation. Street resurface. Includes water main upsizing and replacement due to age (includes transmission main). Includes sanitary lining.	\$11,950,000	
9. MDOT Jurisdictional Support - N. Main DDA	Huron to W. Summit St	DDA	Lane reconfiguration, high-comfort bike facility, speed limit reductions, round-about, crossing improvements, and leading pedestrian intervals. Street resurface. Includes water main upsizing and replacement due to age (includes >400 LF of transmission main). Includes sanitary lining.	\$11,730,000	Yes
16. Ann Street Two-Way Restoration	N Fifth Ave to Division St	DDA, Area 2A	Ann Street two-way restoration from N. Fifth Ave to Division. Safety and navigation improvements focused on slowing speeds and improving crossings. Includes signal work (including audible pedestrian signals), bump-outs, and crossing improvements. Includes watermain upsizing and replacement due to age. Includes transmission mains >400 LF. Includes stormwater and sanitary sewer lining. Identified through Circulation Study.	\$6,560,000	Yes

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

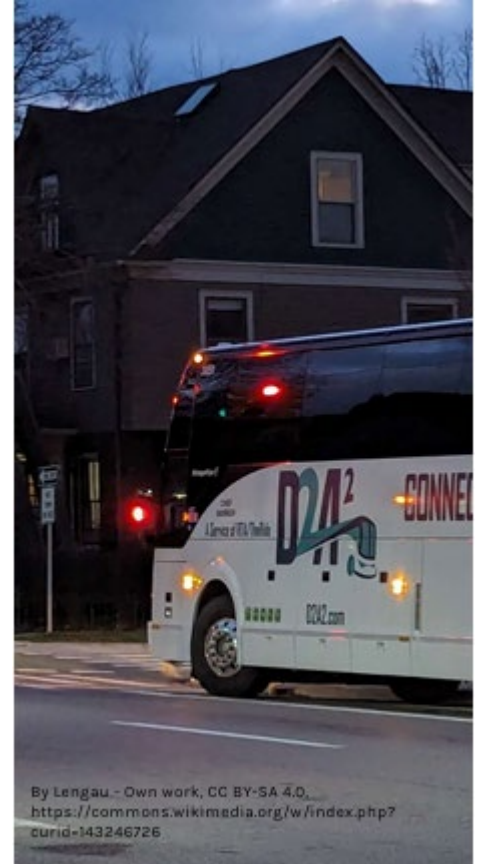
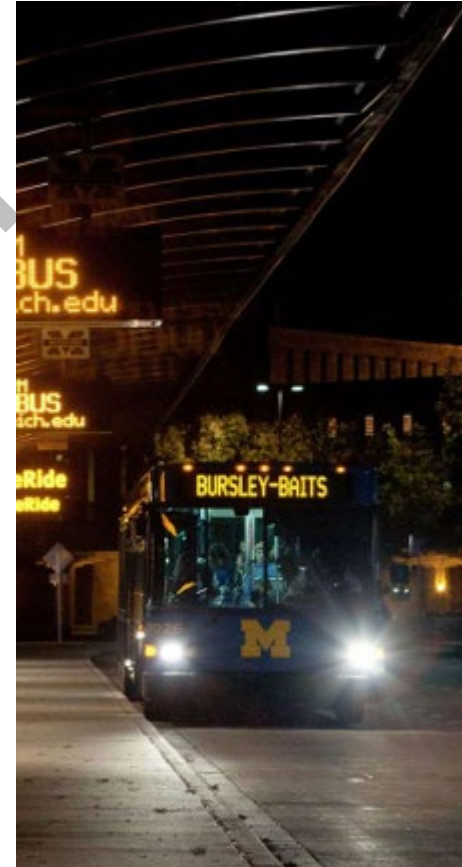
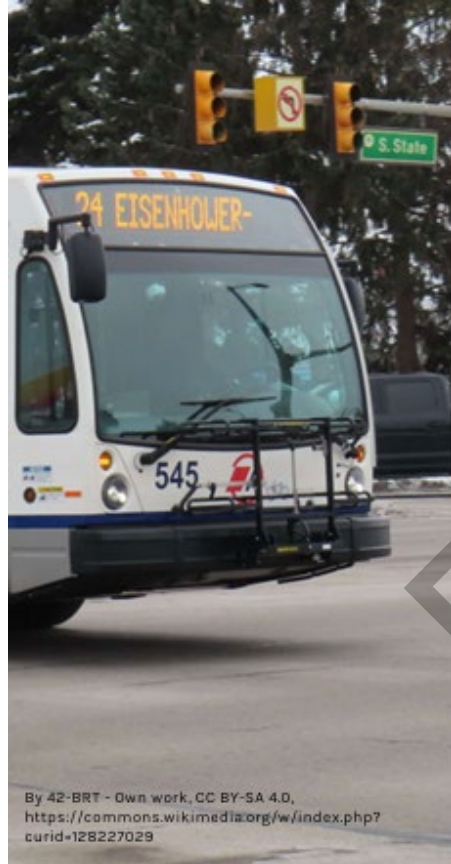
Not Pictured:

- New Streetlight Installation (throughout DDA)
- Event Bollard Installation (Intersections adjacent to Event Streets)
- Elevate Program Installations (Throughout DDA + expansion areas)



Project Name	Limits	Boundary Area	Scope	Total Cost
7. Event Bollard Installations	Intersections adjacent to event streets (Washington, Main, Liberty, State, Maynard, South U)	DDA	Retractable event bollards to protect events from vehicle-based attack, improve event operations and storage, increase access to protective barriers for all downtown events.	\$6,000,000
26. Elevate Program - 30 year total DDA	Throughout	DDA	Public art and placemaking installations that enhance the downtown experience for all people. Elevate history and storytelling; diversity, equity, and inclusion; play, interaction, and creativity; placemaking.	\$3,750,000
Elevate Program - 30 year total 1A	Throughout	Area 1A		TBD
Elevate Program - 30 year total 1B	Throughout	Area 1B		TBD
Elevate Program - 30 year total 1C	Throughout	Area 1C		TBD
Elevate Program - 30 year total 1D	Throughout	Area 1D		TBD
Elevate Program - 30 year total 2A	Throughout	Area 2A		TBD
Elevate Program - 30 year total 2B	Throughout	Area 2B		TBD
Elevate Program - 30 year total 2C	Throughout	Area 2C		TBD
Elevate Program - 30 year total 3	Throughout	Area 3		TBD
29. 5th Ave Riverfront Connection	Kingsley to river	Area 2A	Improve pedestrian connections from downtown to the river. Includes public art, wayfinding, lighting improvements, and crossing improvements. No coordinated utility work, surface treatments only. B2B Connection.	\$2,350,000
29. 4th Ave Riverfront Connection	Kingsley to river	Area 2A	Improve pedestrian connections from downtown to the river. Includes public art, wayfinding, lighting improvements, and crossing improvements. No coordinated utility work, surface treatments only.	\$1,880,000
31. Thompson Street Key Connector	Liberty to William	DDA	Public art, wayfinding, lighting, expanding tree grates, enhancing the tree canopy, plantings, and seating.	\$1,850,000
40. New Streetlight Installation	Throughout	DDA	Install streetlights on streets where there are currently none installed, or there are only lights on one half of the street. Includes upgrading electrical capacity on those streets. Streets include Miller Ave, Ashley, Washington, William, Division, S. Main, Huron, and Forest. Overlaps with lighting and electrical upgrades identified in streetscape projects.	\$5,500,000
37. South U to State Neighborhood Connector (State Eastward)	State from William to South U South U from State to East U	DDA	Public art and wayfinding connecting two commercial districts - State Street and South University.	\$6,400,000
45. South University Platform Dining	E University to Washtenaw	DDA	Tactical sidewalk expansion. Construct platform dining in on street parking spaces. Does not include water main and sanitary utility work.	\$360,000
45. Main Street Platform Dining	William to Huron	DDA	Tactical sidewalk expansion. Construct platform dining in on street parking spaces. Does not include water main and sanitary utility work.	\$960,000

TRANSIT

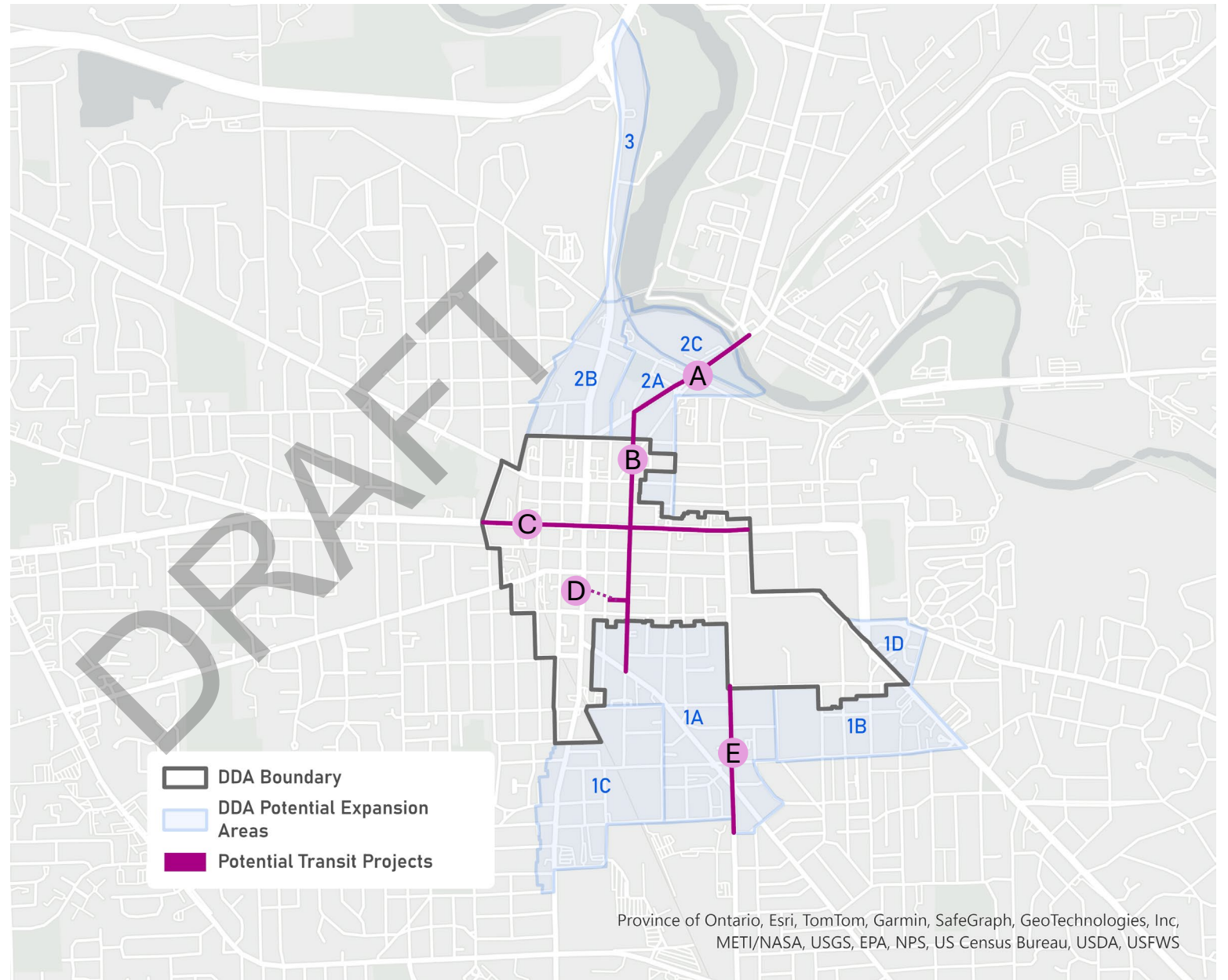


TRANSIT

- A. Plymouth-Broadway-Beakes- Queue Jump & Transit Only Lane
- B. Fifth Ave - Queue Jump & Transit only lane
- C. Huron St. Dedicated Transit Lanes & BRT Stations
- D. Downtown Transit Center Capacity Support
- E. State St. Transit Lane Extension

Not Pictured:

- Transit Stop Upgrades (Throughout DDA + Expansion areas)



Project Name	Limits	Boundary Area	Scope	Total Cost	Coordinated Utility Needs
1. State Street Transit Lane Extension	S. University to Arch St.	DDA, and Area 1A	Dedicated north-bound transit lane on State Street. Extends the transit only lane planned on State Street from South U to Arch Street. Requires full corridor reconstruction to provide transit lane width and bikeway width. Includes moving curbline on one side of the roadway. Re-making the separated bikeway as 1-way lanes or 2-way lanes if there isn't sufficient space. Streetscape repair on one side of the street. Includes stormwater infrastructure, watermain upsizing (includes >400 LF transmission main) and replacement due to age, and sanitary sewer lining. Informed by equity goal - improving access and prioritizing those who are disproportionately injured and transportation cost-burdened, and/or unable to drive.	\$18,941,841	Yes
1. Huron Street Dedicated Transit Lanes & BRT Stations	Chapin to Glen	DDA	Dedicated transit lanes and bus rapid transit (BRT) and improve transit riding experience by improving reliability and efficiency. Includes level boarding stations and transit stop amenities. Strengthen access to downtown, a center for services, community, education, and employment. Informed by equity goal – improving access and prioritizing those who are disproportionately injured and transportation cost-burdened. Includes water main upsizing and replacement due to age. Includes sanitary lining. Includes stormwater infrastructure. Requires travel lane removal and coordination with the Michigan Department of Transportation Identified through TheRide 2045 Long Range Plan and Downtown Area Circulation Study.	\$21,700,000	Yes
8. Plymouth-Broadway-Beakes - Queue jump & Transit only lanes	5th Ave to Broadway St.	Area 2C	Improve transit riding experience by improving reliability and efficiency. Strengthen access to downtown, a center for services, community, education, and employment. Informed by equity goal - prioritizing those who are disproportionately injured and transportation cost-burdened, and/or unable to drive. Repurpose ROW with south bound transit only lane and queue jump lane at Broadway and Swift Street and south bound transit lanes. Mill & Fill and restripe lanes. Beakes curbline adjusted. Repurpose one travel lane with transit only. Identified through TheRide 2045 Long Range Plan and Downtown Area Circulation Study.	\$1,875,000	
15. Downtown Transit Center Capacity Support	Blake Transit Center	DDA	Support TheRide with expanding capacity at Blake and/or acquire additional property.	\$30,000,000	
20.Fifth Ave – Queue jump & Transit only lanes	Packard to Beakes	Area 1A, DDA, Area 2A	Improve transit riding experience by improving reliability and efficiency. Strengthen access to downtown, a center for services, community, education, and employment. Informed by equity goal - prioritizing those who are disproportionately injured and transportation cost-burdened, and/or unable to drive. Signal work + TSP tech. Repurpose right of way space to Include removing parking and bump outs on one side to accommodate a southbound transit-only lane and queue jump lanes at each intersection approach (Kingsley to Hill). No coordinated utility work. Identified through TheRide 2045 Long Range Plan and Downtown Area Circulation Study.	\$2,050,000	

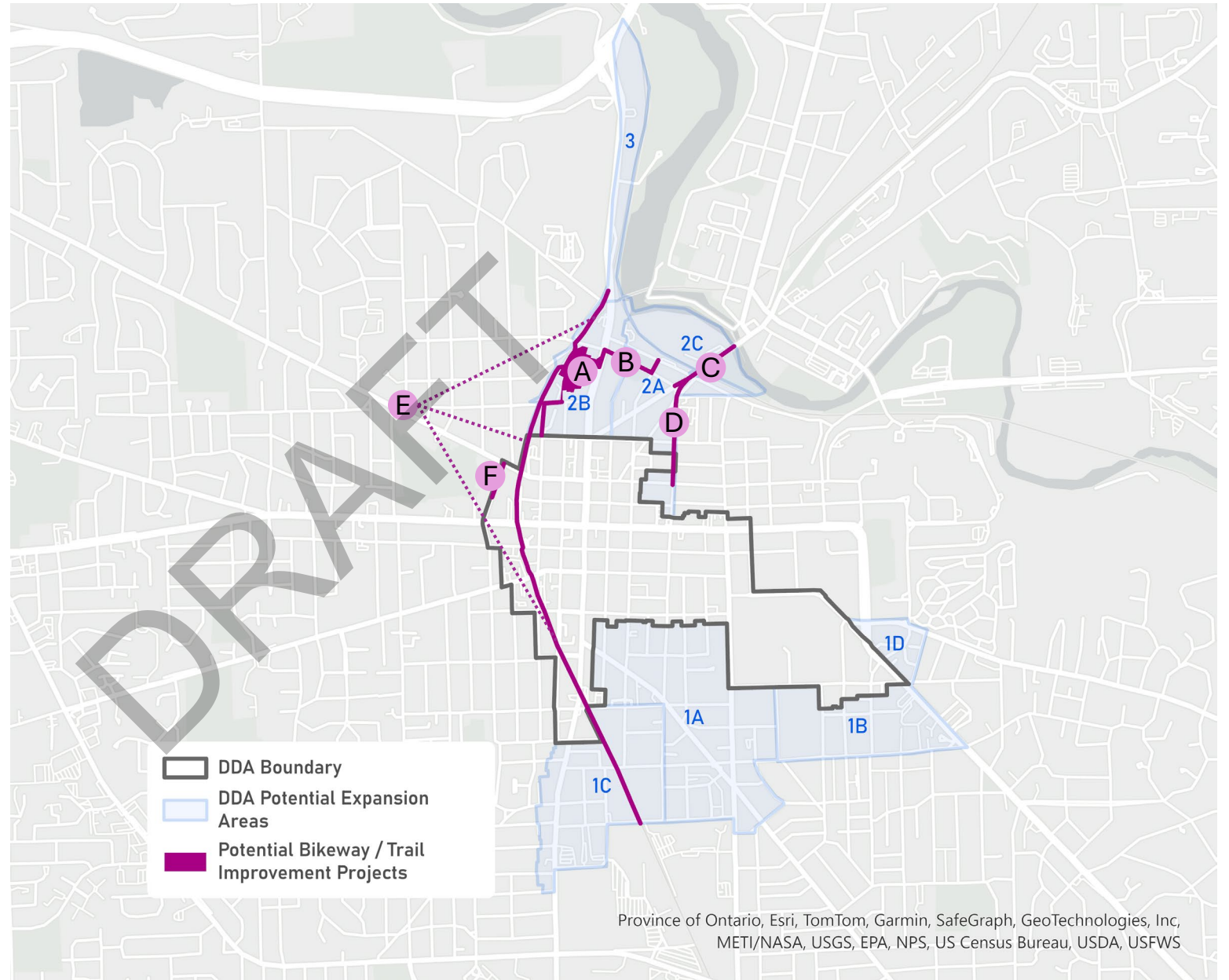
Project Name	Limits	Boundary Area	Scope	Total Cost	Coordinated Utility Needs
25. Transit Stop Upgrades - 15x Shelters	Throughout	DDA	New bus shelters with seating, lighting, real time information, public wifi. ADA improvements, if needed. Depending on site conditions and need.	\$750,000	
32. Transit Stop Upgrades - x5 Shelters	Throughout	1A	New bus shelters with seating, lighting, real time information, public wifi. ADA improvements, if needed. Depending on site conditions and need.	\$250,000	
32. Transit Stop Upgrades - x1 Shelters	Throughout	1B	New bus shelters with seating, lighting, real time information, public wifi. ADA improvements, if needed. Depending on site conditions and need.	\$50,000	
32. Transit Stop Upgrades - x3 Shelters	Throughout	1C	New bus shelters with seating, lighting, real time information, public wifi. ADA improvements, if needed. Depending on site conditions and need.	\$150,000	
32. Transit Stop Upgrades - x2 Shelters	Throughout	2A	New bus shelters with seating, lighting, real time information, public wifi. ADA improvements, if needed. Depending on site conditions and need.	\$100,000	
32. Transit Stop Upgrades - x1 Shelters	Throughout	2B	New bus shelters with seating, lighting, real time information, public wifi. ADA improvements, if needed. Depending on site conditions and need.	\$50,000	

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



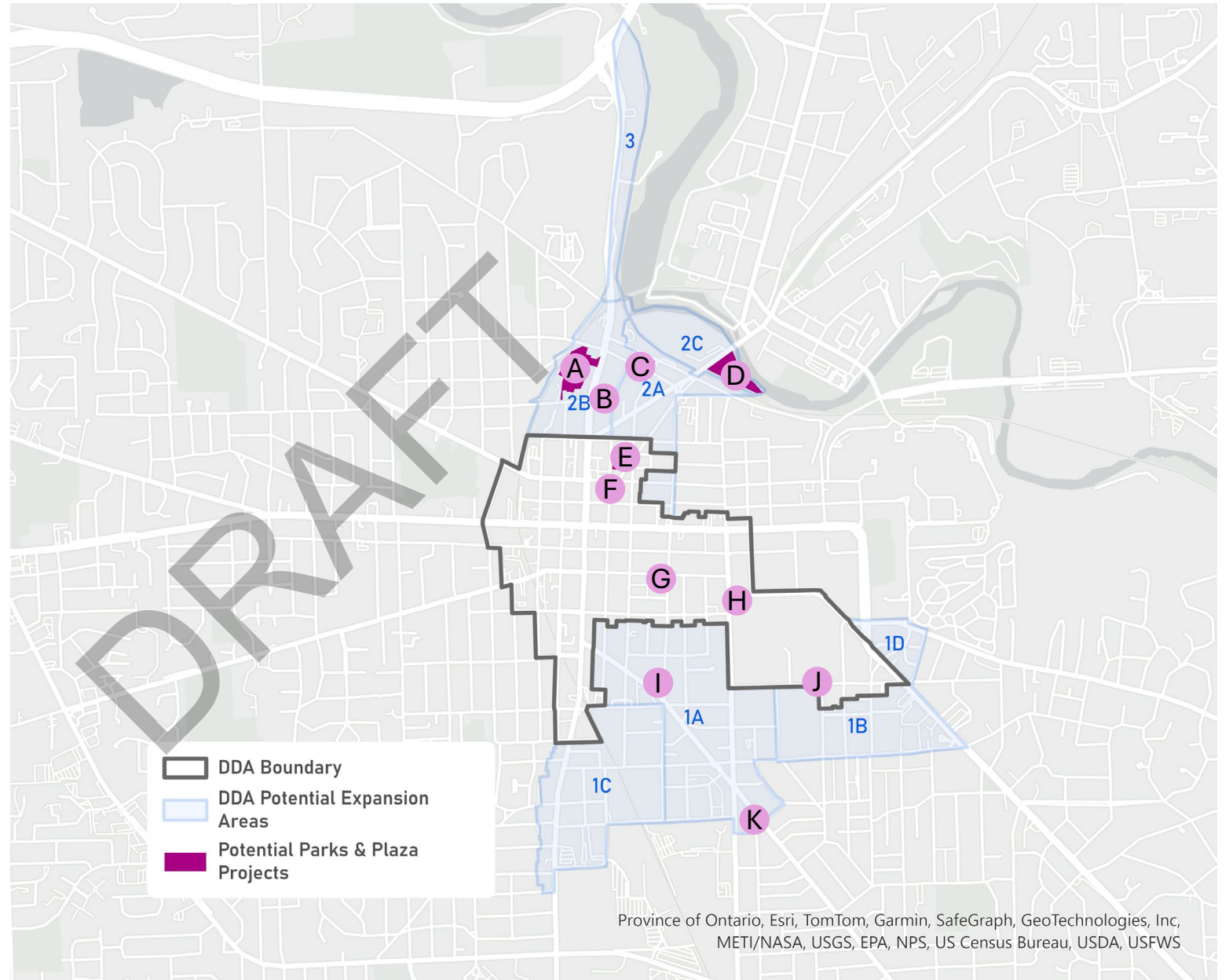
Project Name	Limits	Boundary Area	Scope	Total Cost	Coordinated Utility Needs
6. Division Street Bikeway Extension	Catherine St. to Broadway Bridge	Area 2A	Extend the curb-separated two-way bikeway on Division Street from Catherine Street to the Broadway Bridge. Strengthen access to downtown, a center for services, community, education, and employment. Informed by equity and safety goals - prioritizing those who are disproportionately injured and transportation cost-burdened. Corridor identified through People-Friendly Streets and the Downtown Area Circulation Study. Does not include any coordinated utility work.	\$1,220,000	
6. Broadway-Plymouth Sidepath	Broadway Bridge to Plymouth	Area 2A, Area 2C	Curb-separated two-way bikeway extension to Broadway path and B2B. Informed by equity and safety goals - prioritizing those who are disproportionately injured and transportation cost-burdened. Does not include water main or sanitary. Identified through the Downtown Area Circulation Study and Lower Town Study.	\$720,000	
14. 721 Trail	Starting at Kingsley, extend the First St. bikeway north + create a fully separated connection to the Summit St connector.	Area 2B	Two-way Bikeway extension from First Street to N. Main and Summit. Path is through 721 N. Main Street site. Includes landscape buffer adjacent to the path. Informed by safety and access goals - improving safe access to recreation. Corridor identified through Circulation Study. Does not include any coordinated utility work.	\$1,190,000	
23. Summit Bikeway Connector	N. Main to 5th Ave and berm tunnel (Through Wheeler to Berm Tunnel and B2B)	Area 2A and 2B	Two-way bikeway extension on Summit from N. Main to 5th Ave, connecting to Berm tunnel and B2B. Informed by safety and access goals - improving safe access to recreation. Identified through Circulation Study. Includes small amount of water main upsizing. Includes stormwater, and sanitary lining work. Identified through the Downtown Area Circulation Study	\$3,360,000	Yes
28. Treeline Trail		DDA, Area 1A, 1C, 2B	Treeline Trail from 721 N. Main to State Street corridor. Elevated and separated recreational trail connecting the B2B to and through downtown Ann Arbor. Includes elevated trail from the 721 site to the Depot berm tunnel, Miller Bridge Zone, Huron Gateway, South Main Gateway to State Street. Requires private property acquisition and MDOT rail easement, which is not reflected in the cost estimate. Identified through the Treeline Trail Master Plan.	\$120,200,000	
49. Chapin Street - Miller Bikeway to West Park connector	Miller Ave. to West Park driveway	DDA	Connect Miller Ave Bikeway to West Park. Convert sidewalk into a wide concrete shared-use path and extend behind playground to existing trail in West Park. Requires relocating a curb and adjusting utility poles (primarily telecom). Re-striping, milling, and filling where needed to identify the shared-use path. Project reason: improve non-motorized access to West Park and the west side neighborhood via the West Park Path. Informed by safety and access goals - improving safe access to recreation.	\$770,000	

PARKS AND PLAZAS



PARKS AND PLAZAS

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

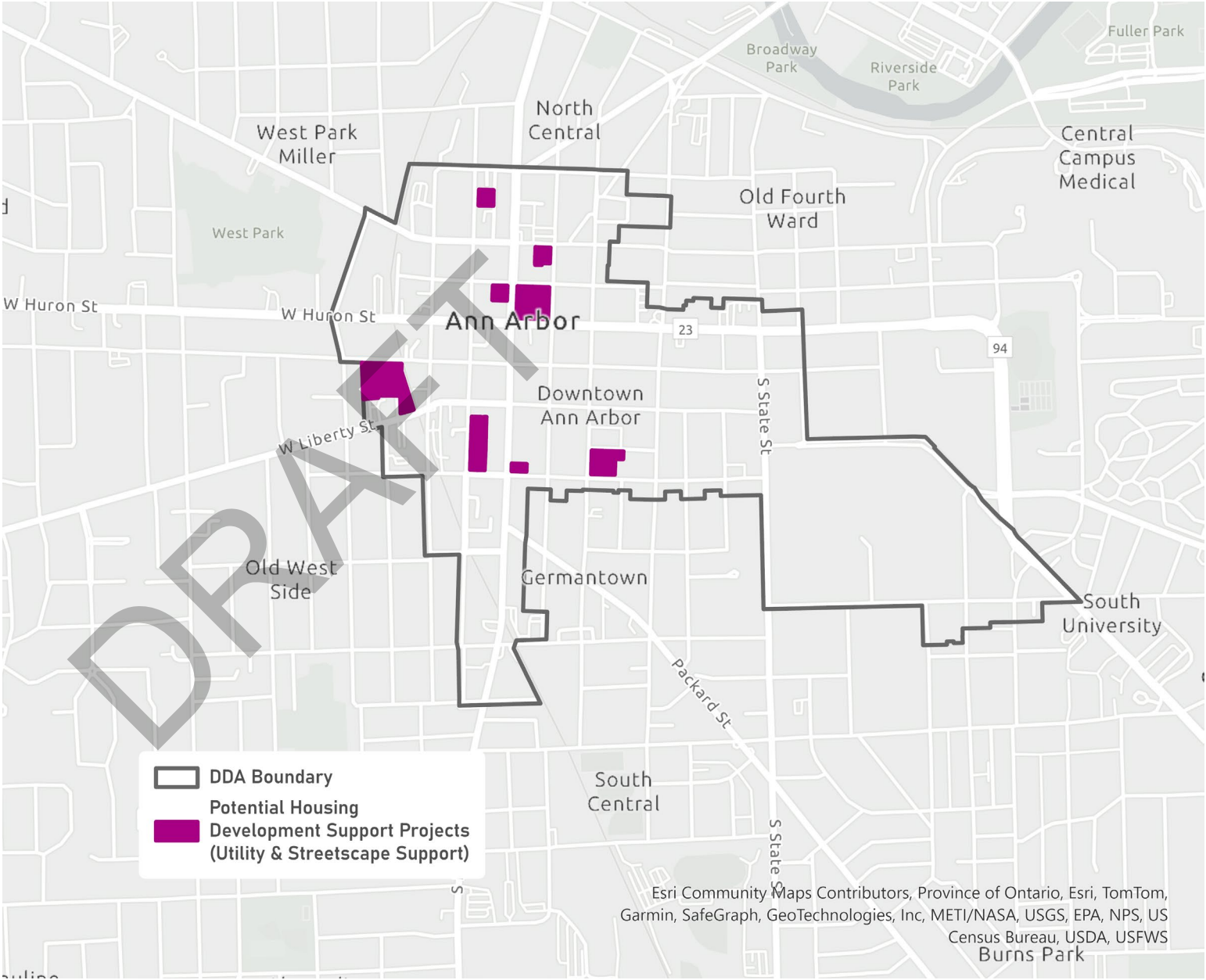


Project Name	Limits	Boundary Area	Scope	Total Cost	Coordinated Utility Needs
10. 721 Park and Trail	721 North Main Street	Area 2B	Naturalized Park Large: Shared-use trail with enhanced landscaping and stormwater retention, lighting, seating, public art, public restroom (must be floodproof). Naturalized park emphasis to promote social and environmental resiliency and offer natural havens as City continues to grow and develop.	\$17,540,000	Yes
11. Farmer's Market Reconstruction (Park)	Fifth Avenue, Detroit Street, Fourth Avenue	DDA	Urban Park Large: Full site reconstruction. Includes capacity for a new market building with public restrooms. Also, stormwater, lighting, landscaping, accessibility improvements, public art, and solar. Creating a welcoming and well functioning Farmer's Market with the goal of strengthening the Market's presence downtown and serving more customers/more vendors. Enhances local economy by strengthening local goods and food producers.	\$21,000,000	Yes
21. Liberty Plaza Reconstruction (Park)	Liberty and Division	DDA	Urban Park Large: Stormwater, lighting, landscaping, accessibility improvements, public art, amenities and restrooms. Electrical access for events. Urban Park emphasis on creating flexible space for community, arts and culture, and play.	\$6,000,000	Yes
27. Wheeler Park	4th Ave, Depot, and 5th Ave	Area 2A	Urban Park Large: Enhanced landscaping and stormwater retention, lighting, accessibility improvements, public art, amenities and restrooms. Electrical access for events. Urban Park emphasis on creating flexible space for community, arts and culture, and play. Include public art that honors the history of Ann Arbor's historic Black neighborhoods.	\$6,440,000	Yes
34. Broadway Park	Broadway near Depot	Area 2C	Naturalized Park Large: Enhanced landscaping and stormwater retention, lighting, seating, public art. Public restroom. Naturalized park emphasis to promote social and environmental resiliency and offer natural havens as City continues to grow and develop.	\$12,800,000	Yes
36. Sculpture Plaza Reconstruction (Park)	Fourth Avenue and Catherine	DDA	Urban Park Small: Full site reconstruction. Create a space for community interaction through improved design. Lighting, landscaping, accessibility improvements, seating, play elements, public art. Electrical access for events. Urban Park emphasis on creating flexible space for community, arts and culture, and play.	\$1,700,000	Yes
38. State Street/North University Plaza (ROW)	State and North University	DDA	Urban Park Small: Stormwater, lighting, landscaping, accessibility improvements, seating, play elements, public art. Electrical access for events. Urban Park emphasis on creating flexible space for community, arts and culture, and play.	\$1,800,000	Yes
39. Hanover Square Park	Packard and Division	Area 1A	Naturalized Park Small: Lighting, enhanced landscaping, stormwater retention, accessibility improvements, seating, play elements, public art. Electrical access for events. Naturalized park emphasis to promote social and environmental resiliency and offer natural havens as City continues to grow and develop.	\$1,100,000	Yes
46. McDivitt-White Plaza	South University and East University	DDA	Urban Park Small: a collaboration with U-M to upgrade the Dewitt Plaza to support public art and enhance the gateway to the South U neighborhood. Stormwater, lighting, landscaping, accessibility improvements, seating, public art. Electrical access for events. Urban Park emphasis on creating flexible space for community, arts and culture, and play. Includes a small amount of water main work.	\$2,110,000	Yes
48. Forsythe Park	Packard and Arch	Area 1A	Naturalized Park Small: Enhanced landscaping and stormwater retention, lighting, seating, public art. Electrical access for events. Naturalized park emphasis to promote social and environmental resiliency and offer natural havens as City continues to grow and develop.	\$1,000,000	Yes
48. North Main Park	Between Main and 4th Ave.	Area 2B	Naturalized Park Small: Lighting, enhanced landscaping and stormwater retention, accessibility improvements, seating, play elements, public art. Electrical access for events. Naturalized park emphasis to promote social and environmental resiliency and offer natural havens as City continues to grow and develop.	\$2,300,000	Yes

UTILITIES



UTILITIES



Project Name	Limits	Boundary Area	Scope	Total Cost
33. Water main Replacement (bucket project) DDA	Throughout	DDA	Replace water mains due to age and/or undersized. Increase capacity for new residents and improve resiliency of water infrastructure. Includes 1,263 LF of transmission main. Nearly tied with 1A for LF. High score for resiliency.	\$8,370,000
33. Water main Replacement (bucket project) Area 1A	Throughout	Area 1A	Replace water mains due to age and/or undersized. Increase capacity for new residents and improve resiliency of water infrastructure. Includes 1,414 LF of transmission main. Highest LF of bucket projects. High score for resiliency.	\$7,400,000
41. Water main Replacement (bucket project) Area 1B	Throughout	Area 1B	Replace water mains due to age and/or undersized. Increase capacity for new residents and improve resiliency of water infrastructure. 955 LF of transmission mains. High score for resiliency.	\$5,630,000
33. Water main Replacement (bucket project) Area 1C	Throughout	Area 1C	Replace water mains due to age and/or undersized. Increase capacity for new residents and improve resiliency of water infrastructure. 404 LF of transmission main.	\$4,360,000
33. Water main Replacement (bucket project) Area 2A	Throughout	Area 2A	Replace water mains due to age and/or undersized. Increase capacity for new residents and improve resiliency of water infrastructure. 548 LF of transmission main.	\$3,230,000
41. Water main Replacement (bucket project) Area 2B	Throughout	Area 3	Replace water mains due to age and/or undersized. Increase capacity for new residents and improve resiliency of water infrastructure. 147 LF of transmission main.	\$490,000
41. Water main Replacement (bucket project) Area 3	Throughout	Area 2B	Replace water mains due to age and/or undersized. Increase capacity for new residents and improve resiliency of water infrastructure. 15 LF of transmission main. No added resiliency points.	\$730,000
47. Sanitary Sewer Lining DDA	Throughout	DDA	Line sanitary sewers to improve infrastructure resiliency.	\$1,100,000
Sanitary Sewer Lining Area 1A	Throughout	Area 1A	Line sanitary sewers to improve infrastructure resiliency.	\$390,000
Sanitary Sewer Lining Area 1B	Throughout	Area 1B	Line sanitary sewers to improve infrastructure resiliency.	\$160,000
Sanitary Sewer Lining Area 1C	Throughout	Area 1C	Line sanitary sewers to improve infrastructure resiliency.	\$320,000
Sanitary Sewer Lining Area 2A	Throughout	Area 2A	Line sanitary sewers to improve infrastructure resiliency.	\$450,000
Sanitary Sewer Lining Area 2B	Throughout	Area 2B	Line sanitary sewers to improve infrastructure resiliency.	\$90,000
Sanitary Sewer Lining Area 3	Throughout	Area 3	Line sanitary sewers to improve infrastructure resiliency.	\$300,000

Project Name	Limits	Boundary Area	Scope	Total Cost
19. Housing Commission - Utility And Streetscape Support	Sites: Community Dental Center, Palio	DDA	Including streetscape, upsized water mains, stormwater infrastructure, sanitary capacity. Cost does not include solar and geothermal to support net zero development but that may be a desired approach (may be best through district solar/geothermal or a grant from the DDA's affordable housing fund).	\$400,000
41. County Sites - Utility And Streetscape Support	Sites: Ann & Main, Washtenaw County Admin Parking Lot, Washtenaw County Courthouse Parking Lot,	DDA	Including streetscape, upsized water mains, stormwater infrastructure, sanitary capacity. Cost does not include solar and geothermal to support net zero development but that may be a desired approach (may be best through district solar/geothermal or a grant from the DDA's affordable housing fund).	\$4,160,000
42. Downtown Library - Utility And Streetscape Support	Site: AADL downtown branch	DDA	Including streetscape, upsized water mains, stormwater infrastructure, sanitary capacity. Cost does not include solar and geothermal to support net zero development but that may be a desired approach (may be best through district solar/geothermal or a grant from the DDA's affordable housing fund).	\$580,000
43. City Sites (Not Housing Commission) - Utility And Streetscape Support	Sites: 415 W. Washington, First and William, Kline Lot	DDA	Including streetscape, upsized water mains, stormwater infrastructure, sanitary capacity. Cost does not include solar and geothermal to support net zero development but that may be a desired approach (may be best through district solar/geothermal or a grant from the DDA's affordable housing fund).	\$1,940,000

SUSTAINABLE ENERGY



A) Customer-Owned Solar



Residents who own a solar array can sign up for the SEU, use power from their solar system, and sell any excess power to the SEU to be distributed through microgrids or stored on the SEU battery storage system.

B) SEU-Owned Solar



Residents who sign up for the SEU and have good solar potential may have an SEU-owned solar system installed on their home. They can use power from this solar system, and excess power will be distributed through microgrids or stored on the SEU battery storage system.

C) SEU, No On-Site Solar



Residents who sign up for the SEU and do not have good solar power potential may receive SEU power distributed through microgrids or from the SEU battery storage system. All SEU participants are also eligible for other SEU offerings, such as electrification assistance and energy efficiency improvements.

D) Renters



Renters are eligible for all applicable SEU offerings, as long as enrollment and programs are done in coordination with the landlord or property owner.

E) Community Solar



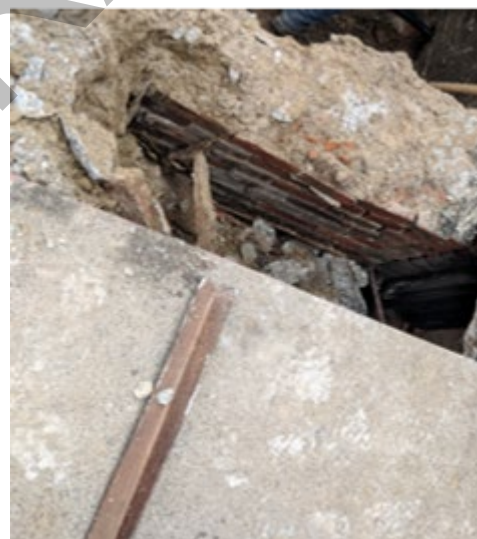
Large solar installations provide power to multiple buildings, through microgrids and the SEU battery storage system. Subscribers pay per kWh of usage from the SEU.



Project Name	Limits	Boundary Area	Scope	Total Cost
41. Geothermal Installation	Throughout	DDA	Install geothermal to support creation of sustainable energy utility improving resiliency and sustainability of City's energy system. Support local economy by reducing power outages, business closure days, and lost inventory. Support residential quality of life by providing redundant energy generation during DTE power outages. Consider focusing on housing commission sites.	\$105,000,000
Geothermal Installation	Throughout	Area 1A		\$70,000,000
Geothermal Installation	Throughout	Area 1B		\$70,000,000
Geothermal Installation	Throughout	Area 1C		\$70,000,000
Geothermal Installation	Throughout	Area 1D		\$35,000,000
Geothermal Installation	Throughout	Area 2A		\$70,000,000
Geothermal Installation	Throughout	Area 2B		\$70,000,000
Geothermal Installation	Throughout	Area 2B		\$70,000,000
Geothermal Installation	Throughout	Area 2C		\$35,000,000
Geothermal Installation	Throughout	Area 3		\$35,000,000

Project Name	Limits	Boundary Area	Scope	Total Cost
44. District Solar & Wind Energy Assessment and Implementation	Throughout	DDA	Assess potential for district/neighborhood level solar, identify locations, and implement. Support creation of sustainable energy utility improving resiliency and sustainability of City's energy system. Includes battery backup. Support local economy by reducing power outages, business closure days, and lost inventory. Support residential quality of life by providing redundant energy generation during DTE power outages. May prioritize connections first to Housing Commission and public sites, like Downtown Library.	\$106,000,000
District Solar & Wind Energy Assessment and Implementation	Throughout	Area 1A		\$36,200,000
District Solar & Wind Energy Assessment and Implementation	Throughout	Area 1B		\$15,700,000
District Solar & Wind Energy Assessment and Implementation	Throughout	Area 1C		\$36,200,000
District Solar & Wind Energy Assessment and Implementation	Throughout	Area 1D		\$15,700,000
District Solar & Wind Energy Assessment and Implementation	Throughout	Area 2A		\$6,920,000
District Solar & Wind Energy Assessment and Implementation	Throughout	Area 2B		\$9,890,000
District Solar & Wind Energy Assessment and Implementation	Throughout	Area 2C		\$9,500,000
District Solar & Wind Energy Assessment and Implementation	Throughout	Area 3		\$4,870,000

CAPITAL MAINTENANCE



Project Name	Limits	Boundary Area	Scope	Total Cost
44. Annual DDA repairs - 30 year total DDA	Throughout	DDA	Maintain infrastructure unique to downtown. Includes trip hazards in the amenity zone, replacing brick sidewalks with concrete, tree pit and tree grate maintenance, public bike parking, seating, etc.	\$13,500,000
Annual DDA repairs - 30 year total 1A	Throughout	Area 1A		\$10,454,264
Annual DDA repairs - 30 year total 1B	Throughout	Area 1B		\$4,552,170
Annual DDA repairs - 30 year total 1C	Throughout	Area 1C		\$6,800,761
Annual DDA repairs - 30 year total 1D	Throughout	Area 1D		\$1,138,909
Annual DDA repairs - 30 year total 2A	Throughout	Area 2A		\$3,614,348
Annual DDA repairs - 30 year total 2B	Throughout	Area 2B		\$3,736,452
Annual DDA repairs - 30 year total 2C	Throughout	Area 2C		\$2,296,753
Annual DDA repairs - 30 year total 3	Throughout	Area 3		\$2,290,427
66. Annual streetlight maintenance - 30 year total	Throughout	DDA	Capital maintenance of City-owned pedestrian streetlights including pole replacement, luminaire replacement, painting, electrical upgrades, etc.	\$4,500,000
Annual streetlight maintenance	Throughout	Area 1A		\$3,484,755
Annual streetlight maintenance	Throughout	Area 1B		\$1,517,390
Annual streetlight maintenance	Throughout	Area 1C		\$2,266,920
Annual streetlight maintenance	Throughout	Area 1D		\$379,636
Annual streetlight maintenance	Throughout	Area 2A		\$1,204,783
Annual streetlight maintenance	Throughout	Area 2B		\$1,245,484
Annual streetlight maintenance	Throughout	Area 2C		\$765,584
Annual streetlight maintenance	Throughout	Area 3		\$763,476

Project Name	Limits	Boundary Area	Scope	Total Cost
31. Public Restrooms - x4	Throughout	DDA	Scoped to include up to four permanent restrooms in downtown Ann Arbor. with the goal to provide a safe & dignified public restroom option for all people regardless of ability, gender, race, housing status, culture, and age.	\$3,000,000

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SERVICE AND MAINTENANCE EXPANSION

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Program Name	Boundary Area	Scope	Total Cost
Service and maintenance team - 30-year total	DDA	Service team to help fill identified service and maintenance gap and consolidate some existing DDA contracts. Scope includes sidewalk and curbside cleaning, including trash and debris removal. Landscape maintenance. Annual alley power washing. Snow removal and ice melt application at sidewalk ramps, bus stops, ADA parking spaces, and benches. Bikeway delineator maintenance and replacement. Brick, bench, and bike hoop repairs. Supplemental pedestrian trash can service when visitor volume is high. Barricade deployment. Seasonal light installation. Provide a consistent presence and service connection to educate and remind business owners of code requirements, connect directly with A2 fit it to report streetlight outages and infrastructure concerns, connect those in need with services.	\$30,000,000
Service and maintenance team	Area 1A		\$23,231,697
Service and maintenance team	Area 1B		\$10,115,934
Service and maintenance team	Area 1C		\$15,112,803
Service and maintenance team	Area 1D		\$2,530,910
Service and maintenance team	Area 2A		\$8,031,885
Service and maintenance team	Area 2B		\$8,303,227
Service and maintenance team	Area 2C		\$5,103,896
Service and maintenance team	Area 3		\$5,089,838

AFFORDABLE HOUSING SUPPORT



Solar panels were an addition to the Miller Manor property.



Program Name	Boundary Area	Scope	Total Cost
DDA Affordable Housing Fund 30 year total	DDA	DDA transfers 4.5% of TIF revenue every year from TIF to DDA Housing Fund. Funds can be spent on planning, development, and improvement of housing sites w/ incomes at or below 60% AMI.	\$22,711,600
DDA Affordable Housing Fund	Area 1A	DDA transfers 4.5% of TIF revenue every year from TIF to DDA Housing Fund. Funds can be spent on planning, development, and improvement of housing sites w/ incomes at or below 60% AMI.	TBD
DDA Affordable Housing Fund	Area 1B	DDA transfers 4.5% of TIF revenue every year from TIF to DDA Housing Fund. Funds can be spent on planning, development, and improvement of housing sites w/ incomes at or below 60% AMI.	TBD
DDA Affordable Housing Fund	Area 1C	DDA transfers 4.5% of TIF revenue every year from TIF to DDA Housing Fund. Funds can be spent on planning, development, and improvement of housing sites w/ incomes at or below 60% AMI.	TBD
DDA Affordable Housing Fund	Area 2A	DDA transfers 4.5% of TIF revenue every year from TIF to DDA Housing Fund. Funds can be spent on planning, development, and improvement of housing sites w/ incomes at or below 60% AMI.	TBD
DDA Affordable Housing Fund	Area 2B	DDA transfers 4.5% of TIF revenue every year from TIF to DDA Housing Fund. Funds can be spent on planning, development, and improvement of housing sites w/ incomes at or below 60% AMI.	TBD
DDA Affordable Housing Fund	Area 3	DDA transfers 4.5% of TIF revenue every year from TIF to DDA Housing Fund. Funds can be spent on planning, development, and improvement of housing sites w/ incomes at or below 60% AMI.	TBD

Program Name	Boundary Area	Scope	Total Cost
Customer and Visitor Data Support	DDA + All expansion areas	DDA-managed data subscriptions to help businesses, business districts, and event organizers track visit trends and impacts. The only cost that would increase with boundary change is staff increase to manage requests and customize reports.	\$600,000
Retail/small biz support or Incubator	Expansion areas only	Program to support new or fledgling businesses. If high-density zoning expands, some areas may experience redevelopment pressures and a significant increase in retail space. A DDA program could help strengthen businesses in expansion areas during this time of change, foster new retail businesses, and connect each with permanent retail space. Exploring a DDA white-box lease to support new and micro retail as well as in-transition businesses. Exploring partnership with WCC business entrepreneur program to help implement and administer the incubator, which could serve as a pipeline for WCC students. Per DDA state Statute, DDA program must support "underserved retail."	TBD
Sidewalk vault filling	DDA	Grant for sidewalk removal, fill, and sidewalk restoration for underground private building vaults. Removes a safety hazard and allows sidewalk (vault lid) to return to City and DDA maintenance.	\$1,500,000
Expanded Go!pass Program	All Expansion Areas	***FROM PARKING - NOT TIF EXPENSE*** Free transit pass for all employees within DDA District and expansion areas.	\$15,000,000