

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: DAPCO Property Redevelopment**

**PROJECT ID:** 01-1.0-2009      **PRIORITY:** IMPORTANT  
**PROJECT TYPE:** Redevelopment      **TOTAL COST:** \$700,000  
**SUBMITTED BY:** DDA      **YEARS IN CIP (Beginning year):** 5 (2009)

**DESCRIPTION:**

DDA purchased property in 2012. CDBG Grant paid for creation of development plan for redevelopment of site. 2014 DDA TOP PRIORITY to begin redevelopment of site, including demolition of existing building and making the site development ready. Redevelopment plans include new building and improvements along Mill Creek Park, including parking, streetscape, lighting, plazas, walkways, etc.

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>13</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Removal/renovation of a functionally obsolete piece of property. Preparation for redevelopment and increased tax capture through potential public/private partnership. Enhancement of park riverwalk.

**LOCATION MAP: Broad Street between Forest and Grand**



**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan and OHM/Bird Houk CDBG Planning Grant Study; OHM/Houk Conceptual Site Plan and Design Standards; Additional Planning and Infrastructure Study

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End		
	Month	Year	Month	Year	
Study:		2008		2012	Demolition initiated in spring 2014; continue prep site for redevelopment. DTE engaged for possible relocation of sub-station. Development of RFP to attract developer anticipated by fall 2014.
Design/Acquisition:		2012		2013	
Construction:		2015		2016	

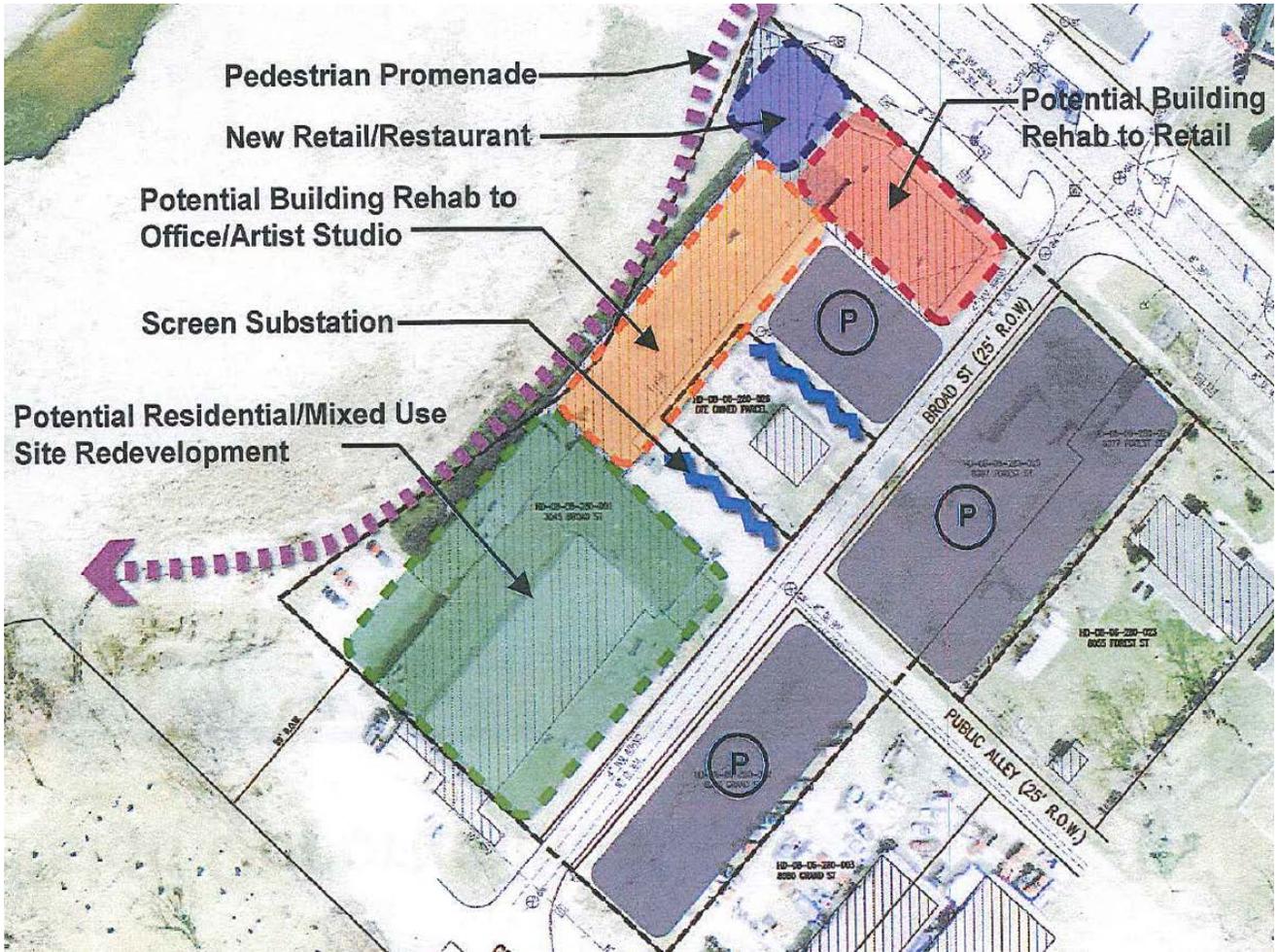
**PROJECT COST DETAIL:**

Demolition	DDA Funding	\$300,000
Riverwalk/Streetscape Development	Public or Private	\$400,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding - Demo		\$50	\$50	\$50	\$50	\$50	\$50	\$300
Park Streetscape					\$400			\$400
								\$0
								\$0
<b>TOTALS</b>	\$0	\$50	\$50	\$50	\$450	\$50	\$50	\$700

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN





VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Central Street Streetscape Enhancements**

**PROJECT ID: 03-1.0-2007**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Streetscape Enhancement**

**TOTAL COST: \$200,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 7 (2007)**

**DESCRIPTION:**

In coordination with the Village traffic calming measures, streetscape enhancement, including street lighting, landscaping, street trees, parking, etc. will be completed along the entire length of Central Street.

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improved traffic and pedestrian safety, traffic calming, additional parking, stormwater improvements, etc.

**LOCATION MAP: Central St from Monument Park to Fifth St**



**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan AND CIP, WATS Federal Aid STP Funding

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2015
Construction:		2017		2018

**SCHEDULE JUSTIFICATION:**

Project concept designed in 2009 by OHM and BRI to prepare for construction according to available Village funds and Federal Aid funds through WATS allocation in 2018 or beyond. DDA only one block in collaboration with the Village. Village started north end of Central in 2012, remainder contingent upon Federal Funding. DDA funding lighting of segment between Second & Third.

**PROJECT COST DETAIL:**

Streetscape Enhancement	DDA Funding	\$200,000
Lighting	DDA Fun	\$110

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding		\$110					\$200	\$310
								\$0
								\$0
<b>TOTALS</b>	\$0	\$110	\$0	\$0	\$0	\$0	\$200	\$310

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Baker Road Streetscape Enhancements**

**PROJECT ID: 04-1.0-2007**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Streetscape, Streets, Sidewalks**

**TOTAL COST: \$330,000**

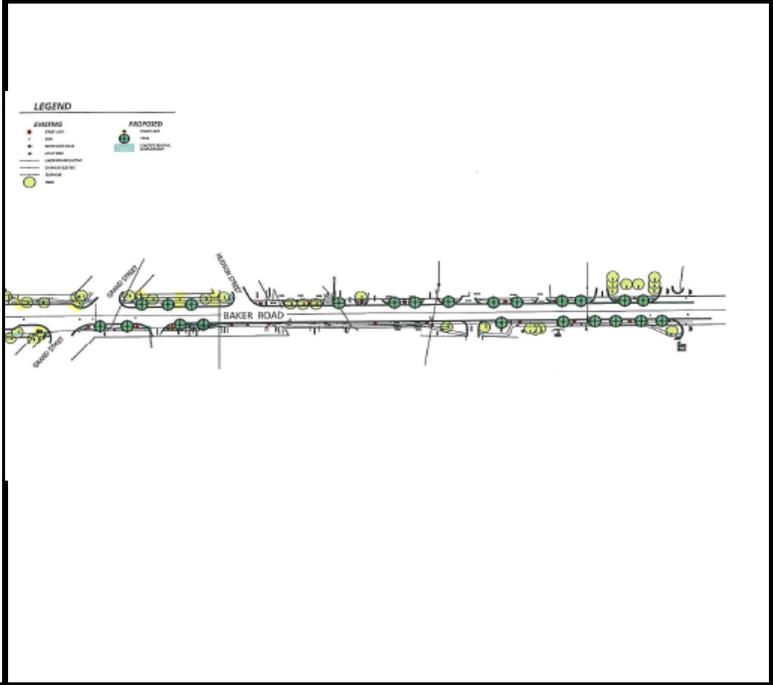
**SUBMITTED BY: DDA/Village**

**YEARS IN CIP (Beginning year): 7 (2007)**

**DESCRIPTION:**

Installation streetscape enhancements including street lights, street trees, pedestrian and ADA improvements. Considerations should be given to implementing unique pavement marking for crossings. Coordination with Baker Road Federal Aid Resurfacing project (Project ID04-6.0-2012) required to make project a priority.

**LOCATION MAP: Baker Road from Grand to Schools**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>13</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Enhancement of the southern entrance to the Village and improved pedestrian and vehicular safety. Federal Aid Funding Eligible Road, TE (Transportation Enhancement Project Eligible).

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan, Tree Management Plan, CIP and Master Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End		
	Month	Year	Month	Year	
Study:		2015		2016	Coordinating with Baker Road Resurfacing Project, application and receipt of TE Transportation Enhancement Funds likely in 2017 will determine project priority.
Design/Acquisition:		2016		2018	
Construction:		2017		2019	

**PROJECT COST DETAIL:**

Conceptual Design	DDA	\$30,000
Street Trees, Sidewalks, Lighting	DDA Funding	\$100,000
Construction	Federal Aid TE	\$200,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding/BOND					\$30		\$100	\$130
STP Federal Aid							\$200	\$200
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$30	\$0	\$300	\$330



VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Dexter Ann Arbor Road Corridor Improvements**

**PROJECT ID: 06-1.0-2007**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Streetscape Enhancement**

**TOTAL COST: \$700,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 7 (2007)**

**DESCRIPTION:**

Installation of streetscape mast arms for displaying of traffic signals. Streetlight installation from Ryan/Dan Hoey to Kensington Street. Coordination with Village due to federal aid eligibility.

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Streetscape enhancements. Federal Aid Road Eligible.

**LOCATION MAP: Dexter Ann Arbor - Kensington to Ryan/Dan Hoey**



**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan, Tree Management Plan, CIP and Master Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2014		2015
Design/Acquisition:		2015		2017
Construction:		2017		2018

Priority projects to be completed first. Dependent on available funding. Opportunistic project - consider when Federal Aid Funding becomes available. Main to Kensington being resurfaced in 2013.

**PROJECT COST DETAIL:**

DDA	\$200,000
Federal Aid - Transportation Enhancement	\$100,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding						\$200		\$200
Federal Aid -TE						\$100		\$100
Federal Aid -STPU		\$518						\$518
<b>TOTALS</b>	\$0	\$518	\$0	\$0	\$0	\$300	\$0	\$818



VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Downtown Fire Safety**

**PROJECT ID: 08-1.0-2010**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Streetscape**

**TOTAL COST: \$10,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 4 (2010)**

**DESCRIPTION:**

LOW PRIORITY Funding for DDA to assist property owners interested in completing fire safety improvements within downtown buildings. Potential Grant funding available. Financial commitment required by property owners.

**LOCATION MAP: Downtown Main Street**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Fire Prevention and Safety. Investment Protection.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan AND Village Master Plan AND Fire Safety Code.

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2010		2010
Design/Acquisition:				
Construction:				

Grant funding and building owner dependent. Project is a cooperative initiative. Priority based on past downtown fires.

**PROJECT COST DETAIL:**

Seed Funding DDA Funding \$10,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding							\$10	\$10
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$10

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Forest Street Enhancements**

**PROJECT ID: 09-1.0-2006**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Streetscape Enhancement**

**TOTAL COST: \$750,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 8 (2006)**

**DESCRIPTION:**

Permanent improvements to on street parking, street lighting, utilities, including connection to upgraded storm system constructed in 2009, etc.

**LOCATION MAP: Forest St-Note Map shows future development**



**PROJECT JUSTIFICATION:**

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1	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Redevelopment preparation, economic development improved parking and streetscape. Opportunistic project - subject to private investment along Forest Street in accordance with eth DDA Development Plan.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan AND CIP

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		ongoing
Design/Acquisition:				
Construction:		2018		2019

Completion of the Jeffords Street, Broad Street and Forest Street alley improvements in 2009, finishing Forest Street now a priority. Opportunistic project - subject to private investment.

**PROJECT COST DETAIL:**

Streetscape Enhancement DDA Funding \$750,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding/BOND							\$750	\$750
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$750	\$750

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Main St Alley Parking Lot Rehab and Water Main upgrade**

**PROJECT ID: 10-1.0-2009**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Streetscape Enhancement**

**TOTAL COST: \$95,000**

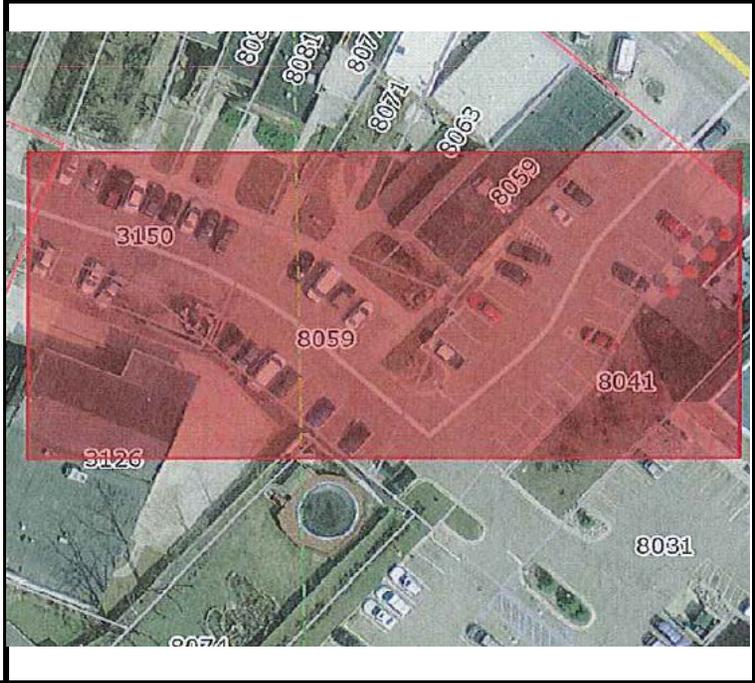
**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 5 (2009)**

**DESCRIPTION:**

LOW PRIORITY - Rehabilitate parking lot, add 4" water mains to buildings for fire suppression and consider relocating downtown dumpster. Water main needs to be looped.

**LOCATION MAP: Parking Lot behind Dexter Pharmacy and alley**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improved public parking and economic development opportunities for Main Street buildings to have fire suppression and utilize 3rd story space.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan AND CIP

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End		
	Month	Year	Month	Year	
Study:		2008		2009	Lot resurfacing being considered for immediate maintenance needs. Low priority to completely reconstruct parking lot until useful life of resurfacing is complete. Project should be coordinated with other street/parking lot construction.
Design/Acquisition:		2017		2018	
Construction:		2018		2019	

**PROJECT COST DETAIL:**

Parking Lot Maintenance	DDA Funding	\$95,000
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**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	FY19	TOTALS
DDA Funding							\$95	\$95
								\$0
								\$0
								\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$95	\$95

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Jeffords Street Extension / Phase 2 Riverwalk (Forest to Grand)**

**PROJECT ID: 11-1.0-2007**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Road Construct/Streetscape**

**TOTAL COST: \$485,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 7 (2007)**

**DESCRIPTION:**

Extension of Jeffords Street along Mill Creek Park, including parking, streetscape, lighting, plazas, walkways etc. Riverwalk construction from Forest Street to Grand Street. Existing infrastructure and wetland and floodplain impacts must be carefully considered.

**LOCATION MAP: Broad St between Forest and Grand**



**PROJECT JUSTIFICATION:**

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2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Creation of a waterfront road, parking and additional access around downtown. Completion of trail circulation within Mill Creek park. Impact to existing infrastructure

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan and Mill Creek Park Master Plan

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2011		2012
Construction:		2014		2015

**SCHEDULE JUSTIFICATION:**

Roadway construction should be considered when a redevelopment plan is in place. Cost sharing with a developer should be considered. Partial completion of riverwalk to take place in 2011, removal and replacement may be necessary. MDNRE permitting required; justification will determine project feasibility.

**PROJECT COST DETAIL:**

Road Construction	DDA Funding/Private	\$400,000
Riverwalk	DDA	\$85,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA/Private				\$400				\$400
DDA				\$85				\$85
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$485	\$0	\$0	\$0	\$485

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Downtown Capital Maintenance**

**PROJECT ID: 12-1.0-2010**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Infrastructure**

**TOTAL COST: \$50,000**

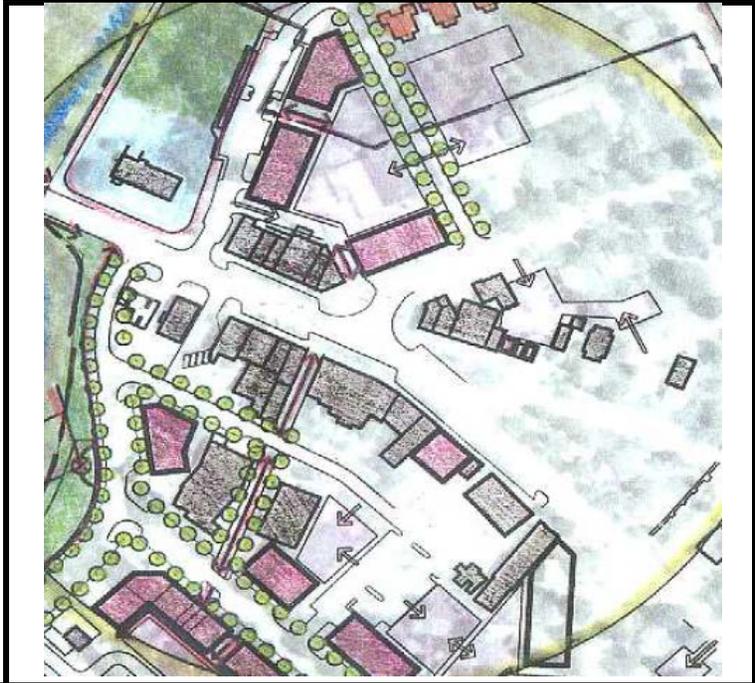
**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 4 (2010)**

**DESCRIPTION:**

Projects within the downtown that require annual funding allocations to maintain DDA, including paver projects, concrete pad replacement, dumpster issues, etc., as needed.

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

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3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>15</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Maintenance of infrastructure and downtown needs.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		ongoing		
Design/Acquisition:		ongoing		
Construction:		ongoing		

Plans should be made to allocate funding annually to address maintenance needs and other issues that occur within the downtown.

**PROJECT COST DETAIL:**

DDA Funding annually \$50,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding							\$50	\$50
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50

VILLAGE OF DEXTER \* CAPITAL IMPROVEMENTS PLAN

**PROJECT NAME: Property Acquisition Payback**

**PROJECT ID: 13-1.0-2007**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Redevelopment**

**TOTAL COST: \$164,000**

**SUBMITTED BY: DDA**

**YEARS IN CIP (Beginning year): 2 (2012)**

**DESCRIPTION:**

Property purchase made in 2011 when both properties became available. Future use to be coordinated with redevelopment of 3045 Broad Street (Tupper Properties).

**LOCATION MAP: Property along Alpine Street and elsewhere**



**PROJECT JUSTIFICATION:**

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1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Redevelopment preparation.

**MASTER PLAN AND/OR STUDY REFERENCE:**

DDA Development Plan

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2011		2011
Design/Acquisition:		2011		2011
Construction:		2011		2011

**SCHEDULE JUSTIFICATION:**

Buildings have been demolished and redevelopment will likely occur as part of the redevelopment of 3045 Broad Street/Tupper Properties. Village/DDA take possession of 3045 Broad Street in September 2012. DDA to repay Village for property purchase when DDA funds are available.

**PROJECT COST DETAIL:**

8087 Forest and 8077 Forest

DDA Funding

\$164,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding							\$164	\$164
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$164	\$164





