

**Table 1-A**  
Sequencing of Projects and Programs

	Near Term 1-3 Years	Mid Term 4-6 Years	Long Term 7+ Years
<b>CAPITAL PROJECTS</b>			
<b>District Wide Projects</b>			
Traffic Signalization to Improve Traffic Flow	<input checked="" type="checkbox"/>		
Mill Pond Bridge Enhancements (Pedestrian Lighting, Decorative Railings, etc.)	<input checked="" type="checkbox"/>		
Trails to: Gordon Hall, Westgate neighborhood, connections to Metroparks			<input checked="" type="checkbox"/>
Mill Pond and Creek Linear Park and Walkway			<input checked="" type="checkbox"/>
Pedestrian Bridge over Mill Creek at Warrior Park to connect Subdivisions and MetroParks		<input checked="" type="checkbox"/>	
Extension of Baker Road to Central Street			<input checked="" type="checkbox"/>
Relocation of Dexter Area Fire Department Building			<input checked="" type="checkbox"/>
Realignment of Jeffords and Alpine to form a traditional intersection	<input checked="" type="checkbox"/>		
New Village Hall			<input checked="" type="checkbox"/>
Improvements to Parker Road Intersection			<input checked="" type="checkbox"/>
<b>Parking Improvements</b>			
West addition to Dairy Queen lot - inc. land acquisition		<input checked="" type="checkbox"/>	
East additions to Dairy Queen lot - inc. land acquisition		<input checked="" type="checkbox"/>	
Lots north & west of old Busch's site - inc. connection to Farmers Market and Library	<input checked="" type="checkbox"/>		
Consolidated parking lot west of Baker Road - land acquisition/easement			<input checked="" type="checkbox"/>
Parking improvements/consolidation of the Masonic lot			<input checked="" type="checkbox"/>
New public lots south of Forest Street to support new retail			<input checked="" type="checkbox"/>
<b>New Residential Areas</b>			
Alpine Street		<input checked="" type="checkbox"/>	
Broad Street			<input checked="" type="checkbox"/>
Conversion of upper level space to residential units			<input checked="" type="checkbox"/>
Grand Street			<input checked="" type="checkbox"/>
Baker Road			<input checked="" type="checkbox"/>
<b>Property Acquisition</b>			
Jeffords Street for Realignment	<input checked="" type="checkbox"/>		
East side of Alpine Street (retail)	<input checked="" type="checkbox"/>		
West side of Broad Street between Grand Street and Jeffords Street		<input checked="" type="checkbox"/>	
Between Alpine Street and Broad Street (parking)		<input checked="" type="checkbox"/>	
Forest Street for redevelopment (and parking lots)			<input checked="" type="checkbox"/>
<b>Streetscape Projects</b>			
Dexter - Ann Arbor Road Corridor Enhancements			<input checked="" type="checkbox"/>
Forest and Jeffords Street Realignment and Reconstruction	<input checked="" type="checkbox"/>		
Broad / Jeffords from Main Street to Grand Street		<input checked="" type="checkbox"/>	
Baker Road from Main Street to south DDA boundary			<input checked="" type="checkbox"/>
Wayfinding System (Vehicular & Pedestrian Direction System)			<input checked="" type="checkbox"/>
Central Street extended to Fifth Street			<input checked="" type="checkbox"/>
Grand Street from Broad Street to Baker Road			<input checked="" type="checkbox"/>
<b>Potential In-Fill Building Projects</b>			
Main Street / Dexter-Ann Arbor Road		<input checked="" type="checkbox"/>	
Alpine Street			<input checked="" type="checkbox"/>
Broad Street / Jefford Street			<input checked="" type="checkbox"/>
Forest Street			<input checked="" type="checkbox"/>
<b>PROGRAMS</b>			
By-Law Review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Communications (Newspaper, Press Releases, Etc.)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Strategic Planning Session	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Downtown Events with Dexter Area Chamber of Commerce	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Marketing & Promotions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tourism	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Web Site Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

**Table 1-B**  
Project and Program Funding

	Near Term 1-3 Years	Mid Term 4-6 Years	Long Term 7+ Years
<b>CAPITAL PROJECTS</b>			
District Wide Projects	\$ 50,000	\$ 1,050,000	\$ 6,800,000
Parking Improvements	\$ 450,000	\$ 1,350,000	\$ 2,750,000
New Residential Areas		\$ 500,000	\$ 1,500,000
Property Acquisition	\$ 450,000	\$ 425,000	\$ 1,850,000
Streetscape Projects	\$ 2,250,000	\$ 550,000	\$ 6,500,000
Potential In-Fill Building Projects		\$ 350,000	\$ 950,000
<b>Subtotal - Capital Projects</b>	<b>\$ 3,200,000</b>	<b>\$ 4,225,000</b>	<b>\$ 20,350,000</b>
			<b>\$ 27,775,000</b>
<b>PROGRAMS</b>			
By-Law Review	\$ 500		\$ 500
Communications (Newspaper, Press Releases, Etc.)	\$ 250	\$ 250	\$ 250
Annual Strategic Planning Session	\$ 150	\$ 150	\$ 150
Downtown Events with Dexter Area Chamber of Commerce	\$ 5,000	\$ 7,500	\$ 10,000
Marketing & Promotions	\$ 5,000	\$ 7,500	\$ 10,000
Tourism	\$ 1,500	\$ 1,500	\$ 2,500
Web Site Development	\$ 3,500	\$ 1,500	
<b>Subtotal - Programs</b>	<b>\$ 15,900</b>	<b>\$ 18,400</b>	<b>\$ 23,400</b>
<b>Estimated Budget for Development Plan Program</b>	<b>\$ 3,215,900</b>	<b>\$ 4,243,400</b>	<b>\$ 20,373,400</b>
			<b>\$ 27,832,700</b>

## Implementation Strategy

The Village of Dexter should employ the National Main Street Center organizational structure as a model to guide the implementation process. The National Main Street Center is a program sponsored by the National Trust for Historic Preservation whose objective is to revitalize commercial districts by combining economic development and historic preservation. The program has a proven national track record for downtown revitalization and is being embraced and promoted by the State of Michigan.

The National Main Street program centers around four distinct areas of concentration: organizational structure, promotion and marketing, design, and economic restructuring. While each of these areas is important to the success of the downtown district, the Village of Dexter DDA is a strong organization with a successful track record; therefore the focus will be on design and physical improvements, and economic restructuring strategies.

### Design and Physical Improvement Strategies

Design and physical improvements increase the aesthetics, safety, cohesion, and appeal of the district for business owners, residents, owners, investors, and visitors. The Dexter DDA has made significant physical improvements in the district, following are recommendations for additional improvements. It is envisioned that future improvements will be similar in character to the existing improvements.

- A. Streetscape Improvements – Streetscape improvements enhance the aesthetics, safety, character and cohesion of a district. Streetscape improvements that have been implemented along Main Street should be continued along Baker Road and also along Forest Street, Grand Street and Broad Street as they are improved.