

Visioning Summary
Village of Dexter
Downtown Development Authority
Thursday July 14, 2005
Thursday July 21, 2005

Two community Visioning Sessions were held: the first evening workshop, held on Thursday July 14th, was attended by 17 Board, Commission and Committee members, and the second evening workshop, held on July 21st, was attended by 25 people representing the Chamber of Commerce, downtown property owners, merchants and Village residents. Community members gathered to discuss current issues facing the Village of Dexter, and to brainstorm possible scenarios for the future of downtown. A series of small group exercises guided the discussion.

Exercise One: Understanding the Present

Participants were asked to brainstorm the things they feel most proud about the Village of Dexter, especially the downtown area. After each group had compiled their list, each member was given two dots and asked to vote on the two items they are most proud of from their groups list. Listed below are the items that received the most votes in each group.

Top "prouds":

- Downtown
- Variety of locally owned businesses
- Long-term businesses in the downtown
- Full service downtown
- Safe place to live and do business
- Small town atmosphere – safe, friendly, clean,
- Still has charm & character
- Schools
- Fire Department
- Regional draw, events
- Streetscape, Landscaping, Luminaries
- Merchant pride of ownership & upkeep
- Parks well placed and maintained
- Gazebo – trademark of Dexter
- History – longevity, plotted, natural geographic town
- Industrial park
- New projects – Alpine St, Farmers Market, Monument Park Building
- Well kept historic buildings
- Activities & Events – Dexter Daze, Apple Days, Ice Cream Social, Victorian Christmas
- Strong demographics

Exercise Two: Events, Developments, Trends

Participants were asked to think about events, developments and trends that affect the Village of Dexter's downtown. This part of the workshop helped focus the group on specific topics and provided insight on the events, developments and trends that are affecting the downtown. Comments were loosely focused and were recorded for each group. Many commonalities arose in the comments of various groups and have been

categorized as threats to and opportunities for the downtown as well as issues that people have mixed views on. Within these general topics the comments have been consolidated into subtopics that are listed below.

Threats

- ◆ Land use around the community / Issues of commercial development
 - Jackson Road corridor
 - “Big-Box” retail stores diverting retail from downtown
 - Jackson/Baker Road strip mall / retail development
 - Regional Commercial / Retail competition
 - Outlying development – Jackson Rd, Baker Rd
 - Baker Road

- ◆ Changes in the downtown
 - Need a downtown destination
 - Full service may be moving out
 - Busch’s move out of the downtown
 - Strip mall trend loses city charm

- ◆ Infrastructure Issues
 - Sanitary/storm sewer capacity issues (municipal storm water detention pond)
 - Outgrowing facilities (ie. Post Office, Library, Village Hall)
 - What happens if the bridge fails us before it is fixed? It has been an ongoing issue
 - Bridges / dam
 - Lack of public transportation

- ◆ Traffic & Parking
 - Increased vehicle traffic, congestion (negative impact for residents and merchants)
 - Limited entry and exit points - bridge & Central
 - By-pass / alternate route is a possibility
 - New residential subdivisions are not connected to Village road system
 - Storage parking
 - Insufficient parking

- ◆ Pedestrian Connectivity
 - Connection needed between old & new bike paths

- ◆ Senior Population
 - No residences for seniors
 - Lack of Senior citizens care & services

- ◆ Lack of regional resource availability (County)

Opportunities

- ◆ Redevelopment
 - Redevelopment of industrial sites/buildings into commercial - Brownfield redevelopment
 - TND’s encouraged (mall type center, DAPCO property, Broad/Grand St)

- Expand downtown - to the south Alpine St/5th, Library, Farmers Market; Old DAPCO, Jeffords, Forest, Grand area, Busch's site, waterfront
 - Infill development – Memorial Park Building
 - Develop a critical mass of businesses through added retail space “commercial”
 - Rezoning Forest & Grand R to C
 - Promote riverfront – current under utilization of Mill pond
- ◆ The Village of Dexter is a “regional” downtown, opportunities that will support this role:
- Maintaining small town character
 - Thriving independent business downtown
 - Unique business in town
 - Library is a benefit to downtown
 - Farmer's Market
 - Create more evening destinations (theater, evening entertainment, community theater, band, sidewalk performances)
 - Destinations – Library, parks, Gordon Hall, more restaurants
 - Expand streetscape down Central & Baker, more parking, beautify
 - Rear store parking access and additional parking required
- ◆ Historic aspects of the Village of Dexter's history:
- Development on Huron St – Cider Mill, Dexter Mill, Railroad Depot important part of Dexter Village - potential for more commercial destinations, convert to artisan/studio space
 - Gordon Hall - potential
 - Commercial growth without compromising our historical architecture
- ◆ Recreation in or near the downtown
- Border to Border Trail (HCMA/WCPARC) connection trailhead in Dexter
 - Metro Parks trailhead
 - Trailhead needs parking (Long range plan?)
 - Plan for non-motorized transportation
 - Greenspace plans from surrounding communities, greenbelt around Ann Arbor
 - Park connector
 - Parks – Warrior Creek Park, Mill Creek Park, extend south to school site, Dam removal could create park space
 - Pedestrian traffic in town, sidewalk connectivity to all areas

Issues

The following items are developments that were discussed that participants have mixed views as to how these items would influence the downtown.

- Mixed-use development along Baker Road
- Bridge Design/Dam Replacement
- By-Pass

Exercise Three: The Preferred Future

The workshop participants asked to envision themselves in Downtown Dexter enjoying a cup of coffee in the year 2020. Each participant was asked imagine what the downtown might look like in 2020 if all of the right decisions had been made and implemented and to describe the images they saw that please them the *most*. Participants were asked to

describe and record these images in the present tense—as if they were actually viewing the downtown Village of Dexter of the future. Each person was asked to vote for the three most important images on their group's list. The top preferred images are described below.

Promote Riverfront

- Develop Mill Creek to River Park mixed-use development
- Mill Creek cleaned up, residential all along pond/creek, put canoes in creek
- Waterfront development (DAPCO) residential, retail, office (riverfront park, boardwalk)
- Downtown brownfield redevelopment
- Useable waterfront (park, condos, senior center)
- River walk – park
- Redeveloped waterfront with shops, restaurants, boardwalk

Dexter is a destination place

- Library downtown
- Development of Forest, Grand & Broad Streets to enlarge the downtown
- Viable, historic destination with shopping, eating places, entertainment, arts
- Expanded central business district
- New Alpine development walkable
- Redevelopment of 5 points & cider mill area
- Redevelopment of South Broad Street – shops & other
- Live music, activities at night, downtown where you (all generations) can spend an evening (bands in park)
- Community center/youth center
- Senior/retirement living areas

Downtown has been redeveloped

- All industrial land uses are relocated to industrial park & redeveloped
- Move industrial to industrial park: Pilot, Colorbook
- Higher density “row house” developed in village
- Work-live-shop
- Develop more retail for missing services, supported by increased residential
- Commercial/Residential mixed-use increased (lofts)

Traffic

- Regional traffic plan
- Bridge/Dam/Roads around pond all done, pedestrian connections all around, Gordon Hall restored for public use, schools participation – environmental studies, outdoor lab
- Main St Bridge done

Dexter's History is Preserved/Celebrated

- Historic home protection
- Gordon Hall becomes symbol of Dexter

Other ideas that groups discussed, but that were not top vote receiving visions

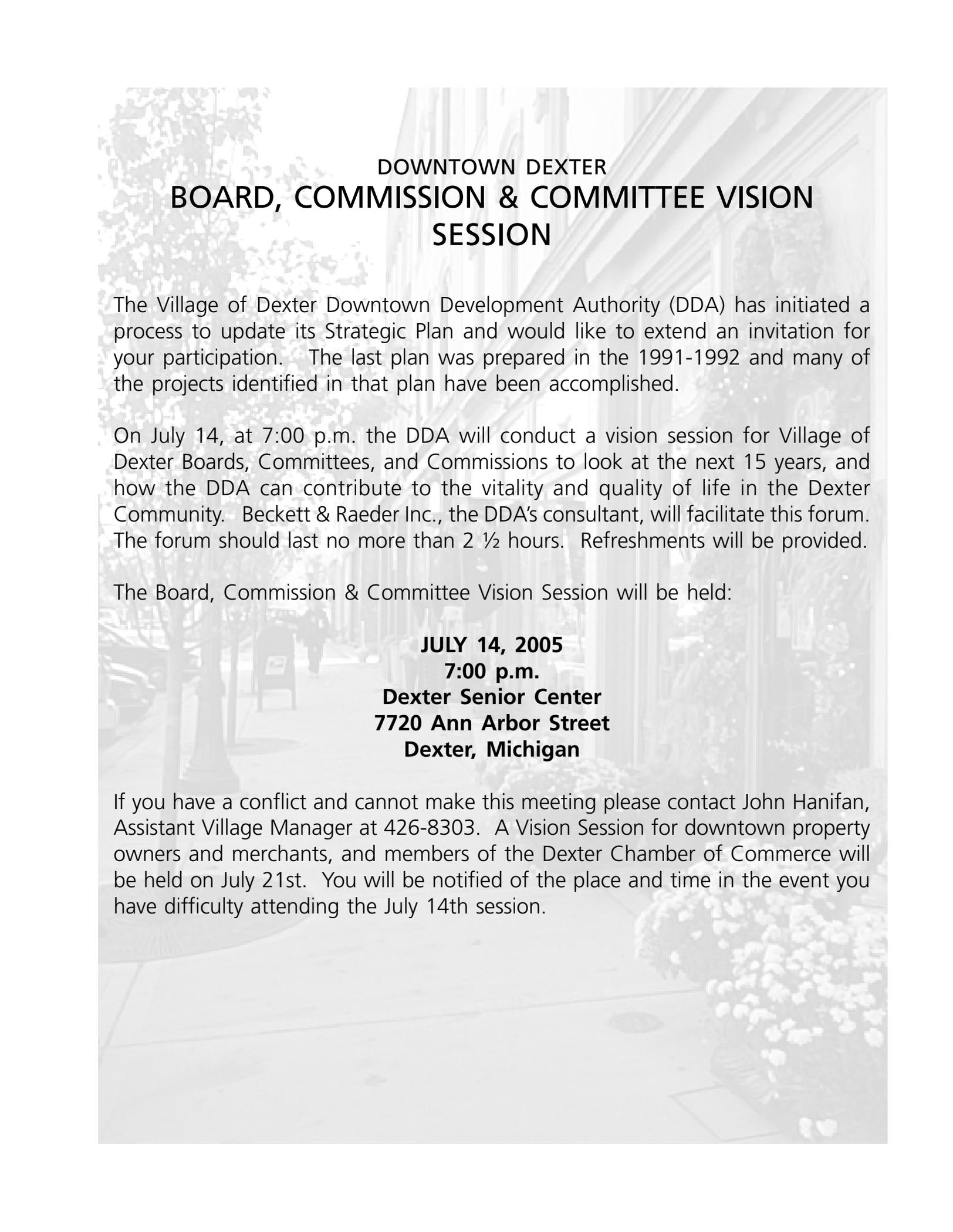
- Gordon Hall is remodeled and open to public for Historic Community Center
- CBD open lots are filled with viable commercial business w/ historic nature of downtown

- Entire town is walkable and with adequate parking
- Preserve historic character of Village
- Full service downtown – bakery, hardware, pharmacy, etc
- DDA expands west (Alpine)
- Water & Sewer exists to support growth West Ridge
- Connect Huron Farms, etc to Village neighborhood
- Senior housing in the downtown (block between Forest and Grand)
- Library on Alpine overlooking park – walk out to park/trail, Alpine/5th more dense residential development (townhouses)
- Center for regional recreation/trails/bikes/boats – destination
- Senior housing (independent living)
- Increased housing
- Infrastructure improvements
- Full service downtown, vibrant
- Downtown area vibrant
- Conservation of greenspace, well-used and located community parks
- Mill Pond redevelopment from Main to Grand
- Dam removed
- Fire Hall Redeveloped
- Gordon Hall improved
- Connected to West Ridge
- Development of waterfront property along Mill Creek
- Assisted living facility, senior housing
- Distinct village boundaries
- Keep planning
- Increase housing downtown
- Still quaint
- Schools with grass
- Keeping St. Joe's church (old) & other historic buildings
- Not lose it's small town charm, friendliness & good service to all

Exercise Four: Group Presentations & Collective Prioritization

Each group was asked to have a representative share with the evening's participants what their top visions for the future are. These top visions were collected and participants were then provided with three additional dots and asked to vote for the top three preferred future images.

- Brownfield redevelopment, Grand Street businesses relocated to industrial park to make way for a new downtown development area
- Waterfront development
- Alpine Street redevelopment – library, Farmer's Market, residential
- Higher densities in the DDA district (1st level retail with upper level office/residential), downtown is a place to live, work and shop
- Regional traffic plan is developed



**DOWNTOWN DEXTER
BOARD, COMMISSION & COMMITTEE VISION
SESSION**

The Village of Dexter Downtown Development Authority (DDA) has initiated a process to update its Strategic Plan and would like to extend an invitation for your participation. The last plan was prepared in the 1991-1992 and many of the projects identified in that plan have been accomplished.

On July 14, at 7:00 p.m. the DDA will conduct a vision session for Village of Dexter Boards, Committees, and Commissions to look at the next 15 years, and how the DDA can contribute to the vitality and quality of life in the Dexter Community. Beckett & Raeder Inc., the DDA's consultant, will facilitate this forum. The forum should last no more than 2 ½ hours. Refreshments will be provided.

The Board, Commission & Committee Vision Session will be held:

**JULY 14, 2005
7:00 p.m.
Dexter Senior Center
7720 Ann Arbor Street
Dexter, Michigan**

If you have a conflict and cannot make this meeting please contact John Hanifan, Assistant Village Manager at 426-8303. A Vision Session for downtown property owners and merchants, and members of the Dexter Chamber of Commerce will be held on July 21st. You will be notified of the place and time in the event you have difficulty attending the July 14th session.



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On July 21, at 6:30 p.m. the DDA will conduct a Vision Session for the Village of Dexter Chamber of Commerce, downtown property owners, merchants and general public to look at the next 15 years, and how the DDA can contribute to the vitality and quality of life in the Dexter Community. Beckett & Raeder Inc., the DDA's consultant, will facilitate this forum. The forum should last no more than 2 ½ hours. Refreshments will be provided.

The Chamber of Commerce, downtown property owners, merchants and general public Vision Session will be held:

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If you have a conflict and cannot make this meeting please contact Katie Davison, Beckett & Raeder, Inc. at (734) 663-2622.

NOTICE

Dexter Community RESIDENTS

You are invited to the following Visioning Session to assist the Downtown Development Authority (DDA) in completing an update to their Strategic Plan

Thursday
July 21, 2005
6:30-9:00 PM
Dexter Senior Center
7720 Ann Arbor Street



Share your Opinions!
Your Participation is Valuable!

The Village of Dexter is working with the consulting firm of Beckett & Raeder, Inc. to update the Strategic Plan for the Downtown Development Authority. As part of the Project, the Village will host an important community visioning session where participants can provide input that will guide the decisions made by the DDA and the Village over the coming years. Members of the community are encouraged to come and share their ideas for Dexter's future. Hope to see you there!

**For more information please call
Katie Davison, Beckett & Raeder, Inc.
at (734) 663-2622**

Village of Dexter Visioning Workshop

Thursday July 14, 2005, 7:00 pm

Thursday July 21, 2005, 6:30 pm

Sign-In Sheet

Your Name	Phone Number	E-mail Address	Group you are representing (if applicable)
John Hanigan	734-426-8303	jhan.fan@villageofdexter.org	Village of Dexter
DAN O'Haver	426-3562	dano@dano.com	DDA
GARY VANDER HAGEN	734-741-8583	garyvh2@ATT.NET	DDA
FREDERICK SCHMID	734-426-0672	fredrx@aol.com	DDA
Scott Farnell	(248)762-5013	sdFARNELL@MSN.COM	DDA
DONNA Dettling	734-426-8303	ddettling@villageofdexter.org	VOD
Allison Bishop	734-426-8303	abishop@villageofdexter.org	VOD
JAN SEDA	734-424-1512	jseda@villageofdexter.org	DDEXTER
Carol Jones	734-426-8114	DexterCofC@aol.com	DDA
THOM PHILLIPS	734 663 4189	tphillips@hobbs-black.com	FLM.COM
JIM CARSON	734 424-9277	JCARSON@AISERV.NET	Village of Dexter
Bob Steward	734 426 4244	7915 4th ST	ZBA
Kim Chugston	734 426 6351	kebugston@bana.com	Phanning.com
Matt Kowalski	424-9977	mktowalski@ci.ann-arbor.mi.us	Village PC
JOHN RUSH	426-4300	johnrush@umich.edu	ZBA
R. J. ELL	426-3398		Phanning Comm
Steve Brown	426-9980	SteveBrown@9r-brown.com	A.R. Brown

Village of Dexter Visioning Workshop

Thursday July 14, 2005, 7:00 pm

Thursday July 21, 2005, 6:30 pm

Sign-In Sheet

Your Name	Phone Number	E-mail Address	Group you are representing (if applicable)
JOHN HANIFAN	426-8303	John.Hanifan@VillageofDexter.com	VILLAGE
DAN O'HAYER	426-3562	dano@dandand.com	DDA
Gary Angschmidt	475-1371	garya@heritage.com	Dex Leader
Paul Lichtenberg	419-923-4443	paul-lichtenberg@mapinfo.com	MapInfo
KENT BROWN for STATE REP. FARM BIZNES		kbrown@house.mi.gov	STATE REP FARM BIZNES
MATT LA FONTAINE	426-4677	Matt@lafontaine.com	MOTORS.COM
Michael Arquier	424-0880		Arquier's Truck Co.
Barbara Bernely	426-3240	shop@dexter-tours.com	Merchants
PAUL S. BISHOP II	426 4714	DISINS@aol.com	W/K
Patric Sarter	649-7252	patricksarter@yahoo.com	D.A.C.C.
Gandy Hansen	426-3997	gkphank@bepglobal.net	DBA
John Hansen	426-3357	REPHANSEN@FL.com	
Dave Gendernilic	845-1172	Dgendernilic@hotmail.com	
Chae Jones	426-8114	Dextercofc@aol.com	Chamber
BUD ROBERTS	426-4617	STR Photographs	Chamber
Kandie Waggoner	426 4750	Mapleleaf Photo	

- Things on the south side of downtown (Broad, Forest and Grand Streets) need a great deal of improvement
- Parking is an issue on evenings and weekends
- It can be difficult to turn onto Ann Arbor Road
- Downtown could do a better job marketing

The participants' viewpoint can be summarized with the following comments; "the downtown has some nice shops," yet "every business in the downtown could benefit from having a healthy business next door."

Biggest Challenge Facing the Downtown

Stakeholders had many thoughts to offer with regard to the challenges that downtown Dexter is facing. The primary concern is the condition of the bridge. Other concerns include the future vision for the downtown and difficulties with redeveloping properties.

The deteriorated condition of the bridge is a major concern for stakeholders. One participant even feels that "the bridge will put downtown out of business if it is not corrected." While, the DDA and Village Council are aware of the bridge's condition as well as the controversies regarding the redesign and project funding, this input provides valuable insight with regard to how important it is to the residents and business owners to find a resolution.

Stakeholders described downtown Dexter as a place in transition and they are uncertain that there is a clear vision for what downtown should become; "a novelty/tourist destination or a place that serves the local community with restaurants and services." Some stakeholders were concerned with the "vehicular friendly competition along Baker Road", while others feel the downtown "needs development that will attract people from the vicinity, like the Common Grill does in Chelsea." Either way, it is evident that the district is in need of a clear and unified vision for the future.

Stakeholders would like to see redevelopment in downtown Dexter, however this may be easier said than done. Several stakeholders highlighted the difficulties associated with redevelopment projects. Some of these difficulties include, a lengthy project approval process, zoning issues, storm water detention requirements, expenses associated with project start up and upgrading utilities in older homes, and adequate and appropriately priced water and sewer service.

Desired Land Use Changes within the District

Stakeholders would like to see the downtown grow into a diverse, vibrant mixed-use center. In order to accomplish this, stakeholders provided many suggestions for changing the land uses within the district. To begin with, downtown needs to offer higher density residential options, public access to the waterfront along Mill Pond and the creek, recapture the street level for retail uses, relocate industrial uses to the industrial park, and continue streetscape improvements along Baker Road.

Some specific sites for redevelopment that stakeholders mentioned include the Busch's site, Alpine Street, the Broad, Forest and Grand Streets area, and the Fire Station location. Several stakeholders mentioned that Plymouth or Northville would be good examples to follow, not Chelsea. Additionally, stakeholders would like to see Dexter become competitive statewide, not just with Ann Arbor.

Desired Land Use Changes within the Adjacent District

As for the area adjacent to the downtown district, several ideas by the stakeholders. One is to see the community avoid strip development, as they see it would be detrimental to the downtown. Another is to have more recreational opportunities provided. The preservation of Gordon Hall is also important to the stakeholders, as well as the replacement of the bridge.

Desired New Businesses

Stakeholders provided numerous suggestions for new businesses in the downtown, most of which lean toward satisfying the needs of the local community, rather than the creation of a tourist destination. The suggestions include: a nice restaurant, a bookstore, a delicatessen, a wine shop, clothing stores (including children's clothes and shoe stores), housewares and furniture shops, a doctors office, and specialty items such as a bike or hobby shop. Several stakeholders also mentioned that they would like to see a new library in the downtown as well as housing, including housing for seniors. The addition of an "identity use" for theater of music, such as the Purple Rose Theater in Chelsea or The Ark in Ann Arbor was also recommended. This was the only suggested use that leans toward the tourism spectrum, however the examples provided are community assets as well as tourist destinations.

Problems/Barriers for Redevelopment and Revitalization

Stakeholders cited both physical and political impediments to redevelopment and revitalization. Physical barriers included the need for a new bridge, traffic concerns, circulation (new developments do not connect to the existing road system), and the need for additional parking.

Issues pertaining to the political hindrances to redevelopment include a lengthy project approval process and that input received from the Planning Commission and the Village Council can be disparate. Additionally, stakeholders are concerned that the Village is evaluating development based on short-term economic returns rather than the long-term benefit to the community. Related items include the amount of upgrades that properties require with regard to utility services, accessibility and storm water detention requirements, etc. Stakeholders would like to see the Village revisit some of the requirements and their applicability in a downtown setting, as these requirements result in high start-up costs for redevelopment. It was also suggested that perhaps the Village should consider providing incentives for such projects.

Suggested location for redevelopment include Alpine Street, the Broad, Forest and Grand Street area, the Busch's location, Jefords Street and along Mill Pond and creek; near A&W, the north entrance to the Village by the mill and lumber yard as well as the intersection of Huron River Drive and Central Street.

Improvements that Influence the Downtown District

Stakeholders view the downtown as a regional community center and they would like to see it remain as such. In order to accomplish this, stakeholders provided a variety of suggestions, including: the preservation of downtown architecture, streetscape improvements along Baker Road to make it more pedestrian friendly, bike paths connecting the downtown to the area trail system, relocating industrial uses to the industrial park, a regional traffic plan, waterfront development, and no additional strip development.

Is Downtown a Good Place to Invest?

Stakeholders are in agreement that downtown Dexter is a good place to invest. The quaint atmosphere, good schools, low crime rate and its position as the “city center” for the rural areas were all mentioned as valuable qualities. While several stakeholders sense that Dexter is benefiting from changing demographics as well as the growth in Ann Arbor, one stakeholder cautioned that some properties in need of refurbishment in Dexter are asking rental rates higher than Ann Arbor and that this may result in unintended vacancies.

Traffic / Transportation Issues

Stakeholders discussed several traffic and transportation issues. The primary issues were the rehabilitation of the bridge and the need for a traffic study and regional plan in order to manage the increasing traffic volume. Additionally, one stakeholder noted that it is difficult to back out of the angled on-street parking spaces and another spoke of the lack of road connections between old and new neighborhoods. Several stakeholders were disappointed at the lack of mass transit options.

Events, Promotions, Marketing

In general, stakeholders are pleased with community events. Nearly every stakeholder mentioned Dexter Daze, Apple Days, Victorian Christmas and the Memorial Day Parade as well attended, successful community events. Several stakeholders believe that the events need to be more sophisticated. Additionally, some stakeholders would like to see music-oriented festivals however, it was mentioned that the Chamber gets “burned out” with the amount of events they currently put on.

With regard to marketing and promotions, stakeholders articulated that the events are well advertised locally, but could benefit from further promotion in order to “attract folks from outside Dexter.” This supports comments made earlier indicating that the downtown could benefit from additional marketing efforts.

Other Issues

While stakeholders did not offer any new thoughts, they did take the time to reiterate some points that they felt were important. The wide variety of comments offered by stakeholders are summarized below:

- The Harvest Valley proposal of 80 acres of commercial is of concern, as it could be bigger than downtown
- Discussions regarding the expansion of the Library and Village Offices are troubling as expanded facilities will mean greater fixed costs
- The Spicer Group is updating the FEMA Flood Plain map
- Dexter needs to develop itself as a destination spot
- Dexter is getting to be a suburb of Ann Arbor
- Two things Dexter should never change are Gordon Hall and Monument Park
- With regard to developing in Dexter, the following comments were voiced:
 - Village and DDA do not have a lot of synergy because they have different planners; different specifications
 - Various governing bodies agendas are not always in sync and it makes development difficult; DDA does not realize that they are working for the Village Council
 - People know that Dexter is not an easy community to deal with and so they go elsewhere

Summary of Stakeholder Interviews Held on Monday July 25 and Tuesday July 26, 2005

Stakeholders

Glen Stevenson – Assistant School Superintendent, resident, Rotarian

John Evans – Swisher Commercial

Thom Phillips – Planning Commission, resident - Huron Farms Home Owners Association
President, Southeast Michigan Suburbs Alliance - Redevelopment Ready

Sandy Hansen – Business owner, resident, Zoning Board of Appeals

Scott Bell – Planning Commission, resident

Paul Bishop – Business owner, Local Development Finance Authority, former Village
President, former Planning Commission Chairperson, former DDA member, former
resident

Steve Brouwer – Business owner

Bob Stacey – Business owner, resident, Zoning Board of Appeals, former Village Council
member

Image of the District

Stakeholders have a generally positive image of the downtown district. It was frequently described as quaint and even referred to as “a little bit of Mayberry”. Part of what makes the downtown quaint may include its historical formation as a turn of the century farming town center and the natural features that frame the district, the Mill Pond to the west, the Huron River to the North and gentle hills to the east.

In addition, stakeholders see that there is room for improvement. While stakeholders acknowledge that many improvements have been made in the downtown, the downtown was described as being in transition. It is still “a fair way from having the ideal qualitative and quantitative mix,” perhaps due to the changing demographics of the community. However, not all interested parties view the downtown in the same manner: one stakeholder described the downtown as a tourist trap, and others mentioned that access routes into and out of the downtown are an issue.

Image of Adjacent Corridors

The corridors adjacent to downtown are viewed as something that detracts from the downtown. They are “overcrowded, over used, contemporary vehicular shopping areas.” Baker Road was described as a once rural road that is becoming suburban. It was also said to be the most frequently used route to get in and out of town and therefore its development and appearance should be of primary concern. Jackson Road was described as demonstrating standard contemporary planning principles that encourage large square footprint development. Stakeholders described the development of a new Busch’s site that is planned for Dexter / Ann Arbor Road and that there is little room for additional development along this corridor and thus is not a primary concern.

Assess the Vitality of the District

While stakeholders agree that the downtown is on a positive trend, most raised issues of concern and areas for improvement. These items include:

- Downtown is still not attracting high quality development, rather they are still happy to get what they can rather than being selective; “People have their heads down and are working hard”

Alpine Street Redevelopment

Acquisition of three parcels of property to increase availability of off-street parking to businesses along Main Street.

Redevelopment of frontage along Alpine Street across from the Farmers Market for professional offices or residential townhomes.



There are four (4) parcels along Alpine Street which have been identified in the Framework Plan as having potential for redevelopment. The parcels are currently owned by:

- Katopol
3266 Alpine (205-07)
SEV \$51,600 TAXABLE \$29,229
- Weber
No Address – Vacant Lot (205 –08)
SEV \$12,000 TAXABLE \$4,468
- Gulp Investments
3240 Alpine (205-09)
SEV \$129,200 TAXABLE \$104,126
- Taylor
3232 Alpine (205-10)
SEV \$60,600 TAXABLE \$31,800

Property evaluations indicate that the Blanchard parcel (205-13) and Weber parcels (205-12 and 205-11) would have the least added value to the DDA as a result of the property’s dimensions and/or irregular parcel shape. The Gulp Investment parcel (205-09) and Taylor parcel (205-10) create the largest uniform redevelopment parcel and have a higher added value because they would provide enough depth to accommodate a redevelopment site for either professional offices, mixed use, or residential townhomes. An easement or fee simple purchase of a 24 foot wide parcel would be needed from the southerly portions of parcels owned by Katopol (205-07) and Weber (205-08) to create a pedestrian walkway between Alpine and Broad Streets.

Project Budget			
Acquisition (2 Parcels)	\$	474,500	
Acquisition 24'x200' Access Area	\$	69,120	
Demolition	\$	25,000	
Street and Parking	\$	132,000	
Development Cost	\$	700,620	
Development Site Sale Price	\$	165,830	
Project Net Cost	\$	534,790	
New Construction			
Residential Townhomes - 7 Units	\$	1,785,000	
Retail - 1 Story	\$	971,000	11,500 sq.Ft.
Retail / Mixed Use Upper - 3 Stories	\$	4,318,000	33,000 Sq.Ft.
Office - 1 Story	\$	1,405,000	11,500 sq.Ft.
Office - 2 Story	\$	3,275,000	23,000 Sq.Ft.
Current Taxable Valuation	\$	135,926	
		<i>Redeveloped Captured Value</i>	<i>Net Captured Value</i>
New Construction			
Residential Townhomes - 7	\$	803,250	\$ 667,324 \$ 590,171
Retail - 1 Story	\$	436,950	\$ 301,024 \$ 266,221
Retail / Mixed Use Upper - 3 Stories	\$	1,943,100	\$ 1,807,174 \$ 1,598,236
Office - 1 Story	\$	632,250	\$ 496,324 \$ 438,941
Office - 3 Story	\$	1,473,750	\$ 1,337,824 \$ 1,183,150

Jeffords Street Redevelopment

Acquisition of two parcels of property to increase availability of off-street parking to businesses along Main Street and the creation of a redevelopment parcel with frontage of Jeffords and Forest Streets.



There are six (6) parcels within the Jeffords, Forest Street and Jeffords Street Parking Lot.. The parcels are currently owned by:

- Tupper
No Address – Vacant Lot (210-048)
SEV \$500 TAXABLE \$327
- Village
No Address – Vacant Lot (210-049)
SEV \$0 TAXABLE \$0
- Dexter DDA
No Address – Vacant Lot (210-050)
SEV \$0 TAXABLE \$0
- Village
No Address – Vacant Lot (210-006)
SEV \$0 TAXABLE \$0
- Finley
8140 Forest (210-007)
SEV \$134,100 TAXABLE \$55,893
- National City Bank
No Address – Vacant Lot
SEV \$23,200 TAXABLE \$2,919

Acquisition and consolidation of the above listed parcels would create a 25,800 square foot redevelopment parcel along a relocated Jeffords Street behind the Main Street buildings. Combination of these parcels would also provide sufficient space for a slightly relocated Jeffords Street , realignment of the Main Street alley, and the creation of approximately 65 parking spaces. The resulting redevelopment site could support a building footprint of 8,200 square feet and depending on the building program upwards of a 24,000 square foot, 3-story building in the downtown.

Project Budget

Acquisition (3 Parcels)	\$	394,500
Demolition	\$	45,000
Parking (64 Spaces)	\$	541,875
Streetscape (Jeffords & Forest)	\$	535,000
Development Cost	\$	1,516,375
Development Site Sale Price	\$	372,036
Project Net Cost	\$	1,144,339

New Construction

Residential Condo Lofts - 16 Units	\$	4,151,000	1,540 Sq.Ft. Unit
Retail - 1 Story	\$	820,300	8,200 Sq.Ft.
Retail / Mixed Use Upper - 3 Stories	\$	3,650,000	24,600 Sq.Ft.
Office - 1 Story	\$	1,056,000	8,200 Sq.Ft.
Office - 3 Story	\$	3,445,000	24,600 Sq.Ft.

Current Taxable Valuation \$ 79,420

		<i>Redeveloped Captured Value</i>	<i>Net Captured Value</i>	<i>30-Year Value</i>
New Construction (No Tenant Build Out)				
Residential Condo Lofts	\$	1,867,950	\$ 1,788,530	\$ 1,581,748
Retail - 1 Story	\$	369,135	\$ 289,715	\$ 256,219
Retail / Mixed Use Upper - 3 Stories	\$	1,642,500	\$ 1,563,080	\$ 1,382,363
Office - 1 Story	\$	475,200	\$ 395,780	\$ 350,022
Office - 3 Story	\$	1,550,250	\$ 1,470,830	\$ 1,300,779

Forest Street Redevelopment

Acquisition of one parcel of property to increase availability of off-street parking to businesses along Main Street and the creation of a small redevelopment parcel with frontage of Forest Streets.



There is one (1) parcel involved with this redevelopment site. Its acquisition would accommodate an expansion of the Main Street Parking Lot and create a small redevelopment site or structure conversion. The parcels are currently owned by:

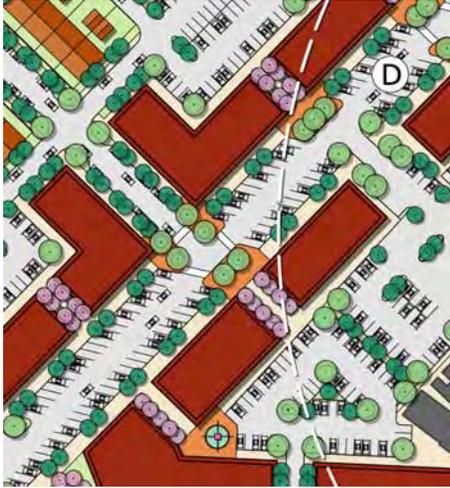
- Discuillo
8074 Forest Street (210-103)
SEV \$137,000 TAXABLE \$127,735

The DDA would acquire the entire parcel, which is approximately 57 feet wide by 205 feet deep. The front portion of the parcel (57 feet by 65 feet) would be retained for a redevelopment site and the back 143 feet of the lot would be used to expand the Main Street Parking Lot to the west creating approximately 26 parking spaces.

Project Budget			
Acquisition (1 Parcel)	\$	342,500	
Demolition	\$	15,000	
Parking (26 Spaces)	\$	221,000	
Cost	\$	578,500	
Sale of Front Parcel	\$	150,000	
Net Cost	\$	428,500	
New Construction			
Office - 1 Story	\$	524,000	3,500 Sq.Ft.
Office - 3 Story	\$	1,650,000	10,500 Sq.Ft.
Current Taxable Valuation	\$	137,000	
		<i>Redeveloped</i>	<i>Net</i>
		<i>Captured Value</i>	<i>Captured Value</i>
			<i>30-Year</i>
			<i>Value</i>
New Construction (No Tenant Build Out)			
Office - 1 Story	\$	235,800	\$ 98,800 \$ 87,377
Office - 3 Story	\$	742,500	\$ 605,500 \$ 535,495

Forest Street Reconstruction

Reconstruction of Forest Street consisting of new roadway with curbs and gutters, sidewalks, pedestrian lighting, and angle parking.



This project would result in a roadway and streetscape very similar to Broad Street between Main Street and Fifth Street, and create approximately ninety (90) on-street angle parking spaces.

Project Budget

Acquisition	\$	-
Demolition	\$	-
Roadway and 90 Parking Spaces	\$	1,215,625
Cost	\$	1,215,625

Jeffords Street Intersection Modification

Reconstruction of the Jeffords Street and Main Street intersection to include a dedicated left-turn lane and a combination thru and right-turn lane.



The Jeffords and Main Street intersection would be redesigned to accommodate a dedicated left-turn lane on Jeffords to facilitate westbound Main Street traffic and a dedicated right and thru-lane. This reconfiguration would reduce peak hour congestion that tends to back up on Jeffords resulting from a vehicle prohibited from turning left causing the delay. According to Kelly Jones, Bridge Engineer, Washtenaw County Road Commission the final alignment of the Mill Creek bridge will not be determined until Michigan Department of Environmental Quality decides the fate of the dam. They are anticipating a 2008 construction start for the bridge project. Once a decision is rendered by MDEQ the Washtenaw County Road Commission project consultant, URS, can commence preliminary alignment and cross section design of the bridge and roadway. The bridge project limits do not extend to Jeffords Street intersection. It would be advantageous to wait for the preliminary alignment to be determined by the County prior to commencement on any design engineering for this project.

In addition to intersection modifications this project would provide funding for streetscape enhancements along Main Street to the new bridge. It is recommended that the Village of Dexter streetscape decorative light be used on the bridge structure.

Project Budget

Acquisition	\$	-
Demolition	\$	-
Intersection Modification	\$	139,375
Streetscape Enhancements	\$	85,500
Cost	\$	224,875

Jeffords Street / Mill Pond Improvements

Establishing an accessible connection and linear park on the Mill Creek Pond along the north side of Jeffords Street.



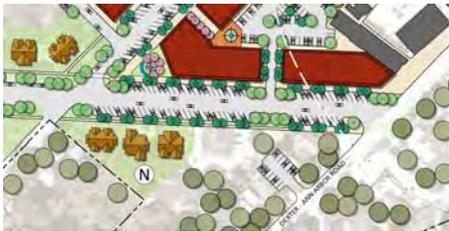
This project would be done once the final disposition of the Mill Creek dam is decided by MDEQ. The broad vision for this area is to stabilize the creek bank along Jeffords Street and create an entry plaza and access to the lower portion of the Mill Pond. If the dam is removed it is anticipated that the watercourse of the creek will be significantly reduced creating a larger upland floodplain area, which can be used for trails. If the design of the new Mill Creek bridge can accommodate a walkway under the bridge then Warrior Park and the Mill Creek Pond area can be connected to a future trail connection with the Hudson Mills MetroParks.

Project Budget

Wall Stabilization	\$ 83,160
Entry Plaza and Access	\$ 195,000
Floodplain Enhancements	\$ 45,000
Trail Construction	\$ 85,000
Landscaping	\$ 20,000
Cost	\$ 428,160

Baker Road Streetscape and On-Street Parking Improvements

Reconfiguring Baker Road between Main Street and Forest Street to include the installation of on-street angle parking. This reconfiguration of the parking from parallel to angle will necessitate some modifications to sidewalks.



This project involves modifications to Baker Road to incorporate angle parking between Main Street and Forest Street. These changes in on-street parking alignment will render approximately 60 additional parking spaces. The decorative lighting was installed as part of the 1996 streetscape project.

The current cross section dimensions of the street indicate a width of 60 feet from back-of-curb to back-of-curb, which will accommodate 2 lanes of traffic with eighteen (18') foot angle spaces on either side of the street, if the center left hand turn lane is removed in the mid-block area where the parking will occur.

Although the dimensions are workable it is suggested that the existing curbs be relocated back 2 feet from their current position to increase the dimensions due to traffic and provide a 2 foot safety-vision area behind the parking space.

Project Budget

<i>Without Modifications to Curbs</i>	\$	-
Street Restripping	\$	15,000
Cost	\$	15,000
<i>With Modifications to Curbs</i>		
Curb Removal and Relocation	\$	45,000
Street Restripping	\$	15,000
Cost	\$	60,000

Baker Road Streetscape

Extending streetscape improvements along Baker Road from Forest Street to the Dexter Community School campus.



The 1996 streetscape project included the installation of decorative lights along Baker Road from Main Street to Grand Street. This proposed enhancement would involve the extension of decorative lights from Grand Street to the campus of the Dexter Community Schools, a distance of approximately 1,475. In addition, street trees will be installed where needed along the corridor.

Project Budget

Lighting (28 Poles)	\$ 238,000
Tree Replacement	\$ 20,000
Cost	\$ 258,000

Village of Dexter DDA
VILLAGE COUNCIL AND DDA RESPONSE TO SURVEY

Please prioritize the following STREETScape IMPROVEMENT projects?

	Immediate		1 - 5 Years		6 - 10 Years		11 - 15 Years	
	Village	DDA	Village	DDA	Village	DDA	Village	DDA
Baker Road from Main Street to south DDA boundary	2		1	3	1	3		
Forest Street from Jeffords / Broad Street to Baker Road	2	2	2	3	1	1		
Grand Street from Broad Street to Baker Road	1		1	1	2	3		2
Central Street extended to Fifth Street			1	3	3	1		2
Broad / Jeffords for Main Street to Grand Street	1	2	2	2	1	1		1
Wayfinding System (Vehicular & Pedestrian Direction System)		3	1	2	2	1		1

Please prioritize the following PARKING LOT IMPROVEMENT projects?

	Immediate		1 - 5 Years		6 - 10 Years		11 - 15 Years	
	Village	DDA	Village	DDA	Village	DDA	Village	DDA
East additions to Dairy Queen lot - inc. land acquisition		1	2	4	1	1		
West addition to Dairy Queen lot - inc. land acquisition		1	2	5	1	1		
Lots north of old Busch's site - inc. connection to Farmers Market, vehicular/pedestrian connection to library	1		2	4	2	2		1
Parking improvements/consolidation of the Masonic lot with private lot located off the alley from Central Street			2	2	1	4		1
Consolidated parking lot west of Baker Road - land acquisition/easement			2	3	2	3		
New public lots south of Forest Street to support new retail - land acquisition, public private partnership with developer			2	2	2	2		2

Should the DDA be involved with the DEVELOPMENT OF IN-FILL BUILDINGS downtown?

	Village	DDA
Yes	4	5
No	0	1
Other (Please Specify)	0	0

If you answered YES what potential building locations would you consider the highest priority?

	Low Priority		Medium Priority		High Priority	
	Village	DDA	Village	DDA	Village	DDA
Alpine Street	1		2	3	1	2
Broad Street / Jefford Street		1	3	3	1	1
Main Street / Dexter-Ann Arbor Road		1		1	4	3
Forest Street	1	1	3	3		1

The Framework Plan identifies several areas immediate adjacent to the downtown core for new residential development.

What sequence do you see these residential areas being developed?

	Immediate		1 - 5 Years		6 - 10 Years		11 - 15 Years	
	Village	DDA	Village	DDA	Village	DDA	Village	DDA
Alpine Street	1		3	2	1	1		
Baker Road		2	1	1	2	4		1
Broad Street		1	3	1	1	4		
Grand Street		1	2	2	2	2		2
Conversion of upper level space to residential units		1		4	3	1		1

The Framework Plan identifies several areas within the downtown which will require the acquisition of property in order to facilitate the redevelopment program. Please rate by priority the sequencing of these areas?

	Immediate		1 - 5 Years		6 - 10 Years		11 - 15 Years	
	Village	DDA	Village	DDA	Village	DDA	Village	DDA
West side of Broad Street between Grand Street and Jeffords Street	2	1	2	3	1	1		
Jeffords Street for Realignment	1	3	3	3				
East side of Alpine Street (retail)	3		1	5		1		
Between Alpine Street and Broad Street (parking)	1	1	1	4	1	1	1	
Forest Street for redevelopment (and parking lots)		2		1	4	2		1

A variety of potential district-wide related improvement projects are outlined in the Framework Plan which could benefit from DDA involvement.

Please prioritize where DDA funds should be appropriated?

	Low Priority		Medium Priority		High Priority	
	Village	DDA	Village	DDA	Village	DDA
New Village Hall	1		2	6	1	
Relocation of Dexter Area Fire Department Building	1	1	2	4	1	1
Trails to: Gordon Hall, Westgate neighborhood, connections to Metroparks (partner with Washtenaw County Parks)		1	2	2	2	3
Traffic Signalization to Improve Traffic Flow			4		4	6
Mill Pond Bridge Enhancements (Pedestrian Lighting, Decorative Railings, etc.)			1	2	3	4
Mill Pond and Creek Linear Park and Walkway		1	2	2	2	3
Extension of Baker Road to Central Street	2	3		2	2	1
Pedestrian Bridge over Mill Creek at Warrior Park to connect Subdivisions and MetroParks		1	3	2	1	3
Realignment of Jeffords and Alpine to form a traditional intersection		2	4	2		2
Improvements to Parker Road Intersection	3	6	1			

Feel free to identify any other projects we may have omitted?

1. Wallace Building stays retail
2. I like Dexter the way it is.
3. Senior housing needed.
4. Expansion of the DDA District
5. Regional CBD Detention Basin
6. Acquire Wallace property for redevelopment (3 Similar responses)

I am a member of:

- Village Council
- Downtown Development Authority
- Planning Commission
- Other (Please Specify)

Response Total

- 4
- 6
- 0
- 12

Total Respondents (skipped this question)

- 22
- 12