

# **DOWNTOWN TRAVERSE CITY**

## *COMMUNITY INFORMATION MEETING*



# IMPORTANT PARTNERSHIPS

CITY OF TRAVERSE CITY

GRAND TRAVERSE COUNTY

- COMMISSION ON AGING
- ANIMAL CONTROL
- VETERANS AFFAIRS

TRAVERSE AREA DISTRICT LIBRARY

BATA

ROAD COMMISSION

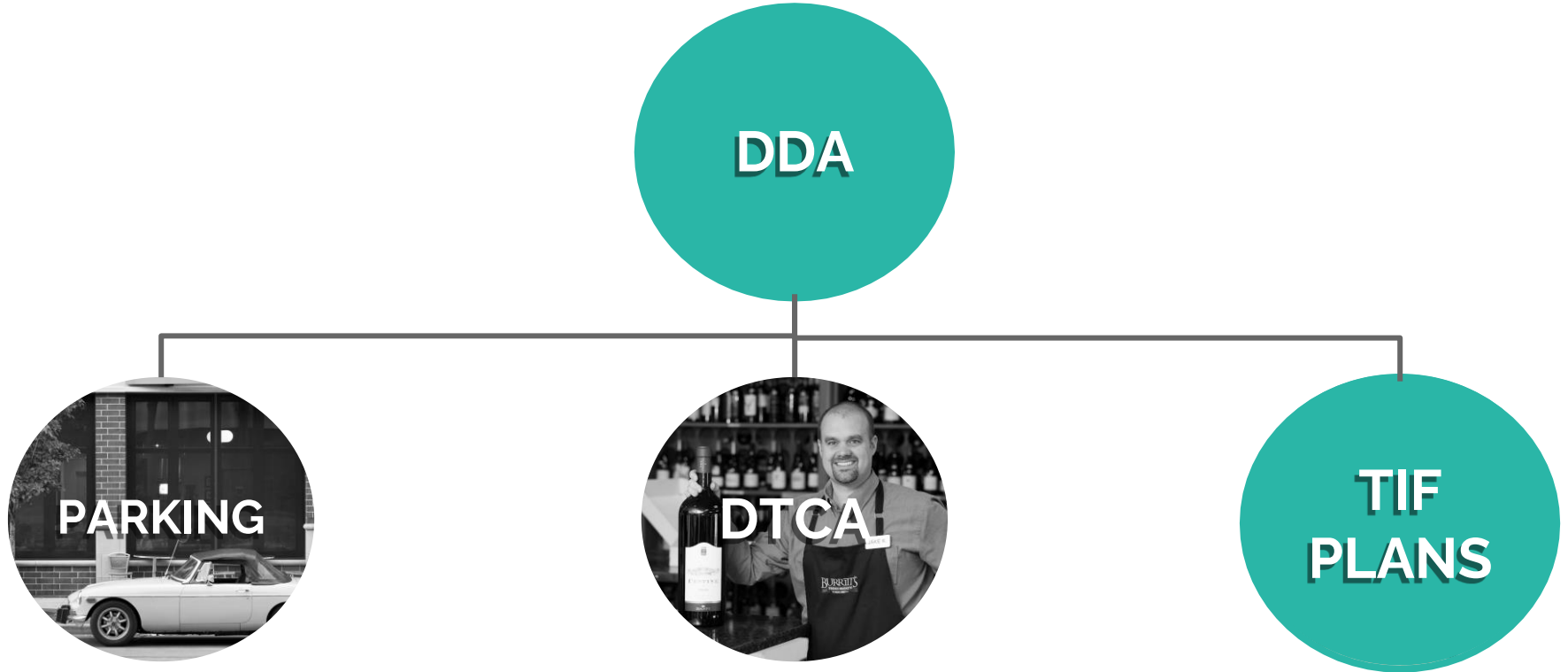
CONSERVATION DISTRICT

JOINT RECREATIONAL AUTHORITY

DDA



# OVERVIEW OF DDA MANAGEMENT







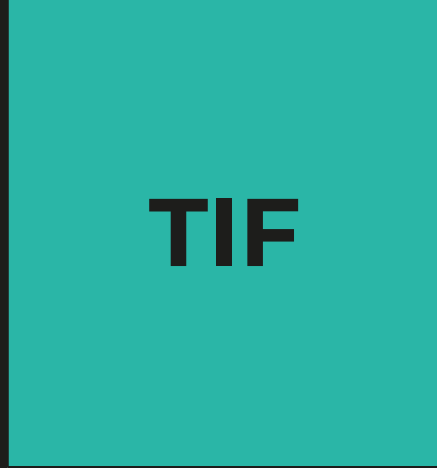
Tax Increment Financing is one of the  
**REVENUE TOOLS**  
created by the State of Michigan  
for use by Local Governments





Incremental Increase  
in Value

Initial Value

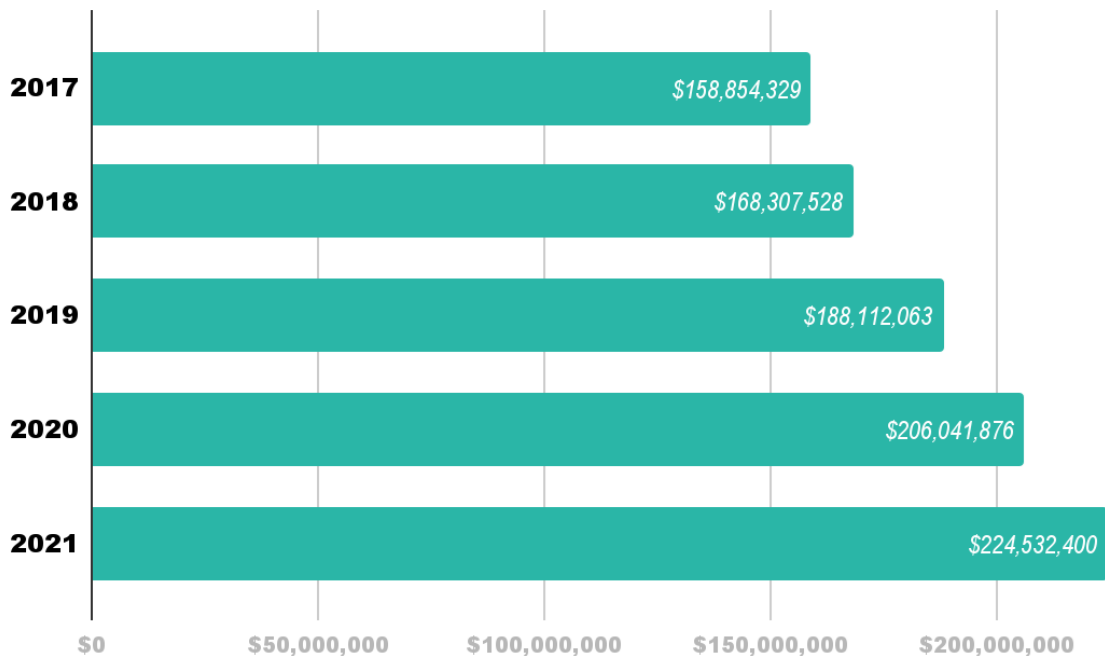


Post-Development Value



# GROWTH IN DOWNTOWN

## Taxable Value Growth



**41%+**  
**Increase**  
*in 5 Years*





# 2021/2022 BUDGET

DDA GENERAL: \$2,307,800

TIF 97: \$3,394,050

OLD TOWN: \$777,850

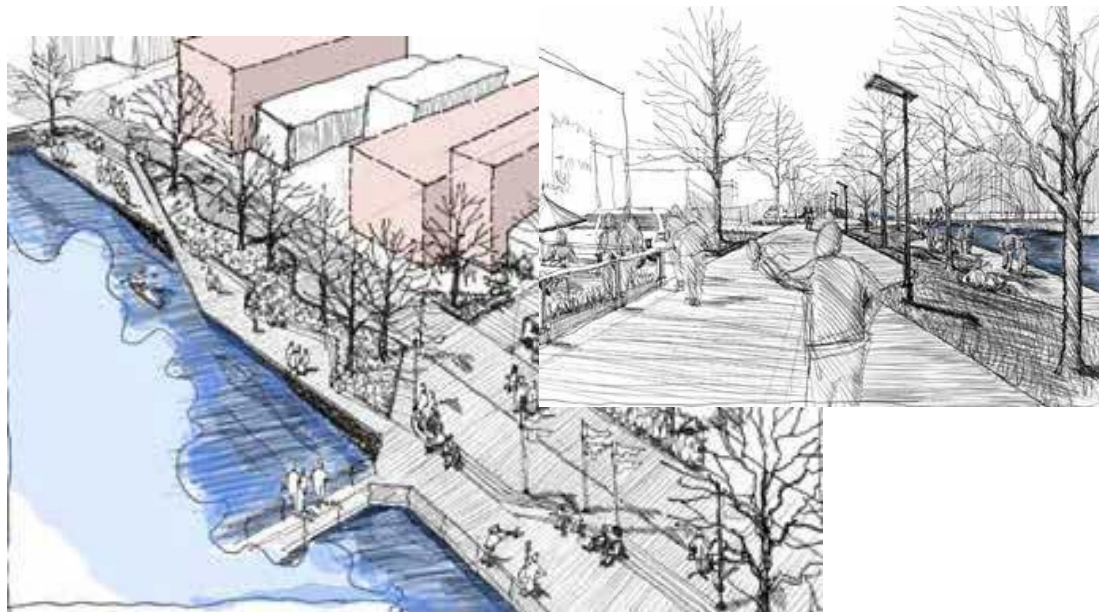


# **TIF 2021/2022 PROJECTS**



# THE LOWER BOARDMAN/OTTAWAY RIVER

The DDA Board Approved a Comprehensive Plan for the Lower River with Phase I of Implementation Beginning with the 100/200 Block River Wall Restoration Project

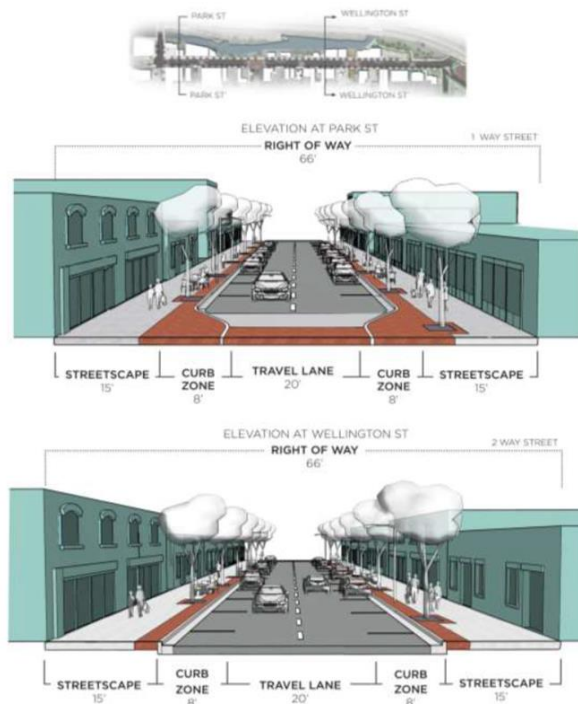


# East Front Street

The DDA Facilitated a Comprehensive Planning Process to Develop a Vision for East Front Street

## STREETSCAPE CROSS SECTIONS

### EXISTING CONDITIONS







# East Front Street

The DDA Facilitated a Comprehensive Planning Process to Develop a Vision for East Front Street



# Traffic Study For Two-Way Streets

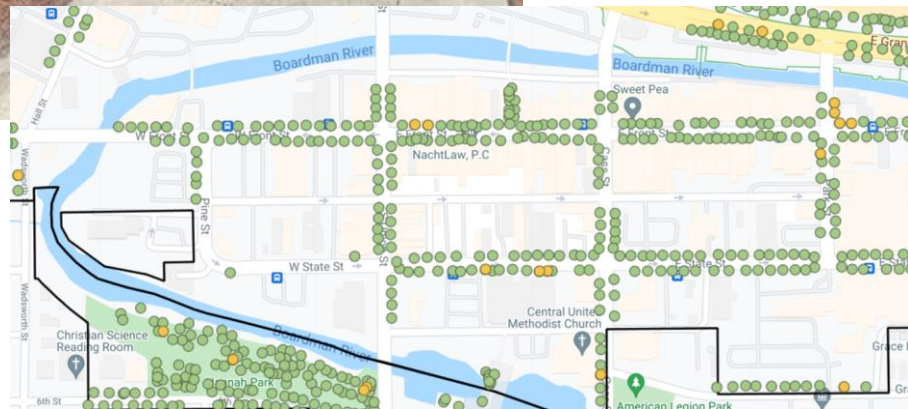
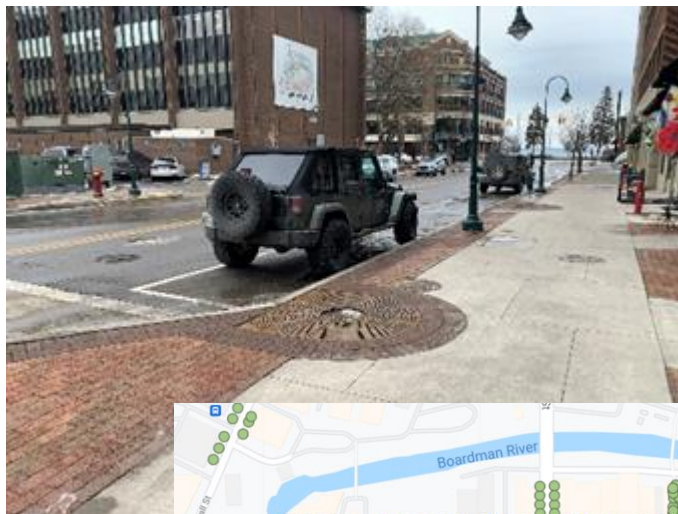
## HYBRID TRAFFIC PATTERN (ALTERNATIVE 2)



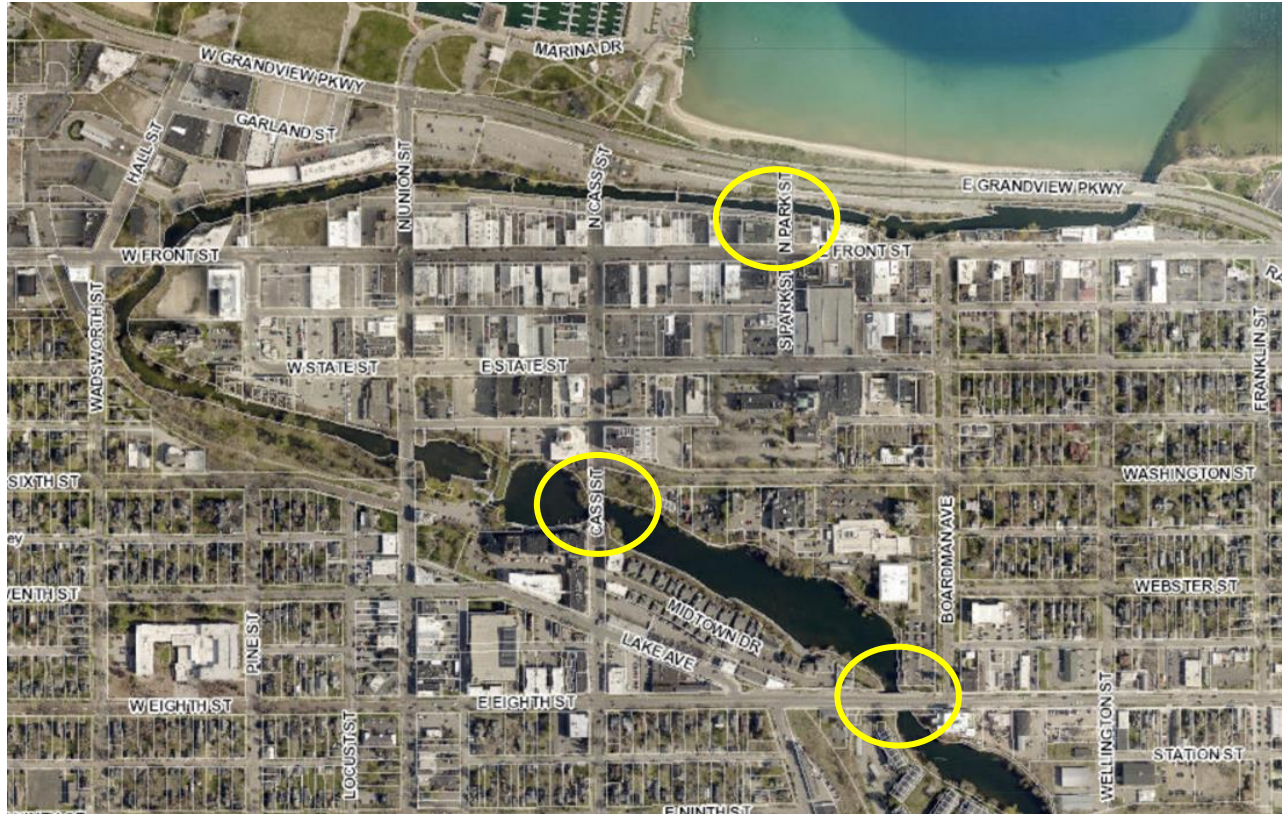




# Downtown Tree Management Plan



# Bridge Reconstruction





# PROJECTS AND VISIONING

- **Considering the Future Plan For Downtown — Moving Downtown Forward**
- **Lower Boardman River Unified Plan Implementation (Pedestrian Alley) – Requires TIF Plan Amendment**
- **Civic Square**
- **Infill Development**
- **West End Parking Garage**



# VISIONING FOR OUR FUTURE INTO THE NEXT DECADE



**ECONOMIC**



**ENVIRONMENTAL**



**SOCIAL**

# 100/200 Block Alley Riverwalk/Pedestrian Plaza







# CIVIC SQUARE





# INFILL DEVELOPMENT

## *LOT G AND LOT O*

Lot G: Next to Modes



Lot O: Corner of State & Cass



# WEST END PARKING STRUCTURE



# WEST END PARKING STRUCTURE









# MOVING FORWARD THROUGH STRATEGIC VISION



WHERE ARE  
WE



WHERE DO WE  
WANT TO BE



OUR STRATEGY  
TO GET THERE



# DDA BOARD MEMBERS

## **BOARD:**

Gabe Schneider (Chair)

Scott Hardy (Vice-Chair)

Jeff Joubran (Treasurer)

Richard Lewis (Secretary)

Pam DeMerle

Todd McMillen

Damian Lockhart

Pam Marsh

Steve Nance

Pete Kirkwood

Katy Bertodatto

Michael Brodsky

Audrey Michael (Student Liaison)