



Plymouth Downtown Development Authority Meeting Agenda April 13, 2026 7:00 p.m. Plymouth City Hall & Online Zoom Webinar

Plymouth Downtown Development Authority
831 Penniman
Plymouth, Michigan 48170

www.downtownplymouth.org
Phone 734-455-1453
Fax 734-459-5792

Join Zoom Webinar: <https://us02web.zoom.us/j/83554621295>
Webinar ID: 835 5462 1295
Passcode: 117220

- 1) **CALL TO ORDER**
Kerri Pollard, Chairperson
Richard Matsu, Vice Chairperson
Linda Filipczak, Mayor
Ellen Elliott
Jennifer Frey
Brian Harris
Shannon Perry
Ed Saenz
Paul Salloum
Lynne Taylor-Kilgore
- 2) **CITIZENS COMMENTS**
- 3) **APPROVAL OF AGENDA**
- 4) **APPROVAL OF MEETING MINUTES**
 - A. **March 9, 2026 Regular Meeting Minutes**
- 5) **BOARD COMMENTS**
- 6) **OLD BUSINESS**
 - A. **DTP Forward Streetscape Project Update**
 1. **Open House 2 & Survey 2 Summary**
 - B. **Five-Year Strategic Action Plan Status Update**
- 7) **NEW BUSINESS**
- 8) **REPORTS AND CORRESPONDENCE**
 - A. **Plymouth Art Walk Update**
- 9) **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Board, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida
November 1977



**Plymouth Downtown Development Authority
Regular Meeting Minutes
Monday, March 9, 2026 - 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar**

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Kerri Pollard called the meeting to order at 7:00 p.m.

Present: Chair Kerri Pollard, Vice Chair Richard Matsu, Mayor Linda Filipczak, Member Ellen Elliott, Jennifer Frey, Shannon Perry, Ed Saenz, Brian Harris, and Lynne Taylor-Kilgore

Absent: Member Paul Salloum

Also present: DDA Director Sam Plymale, Deputy DDA Director Reiko Misumi-Schelm and Economic Director John Buzuvis

2. CITIZENS COMMENTS

Laurie Golden of 1260 Linden asked about her city commission application status from December. Mayor Filipczak took responsibility for the delay, explaining no current openings and that applications are kept on file with DDA positions requiring a specific business-to-resident ratio.

Ron Picard of 1378 Sheridan praised the dueling pianos event at the Penn Theater, appreciating the entertainment.

3. APPROVAL OF AGENDA

Harris offered a motion, seconded by Perry, to approve the agenda for March 9, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF MEETING MINUTES

A. February 9, 2026 Regular Meeting Minutes

B. February 25, 2026 Special Meeting Minutes

Harris offered a motion, seconded by Perry to approve both the February 9, 2026 Regular Meeting Minutes and February 25, 2026 Special Meeting Minutes.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. BOARD COMMENTS

Mayor Filipczak applauded Old Village Landscaper's work on Ann Arbor Trail pavers and the February 25th DTP Forward community forum, urging quick implementation of Leading Pedestrian Intervals (LPIs) from citizen feedback.

Director Perry appreciated the forum and highlighted interest in survey data distinguishing residents from visitors to better grasp varied downtown improvement views.

6. OLD BUSINESS

A. DTP Forward Streetscape Project Update

Plymale reported that 75 people attended the February 25th community open house. The second survey remains open through March 11th with 284 responses received. Smith Group will present to the DDA board in April, with the third open house scheduled for May 20th (correcting an error in documentation that listed March 20th) from 5:30-8:30 PM at Plymouth Cultural Center.

B. Five-Year Strategic Action Plan Status Update

Plymale reported brickwork has begun on downtown patios, with several diseased street trees removed for safety. Concert sponsorships are 90-95% complete, the Spring Artisan Market (April 18th 9AM-3PM) vendor list is finalized, and Phase 3 of the Plymouth Art Walk installation is scheduled for late March/early April with a ribbon cutting planned at the Spring Artisan Market.

7. NEW BUSINESS

A. Central Parking Structure Restoration 2026 Contract

1. DDA Staff Administrative Recommendation

Mark 1 Restoration was recommended for the Central Parking Structure Restoration project due to their lowest bid, totaling \$132,194 including engineering, materials testing, and a 10% contingency. This recommendation was based on their cost-effective method of using ready-mix concrete trucks and the confirmation of their qualifications by Fishbeck.

2. Project Specifications

Plymale explained the need for significant restoration including concrete work, drainage system cleaning, and new deck coating.

3. Project Addendums

An addendum to the project specifications was included during the bidding process.

4. Bid Tabulation

Six contractors submitted bids, with Mark 1 Restoration providing the lowest bid of \$118,358. The total project cost including engineering, materials testing, and 10% contingency is \$172,894, well below the \$300,000 preliminary budget.

5. Fishbeck Recommendation

Fishbeck Engineer confirmed Mark 1's qualifications and explained their cost advantage came from utilizing ready-mix concrete trucks versus bag mix methods.

6. Resolution

There was a voice vote. Motion approved 8-1.

YES

NO

Pollard

Elliott

Matsu

Filipczak

Frey

Harris

Perry

Saenz

Taylor-Kilgore

RESOLUTION

The following resolution was offered by Harris and seconded by Perry,

WHEREAS The upkeep of the Central Parking Deck is the responsibility of the Downtown Development Authority, and

WHEREAS In November of 2025, the DDA Board approved project engineering for the 2026 Central Parking Deck Renovation Project by Fishbeck at a cost of \$41,500 for what are termed high and moderate priority repairs to the Central Parking Deck outlined in the 2026 Central Parking Deck Maintenance Project Bid Specs, and

WHEREAS A bid process resulted in Mark 1 Restoration of Detroit having the low base bid of \$118,358 among six companies that submitted proposals for construction, and

WHEREAS Mark 1 Restoration has completed successful parking deck maintenance projects working with Engineers from Fishbeck in Ann Arbor, Lansing and Royal Oak.

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Downtown Development Authority Board of Directors does hereby authorize DDA staff to contract with Mark 1 Restoration of Detroit for the 2026 Central Parking Deck Maintenance Project in the total amount of \$118,358 for construction work, with an additional \$11,836 for contingency and \$2,000 for materials testing. Total approval for construction, contingency and materials testing is up to \$132,194. Funding will come from Acct. No. 405 290 977 813.

B. Liquor License Discussion

Plymale reported that all four licenses from the 2025 cap increase remain available, with low demand and no alcohol-related incidents of concern according to Public Safety Director Al Cox. Staff recommended maintaining current caps of 20 licenses in the DDA district and 14 outside the district.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

RESOLUTION

DDA Liquor License Cap Recommendation

The following Resolution was offered by Elliott and seconded by Harris.

WHEREAS The City of Plymouth has a Liquor Management Ordinance related to the number of allowable liquor licenses in a particular zoning district, and

WHEREAS The Plymouth Downtown District currently allows for 20 licenses under the current cap, and

WHEREAS The DDA Board annually discusses any potential changes to the DDA liquor license cap, and

WHEREAS As of March 1, 2026, there are two available liquor licenses under the cap in the Plymouth Downtown District.

NOW THEREFOR BE IT RESOLVED THAT the Downtown Development Board of Directors recommends that no changes be made to the current cap in the downtown district. The cap

would remain at 20 in the downtown district as defined in the Liquor Management Ordinance under this recommendation pending approval from the City Commission.

8. REPORTS AND CORRESPONDENCE

No reports or correspondence were presented.

9. ADJOURNMENT

Perry offered a motion, seconded by Harris, to adjourn the meeting at 7:45 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

D o w n t o w n
PLYMOUTH



Not Just a Walk in the Park

831 Penniman Ave. Plymouth MI 48170

Ph: 734.455.1453 Fax: 734.459.5792

Information Only

To: DDA Board
From: DDA Staff
CC: S:\DDA\Shared Files\DDA Board\DDA Agendas\DDA Agendas 2026\April
Date: 4/13/2026
Re: DTP Forward Streetscape Project Update – April 2026

Back in June of 2025, the DDA Board agreed to a contract with SmithGroup to lead a robust community engagement and design process as the DDA works toward upgrades to the Downtown Plymouth streetscape. DDA staff and SmithGroup began work on the community engagement process in August of 2025. DDA staff meets with SmithGroup bi-weekly to review and plan for upcoming community engagement sessions. The DDA Board has requested a standing agenda item for monthly updates on the project.

The work began with analysis and investigation, including SmithGroup's review of previous City and DDA plans, data collection and other fact-finding. Below is a chronological list of notable project happenings since August of 2025.

- August – Stakeholder Work Session #1
- September – DDA staff community outreach at Plymouth Fall Festival
- September – SmithGroup presentation to DDA Board
- September – Pop-Up Event at Downtown Day
- September through October – Community Online Survey #1
- October – Public Open House #1
- November – Survey review, idea exploration & strategies development
- December – Stakeholder Work Session #2
- January – SmithGroup update to DDA Board
- January through March - Community Online Survey #2
- February – Pop Up Event at Plymouth Ice Festival
- February – Public Open House #2
- March – Survey review, priorities & recommendations refinement

Approximately 75 people attended the second Public Open House on February 25 at the Plymouth Cultural Center. The second Community Online Survey, designed to get feedback toward potential project specifications and priorities, was open January 30 through March 11. There were 301

responses total. SmithGroup project lead Oliver Kiley will present these findings along with information on next steps as we move toward a final design.

DDA staff and SmithGroup have scheduled the third and final Public Open House for Wednesday, May 20 from 5:30 to 8:30PM at the Plymouth Cultural Center. This will be another joint City Commission and DDA Special Meeting where a draft of the final design will be presented. The third Public Open House will be the final opportunity for community input prior to the project design being finalized.

In addition to the community feedback sessions outlined above, DDA Director Sam Plymale has presented information about the project to business classes at P-CEP, The Rotary Club of Plymouth, The Kiwanis Club of Plymouth, Plymouth's Best Networking Group, and is scheduled to present to the Plymouth Garden Club and the Plymouth Chamber of Commerce Board of Directors over the next month.

For more details on the project including data, presentation and summaries from community engagement, visit www.downtownplymouth.org/DTPForward.

DTP *Forward*:
REIMAGINING DOWNTOWN
PLYMOUTH'S STREETScape

OPEN HOUSE 2 & SURVEY 2 SUMMARIES

APRIL 13, 2026



SMITHGROUP

OPEN HOUSE #2

SUMMARY

STRATEGIES

PARKING CONSIDERATIONS

PARKING CONSIDERATIONS STRATEGIES

- Identify opportunities for additional parking
- Consolidate and organize parking lots
- Adjust angled parking to improve street experience
- Improve informational and wayfinding signage
- Encourage other modes of transportation
- Continue to monitor post-pandemic parking trends

What strategies can be used?

Overall agreement with these strategies

Do not support | Somewhat do not support | Neutral | Somewhat support | Strongly support

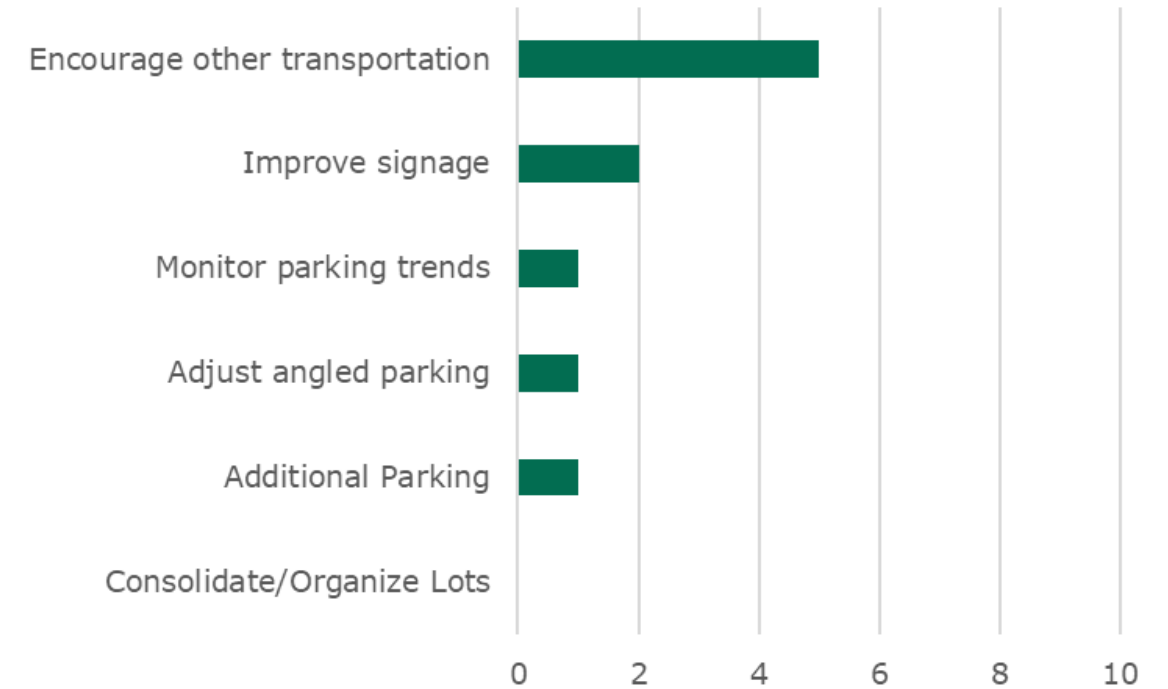
Additional thoughts & reactions

Where are these strategies most important?

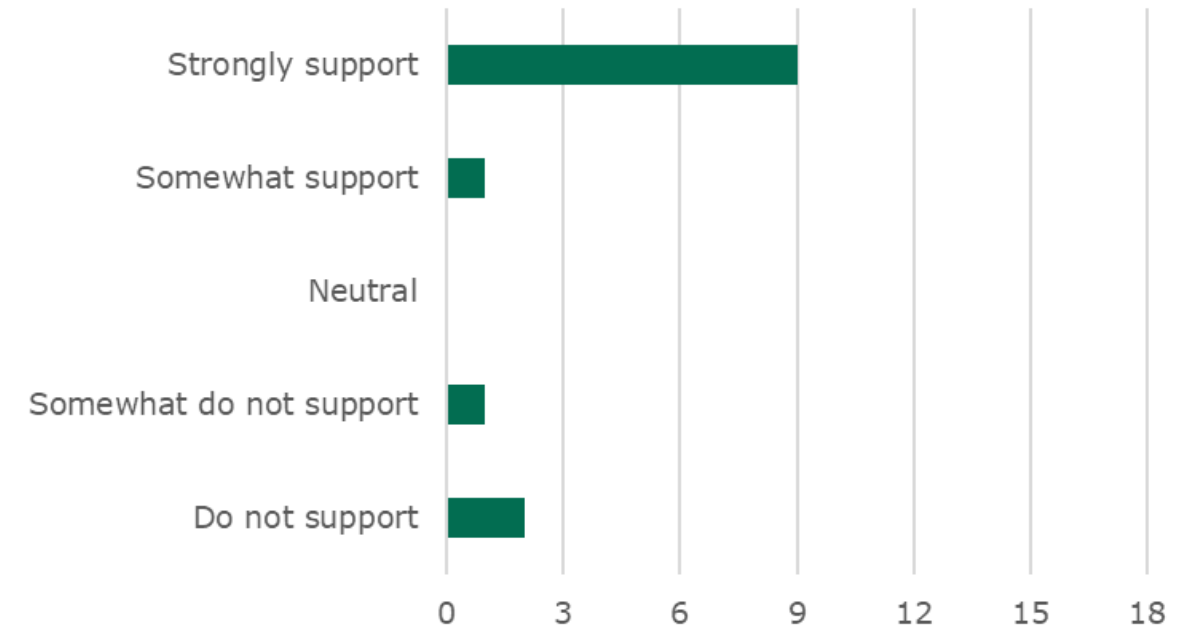
Map annotations: POTENTIAL PARKING ADDITIONS, POTENTIAL ANGLED TO PARALLEL, POTENTIAL REORGANIZATION

Map labels: Penniman, Church, Main, Union, Elizabeth, Ann Arbor Trail, Kelllogg, Wing, Forest, Harvey, Jener, Main

Individual strategy support



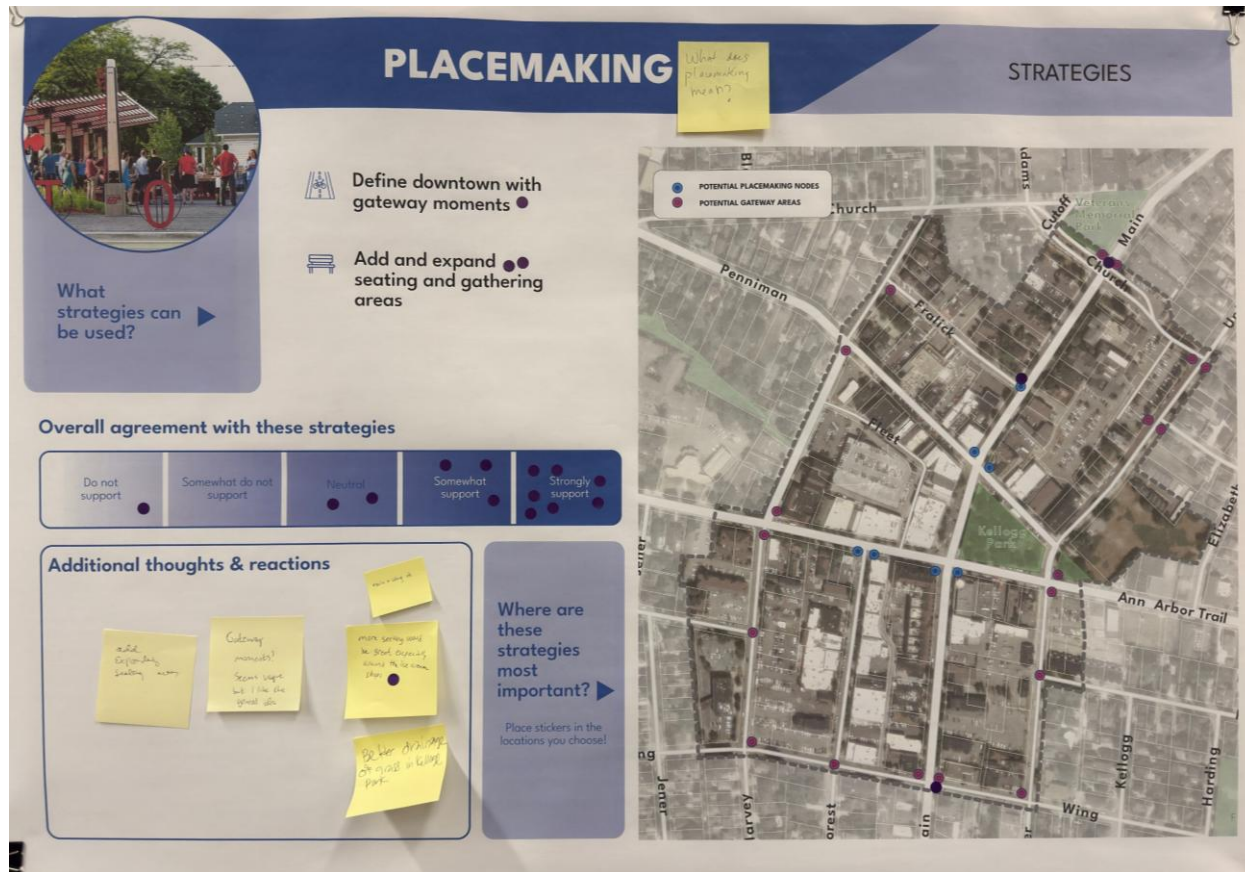
Overall strategy support



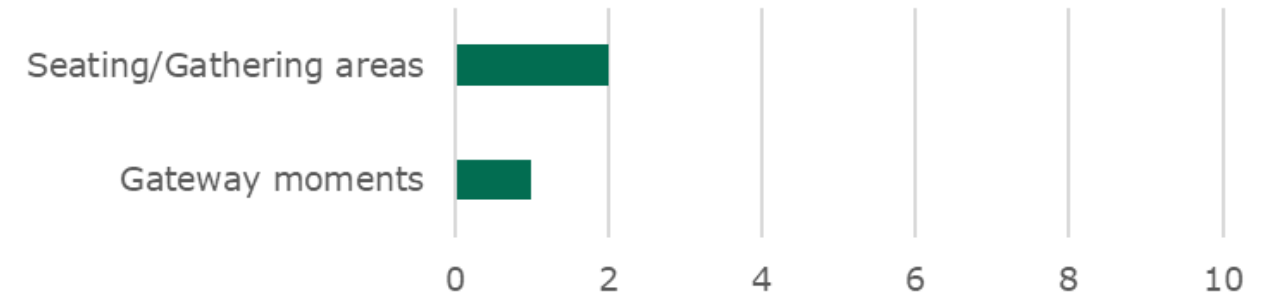
COMMENT THEMES

- Desire for better **bike parking**
- Interest in **replacement/addition** ideas for parking structure
- Interest in transportation **to and from lots**
- Make short term parking spaces more immediately **visible**
- Interest in **reorganizing/creative use** of public space

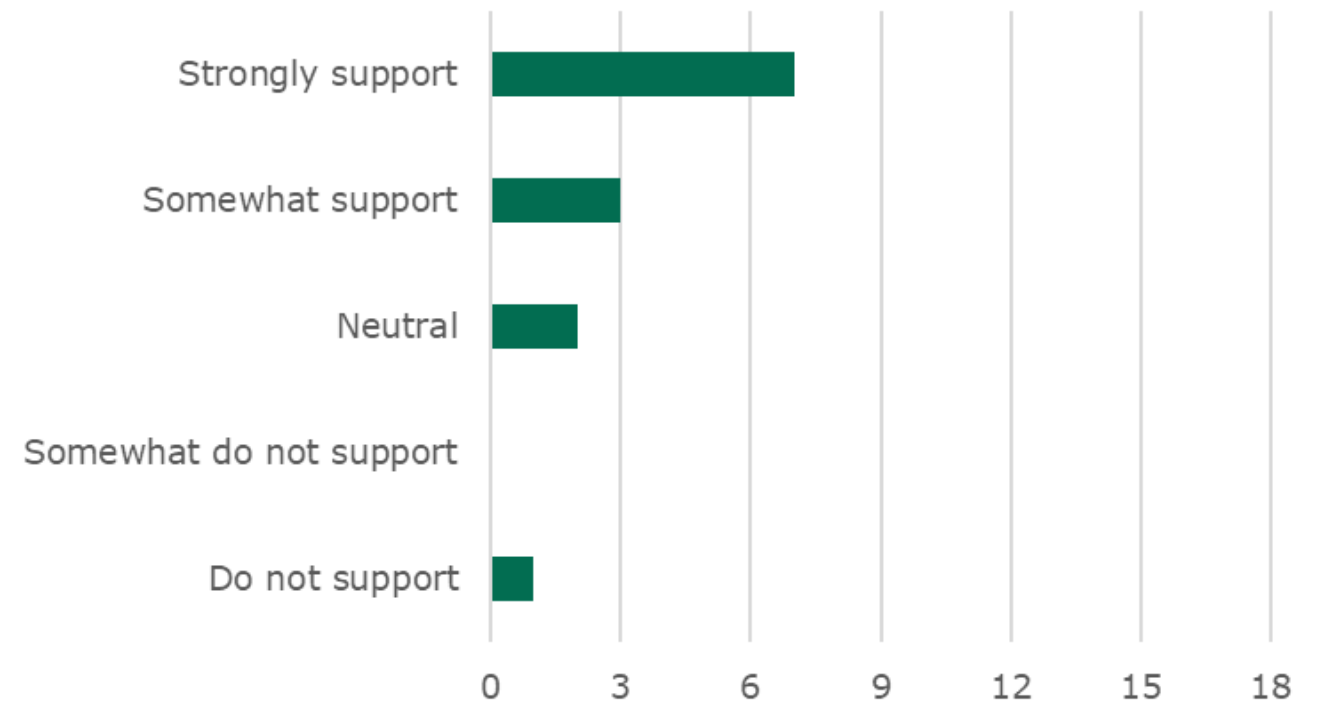
PLACEMAKING



Individual strategy support



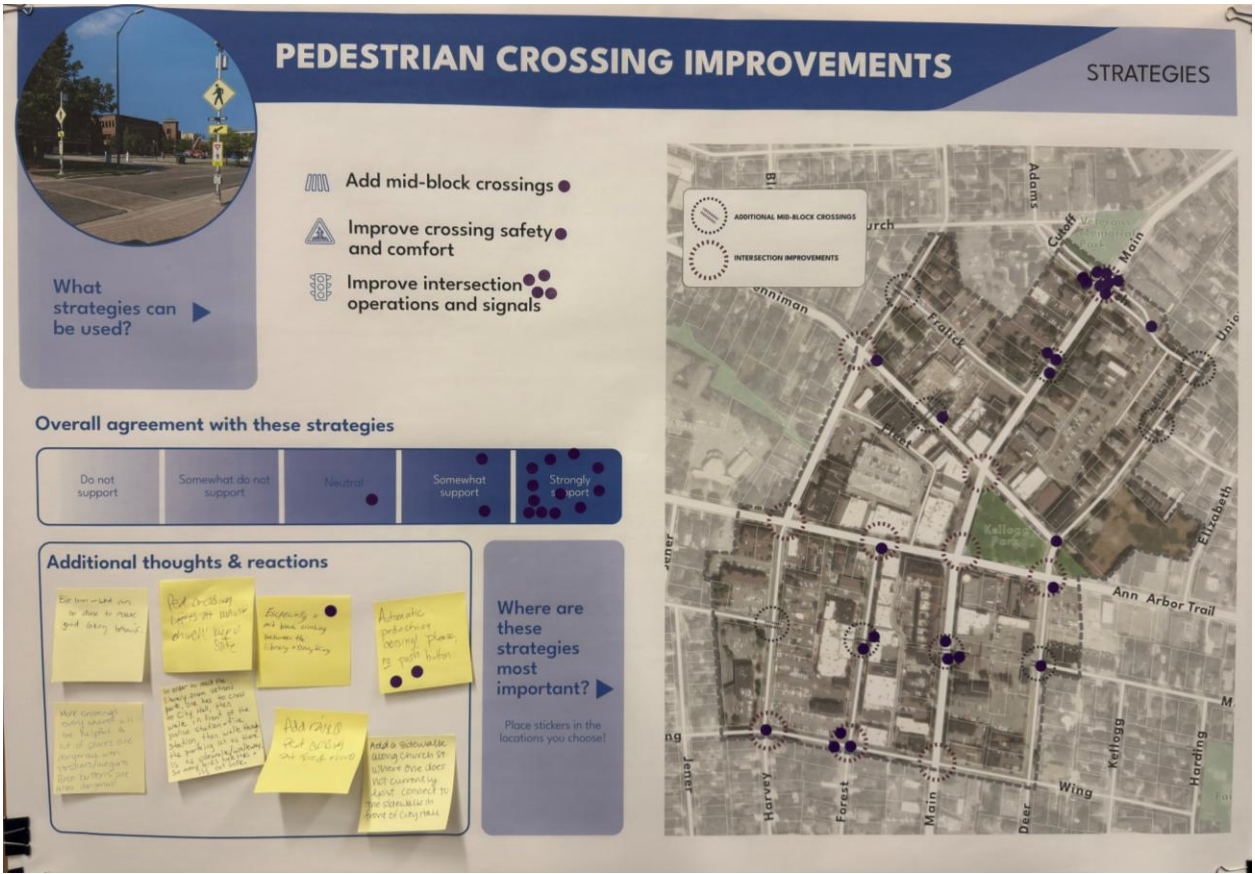
Overall strategy support



COMMENT THEMES

- Desire for more **seating**
- Interest in more **clarity** on the idea of placemaking
- **Drainage** concerns

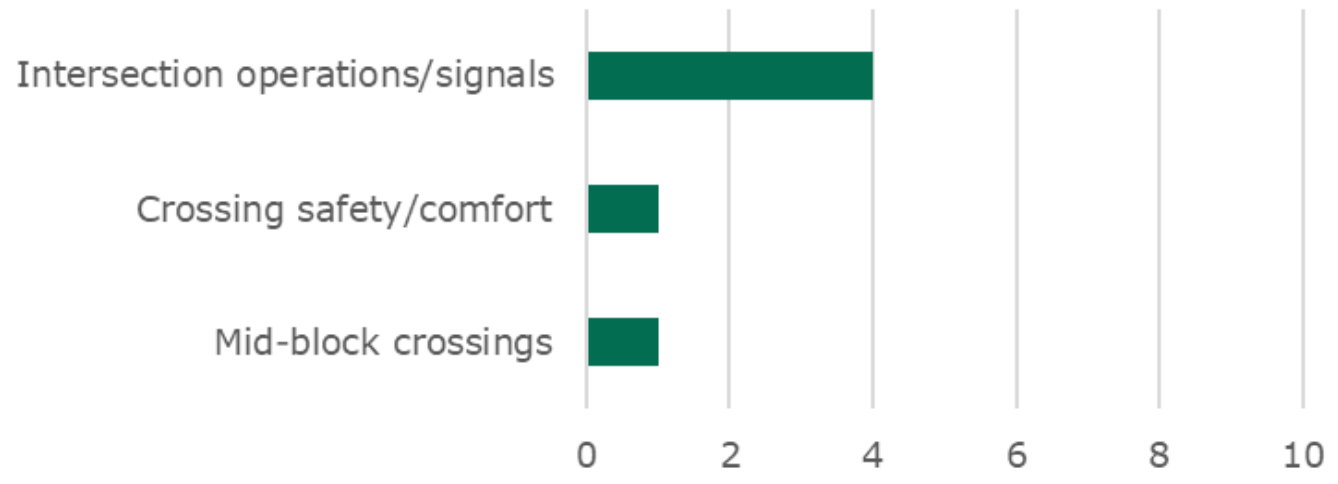
PEDESTRIAN CROSSING IMPROVEMENTS



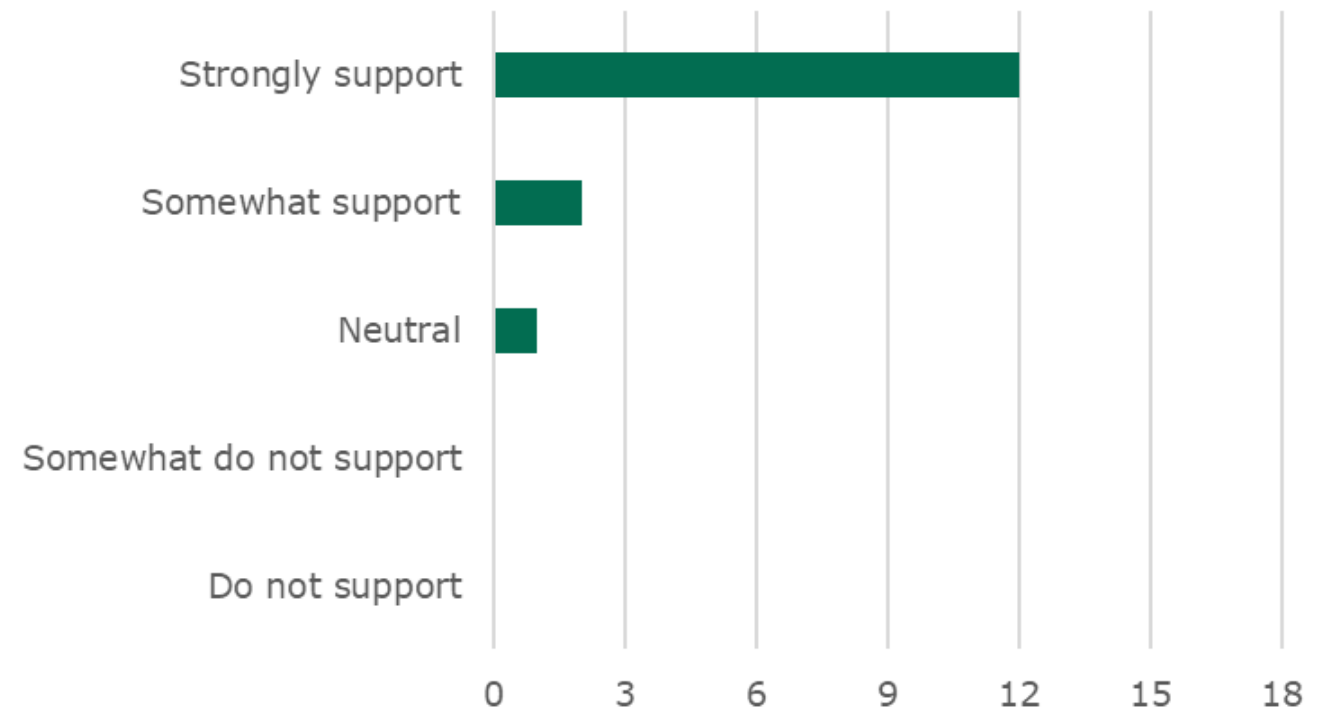
COMMENT THEMES

- Concern about **crossing safety**, especially to family destinations
- Desire for improved **intersections** and **mid-block crossings**
- Dislike of **push buttons**
- Need for filling **sidewalk gaps**

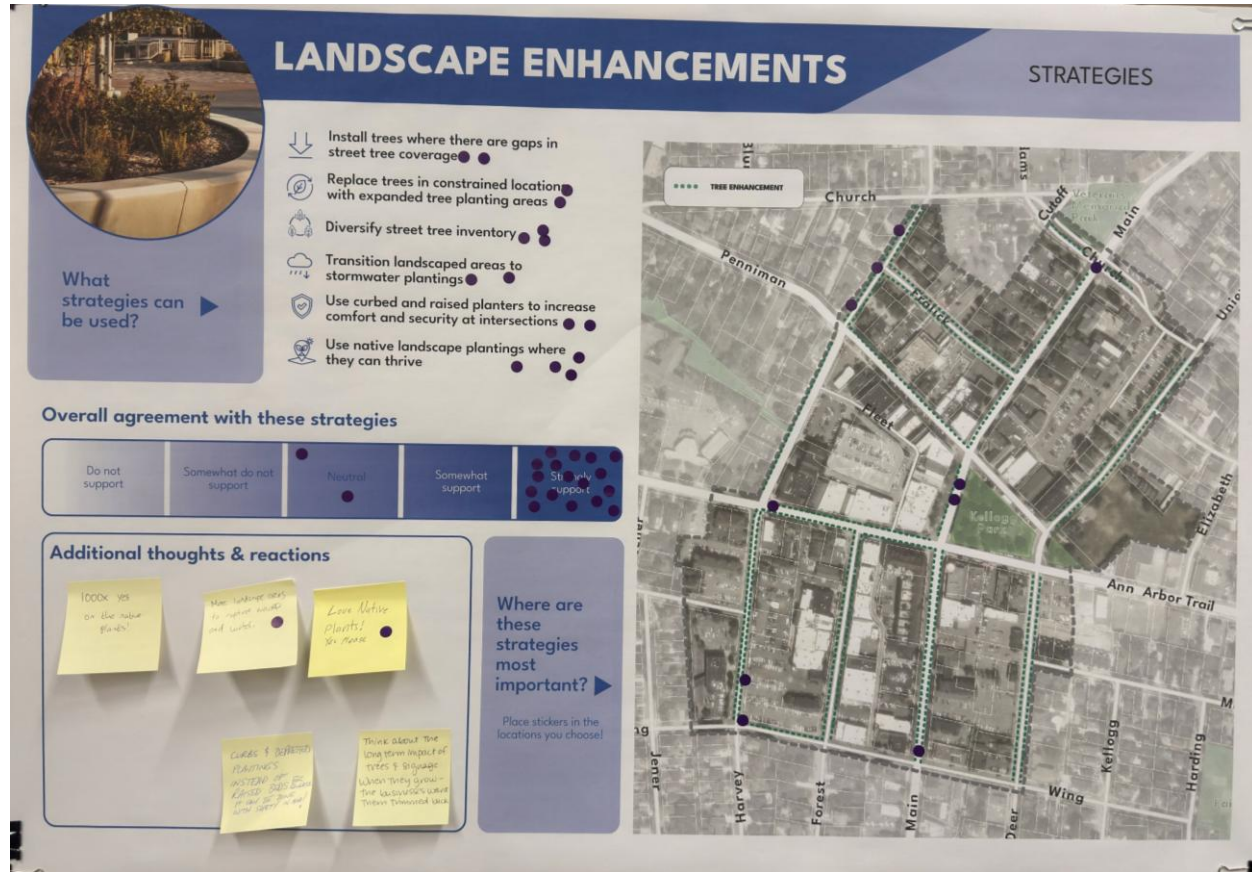
Individual strategy support



Overall strategy support



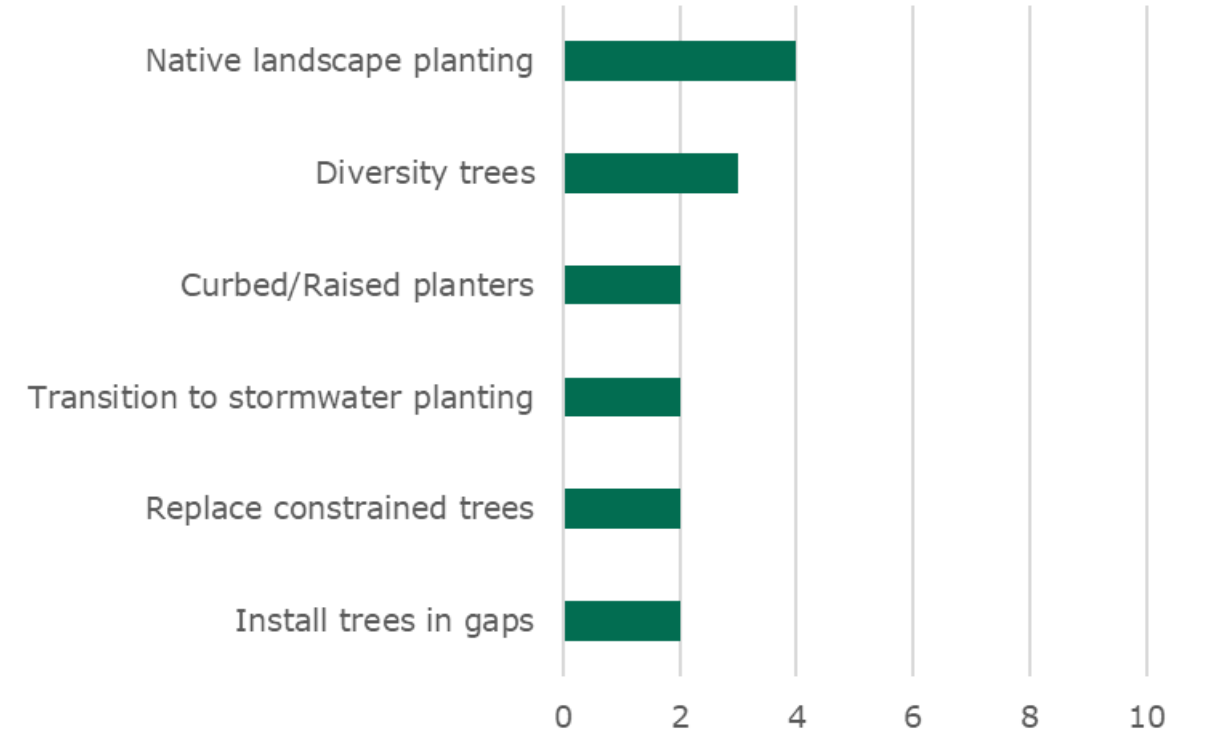
LANDSCAPE ENHANCEMENTS



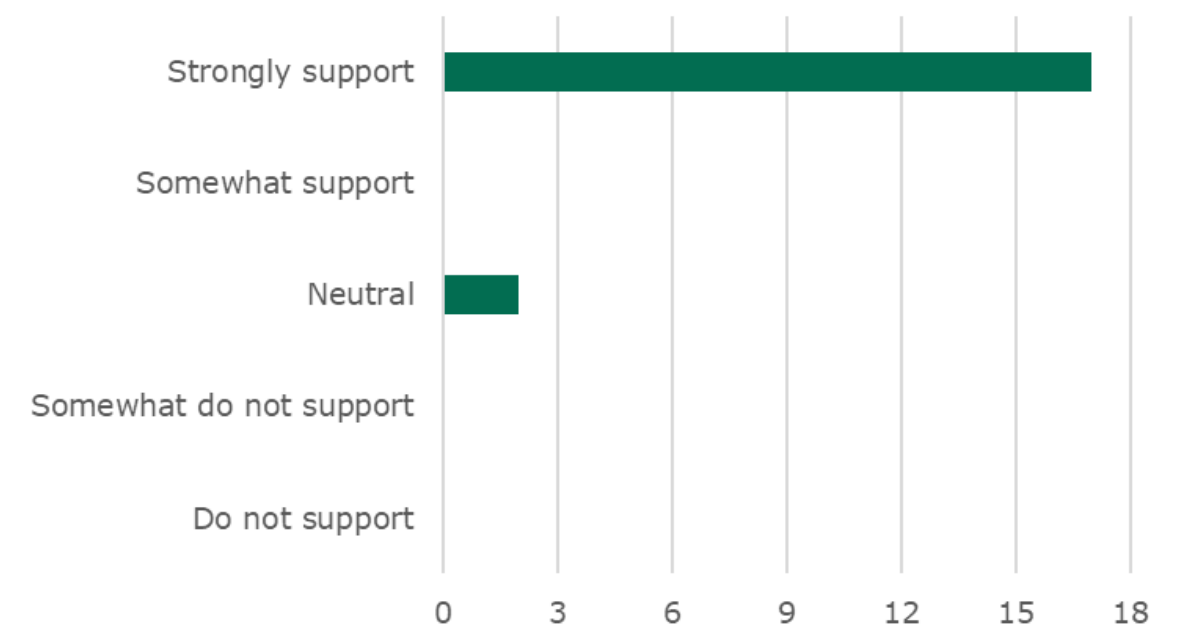
COMMENT THEMES

- Desire for **native plants**
- Desire for better **stormwater management**
- Need to consider tree **impacts on signage**

Individual strategy support

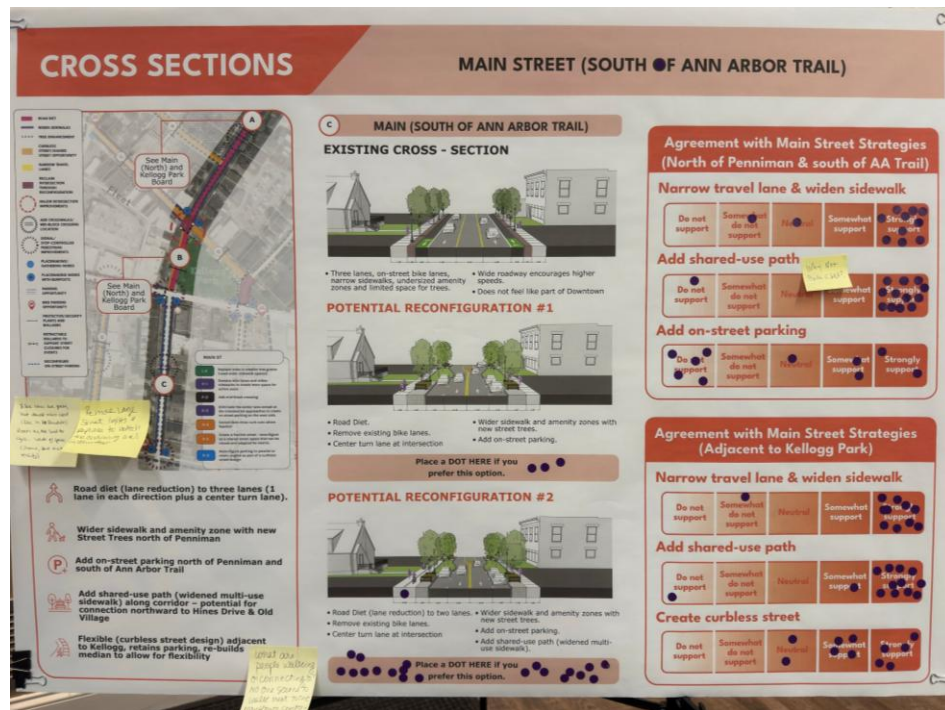
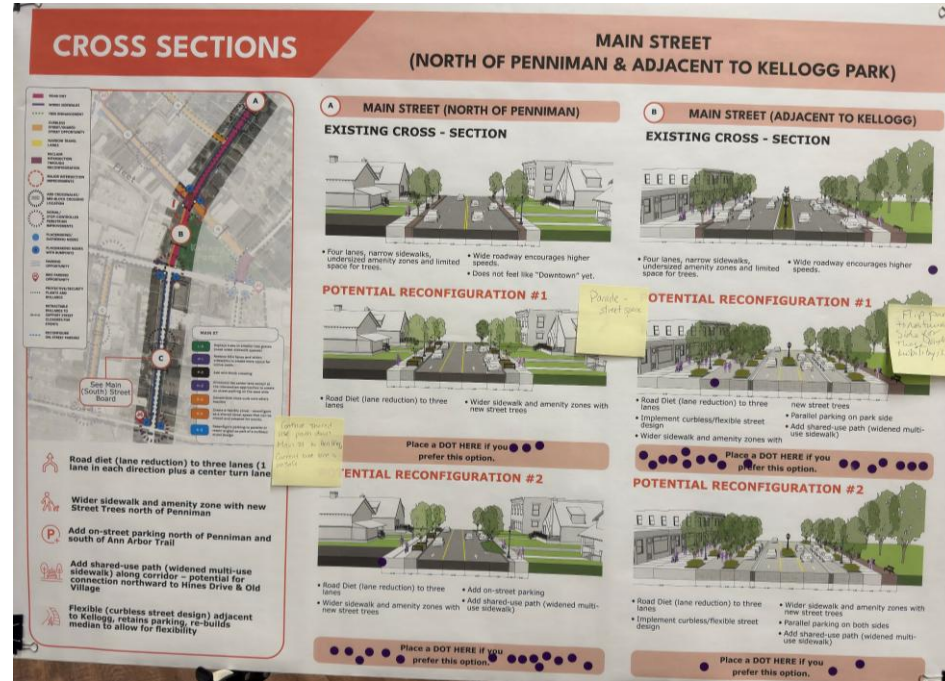


Overall strategy support



INDIVIDUAL STREETS

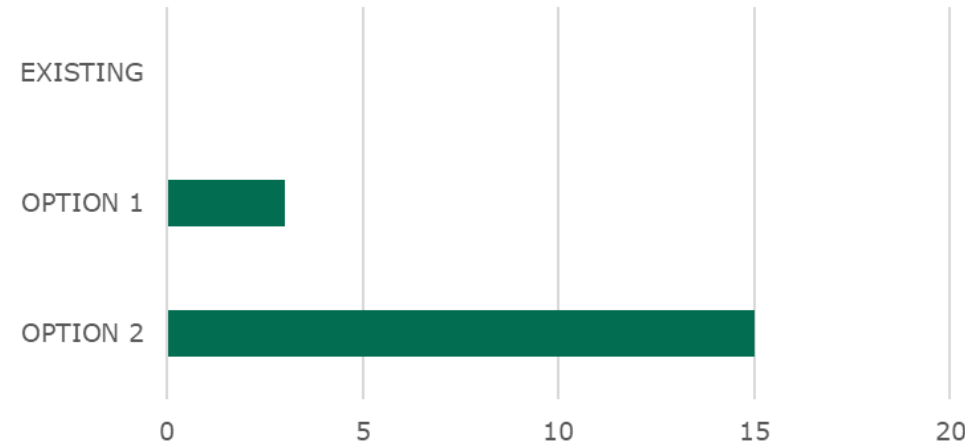
MAIN STREET (NORTH OF PENNIMAN)



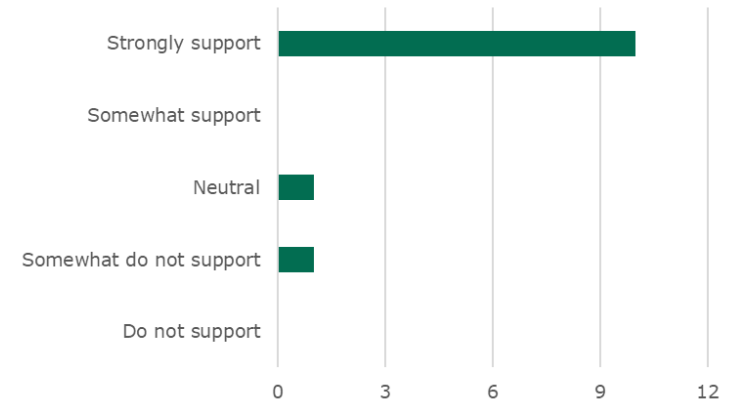
COMMENTS

- Continue shared use path down Main St. to Ann Arbor. Current bike lane is unsafe.

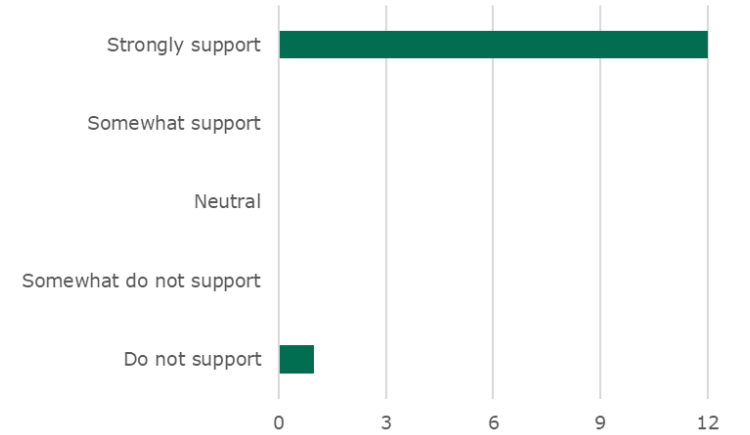
Main St (north) options



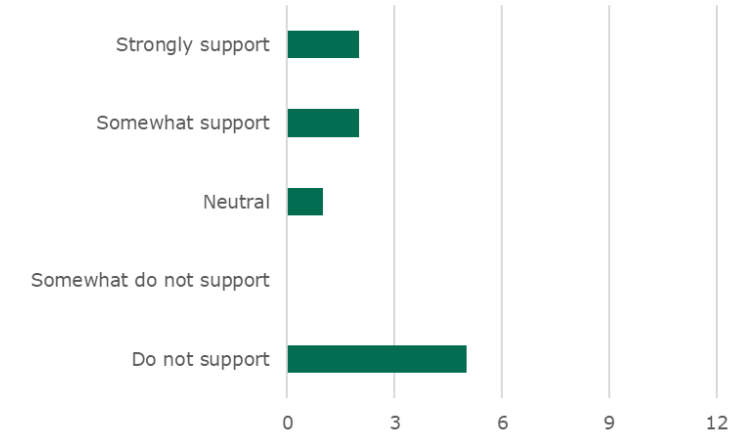
Narrow travel lane & widen sidewalk



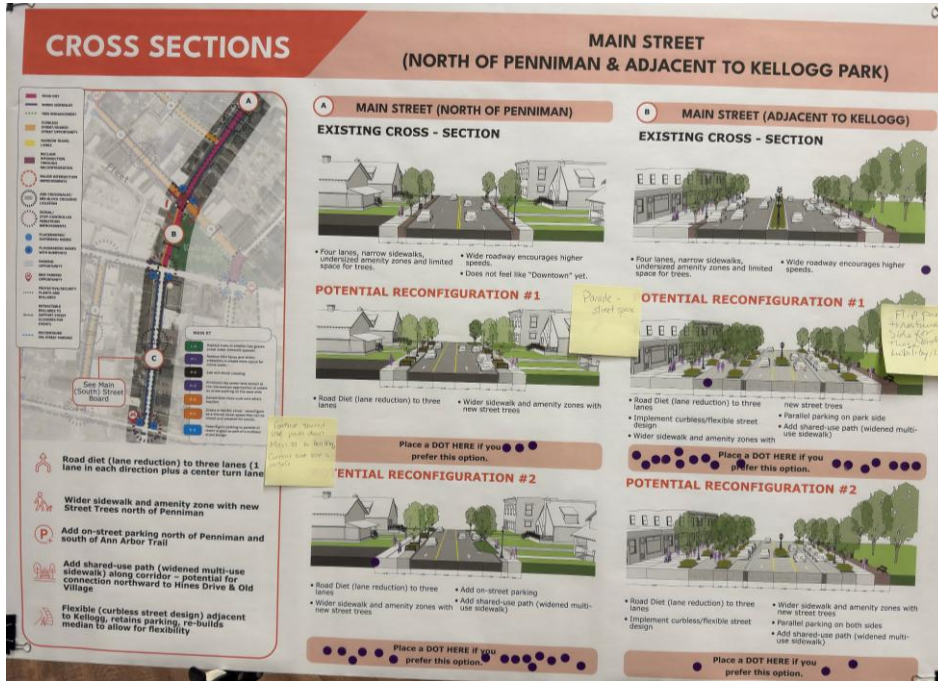
Add shared use path



Add on-street parking

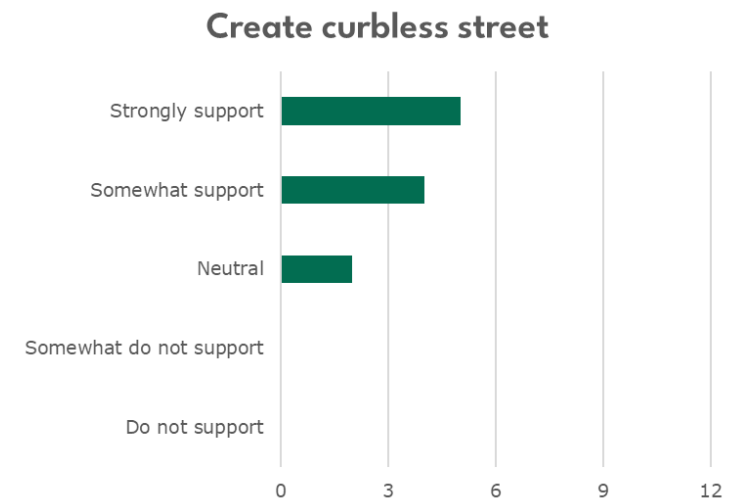
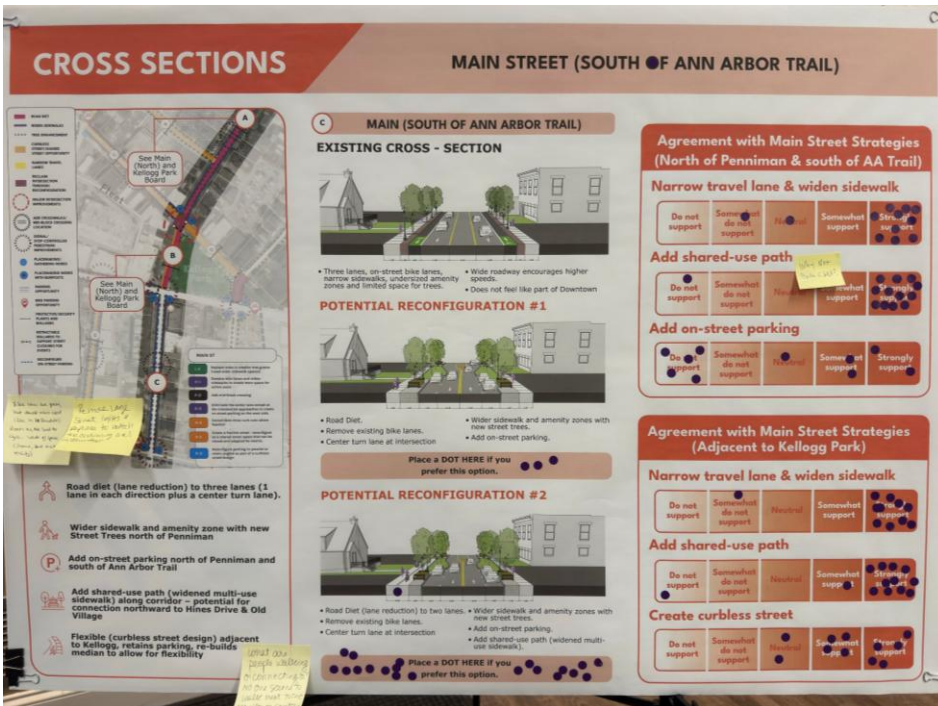
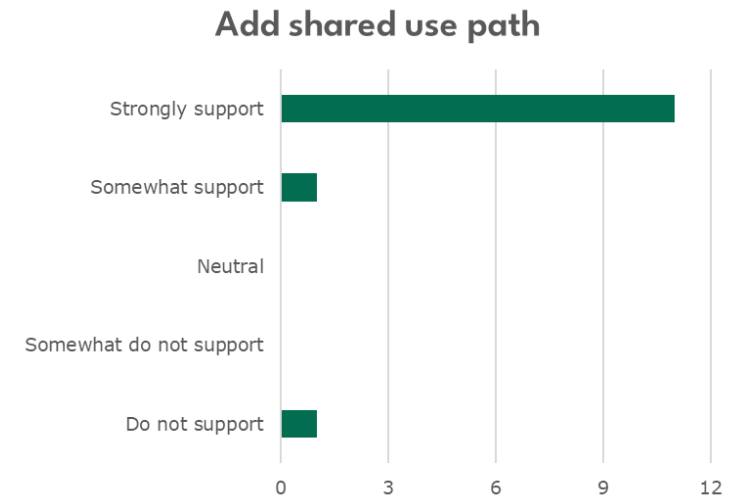
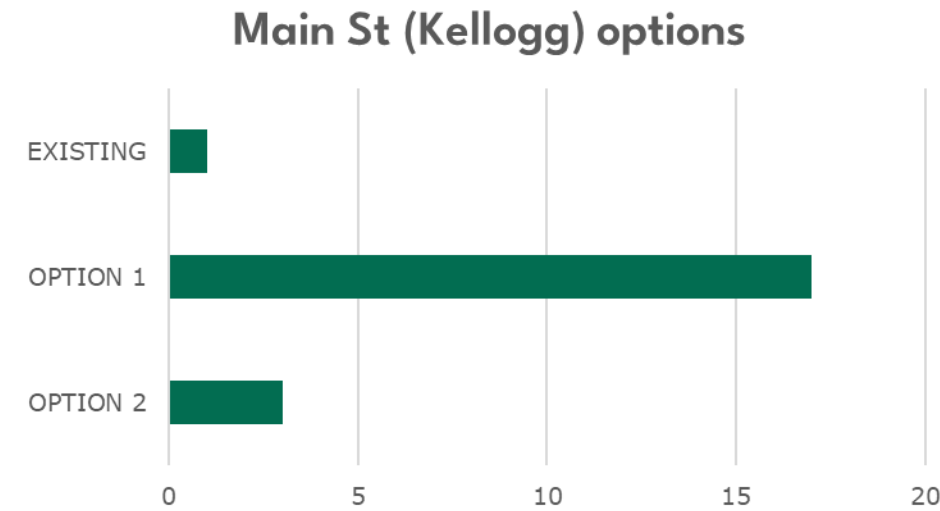
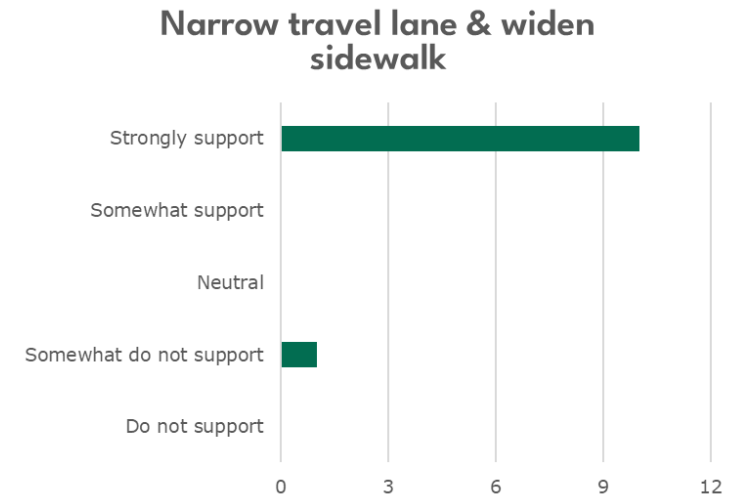


MAIN STREET (NEXT TO KELLOGG PARK)

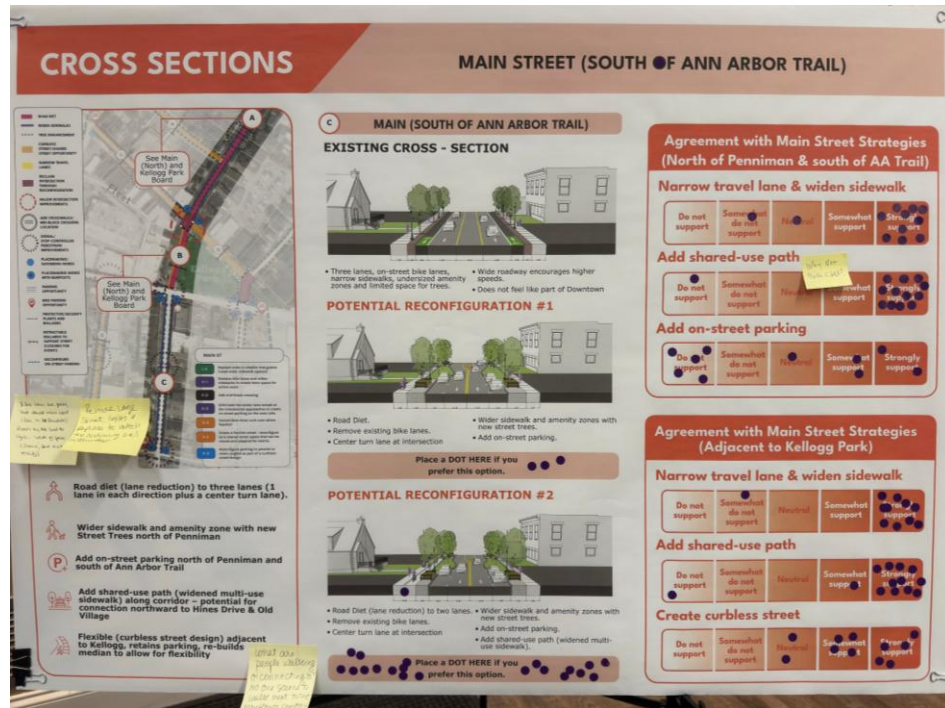
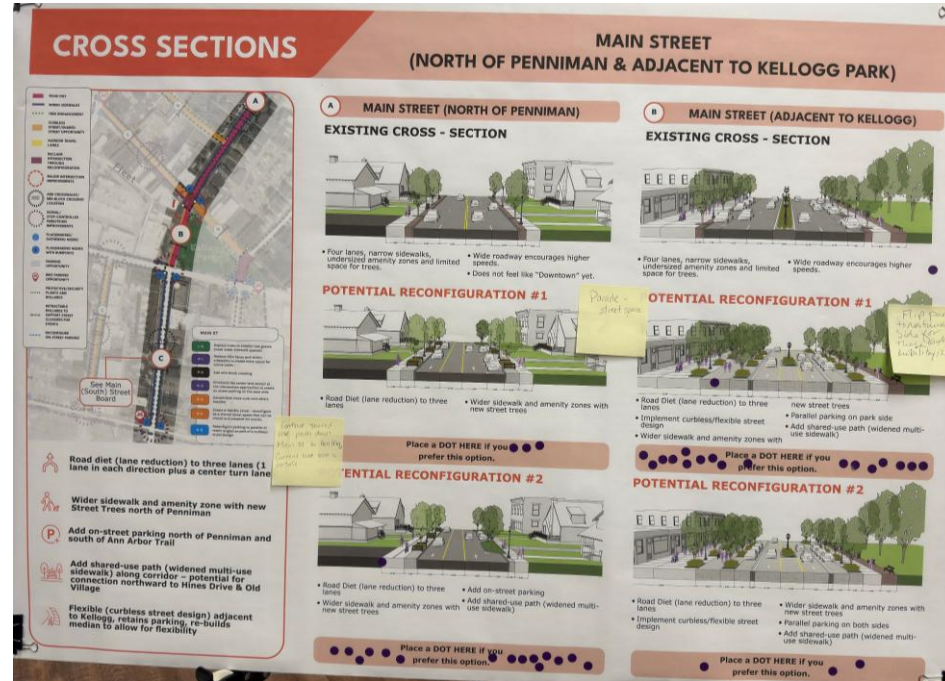


COMMENTS

- Parade - street space
- Flip parking to restaurant side for those with mobility issues



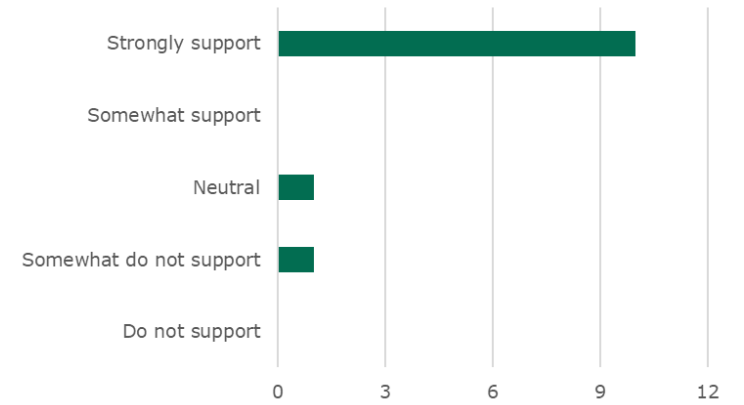
MAIN STREET (SOUTH OF AA TRAIL)



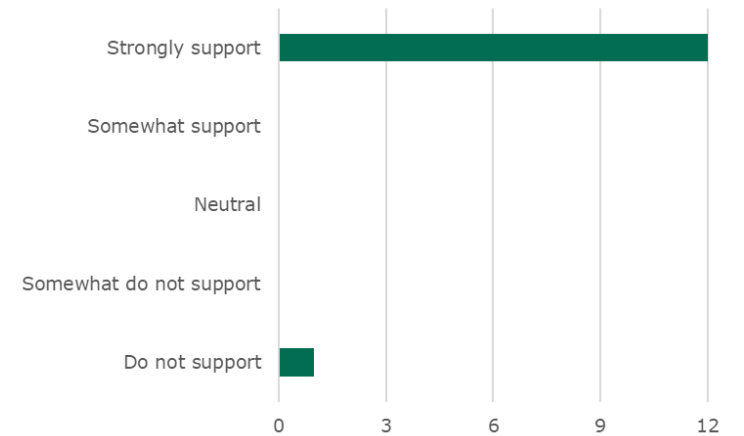
COMMENTS

- Remove large street lights and replace to match the charming ones in downtown
- Bike lanes are great, but almost never used (like in Ferndale). Roads are too bad to cycle. Waste of space (shame, but that's reality).
- What are people walking or connecting to? No one seems to walk next to the Mayflower Center.
- Why not have a shared-use path on both sides?

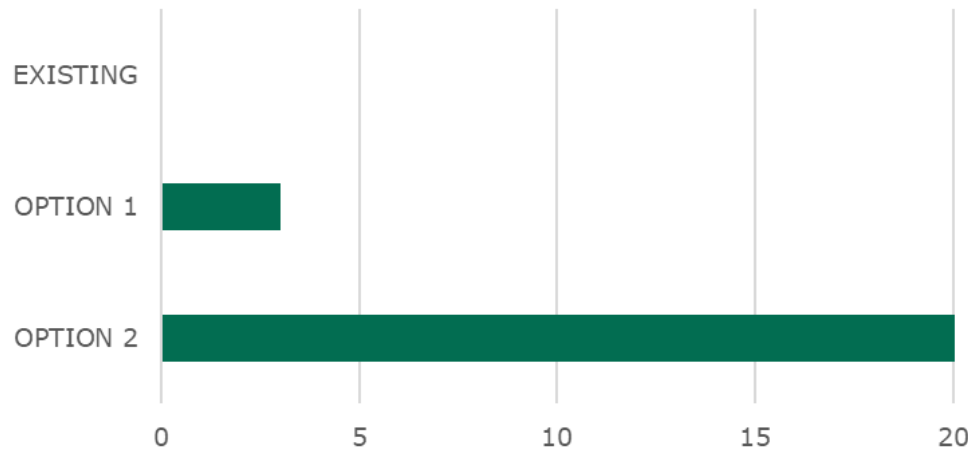
Narrow travel lane & widen sidewalk



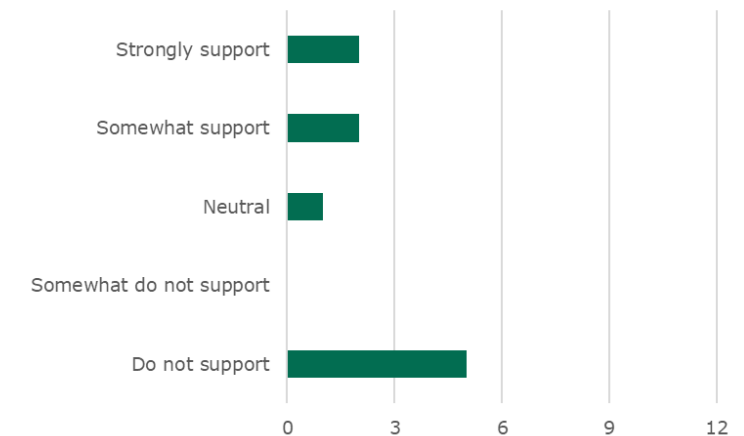
Add shared use path



Main St (south) options



Add on-street parking



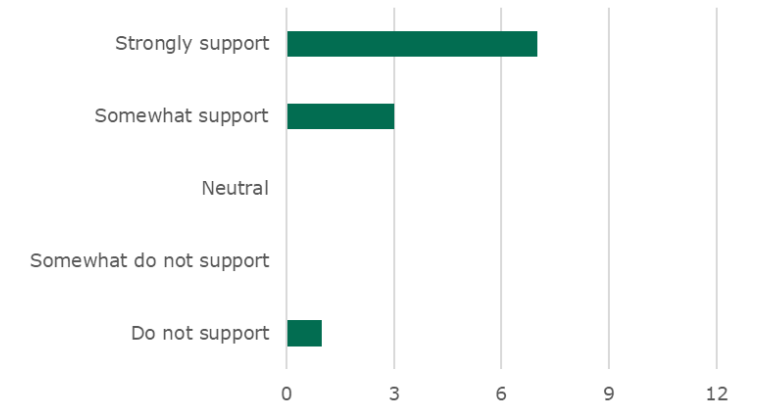
ANN ARBOR TRAIL



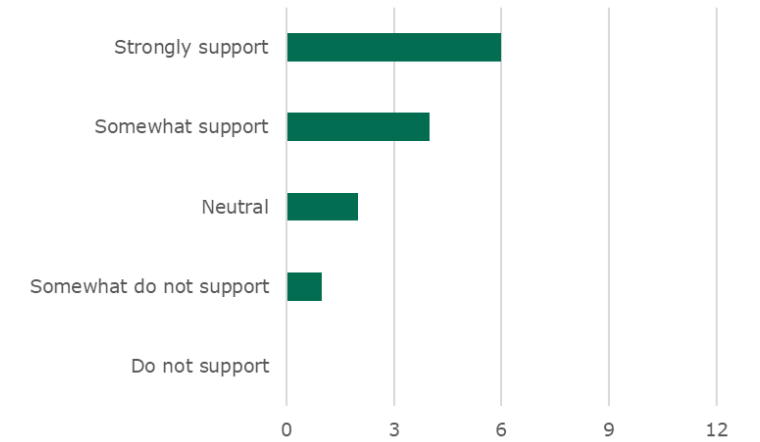
COMMENTS

- Add raised crosswalk

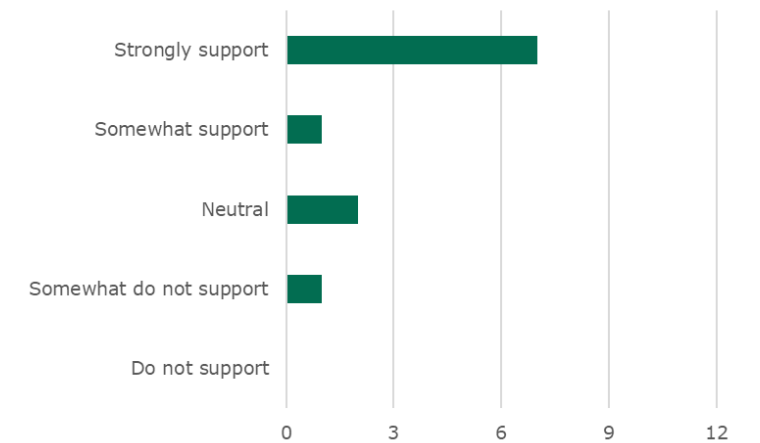
Narrow travel lane & widen sidewalk



Reconfigure intersection with Forest



Replace trees



CROSS SECTIONS

ANN ARBOR TRAIL STREET & UNION INTERSECTION

ANN ARBOR TRAIL

- Replace trees in constrained locations with expanded tree planting areas
- Establish wider sidewalk and amenity zones
- Improve crossing safety and comfort at Forest intersection

UNION/DEER

- Install trees where there are gaps in street tree coverage
- Add mid-block crossings at Row, Maple
- Adjacent to Kellogg: potential for curbless street

ANN ARBOR TRAIL

EXISTING CROSS - SECTION

POTENTIAL RECONFIGURATION

- Under-sized space for trees.
- Lane narrowing to allow for wider amenity zones with new street trees
- Extension of bumpouts at Forest zones with new street trees
- Removal of median

UNION INTERSECTION

EXISTING CROSS - SECTION

POTENTIAL RECONFIGURATION

- Narrow sidewalks and amenity zones
- Wide roadway encourages higher speeds
- Implement curbless/ flexible street design to better connect the two separated parts of Kellogg Park
- Wider sidewalk and amenity zones

Agreement with Ann Arbor Trail Street Strategies

Narrow lanes & widen sidewalk

Do not support	Somewhat do not support	Neutral	Somewhat support	Strongly support
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Reconfigure intersection with Forest

Do not support	Somewhat do not support	Neutral	Somewhat support	Strongly support
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Replace trees in constrained locations

Do not support	Somewhat do not support	Neutral	Somewhat support	Strongly support
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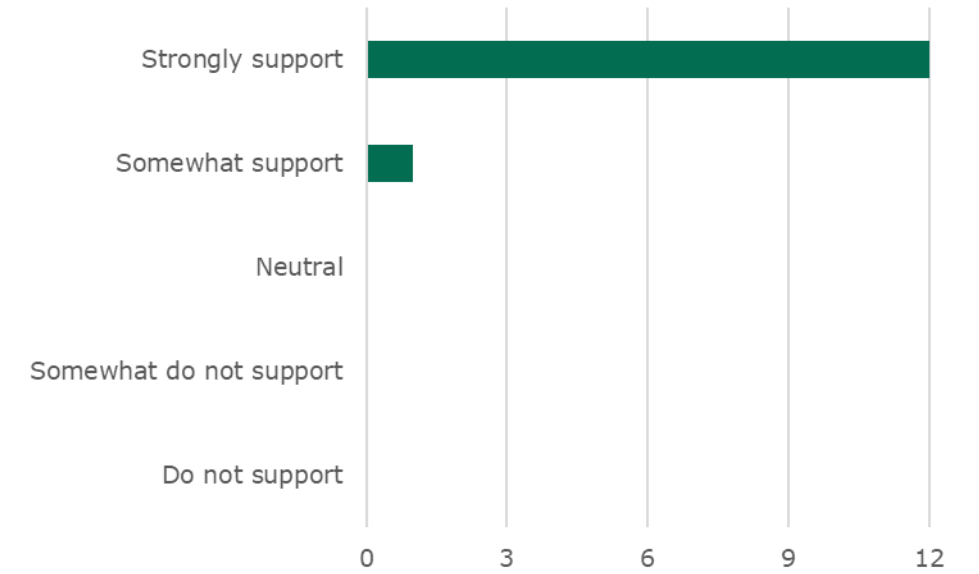
Agreement with Union Intersection Strategies

Create curbless street to better connect two parts of Kellogg Park

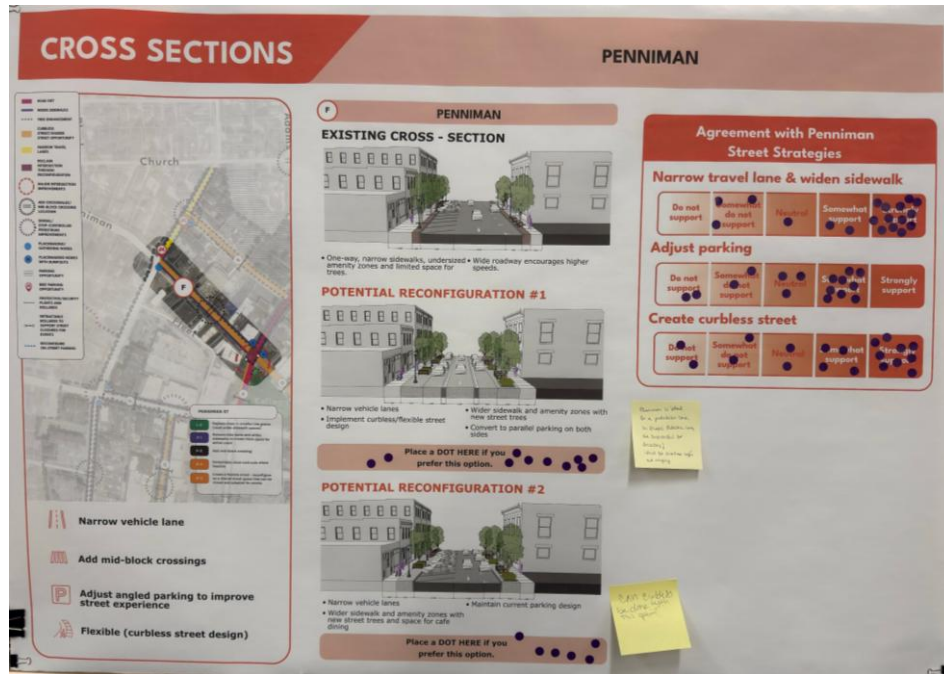
Do not support	Somewhat do not support	Neutral	Somewhat support	Strongly support
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COMMENTS

Create curbless street



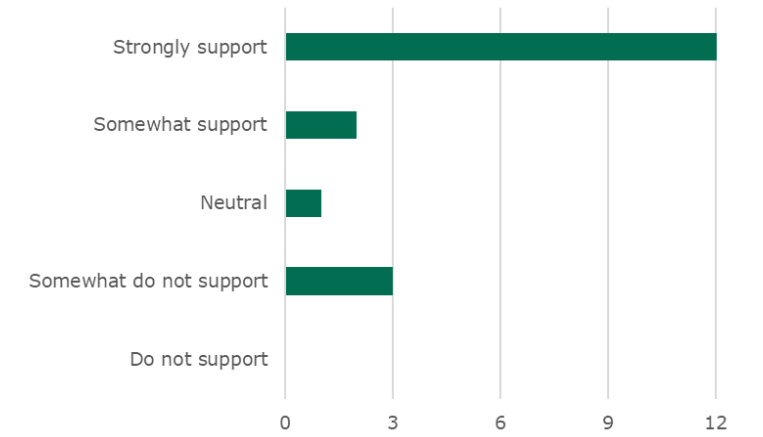
PENNIMAN



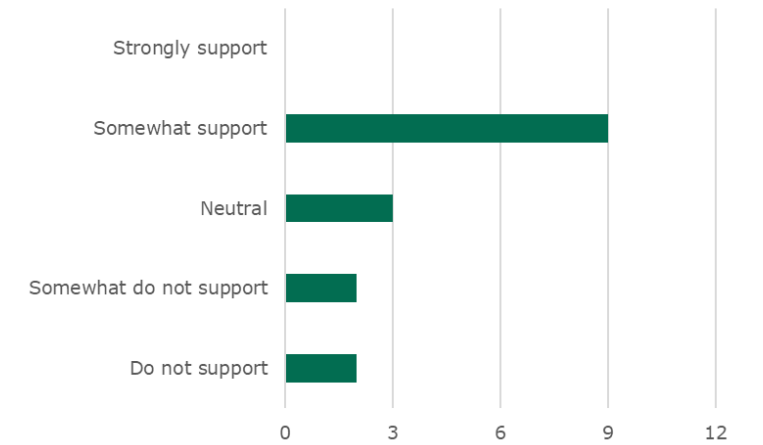
COMMENTS

- *Penniman is ideal for a pedestrian lane. In Europe pedestrian zones are successful for decades. Ideal for outdoor cafes and mingling*
- *Can curblets be done with this option (Option 2)?*

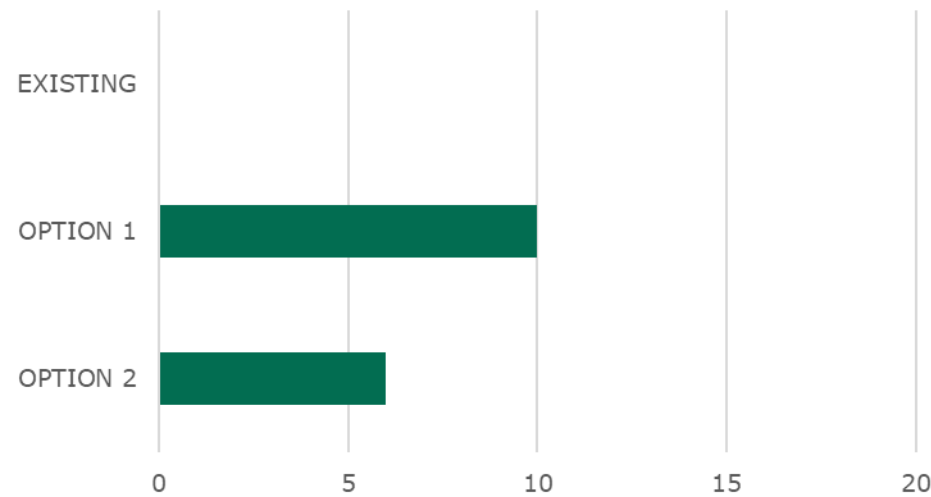
Narrow travel lane & widen sidewalk



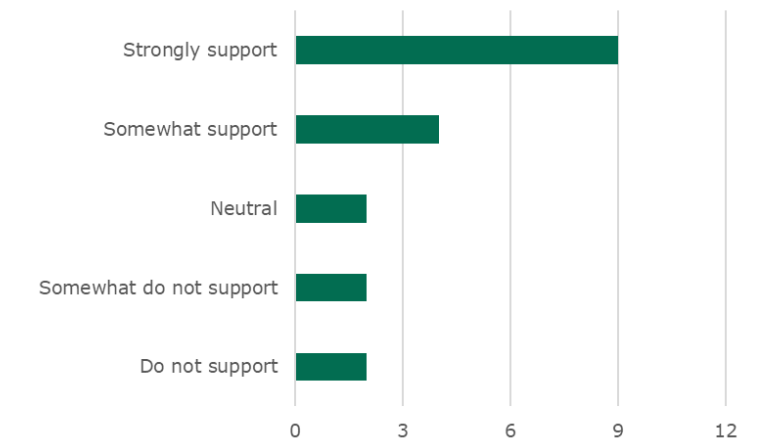
Adjust parking



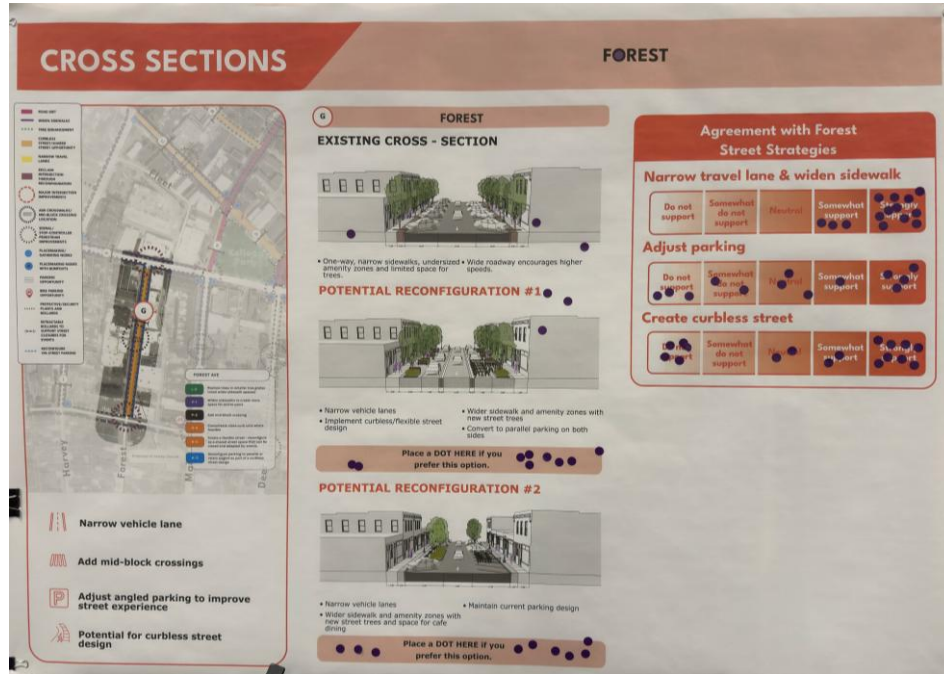
Penniman options



Create curbside street

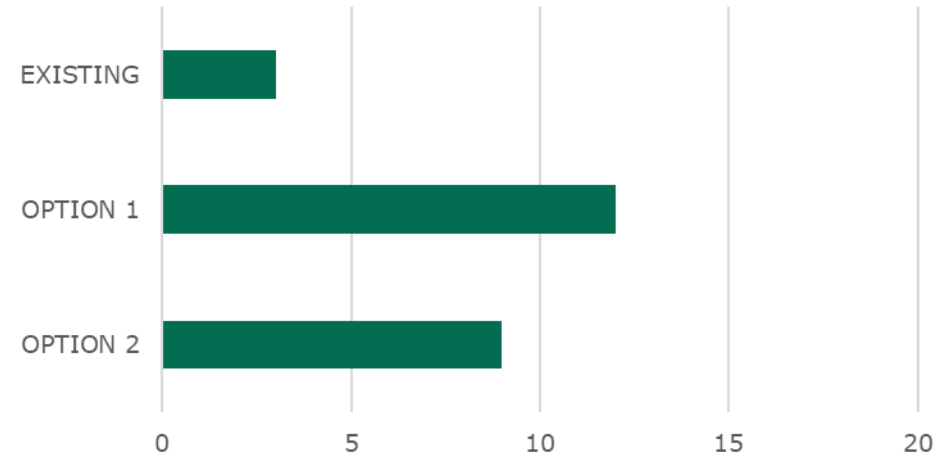


FOREST

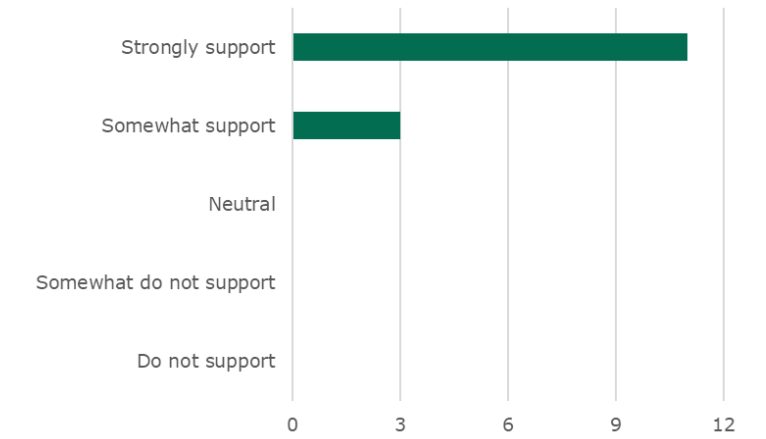


COMMENTS

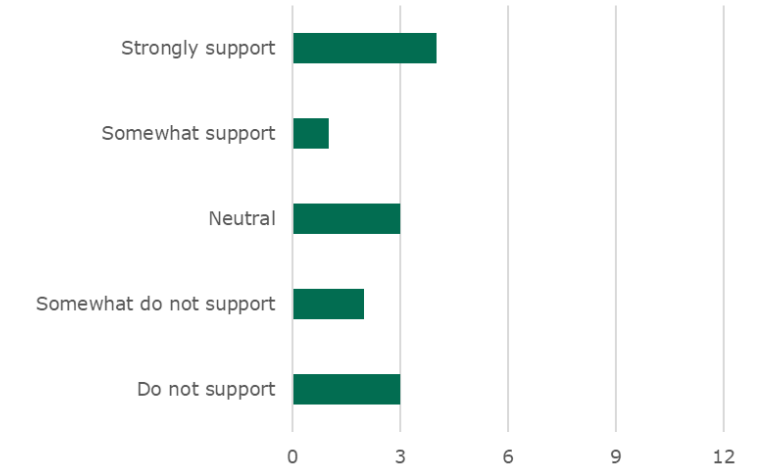
Forest options



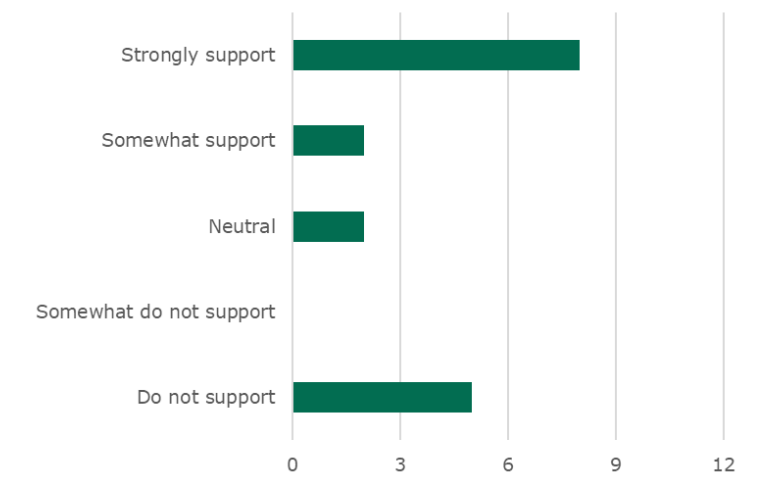
Narrow travel lane & widen sidewalk



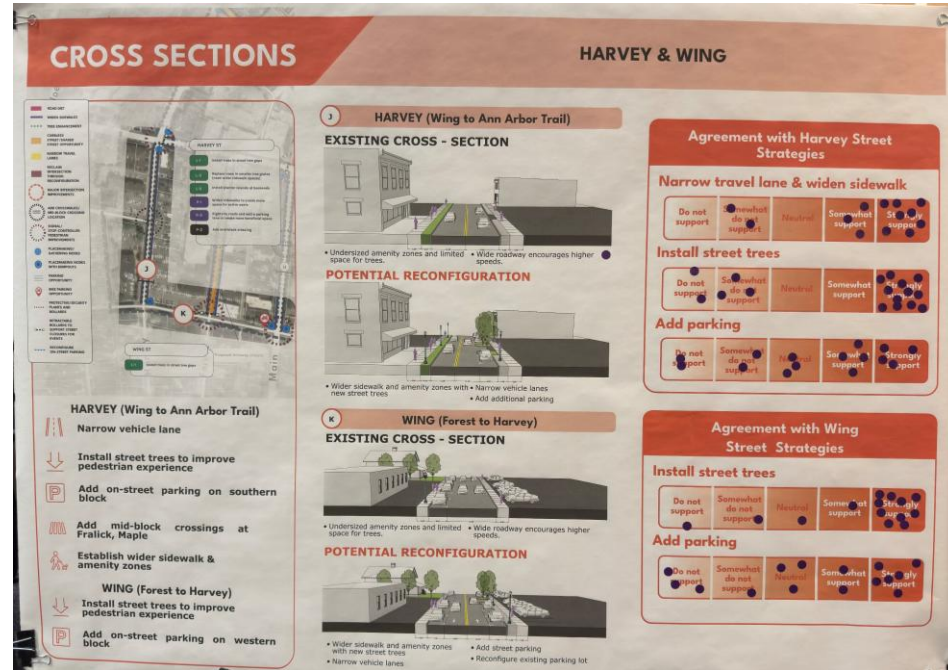
Adjust parking



Create curbside street

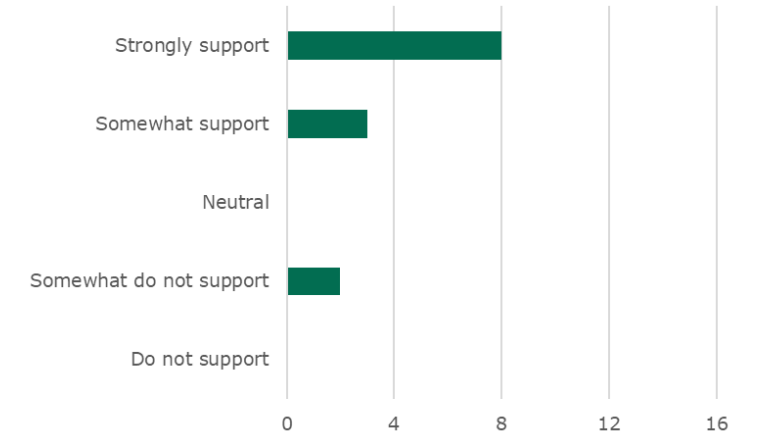


HARVEY

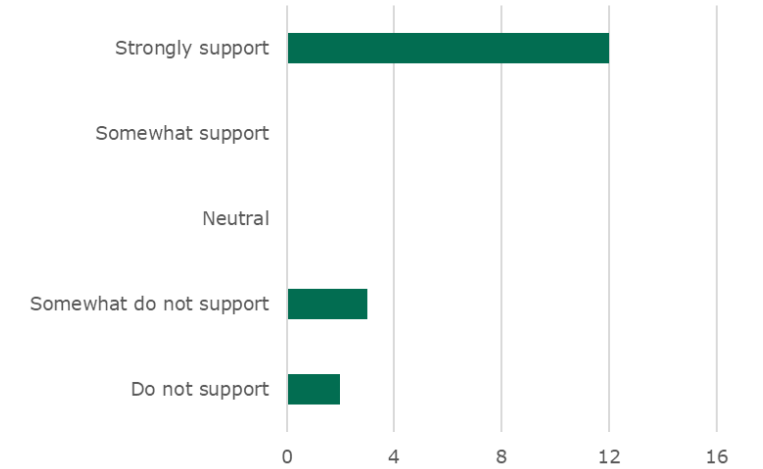


COMMENTS

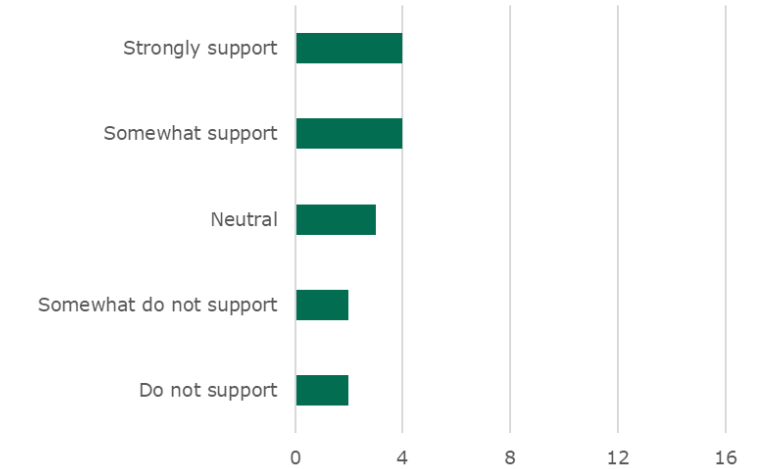
Narrow travel lane & widen sidewalk



Install street trees



Add parking



CROSS SECTIONS HARVEY & WING

HARVEY (Wing to Ann Arbor Trail)

EXISTING CROSS - SECTION

• Underused amenity zones and limited space for trees. • Wide roadway encourages higher speeds.

POTENTIAL RECONFIGURATION

• Wider sidewalk and amenity zones with new street trees • Narrow vehicle lanes • Add additional parking

Agreement with Harvey Street Strategies

Narrow travel lane & widen sidewalk

Do not support: 1, Somewhat do not support: 1, Neutral: 1, Somewhat support: 1, Strongly support: 1

Install street trees

Do not support: 1, Somewhat do not support: 1, Neutral: 1, Somewhat support: 1, Strongly support: 1

Add parking

Do not support: 1, Somewhat do not support: 1, Neutral: 1, Somewhat support: 1, Strongly support: 1

HARVEY (Wing to Ann Arbor Trail)

Narrow vehicle lane

Install street trees to improve pedestrian experience

Add on-street parking on southern block

Add mid-block crossings at Fralick, Maple

Establish wider sidewalk & amenity zones

WING (Forest to Harvey)

EXISTING CROSS - SECTION

• Underused amenity zones and limited space for trees. • Wide roadway encourages higher speeds.

POTENTIAL RECONFIGURATION

• Wider sidewalk and amenity zones with new street trees • Add street parking • Narrow vehicle lanes • Reconfigure existing parking lot

WING (Forest to Harvey)

Install street trees to improve pedestrian experience

Add on-street parking on western block

Agreement with Wing Street Strategies

Install street trees

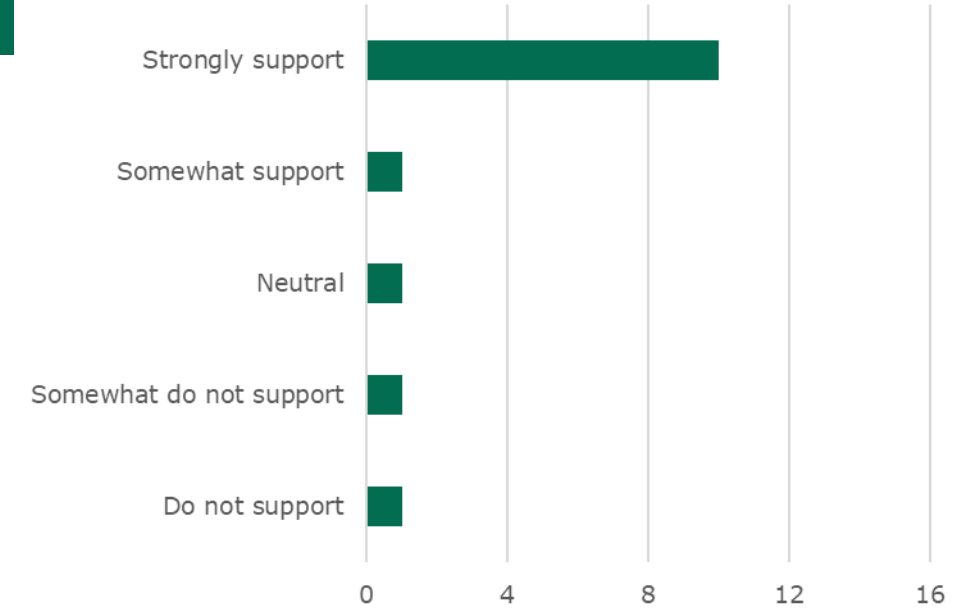
Do not support: 1, Somewhat do not support: 1, Neutral: 1, Somewhat support: 1, Strongly support: 1

Add parking

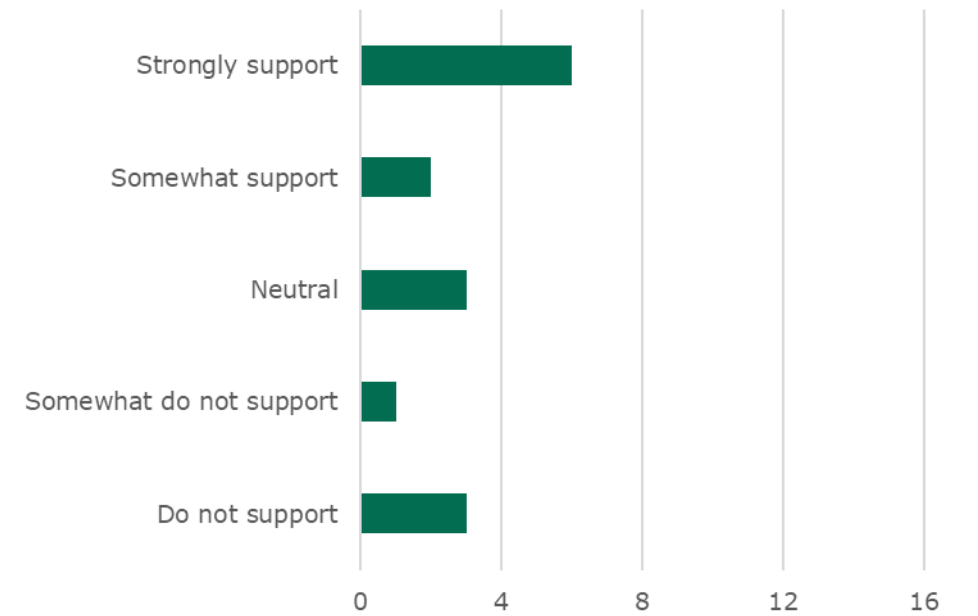
Do not support: 1, Somewhat do not support: 1, Neutral: 1, Somewhat support: 1, Strongly support: 1

COMMENTS

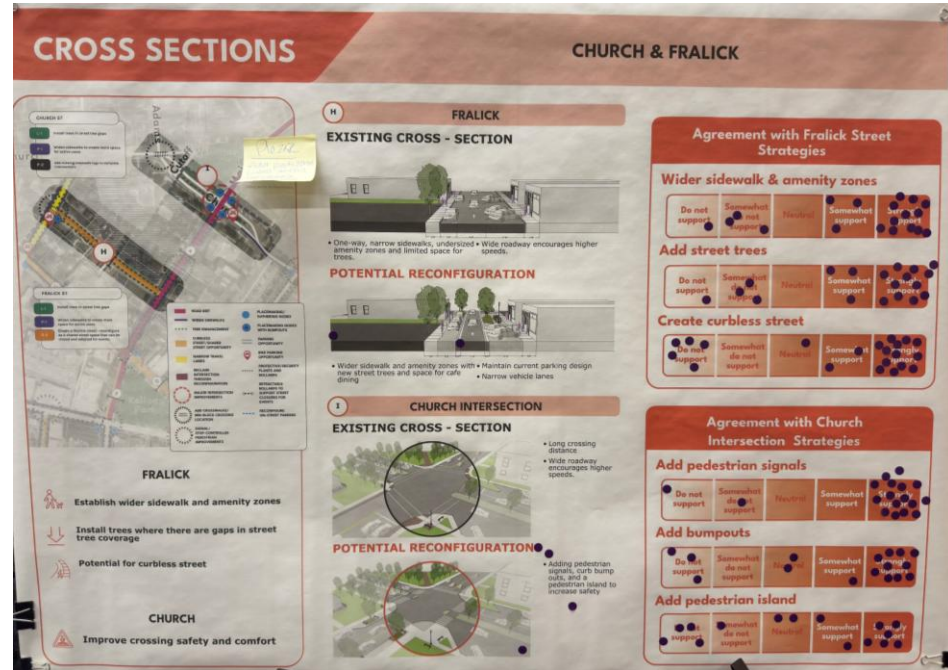
Install street trees



Add parking

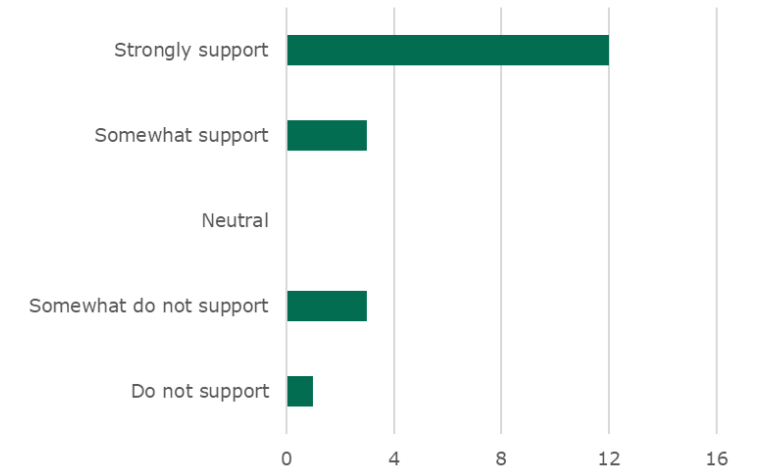


FRALICK

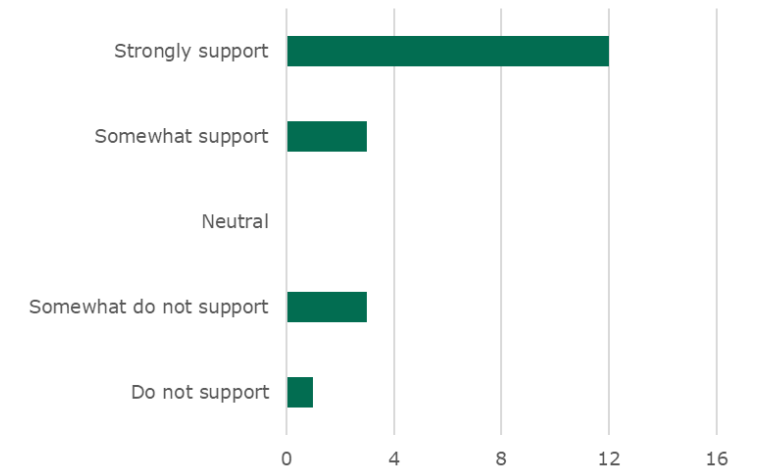


COMMENTS

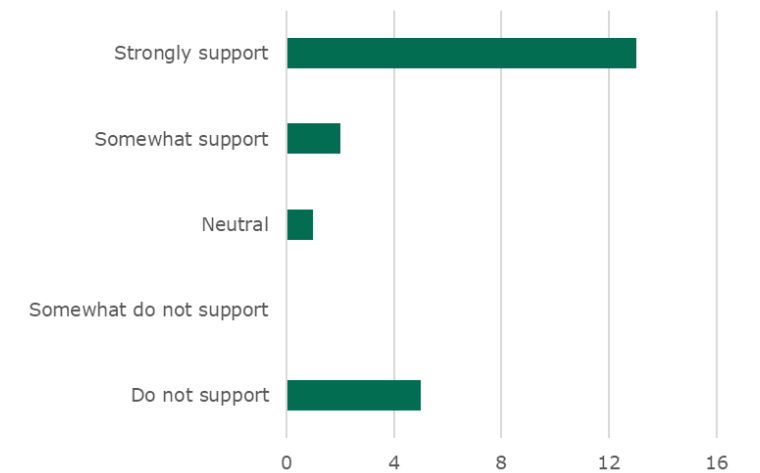
Wider sidewalk & amenity zone



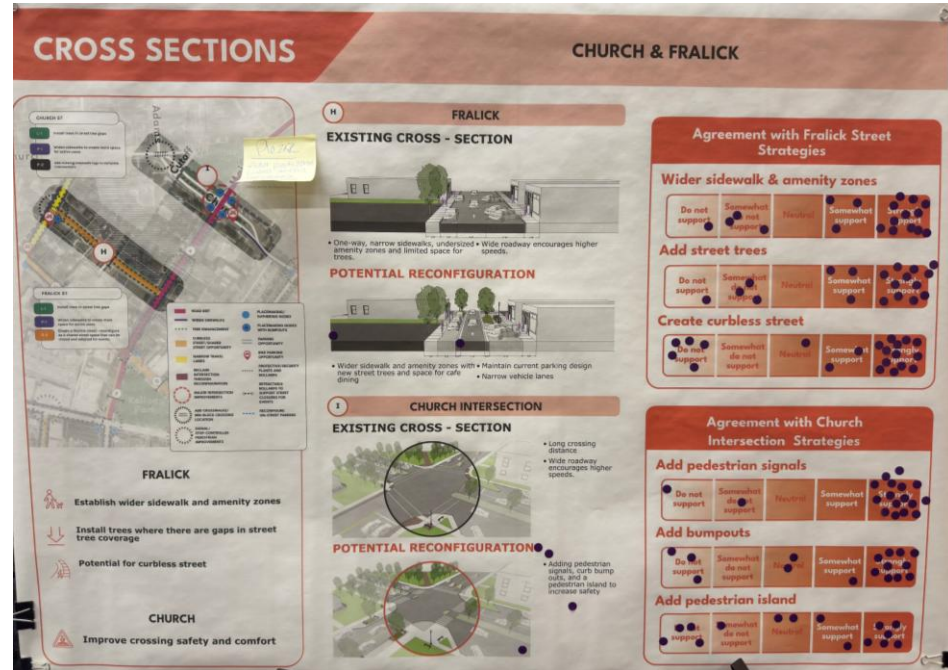
Add street trees



Create curbless street



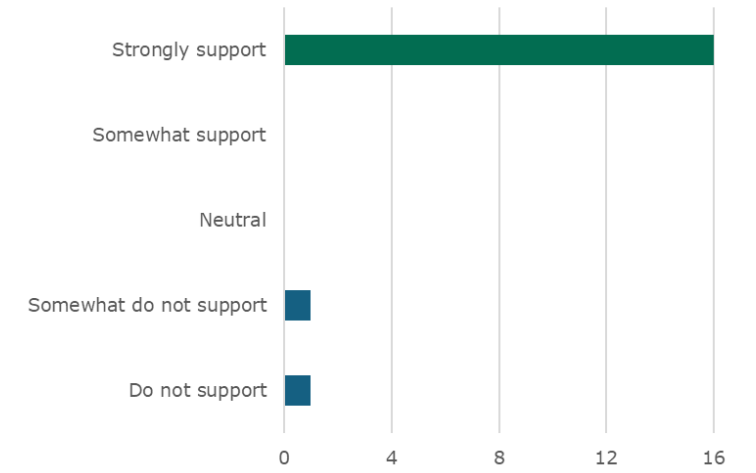
CHURCH



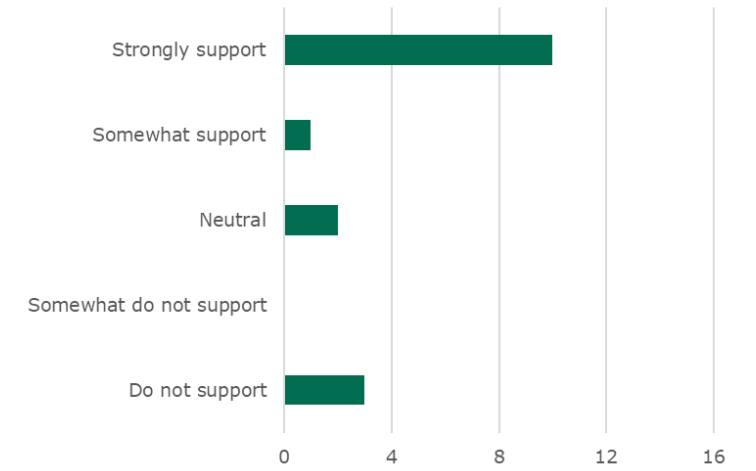
COMMENTS

- *Please add pedestrian lights at this intersection - I have almost been hit twice*

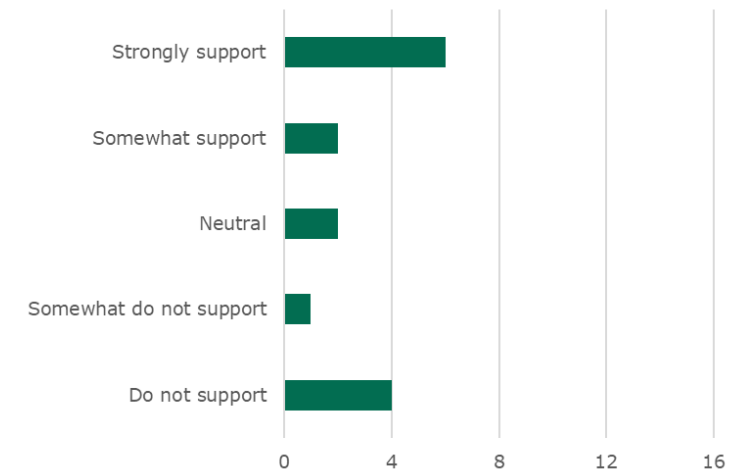
Add pedestrian signals



Add bumpouts



Add pedestrian islands



LOOK & FEEL

LOOK & FEEL

WAYFINDING

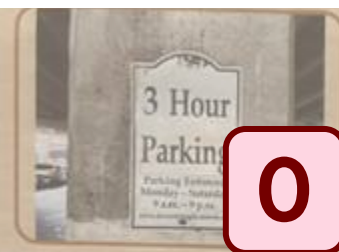
FURNISHINGS

MATERIALS

LANDSCAPING

EXISTING

EXISTING



0



7



13



2



3



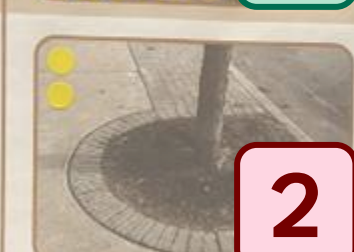
3



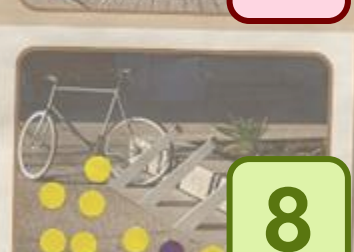
0



6



2



8



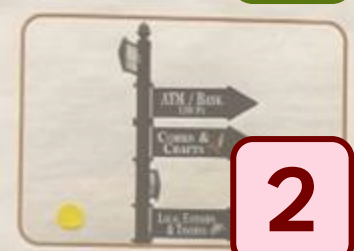
3



5



1



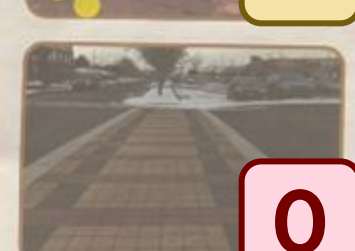
2



4



10



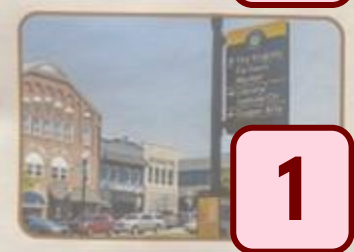
0



10



7



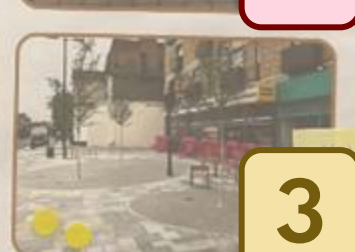
1



4



1



3



7



1



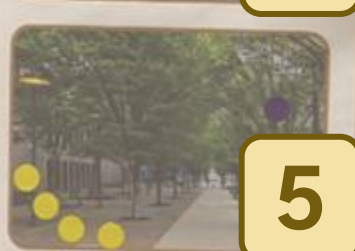
5



1



13



5



11



2



0



2



4



2



9

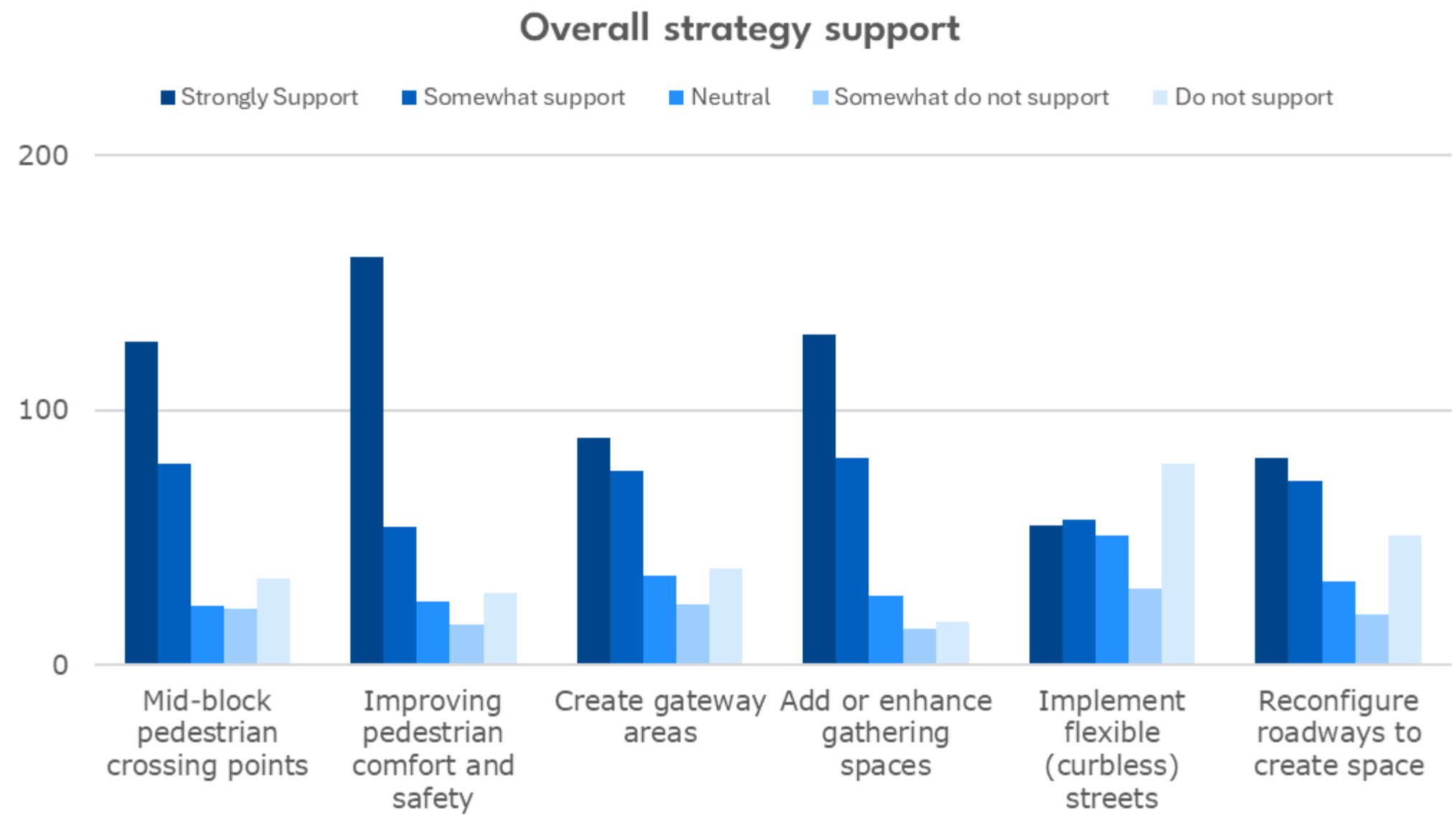
I like the rounded edges!

SURVEY

SUMMARY

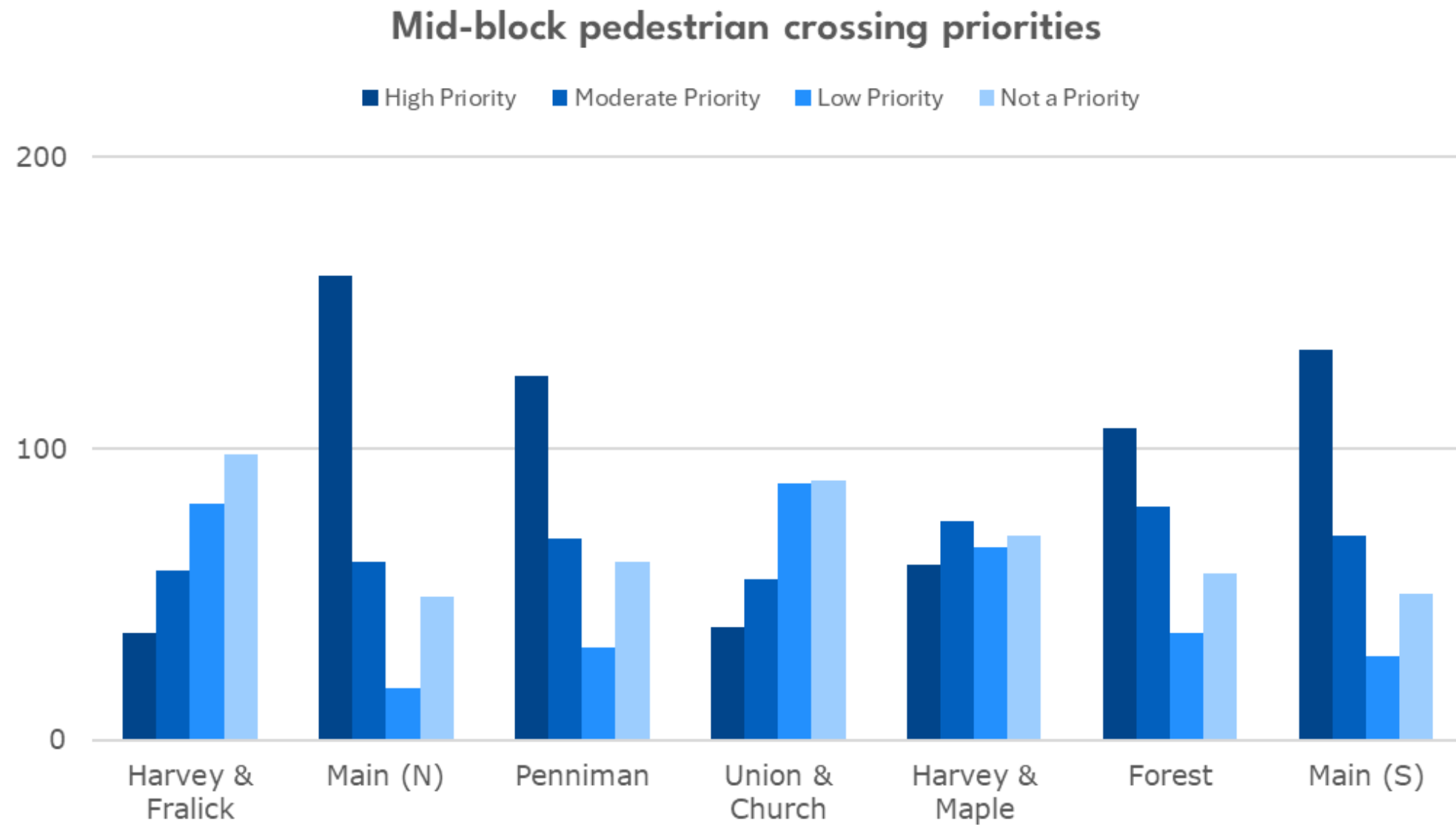
STRATEGIES OVERALL

General support for most, more mixed on roadway reconfiguration, less support for curbless streets.



MIDBLOCK CROSSINGS

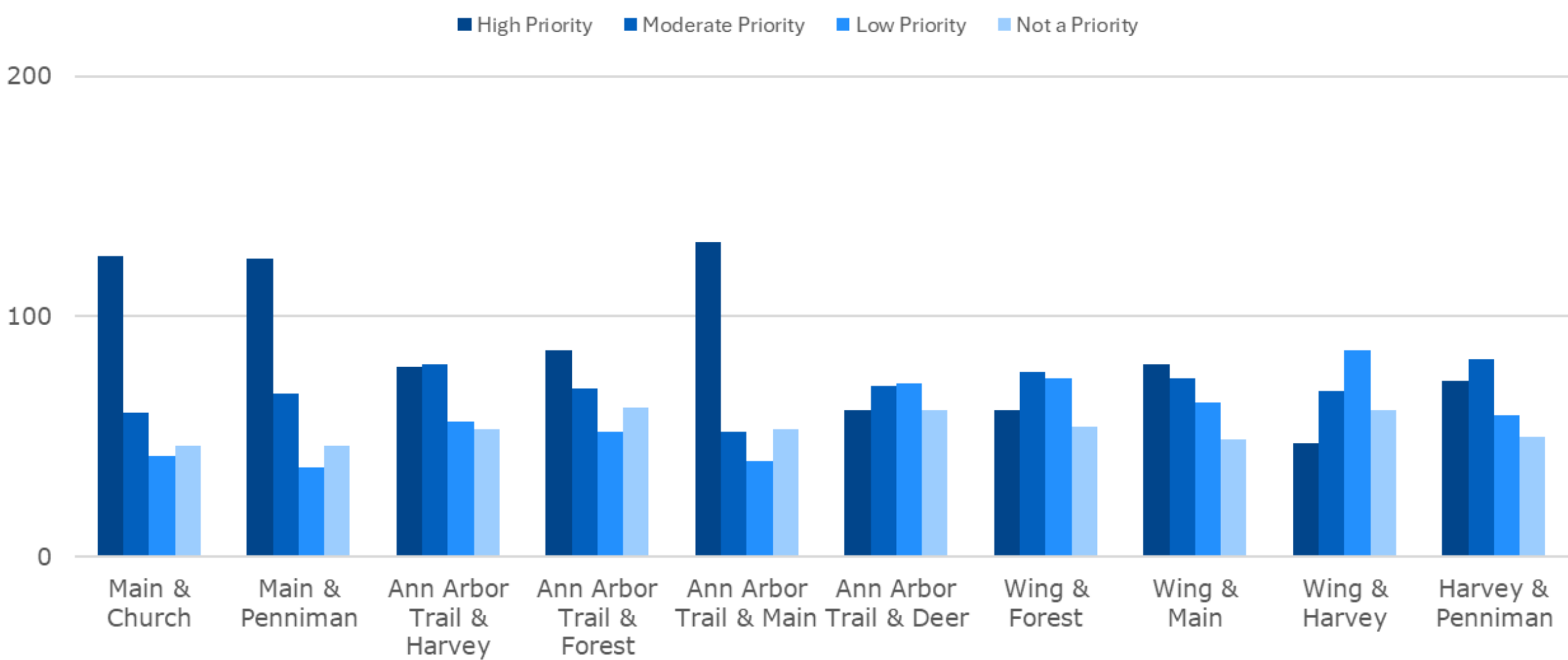
Clear preference for Main, Penniman, & Forest.



PEDESTRIAN SAFETY

General support, focus on Main & Ann Arbor Trail.

Pedestrian comfort & safety priorities

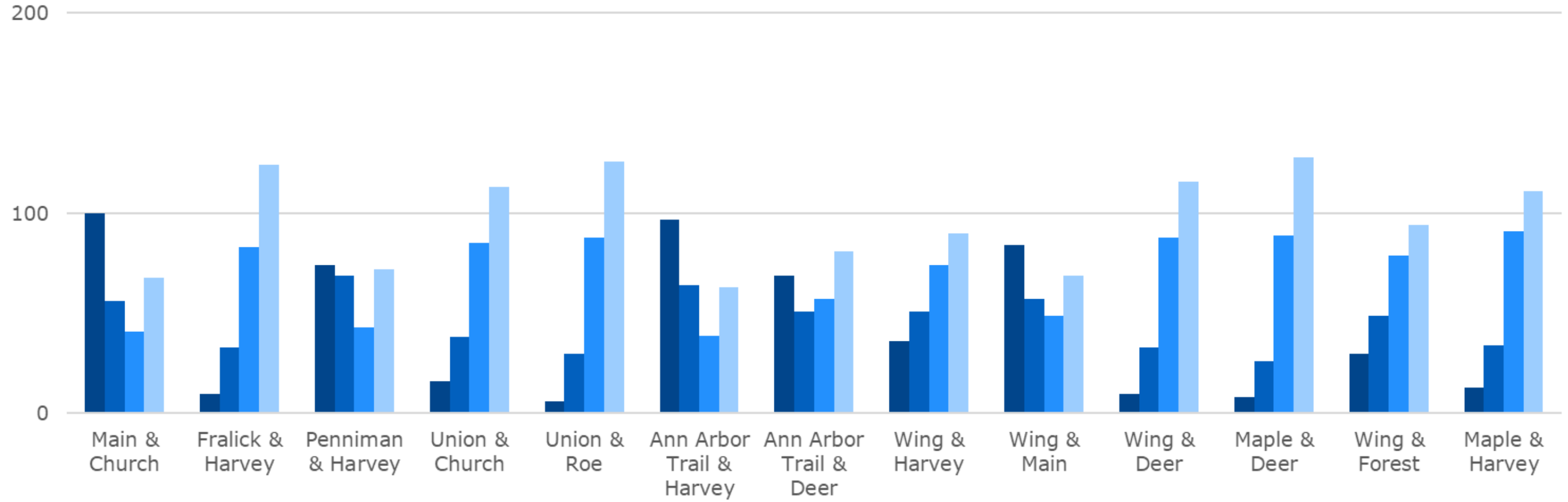


GATEWAY AREAS

Middling support overall, preference for Main & Ann Arbor Trail.

Gateway area priorities

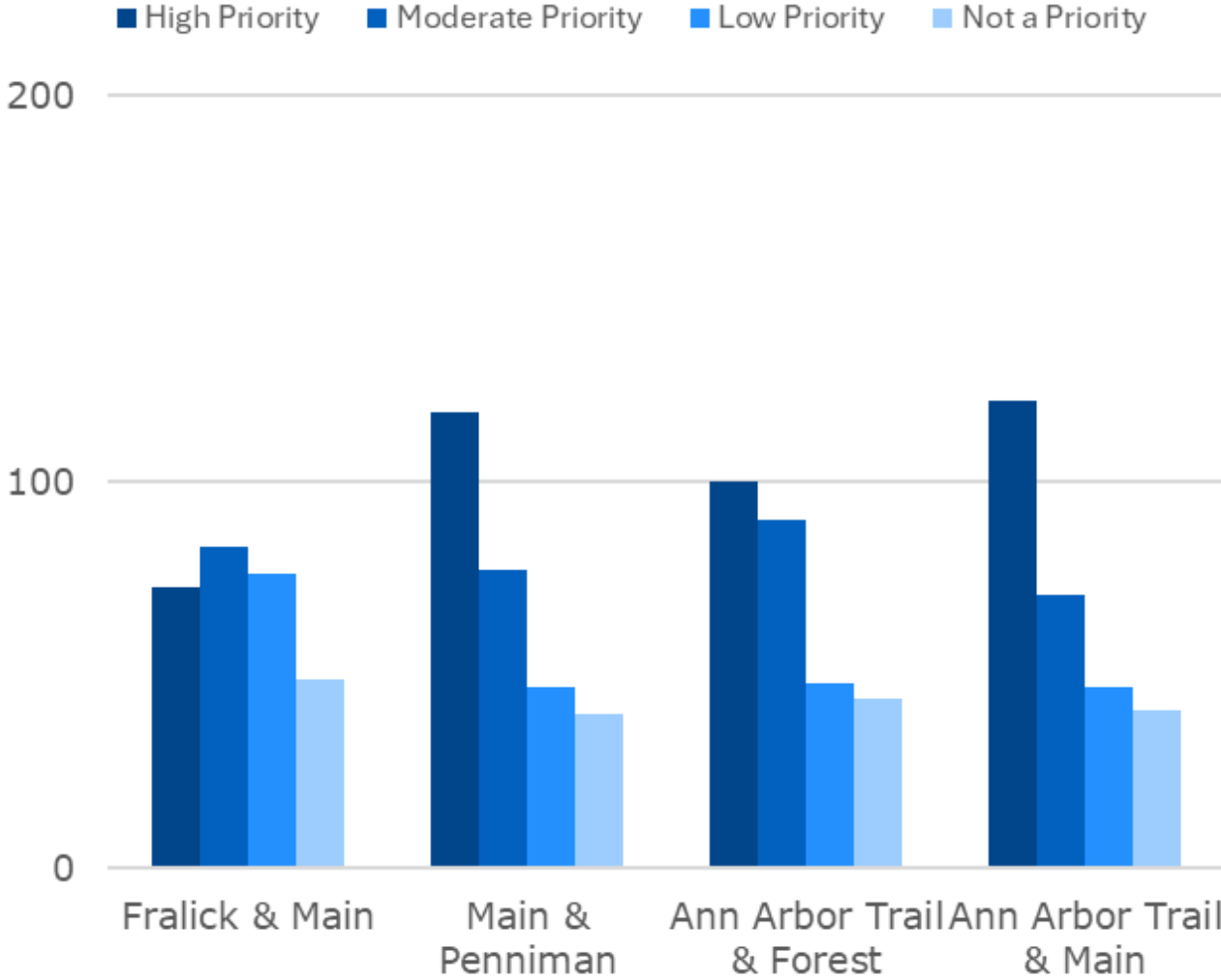
■ High Priority ■ Moderate Priority ■ Low Priority ■ Not a Priority



GATHERING SPACES

General support, Ann Arbor Trail & Main priorities.

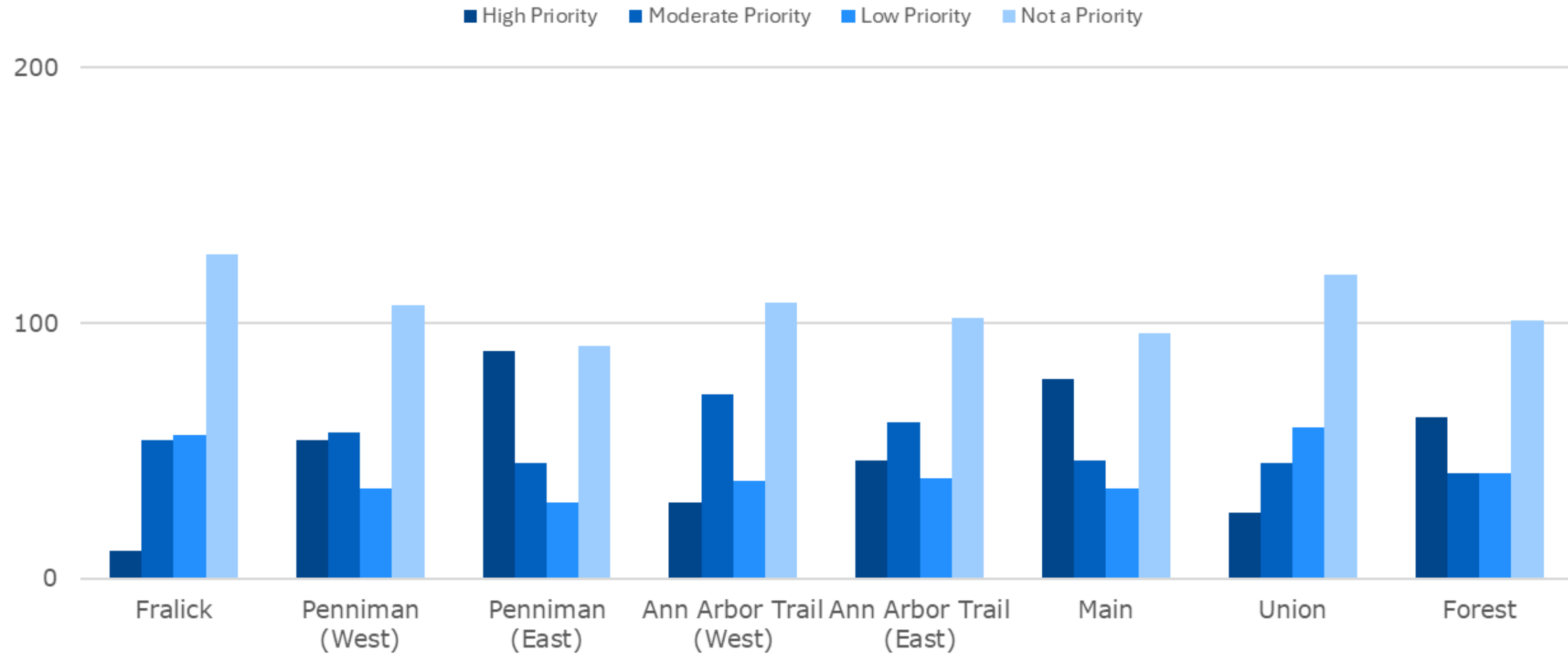
Gathering space priorities



FLEXIBLE STREETS

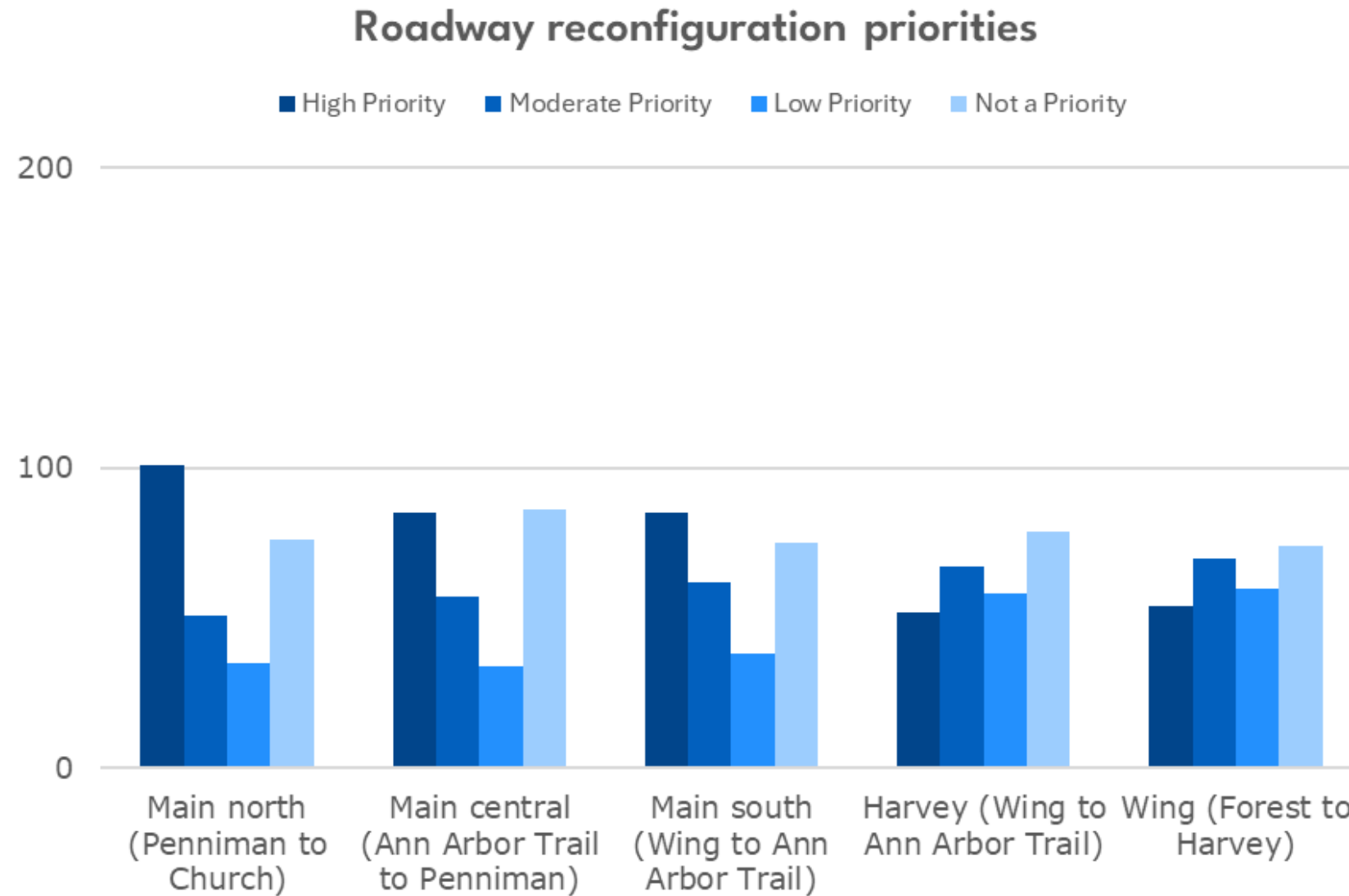
Lower support than other strategies, some appetite for Penniman and Main by Kellogg.

Flexible (curbless) street design priorities



ROADWAY RECONFIGURATION

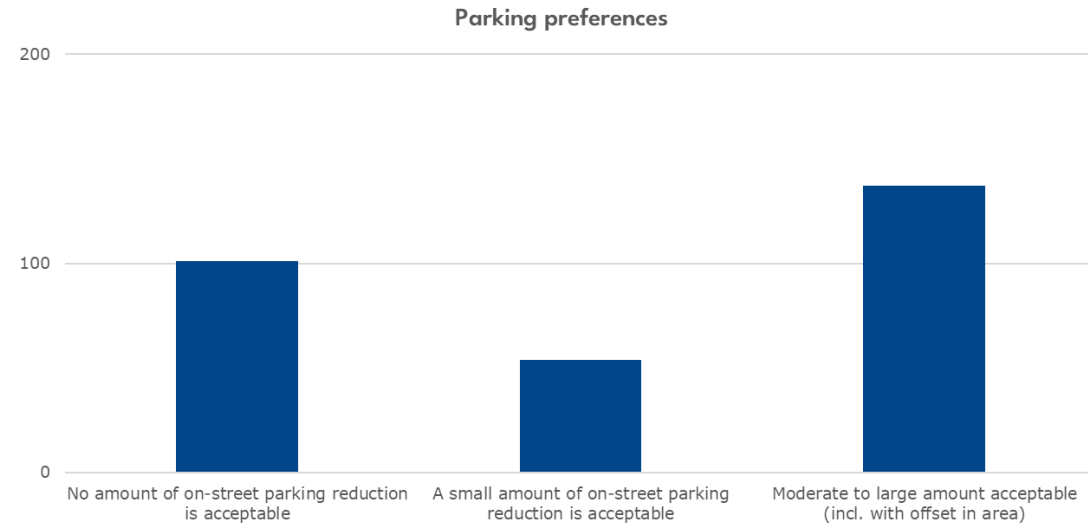
Middling support overall, but higher on Main Street.



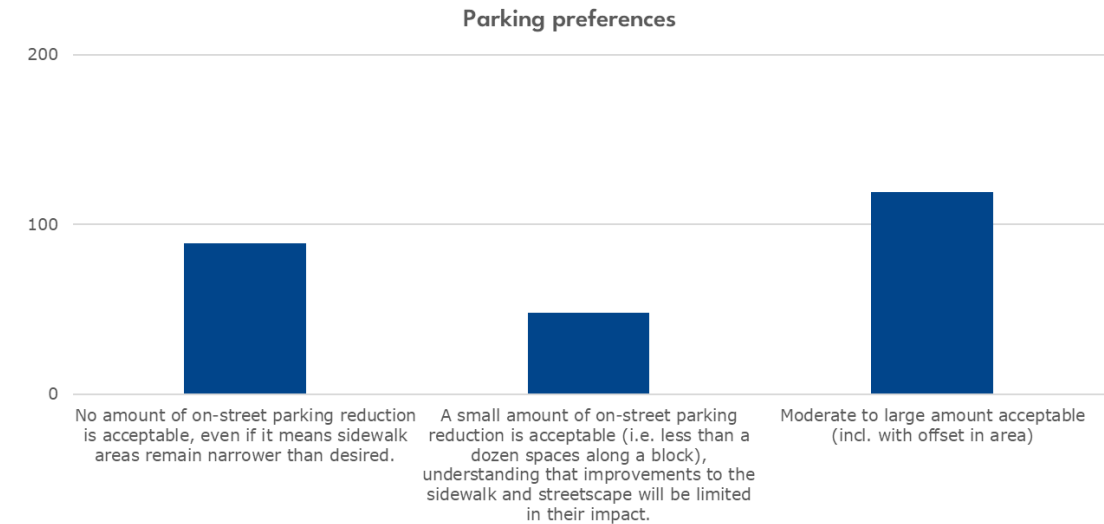
PARKING BY RELATIONSHIP TO DTP

Respondents with all relationships to DTP show similar willingness to reduce parking in service of better sidewalks.

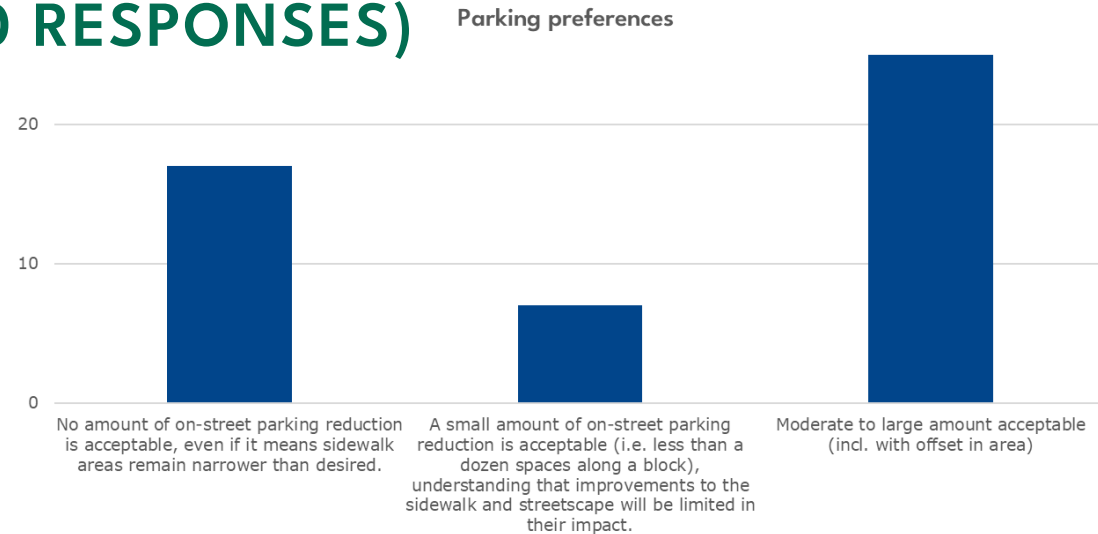
OVERALL (301 RESPONSES)



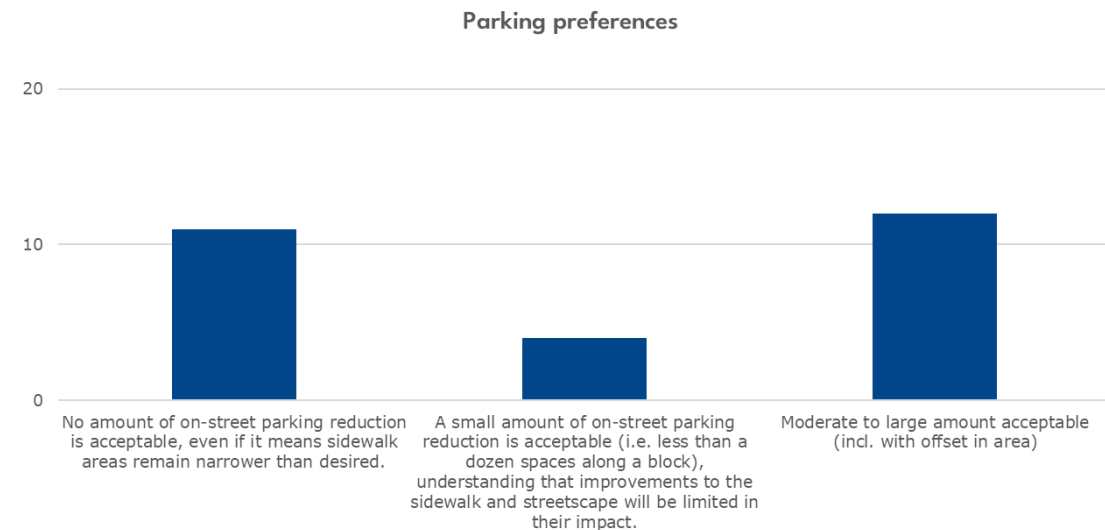
RESIDENTS (264 RESPONSES)



EMPLOYEES & BUSINESS OWNERS (50 RESPONSES)



NON-RESIDENTS (27 RESPONSES)

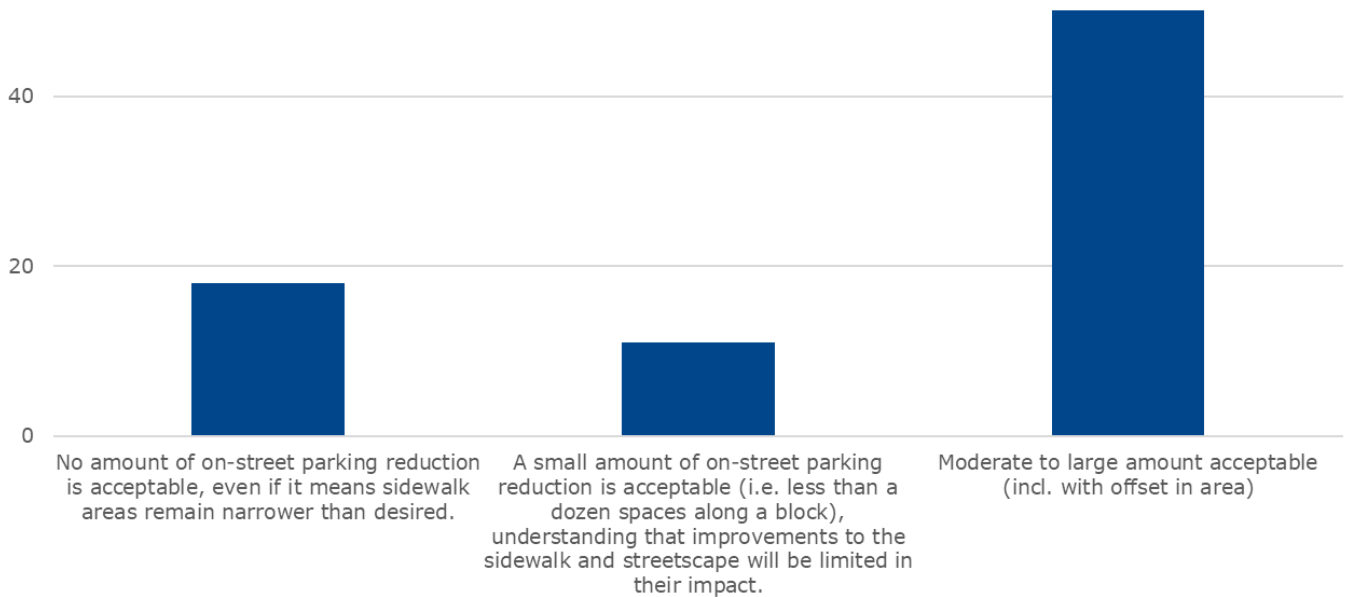


PARKING BY AGE

Younger respondents show much more willingness to reduce on-street parking in service of better sidewalks.

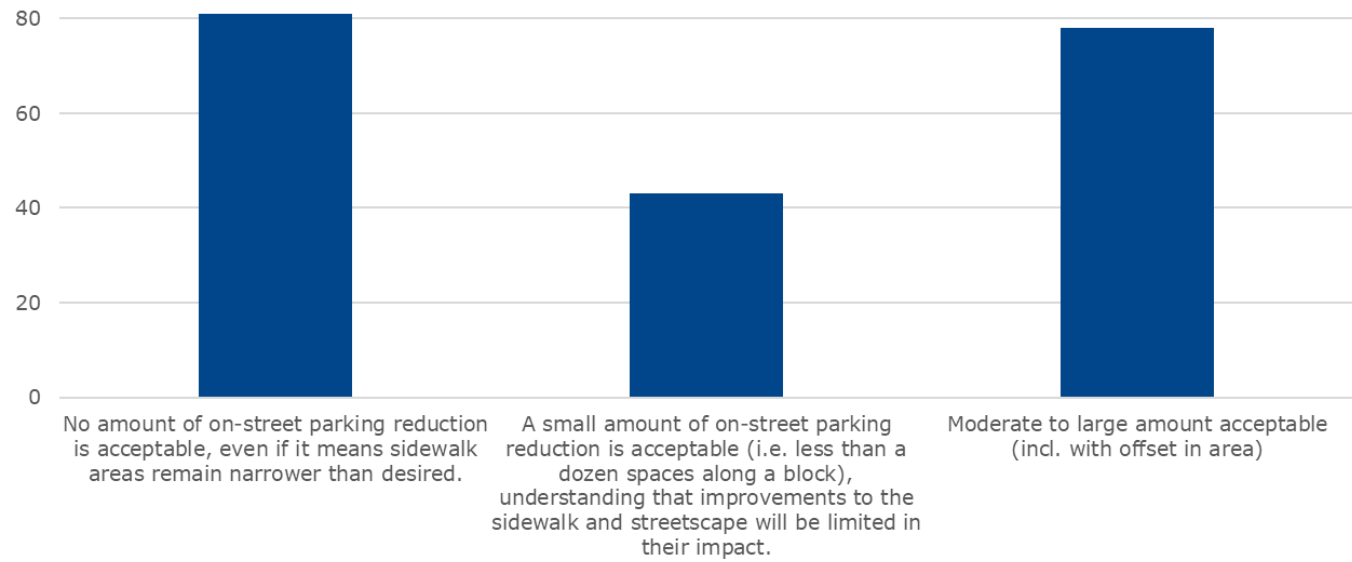
44 AND UNDER (89 RESPONSES)

Parking preferences



45 AND OLDER (207 RESPONSES)

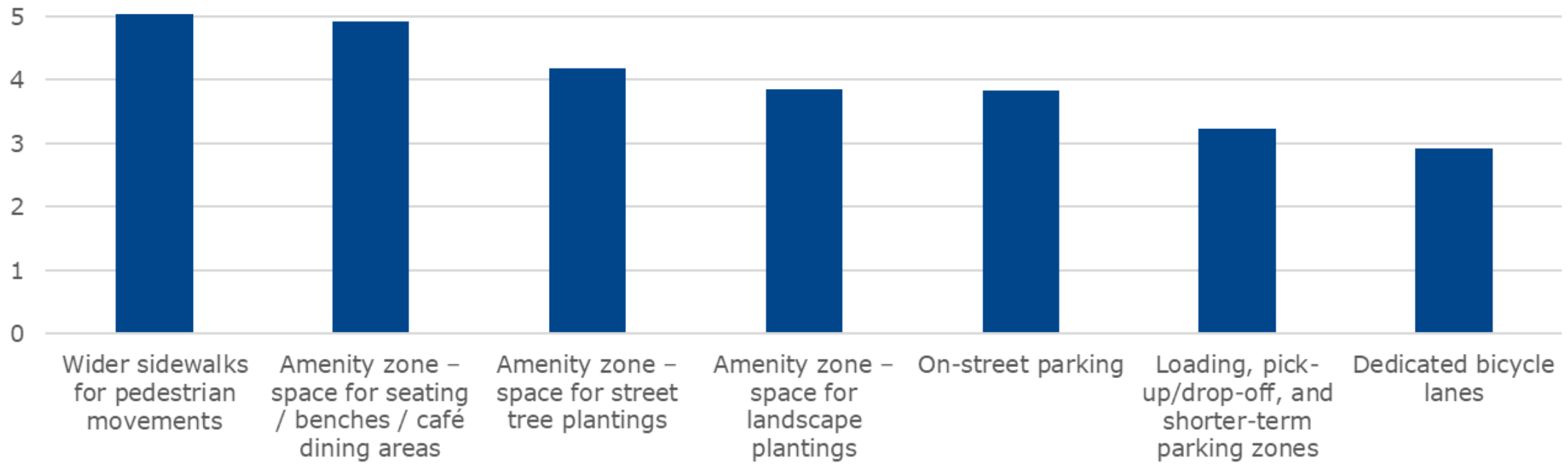
Parking preferences



SPACE UTILIZATION

Wider sidewalks & amenity zones are desired uses of public space.

Use of public space - average score



WRITE-IN COMMENTS - THEMES

(BASED ON 171 OPEN-ENDED WRITE-IN RESPONSES
NUMBERS REFLECT TIMES THE THEME WAS CITED)

**PEDESTRIAN
SAFETY/ ACTIVITY**
(41)

**NEED FOR MORE
PARKING**
(38)

BIKE LANES
26
POSITIVE: 11
NEGATIVE: 7

**FOCUS ON CHARM
& MAINTAINENCE
OF EXISTING**
(21)

**TRAFFIC FLOW
CONCERNS**
(21)

**WIDER/BETTER
SIDEWALKS**
(19)

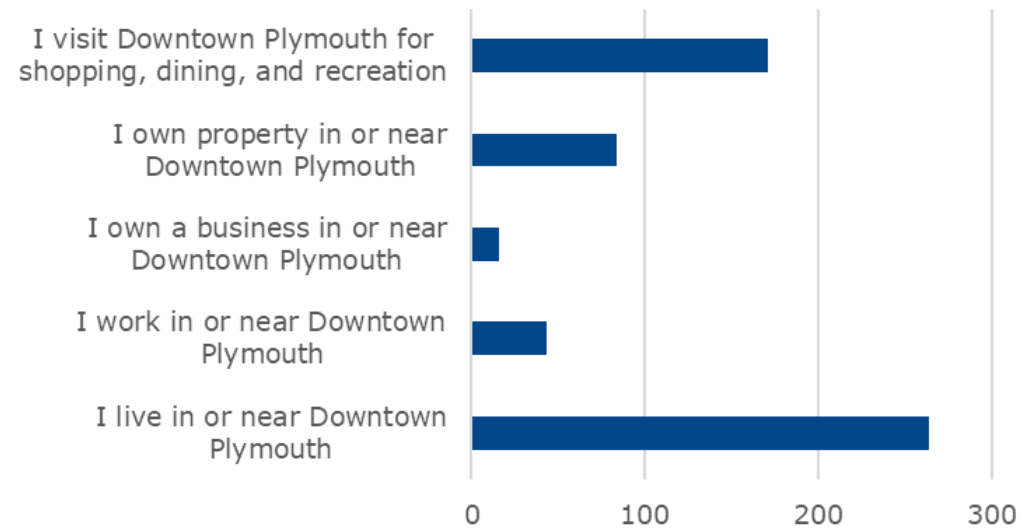
TREES & GREENERY
(18)

**FINANCING &
PROCESS**
(15)

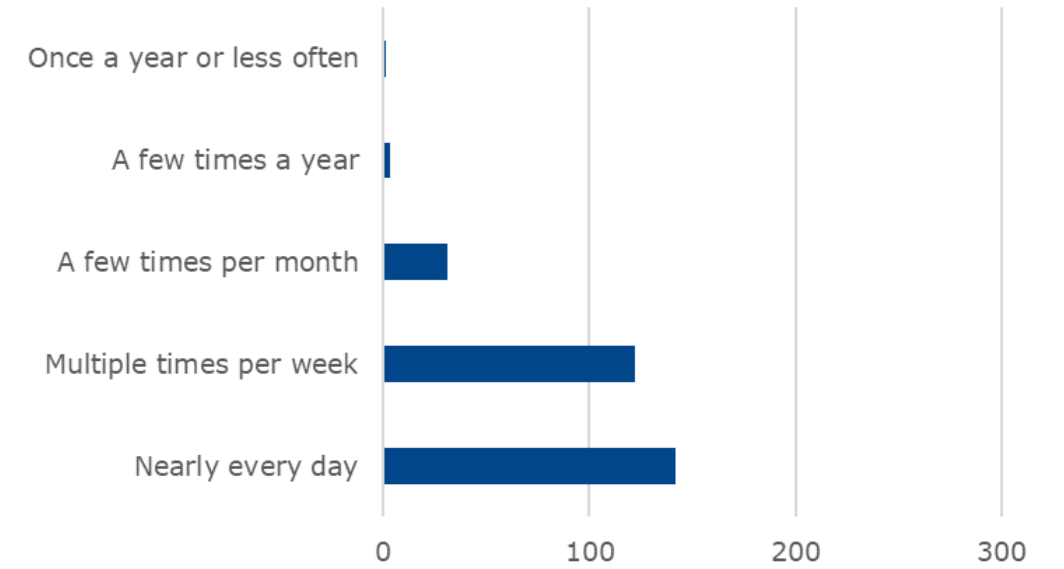
CURBLESS DESIGN
14
POSITIVE: 2
NEGATIVE: 12

RESPONDENT QUESTIONS

What best describes your relationship with Downtown Plymouth?

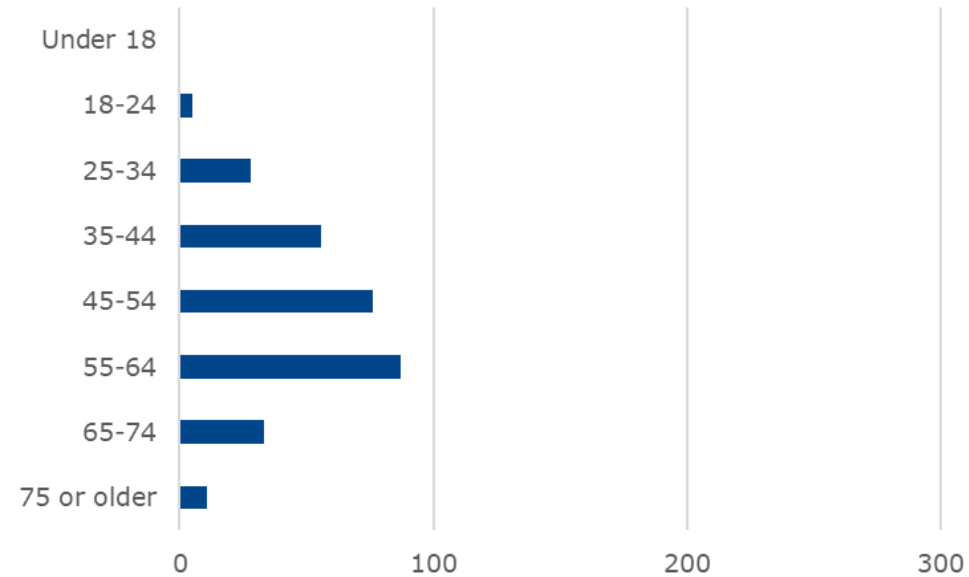


How often do you visit Downtown Plymouth?

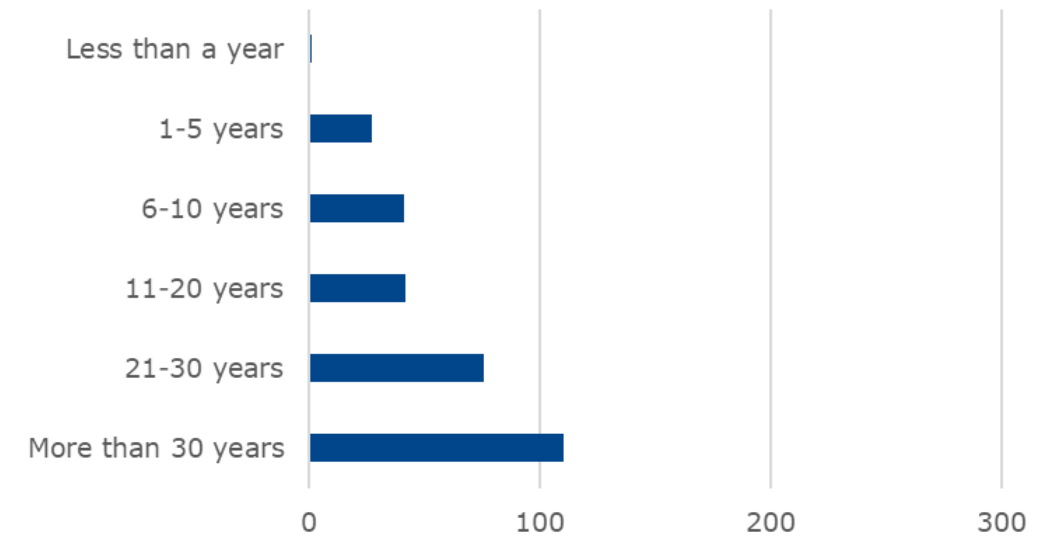


Majority of respondents identify as living in or near DTP and visit DTP multiple times a week to every day

What is your age range?

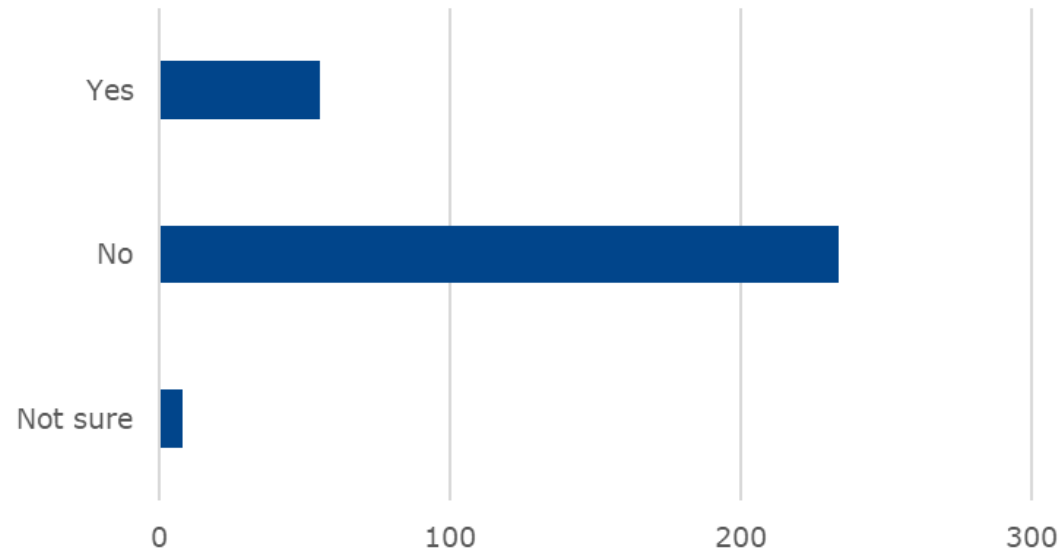


How long have you been coming to Downtown Plymouth?

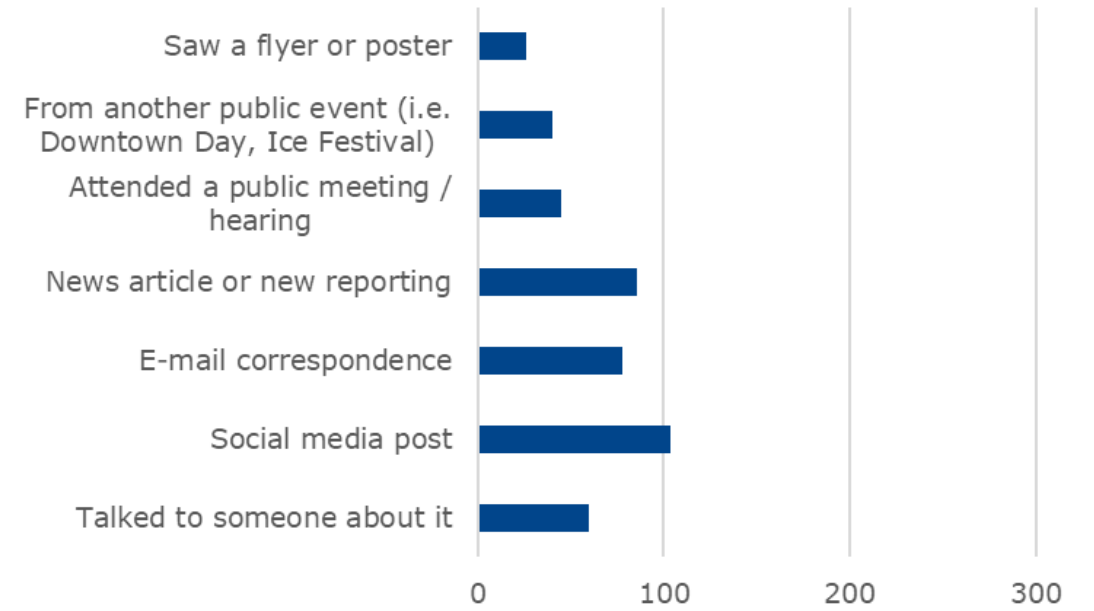


RESPONDENT QUESTIONS

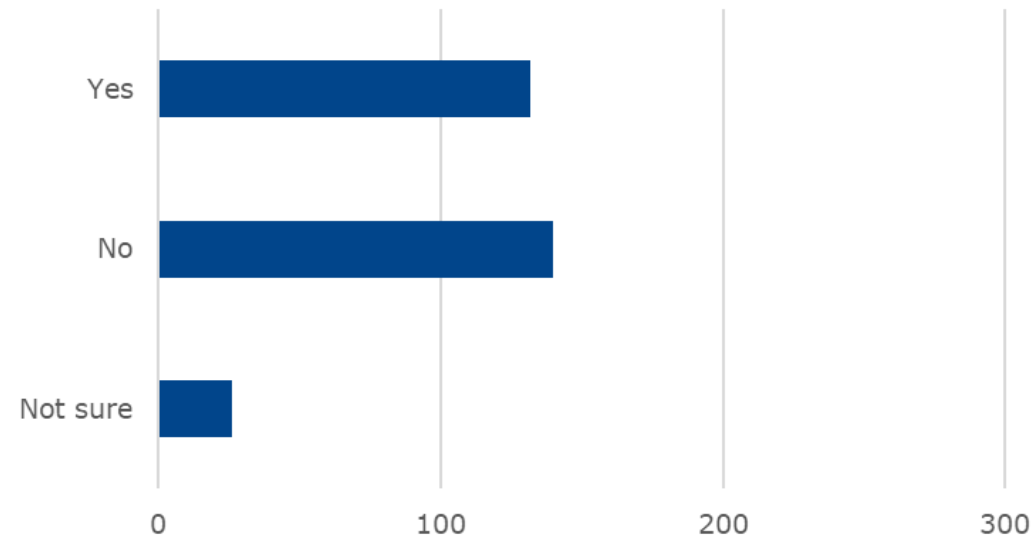
Is this your first time hearing about the DTP Forward streetscape project?



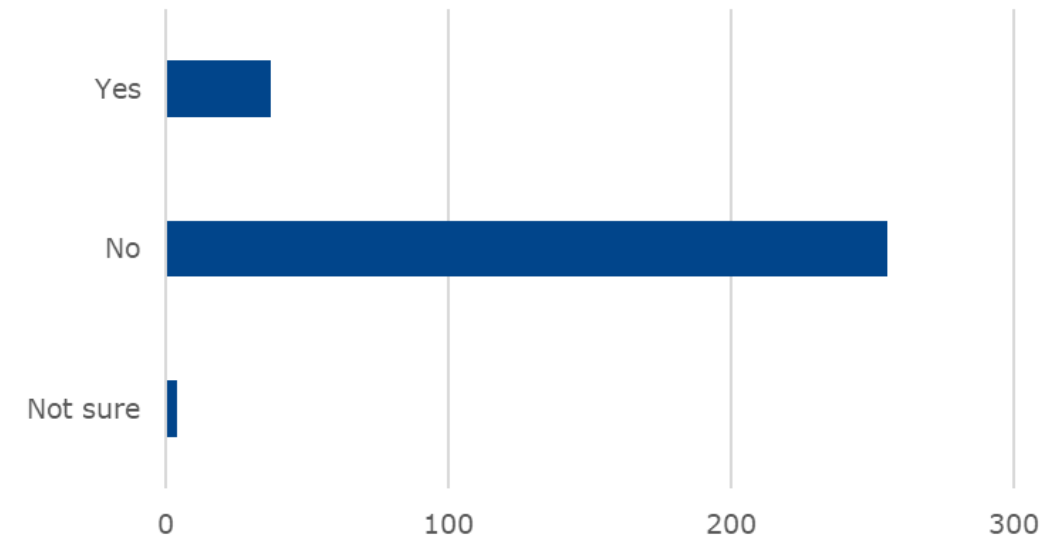
How did you first hear about this project?



Did you take the prior survey issued for this project in the fall of 2025?



Did you attend the prior public meeting for this project held in October 2025?



Half of respondents took the previous survey, but most hadn't been to the previous public meeting.

Thank you!



SMITHGROUP

Goal	Task	Responsible Party	Timeframe	Status Update (04/10/2026)
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Enhance DDA District Aesthetics & Function</p>	<p>**Top Priority** Prepare a Streetscape Improvement Plan With the Following Goals:</p> <ol style="list-style-type: none"> 1. Use DDA Infrastructure Plan as a framework to build on. 2. Enhance aesthetics, function and activating spaces, using industry best practices. 3. Make landscaping consistent across the DDA. 4. Revamp trees, planters, brick pavers. 5. Evaluate patio/outdoor dining opportunities. 6. Review opportunities to maximize and increase sidewalk areas/pedestrian/commerce opportunities to improve pedestrian safety. 7. Resolve infrastructure/systems issues with Gathering restrooms 8. Continue Pollinator friendly and native planting areas on city properties 9. Finalize DTP Forward Streetscape upgrade design and begin plan for implementation <p>(Note: This project will overlap other DDA goals)</p>	<p>DDA Staff/ DDA Board</p>	<p>Short to Long-term</p>	<p><u>DTP Forward</u></p> <ul style="list-style-type: none"> *Open House #3 scheduled for 05/20/2026 *Second Survey launched 01/30/2026, open through 03/11/2026 (264 responses) *Open House #2 (02/25/2026) well attended, Commission & DDA Board present, productive conversations *SmithGroup presented at January 2026 DDA Board meeting *First survey open Sept/Oct 2025, 871 responses on survey #1 *Stakeholder Group met on 12/09/2026 <p>New bike racks to be installed on north side of Central Parking Deck in early 2026.</p> <p>Memorial Bench Program - 2 benches added in March.</p> <p>City staff explored ideas for permanent Gathering enclosures in 2025. Multiple contractors indicated that the current structure could not support permanent enclosure.</p> <p>City arborist has indicated that nearly all of the Main Street median trees have died and will have to be removed within the next month or so. The City is working with Christensens and the Rotary Club of Plymouth to enhance the plantings once the trees are removed. Depending on the final DTP Forward plan, trees may (or may not) be replaced in the median in future years. The current consensus thinking through the DTP Forward community engagement is that the median will be removed and a smaller median will replace it in the next few years.</p>
	<p>**Top Priority** Create Proactive Community Engagement Plan to educate residents and business owners about the Streetscape Improvement Plan project.</p> <ol style="list-style-type: none"> 1. Gather community input. 2. Educate downtown stakeholders of plan. 			<p>April 1st: Valet Parking program ended (Nov 1 - Apr 1) and Outdoor Dining program begins (Apr 1 - Oct 31). The Ledger's valet program parked 587 vehicles outside of the DDA district during the month of January. They averaged about 49 cars per day, up 9 cars per day from previous month</p>

Red Text = DDA Related Items from City Commission 2026 City-Wide One-Year Tasks

Goal	Task	Responsible Party	Timeframe	Status Update (04/10/2026)
Improve Parking	<p>Improve the Condition of Existing Lots by:</p> <ol style="list-style-type: none"> **Top Priority** Resurface the existing lots that are in need. Prepare a plan to reconstruct/replace the Central Parking Structure. Complete 2026 Central Parking Deck maintenance project 	City Commission/ DDA Board	Short-term	<p>2026 Central Parking Deck renovation project underway. Upper level expected to be closed week of May 11 for coating. Repairs going smoothly though 4/10.</p> <p>Parking Deck Engineer presented Life Cycle Analysis Report at May 2024 DDA Meeting. Report indicates an approximate 20 year additional lifespan with regular maintenance.</p> <p>Additional lot resurfacing plans to be part of DTP Forward Streetscape project.</p>
	<p>Maximize the Number of Parking Spaces by:</p> <ol style="list-style-type: none"> **Top Priority** Re-assess parking desires of parking patrons/users via user input, needs study, or other methods. Work with the Planning Commission and businesses. Work with property owners of private lots to optimize layout, number of spaces, and increase efficiency/capacity. Analyze more efficient parking space design (Pull-in vs. parallel vs. angled, etc.). Work with Planning Commission to review approach to businesses providing parking. Look for more collective approach. Explore public/private partnerships for flex parking Review parking policy (hours, locations) 	City Commission/ Planning Commission/ DDA Board/ DDA Staff	Short to Mid-term	A assessment of potential parking changes will be addressed during Streetscape Design. Potential for reconfiguration of Main Street to add more on-street parking (other areas as well).
	<p>Other</p> <ol style="list-style-type: none"> Incorporate electric vehicle (EV) charging stations. 	DDA Staff/ DDA Board	Short to Long-term	Current EV charging stations at Saxton's lot are getting regular use. Potential to add more during streetscape upgrade.

Red Text = DDA Related Items from City Commission 2026 City-Wide One-Year Tasks

Goal	Task	Responsible Party	Timeframe	Status Update (04/10/2026)
Improve Pedestrian Safety (Coordinate with Streetscape Improvement Plan)	**Top Priority** Create Consistent Approach to Determining Pedestrian Crossing Facilities. 1. Complete 2026 Infrastructure Program	City Commission/ DDA Board	Short-term	A direction on consistent pedestrian push button usage to be determined in DTP Forward Streetscape plan.
	Top Priority Prepare Plan to Address Tree issues, including: 1. Develop tree replacement plan. 2. Tree grates or alternative surfacing around trees.	DDA Staff	Short-term	About a dozen street trees have been removed from various downtown locations. City arborist has indicated that the Main Street media trees have died and will need to be removed this spring. Tree replacement and subsequent addition of tree grates to be addressed during streetscape upgrade.
	Other 1. Ensure consistent sidewalk trim/brick work throughout the DDA. 2. Implement vehicle management features that slow cars, reduce traffic, etc. 3. Address uneven sidewalk pavement. 4. Develop a plan to activate alleys and sidewalks. 5. Eliminate obstacles on sidewalks and pedestrian crossings (such as light poles, planters, etc.).	City Commission/ DDA Board/ DDA Staff	Short-to Long-term	90% of needed brick repair has been completed. Potential for additional repairs mid-summer. City has purchased some movable security barricades for events. Winter planter decor for Kellogg Park being removed week of 03/02/2026. Adopt-A-Planter 2026 program will begin in May. Both watering laborers are expected to return this season.
Kellogg Park (Coordinate with Streetscape Improvement Plan)	**Top Priority** Address Turf Issues by: 1. Explore natural/synthetic alternatives to turf grass. 2. Look into better turf management.	DDA Staff/ DDA Board	Short-term	DDA staff to explore hiring an agronomist or turf expert to complete study in 2026/2027
	Create brick pathways that are consistent with the downtown in Kellogg Park.	DDA Staff/ DDA Board	Short-term	
	Other 1. Update the Kellogg Park landscape plan. 2. Evaluate health of existing trees. 3. Incorporate East Penniman, or use of this street, into Kellogg Park functions. 4. Add security cameras.	City Commission/ DDA Board	Short to Long-term	Kellogg Park holiday tree was replaced in mid April 2025. An additional tree in the park had to be removed due to safety issues. Several street trees are likely to be removed in 2025 due to disease. Kellogg Park security cameras are up and running as of August 2024.

Red Text = DDA Related Items from City Commission 2026 City-Wide One-Year Tasks

Goal	Task	Responsible Party	Timeframe	Status Update (04/10/2026)
Support Businesses	**Top Priority** Evaluate public Wi-Fi in DTP.	City Commission/ DDA Board	Short-term	DDA Board voted against pursuing public Wi-Fi in DTP at the November 2025 DDA Board Meeting.
	<p>Support Business Goals Through:</p> <ol style="list-style-type: none"> 1. Continue community events. 2. Quantify value of proposed CC & DDA improvements to businesses. 3. Encourage business involvement in DDA programs. 4. Use Redevelopment Ready Communities program as a guide to market vacant properties. 5. Implement programming to create connections to other parts of the community. 6. Address vacant commercial property concerns 7. Pursue Redevelopment Ready Communities (RRC) requirements: Onboarding for ZBA and DDA, Marketing/branding, Flexible parking requirements, Identify local economic development tools, Complete Economic Development Strategy/Plan, Capital Improvement Planning 8. Complete Floodwise process and present to CC/Community 	DDA Staff/ DDA Board	Short to Long-term	<p>Concerts begin 5/29. 100% of needed sponsors obtained. Bank of Ann Arbor has signed a three year extension to continue as the presenting sponsor for Music in the Air.</p> <p>2026 major sponsors: Henry Ford Health (Fun Zone), Rotary Club of Plymouth (Diamond, 2025 - 2028), Ehlers Heating & Cooling (Diamond), Hines Park Lincoln (Stage)</p> <p>Spring Artisan Market is 4/18/26.</p> <p>Business updates, events, available properties continue to be featured in monthly eNewsletter, print calendar, window slideshow. DDA website "business cards" and business directory updated, changes made as needed.</p>
Other	<p>Implement More Art Projects in the DDA, such as:</p> <ol style="list-style-type: none"> 1. Invisible paint that appears when it rains, with messages such as "Thank you for shopping Downtown Plymouth." 2. Add more street art/painted artwork. 3. Install Phase III of Plymouth Art Walk 	DDA Staff/ DDA Board	Short to Long-term	<p>Installation of Phase III completed. Plaque installation expected week of 4/13 with QR codes linked to ArtWalk page on DDA website, printed ArtWalk map/guide. DDA Board approved funding match of \$25K with PCAC for Phase III of Plymouth Art Walk in February 2025. HDC approved Phase III in March 2025. Ribbon cutting expected at Spring Artisan Market (04/18/26)</p>

Red Text = DDA Related Items from City Commission 2026 City-Wide One-Year Tasks

D o w n t o w n
PLYMOUTH



Not Just a Walk in the Park

831 Penniman Ave. Plymouth MI 48170

Ph: 734.455.1453 Fax: 734.459.5792

Information Only

To: DDA Board
From: DDA Staff
CC: S:\DDA\DDA Board\DDA Agendas\DDA Agendas 2026\April 2026
Date: 04/13/2026
Re: Plymouth ArtWalk Update

Plymouth ArtWalk is a free, self-guided experience that adds to the culture and vibrancy of Plymouth, brought to the public by the Plymouth DDA and community partners. Starting in 2020, a total of 20 artworks had been installed in two phases, activating unused spaces and alleyways.

The Plymouth DDA's Five-Year Strategic Plan approved in 2024 called for "adding art installations." Back in February of 2025, the Plymouth DDA Board approved an expenditure of \$25,000 from the DDA budget to partner with the Plymouth Community Arts Council (PCAC) and Tony Roko's Art Foundation on a third phase of the Plymouth ArtWalk.

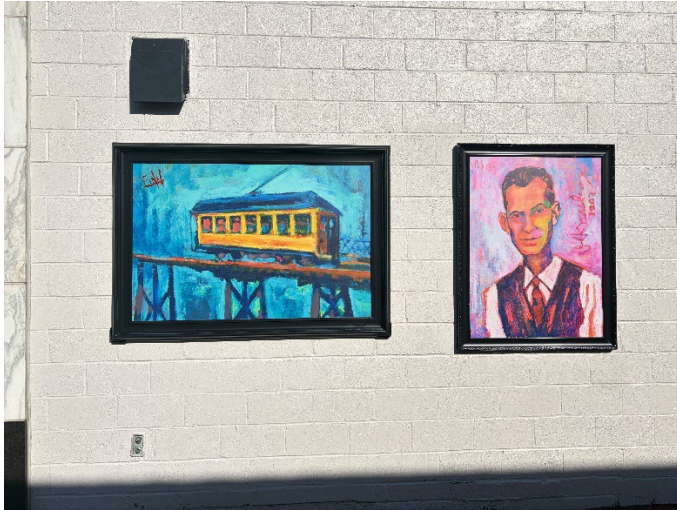
During the first weekend of April 2026, installation of Phase 3 of the ArtWalk was completed, bringing the Plymouth ArtWalk artworks total to 28 original pieces. Phase 3 celebrates the community through Plymouth themed artwork installed near Kellogg Park, Downtown Plymouth's central event area.

DDA worked with the City of Plymouth, Tony Roko of Art Foundation and Lisa Howard of Plymouth Community Arts Council (PCAC) to implement Phase 3. Student artists participating in programs from the Art Foundation and PCAC are featured in this collection. The City of Plymouth, Friends of the Penn and Parkside HOA graciously donated art exhibition space on the exterior of their buildings.

A ribbon cutting for Phase 3 is scheduled during the Downtown Plymouth Spring Artisan Market on Saturday, April 18th at 10:30AM in The Gathering. The DDA Board is invited to attend, to join DDA staff in officially welcoming the public to enjoy these artworks.

Plaques will be strategically installed along the ArtWalk. These plaques will add an interactive element to the experience via a QR code to access the DDA's ArtWalk webpage, which is expected to have a Plymouth ArtWalk map and information on the art and artists.

Plymouth ArtWalk Phase 3



East wall of Penn Theatre facing walkway
Many thanks to Friends of the Penn

Two artworks

1. *Untitled* by Finn Wallace (age 17)
2. *Portrait of Jack Wilcox* by Tony Roko



Above Penniman entrance to The Gathering
Many thanks to the City of Plymouth

Three artworks

3. *From Farms & Fields, Along the Rouge* by Shannon O'Connor
4. *Untitled* by Sara Pablo (age 13)
5. *Untitled* by Alexis Sethi (age 12)



UBS building facing The Gathering and Penniman
Many thanks to Parkside HOA

Three artworks

6. *Water Ways* by Elizabeth H. (age 13)
7. *The Baker House* by Sophia Fielder (age 13)
8. *Untitled* by Law Williams (age 18)