

**Ann Ashley Expansion and Improvement Project**

The DDA is pursuing an expansion of the Ann Ashley parking structure with the goal of encouraging nearby parking lots to find new purpose as the site of future residences, hotel rooms, and commercial. There are approx. 450 spaces in surface lots located in close proximity. The garage expansion would include approx. 375-400 parking spaces on 3 floors.

The DDA’s investment in Ann Ashley is being pursued concurrent with the DDA’s other infrastructure investments along the Ashley St, First St, and Huron St, including new water mains, sidewalks, road resurfacing and street lights, as well as two protected bikeways on First Street and William Street which will create protected connections to the Treeline Trail. [People Friendly Streets webpage: <http://www.peoplefriendlystreets.org/> ]

The Ann Ashley project will also bring a number of improvements. These include:

- \* A new elevator (will face toward these future development sites)
- \* Expanded electrical capacity for 20 new Electric Vehicle (EV) chargers
- \* Anchoring for a future rooftop solar electric installation
- \* Green roof and storm water infiltration
- \* Covered bicycle parking
- \* Multiple levels of suicide deterrent fencing
- \* Improved pedestrian entrance on Miller for Farmers Mkt and other Kerrytown users
- \* A new water main on N. Ashley Street
- \* A new fire hydrant
- \* LED interior lights on motion sensors
- \* Sidewalk improvements
- \* Stair/elevator towers would be opened up with windows to allow in natural light and improve perception of safety

Adding spaces to an existing structure, rather than a new garage, safeguards valuable downtown land. Ann & Ashley and Liberty Square structures were engineered to be expanded, and Ann & Ashley has a double helix design that gives patrons quicker access to upper floors.

In addition to nearby private parking lots, the Treeline is planned to eliminate parking within easy walking distance of Ann Ashley:

Potential development sites	Parking spaces	
Ann & Main parking lot	45	Owned by Washtenaw County. Public parking.
1 <sup>st</sup> /Huron (Brown Block lot)	166	Owner cancelled its lease in Nov 2017 to make it more readily available for development. Owner sells public parking
S. Ashley/Huron (Key Bank lot)	35	Owner uses for tenant parking
N. Ashley/W. Ann block	90 +/-	Owner uses for tenant parking.
	<b>336 +/-</b>	

S. Ashley/Liberty (Kline lot)	144	City owned (2 blocks south). Public parking. Under examination as a site for affordable housing
	<b>144</b>	
	<b>480 +/-</b>	Nearby surface lot spaces that could be used for future residences, commercial, etc.
Treeline		
1 <sup>st</sup> & William	112	Used for public parking (4 blocks southwest)
415 W. Washington	149	Used for public parking (5 blocks southwest)
	<b>261</b>	

The demand to live and work downtown is expected to continue growing, further putting pressure on the public parking system. Meanwhile, current parking demand at the Ann Ashley garage is among the highest in the public parking system, as evidenced by cumulative hours the garage is at capacity, and the revenue per space.

The cost of the Ann Ashley expansion and improvement project is \$21.7million. The DDA would use its financial resources to pay the entire cost of this project, including all costs to issue the project bond.

In addition, the DDA had previously proposed a ground floor commercial build out at the southern end of the garage which would have included a large new public meeting space. At its September 2, 2019 meeting, City Council voted not to include this commercial build out at the Ann Ashley garage.

