



DDA CIP SCHEDULE

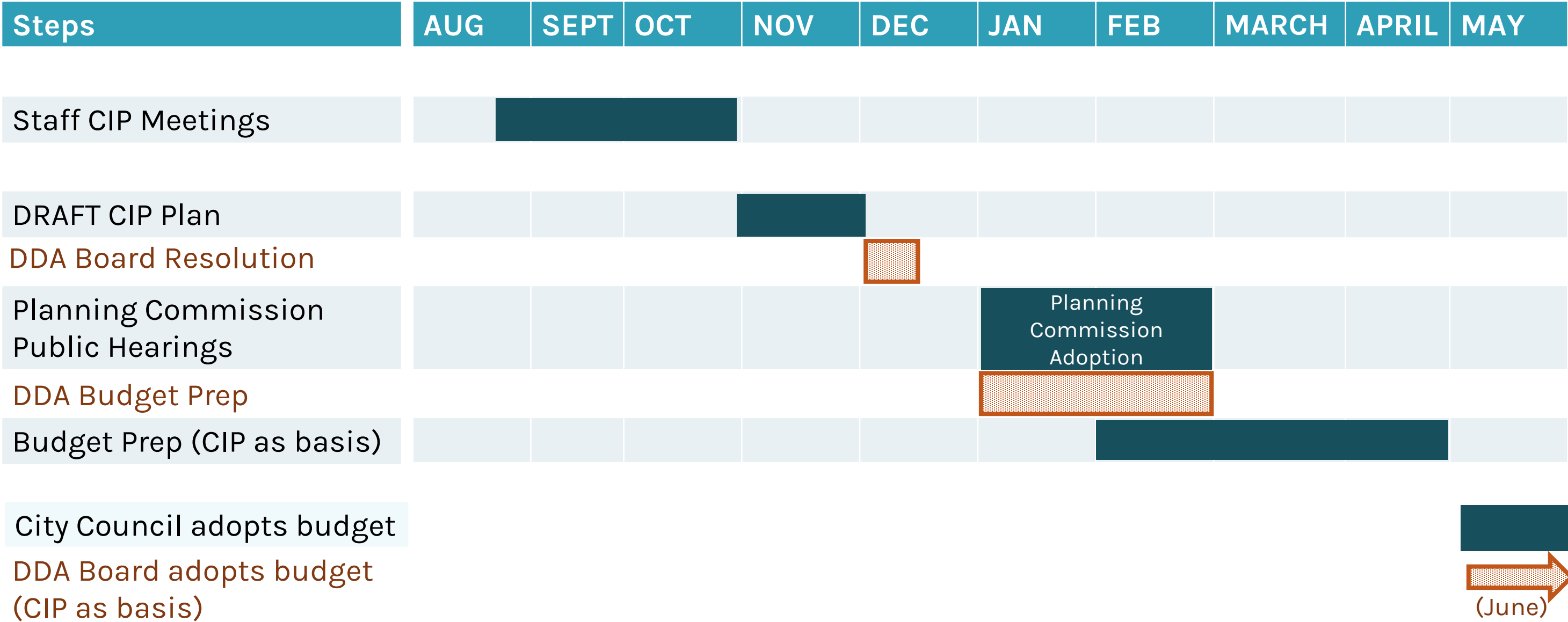
FY 2026-2031

WHAT IS A CAPITAL IMPROVEMENT PLAN?

Requirement for a Capital Improvement Plan (CIP) is per the State Planning Enabling Act:

- Projects supported by local public dollars must be reflected in the City CIP. *In 2013, City of Ann Arbor ordinance was changed to reinforce that DDA projects must be in the City CIP.*
- This includes infrastructure projects over \$100,000 and studies that will inform infrastructure improvements over \$50,000.
- The CIP is intended to be used as a tool to implement the City's Master Plan goals and assist in the City's financial planning.
- CIP outlines public expenditures for a six-year period.
- CIP is a mechanism for inter-department collaboration, project planning, and value-based project scoring.

CIP SCHEDULE & COORDINATION



2026-2031 TIF CIP RECOMMENDATIONS

Overarching recommendation:

The DDA is in a planning period as we draft a new Development and TIF Plan. As a result, the staff-recommended TIF CIP Schedule for 2026-2031:

- Does not include new projects or needs
- Continues partnership projects and includes adjustments to respond to changes in the overall project scope, including scheduling year, scope, and budget.

Looking Ahead:

The DDA Development and TIF Plan guide capital projects and programs over 30 years.

- Staff anticipates the completion of a new plan in the summer of 2025 and corresponding changes to the TIF capital schedule next year.
- Annual scheduled capital projects and budgets will increase significantly to reflect need.
- Planning work will continue in coordination with the Circulation Study, City Comprehensive Plan, Energy Utility Study, and MDOT Jurisdictional Transfer Study.

RECOMMENDED TIF CIP SCHEDULE FY 26 – FY 31

Project Name	2026	2027	2028	2029	2030	2031	Project Total
Annual DDA General Capital Improvements and Maintenance	450,000	500,000	500,000	550,000	550,000	550,000	NA
Fourth Ave (Liberty to William) Transit Enhancements (TIF)	400,000	2,200,000	0	0	0	0	3,000,000
Fourth Ave (Liberty to William) Transit Enhancements (MEDC RAP Grant)	400,000	400,000					800,000
Fourth Ave (Liberty to William) Transit Enhancements (MDOT SSS Grant)		200,000					200,000
Miller (Chapin to Newport) Rehabilitation and (First to Maple) Bikeway	75,000	0	0	0	0	0	88,045
Downtown Public Restroom Implementation	380,000	0	0	0	0	0	380,000
Ann (First St to Fifth) Resurfacing	186,000	743,000	0	0	0	0	1,042,000
Streetlight Capital Maintenance	150,000	150,000	150,000	150,000	150,000	150,000	NA
DDA Elevate Program	125,000	125,000	125,000	125,000	125,000	125,000	NA
District Geothermal Feasibility Study	37,000	0	0	0	0	0	110,000
Geothermal Installation	0	0	0	0	2,000,000	2,000,000	4,000,000
Main St (Huron to M-14) Active Transportation Needs Analysis and Conceptual Design	160,000	40,000	0	0	0	0	200,000
Main St (Huron to M-14) Active Transportation Improvements	0	0	0	0	1,000,000	1,000,000	2,000,000

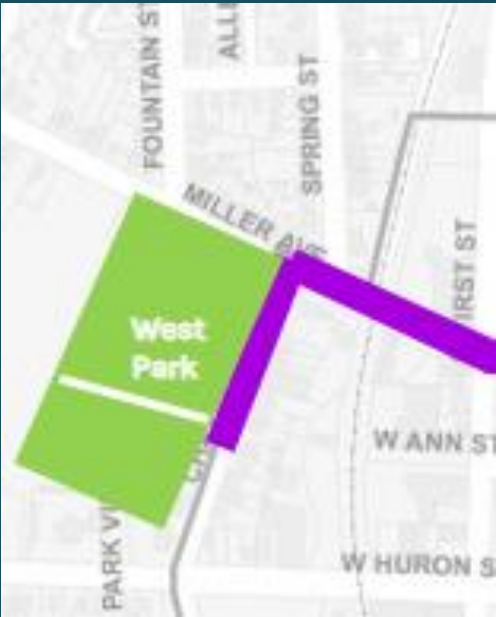
Total TIF	1,963,000	3,758,000	775,000	825,000	3,825,000	3,825,000	
Total Grant	400,000	600,000					

Note: Capital planning, design, and construction typically extend beyond a single fiscal year. As a result, the DDA capital project schedule reflects estimated expenditures per year and is approved without regard to fiscal year.

RECOMMENDED TIF CIP SCHEDULE FY 26 – FY 31

MAJOR PROJECT CHANGES

Project Name	2026	2027	2028	2029	2030	2031	Project Total
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Ann (First St to Fifth) Resurfacing	186,000	742,000	0	0	0	0	1,042,000
Street							NA
DDA							NA
Distr							0,000
Geot							0,000
Main							0,000
Main							0,000



Miller Bikeway Extension: The DDA’s Miller Ave Bikeway extension was originally scoped for fiscal year 2025 with the potential to construct a raised bikeway from First Street to the Chapin Street entrance of West Park. Since this time, City Engineering secured funding to implement a delineator-separated bikeway extension from Chapin Street to Maple Road. This change allowed the DDA to cost-effectively meet our original goal of connecting the Downtown Bikeway to west-side neighborhoods.

The segment from Miller Ave to Chapin was removed from the scope and the Bikeway extension will now be delineator-separated rather than raised.

Total Cost Decrease: \$1.1M (\$1.2M to \$90K)
Construction season: 2025 (FY 2025/26)

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Ann Street Improvement: The DDA’s Ann Street project support was originally budgeted at \$250,000 to help construct a new sidewalk and bump-outs adjacent to the Main Street Party Store. Once the Ann Street design was underway, City Engineering’s project scope expanded to include replacing the old water main and installing stormwater infrastructure. The additional utility work results in more street, sidewalk, and curb removal, which allows the DDA to help restore the project area to better meet the community’s needs. The project scope includes DDA investment on Ann Street from First Street to Fifth Avenue, including lighting, adequate space for trees, an ADA accessible crossing at the Ann/Ashley Parking Structure, paver replacement, improved loading for the Hands-on Museum, and curb and sidewalk changes adjacent to the Main Street Party Store.

Total Cost Increase: \$800K (\$250K to 1.05M)
Construction season: 2026 (FY 2026/27)

ANNUAL DDA GENERAL CAPITAL IMPROVEMENTS & MAINTENANCE

2026-2031

Lead Department: DDA

Location: Throughout the DDA District

Scheduled Construction Year: 2026-2031 (annual)

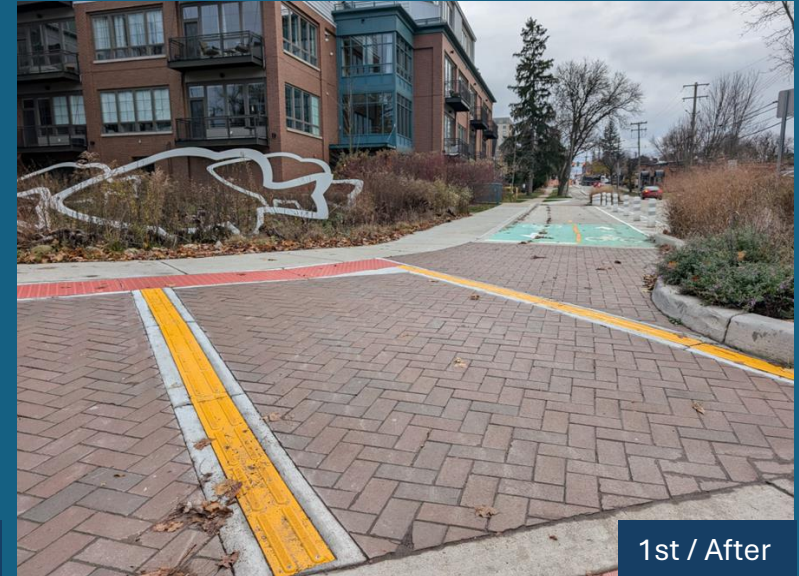
Includes repairs & improvements to the amenity zone, pavers, tree grates, benches, bike parking, festoon lighting, irrigation, etc.

In 2026 - 2031:

- Increase capacity for annual repairs (\$450K in 2026 to \$550K in 2029)
- Continue to improve accessibility
- Improve public bike parking system downtown
- Continue larger scale amenity zone improvements



1st / Before



1st / After



William / Before



William / After

ANNUAL STREETLIGHT CAPITAL MAINTENANCE

FY 2026-2031

Lead Department: City Engineering

Location: Throughout the DDA District

Scheduled Construction Year: 2026-2031
(annual)

Scope:

Capital maintenance of city-owned streetlights including pole replacement, luminaire replacement, painting, and electrical outlet upgrades.

DDA provides \$150,000 annually for streetlight repair and replacement within the DDA District.



Streetlights and globes at the end of their useful life are replaced with the new standards, including banner arms and electrical outlets.

FOURTH AVE PROJECT

2026 - 2027

Lead Department: DDA

Location: Fourth Ave., William to Liberty

Scheduled Construction Year: 2026

Scope: Streetscape improvements and utility work to support transit riders and affordable housing

- Enhancements include wider sidewalks, a new mid-block crossing, upgraded shelters, increased seating, bumpouts, an audible pedestrian signal, and public art. New landscaping also supports outdoor dining.
- DDA funding: \$3M
- The City and TheRide are also funding partners
- Project has received MEDC and MDOT grants



FOURTH AVE PROJECT

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MILLER BIKEWAY EXTENSION

FY 2025/26

Lead Department: City Engineering

Location: Miller Ave, First Street to Maple Road.

Scheduled Construction Year: 2025

Scope: Extend the Miller/Catherine two-way separated Bikeway to Maple Road.

- Delineator separated Bikeway.
- Coordinated with underground utility work from Chapin to Newport.
- DDA funding applies to Miller Ave, First Street to Chapin Street only: \$75,000 in construction and \$13,000 in design.



schedule shifted to 2025 and City Transportation secured funding for a bikeway extension to Maple Road, significantly reducing the DDA's needed funding commitment.

ANN STREET PROJECT

FY 2026/27

Lead Department: City Engineering

Location: Ann Street, First Street to Fifth Avenue

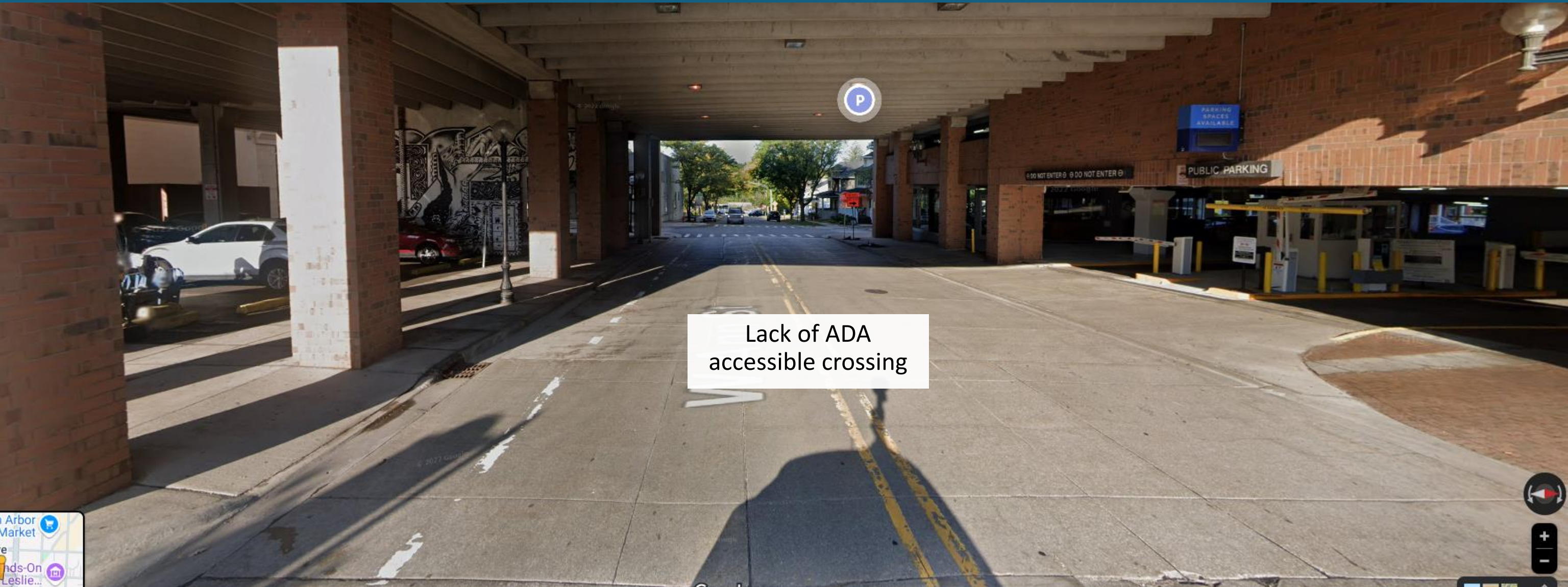
Scheduled Construction Year: 2026

Scope: Street resurfacing, water main, and stormwater infiltration.

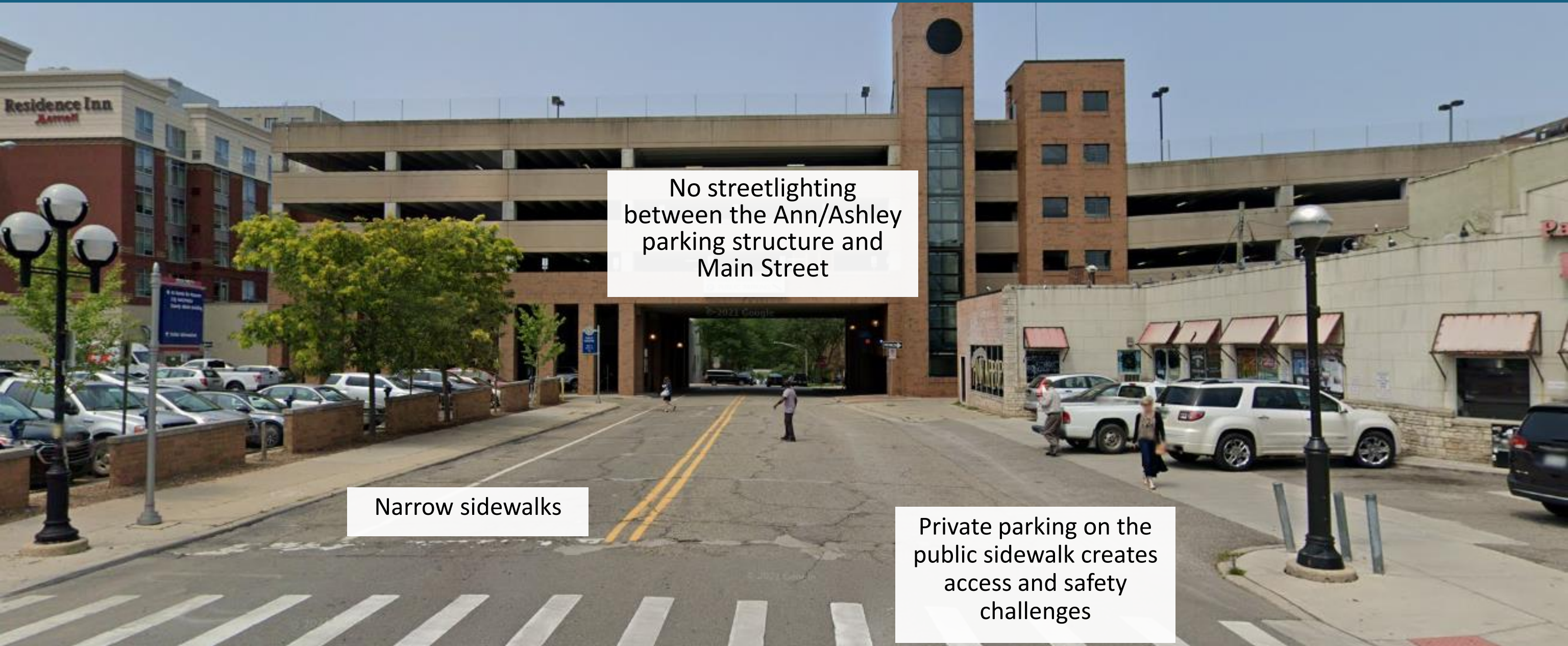
- Transition quick-builds to permanent bump-outs.
- DDA \$1.05M funding to address:
 - Curb bump-outs and loading improvements at key locations.
 - Improved mid-block crossing at the Ann/Ashley parking structure
 - New lighting from Ashley to Main Street
 - New pavers, tree planters, and trees



ANN STREET - CHALLENGES & OPPORTUNITIES



ANN STREET – CHALLENGES & OPPORTUNITIES



No streetlighting
between the Ann/Ashley
parking structure and
Main Street

Narrow sidewalks

Private parking on the
public sidewalk creates
access and safety
challenges

ANN STREET – CHALLENGES & OPPORTUNITIES



Invasive pear trees are dying and dropping limbs. Tree pits are undersized.

ANN STREET – CHALLENGES & OPPORTUNITIES



Older paver installation
lacks a proper base,
resulting in an uneven
surface and constant
maintenance

Ann Arbor Hands-on
Museum drop-off
doesn't
accommodate buses
or meet their needs

ELEVATE PROGRAM

FY 2026-2031

Lead Department: DDA

Location: Throughout the DDA District

Scheduled Construction Year: 2026-2031
(annual)

Public Art & Placemaking Projects to Elevate:

- History & Storytelling
- Diversity, Equity, & Inclusion
- Play, Interaction & Creativity
- Placemaking

\$125,000 TIF funding annually



Liberty Plaza
Mural



Wayfinding to Farmer's Market



Scavenger Hunt



Farmer's Market Sunshade



Ann Street Project

BLACK BUSINESS DISTRICT
109-121 E. Ann Street

From the 1930s to the 1970s, Ann Street was a hub for Black-owned businesses in downtown Ann Arbor. Barber shops, shoe shine parlors, dry cleaners, restaurants, blues bars, and pool rooms formed the backbone of Black social life. Longtime establishments such as Sanford's Shine Repair and Esley's Barber Shop opened in the 1930s. Black Ann Arbor residents who grew up in the 1940s and 50s remember visiting Melway Lumber and a pool hall run by David and Mozelle Keaton. Johnnie Rush ran his barber shop for almost 18 years.

During the 1960s, police officers referred to Ann Street as "the Black." A rising crime rate centered around the bars and pool rooms, leading to the closure of many Black-owned businesses on Ann Street in the 1970s. By June 1977, all the establishments were closed and boarded up. In the 1980s, a new wave of small businesses with little connection to Ann Street's history as the Black business district signaled the end of an era.

[READ MORE](#)

Johnnie Rush in Barber Shop, November 1960. The Ann Arbor News.



Oscillation, Jan – March, 2025

PUBLIC RESTROOM PROJECT

FY 2026 - 2027

Lead Department: DDA

Location: Ann Street, First Street to Fifth Avenue

Scheduled Construction Year: 2026

Scope: \$380K capacity to support downtown public restroom construction following the Throne Pilot.

- Includes connections to electrical, water, and sanitary sewer.



Downtown Grand Rapids Park, Exeloo



Throne

Downtown Grand Rapids - Portland Loo



Downtown Ann Arbor, Throne

GEOHERMAL – STUDY AND CONSTRUCTION

FY 2025/26 & 2030/31

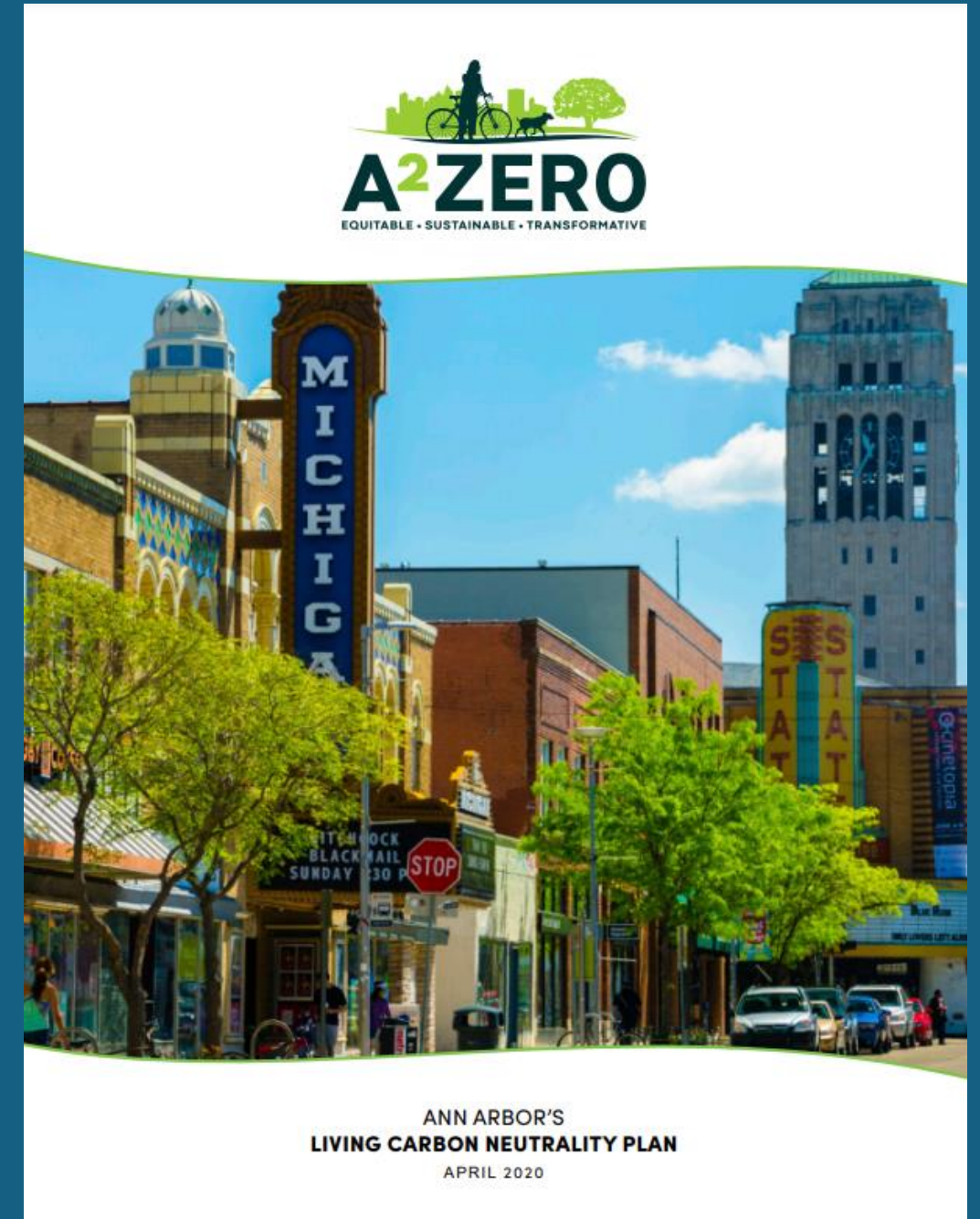
Lead Department: City Office of Sustainability and Innovations (OSI)

Location: TBD, throughout downtown

Scheduled Construction Year: 2030

Scope: Conduct a detailed technical and economic analysis of district geothermal energy feasibility throughout the City. Identify locations for downtown geothermal installations that OSI will manage as part of it's clean energy utility.

- Downtown is 1 of 4 focus neighborhoods. DDA \$110,000 study commitment covers costs w/in the DDA District.
- \$4M place-holder in the capital schedule for 2030 & 2031.
- The final recommended capital budget and locations will be refined following the study phase.



MAIN STREET – STUDY AND CONSTRUCTION

FY 2026/27 & 2030/31

Lead Department: City Office of Sustainability and Innovations (OSI)

Location: TBD, throughout downtown

Scheduled Construction Year: 2030

Scope: In preparation of an MDOT 2030 capital project, a collaboration between City Transportation and DDA to assess needed changes and conceptual design.

Total \$4.4 M in CIP for City Transportation & DDA Collaboration:

- \$200K DDA commitment in FY 2026/27 for the needs-assessment and conceptual design.
- \$2M place-holder in the capital schedule for 2030 & 2031.
- The final recommended capital budget will be refined following the study phase.



2024 PARKING CIP RECOMENDATIONS



PARKING SYSTEM CIP

Structural

- Floors
- Beams, columns, walls
- Stair and elevator towers
- Masonry
- Railing and barriers

Operational

- Mechanical systems
- Electrical systems
- Parking control systems
- Fire protection systems
- Cleaning and housekeeping
- Snow and ice control

Aesthetic

- Landscaping
- Painting
- General appearance
- Architectural finishes

**Contractor specializing in parking
structure restoration**

**Parking operator and contractors with
system specific expertise**

PARKING SYSTEM CIP

DDA Goals / Renewal Plan Principles

Identity, Infrastructure, Transportation, Sustainability

City Goals

Sustainability, Infrastructure

Parking Agreement

- n. The DDA, at its own expense, shall operate, maintain, pay related debt service, and keep the Municipal Parking System in good repair and the total expense of routine maintenance and repair in connection therewith shall be borne and paid by the DDA. The DDA is authorized to make such further repairs, alterations, additions, and enhancements of the Facilities as are deemed reasonable and necessary by the DDA to operate the Facilities for the purposes set forth in this Agreement.



PARKING SYSTEM CIP

Items Included

- Annual infrastructure maintenance and restoration
- Mechanical components & elevators
- Parking equipment
- Large studies that inform infrastructure work
- New construction or projects

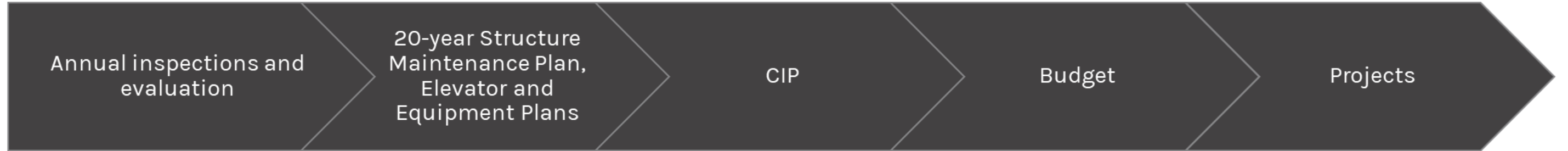
Reminder...

This is not a commitment to spend. Budget process and project approvals will happen as they normally do.

CIP demonstrates priorities and creates capacity.



PARKING SYSTEM CIP



SUMMARY SHEET
Ann Arbor DDA Parking Structures Maintenance & Repair Plan
Preliminary Capital Expenditures
February 2024

<i>Plan Year</i> <i>Fiscal Year</i> <i>Fiscal Year Start Date</i>	1 2025 1-Jul-24	2 2026 1-Jul-25	3 2027 1-Jul-26	4 2028 1-Jul-27	5 2029 1-Jul-28
PARKING STRUCTURE					
80 - Fourth & Washington	\$1,091,000	\$193,000	\$0	\$0	\$839,000
81 - First & Washington	\$0	\$0	\$179,000	\$0	\$0
82 - Maynard	\$307,000	\$1,216,000	\$953,000	\$1,242,000	\$1,095,000
83 - Forest Avenue	\$158,000	\$1,434,000	\$0	\$0	\$0
84 - Fourth & William	\$189,000	\$0	\$0	\$1,954,000	\$786,000
85 - Liberty Square	\$847,000	\$0	\$1,133,000	\$0	\$221,000
86 - Ann Ashley	\$208,000	\$359,000	\$803,000	\$0	\$242,000
87 - Library Lane	\$0	\$0	\$250,000	\$0	\$0
TOTAL PROBABLE CONSTRUCTION COST BUDGET IN 2024 DOLLARS	\$2,800,000	\$3,202,000	\$3,318,000	\$3,196,000	\$3,183,000

NOTE: Totals in 2024 dollars (no increase for inflation).

FOURTH & WASHINGTON PARKING STRUCTURE
Ann Arbor DDA Parking Structures Maintenance & Repair Plan
Preliminary Capital Expenditures
February 2024

	Plan Year Fiscal Year Fiscal Year Start Date Age of Structure (Approx.)	1 2025 1-Jul-24 25	2 2026 1-Jul-25 26	3 2027 1-Jul-26 27	4 2028 1-Jul-27 28	5 2029 1-Jul-28 29
WORK ITEMS						
DIVISION 3 - CONCRETE						
Floor Repairs		\$ 12,800				\$ 32,000
Ceiling & Tee Flange Repairs		\$ 12,800				\$ 18,000
Shear Connector Repairs		\$ 9,000				\$ 9,000
Column & Wall Repairs		\$ 1,800				\$ 24,000
Curb Repairs		\$ 1,800				\$ 3,200
Beam & Tee Stem Repairs		\$ 4,800				\$ 7,500
Stair Repairs		\$ 4,000				\$ 4,000
Scaling Repairs						\$ 97,500
DIVISION 4 - MASONRY						
Masonry Repairs & Mortar Repointing			\$ 7,000			\$ 10,000
DIVISION 7 - WATERPROOFING						
Joint & Cove Sealants (5-yr warranty)		\$ 148,200				\$ 30,000
Deck Coating (Recoat) (5-yr warranty)		\$ 50,000				\$ 110,000
Deck Coating (Full System) (5-yr warranty)		\$ 439,200	\$ 37,800			
Deck Coating at Stairs						\$ 9,500
Epoxy Broadcast Coating		\$ 15,000				\$ 57,000
Brick Sealer			\$ 42,000			
Stair/Elevator Roofs						\$ 25,000
Exterior Sealants			\$ 7,500			\$ 7,500
DIVISION 8 - OPENINGS						
Doors & Frames (30 to 35 years)						
Stair Glass & Frame (30 to 35 years)						
DIVISION 9 - FINISHES						
Steel						
Misc - bollards, precast connections, etc			\$ 5,000			\$ 5,000
Exterior Handrails			\$ 30,000			\$ 4,500
Stair Railings at NE Stair						\$ 30,000
Concrete						
Stairs			\$ 2,500			\$ 5,000
Interior Walls			\$ 7,500			\$ 15,000
DIVISION 10 - SPECIALTIES						
Electric Signage (replace at 10 years)						\$ 21,500
Standard Signage (replace at 20 to 25 years)						\$ 50,000
DIVISION 22 - PLUMBING						
Floor Drain Grates		\$ 1,000				\$ 1,000
Drain Lines		\$ 5,000				\$ 5,000
Floor Drains		\$ 5,000				\$ 5,000
Restroom Fixtures						\$ 5,000
Sump Pump Replacement						\$ 5,000
DIVISION 23 - HVAC						
HVAC Equipment Replacement (lower levels) (20 to 25 years)						
CO2 System						
DIVISION 26 - ELECTRICAL						
Lighting (replace fixtures at 20 yrs)						\$ 6,500
Power Distribution & Lighting Control						
Emergency Power - New Generator						
DIVISION 32 - EXTERIOR IMPROVEMENTS						
Perimeter Fencing Replacement		\$ 75,400				
Restriping		\$ 5,000				\$ 5,000
CONSTRUCTION COST SUBTOTAL						
CONSTRUCTION COST SUBTOTAL		\$ 790,400	\$ 139,300	\$ -	\$ -	\$ 607,700
CONTRACTOR MOBILIZATION & GENERAL CONDITIONS (15%)		\$ 118,600	\$ 20,900	\$ -	\$ -	\$ 91,200
PROBABLE CONSTRUCTION COST		\$ 909,000	\$ 160,200	\$ -	\$ -	\$ 698,900
TESTING AND OWNER'S CONTINGENCY (20%)		\$ 182,000	\$ 32,100	\$ -	\$ -	\$ 139,800
TOTAL PROBABLE CONSTRUCTION COST BUDGET		\$ 1,091,000	\$ 193,000	\$ -	\$ -	\$ 839,000

NOTE: Totals in 2024 dollars (no increase for inflation).

PARKING SYSTEM CIP

CIP schedule updated based on new information

- 20-year restoration plan for 8 structures
- PARCS (parking and revenue control system) plan for 39 drive lanes
- Elevator 4-year plan for 13 elevators

Additional dollars in CIP

- Ann Street Project
- DDA Elevate Program \$50,000 annually
- Bridge Inspection \$5,000 annually for Library Lane

Project Name	2026	2027	2028	2029	2030	2031
Parking Facilities General	200,000	200,000	200,000	200,000	200,000	200,000
Parking Equipment	325,000	325,000	325,000	325,000	325,000	200,000
Structure Restoration	3,202,000	3,318,000	3,196,000	3,183,000	3,200,000	3,200,000
Parking Structure Elevators	750,000	800,000	425,000	200,000	200,000	200,000
Ann (First St to Fifth) Resurfacing	27,000	109,000	-	-		-
DDA Elevate Program	50,000	50,000	50,000	50,000	50,000	50,000
Bridge Inspection	5,000	5,000	5,000	5,000	5,000	5,000

Total Parking	4,559,000	4,807,000	4,201,000	3,963,000	3,980,000	3,855,000
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QUESTIONS?