



Parks Capital Asset Management Plan

Park Advisory Commission

January 27, 2026



Agenda

- Project Overview
- Work Completed
- Financial Snapshot & Forecast
- Next Steps



Level of Service & Park Statistics

Compared to U.S. cities of a similar size, Ann Arbor has

4x MORE TRAILS
3x MORE ACRES OF PARKLAND
2x MORE PARKS

92% 
of residents live within a 10-minute walk to a park

Ann Arbor's Park system includes

163 PARK PROPERTIES
2210 ACRES OF PARKLAND



Project Overview

Goals:

- Assess the condition of park assets
- Identify capital improvement needs
- Create a process for continuous updates by City staff





Work Completed

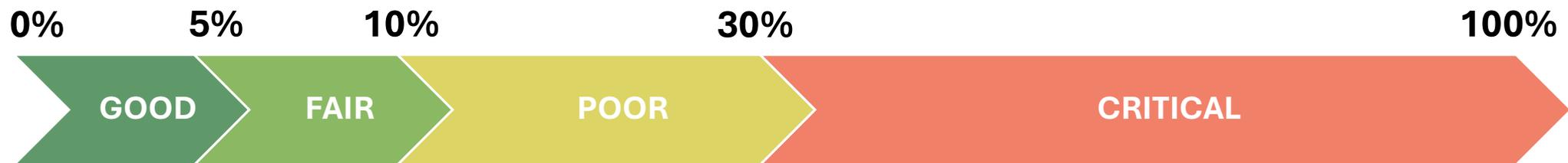
- **Facilities Assessed (Vets Park, Farmers Market, etc.):**
 - Condition assessed by ALPHA Facilities Team
 - Data, reports, and recommendations generated, based on **FCI**
- **Non-Facilities Assessed (City Trails, Playgrounds, Courts, etc.):**
 - Nearly 5,000 assets condition evaluated by OHM Advisors
 - Condition scores : good, fair, marginal, poor, failing
- **All asset data is being compiled into a *dynamic dashboard***



Facility Condition Index

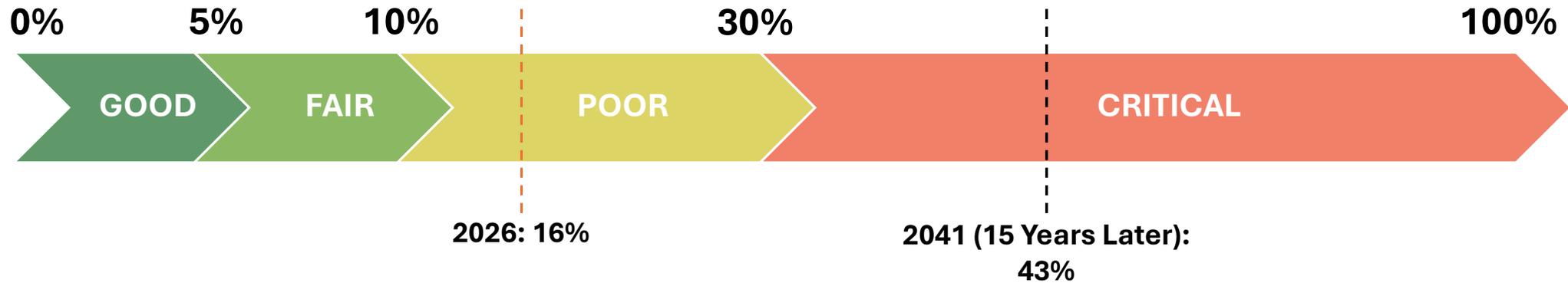
- Replacement of a facility considered when the FCI is above 50%
- FCI between close to zero and 20% is typically targeted

$$\text{FCI} = \frac{\text{TOTAL COST OF EXISTING DEFICIENCIES}}{\text{DIRECT REPLACEMENT VALUE}}$$



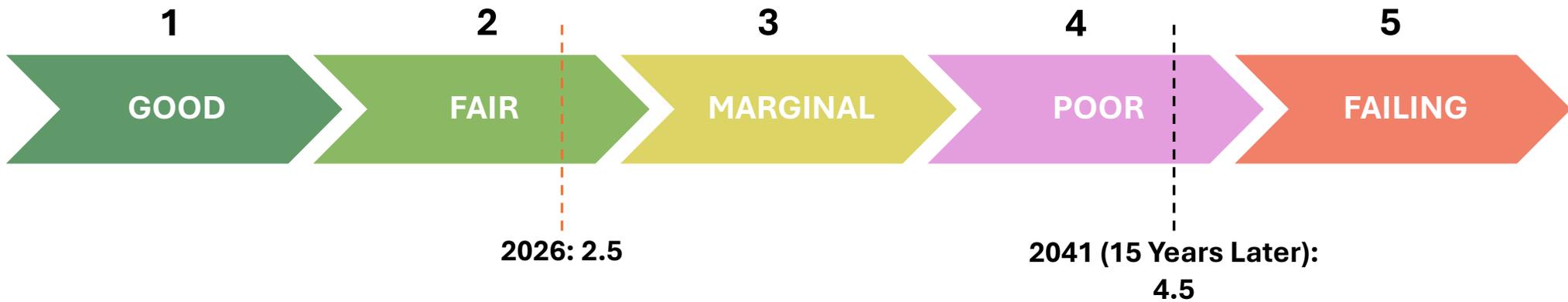
Facility Assessment

- City Assets Condition States



Non-Facility Assessment

- 1-5 assessment scale
- City Trails, Playgrounds, Courts, etc.



Financial Snapshot

Forecast:
City-Wide Capital Needs



Assumptions

- Items included :
 - ADA Improvements
 - Facility Improvements
 - Non-Facility Improvements
 - Bridge Improvements
- Items not included:
 - Dam Assets under Parks
 - Park Enhancements
 - EV chargers, etc.
- Needs are presented in current dollar values (2026)





Parks Investment Needs In the Next 20 Years

Item	Cost (\$)
ADA	\$ 14.9 M
Bridges	\$ 6.9 M
Facilities	\$ 24.6 M
Non-Facilities	\$ 58.7 M
Pools	\$ 3.7 M
Ice Arenas	\$ 6.1 M
TOTAL	\$ 114.9 M*



*This translates to approximately \$5.7 million annually, excluding inflation or contingencies



Next Steps

- Continue to update critical data for planning and management
- Communicate transparently with the public
- Shift emphasis from asset ***accumulation*** to asset ***prioritization***
- Identify affordable Level of Service
- Prioritize assets based on affordable Level of Service
- Identify alternative financing opportunities

