

DDA INFORMATIONAL MEETING

June 4, 2025



AGENDA

- TIF System
- Parking System
- General DDA Information

TIF SYSTEM

A blue-tinted photograph of a city street scene. In the background, a tall clock tower with a square top and arched windows stands prominently. The street is lined with various buildings, including a modern-looking structure with large glass windows. Pedestrians are walking across a crosswalk in the foreground, and a white SUV is parked on the street. A black lamppost with two globe lights is visible on the right side of the frame. The overall atmosphere is urban and active.

Project Updates



Key Decision Scenarios for Development Plan

Decisions related to our **boundary** (1) and **financing** (2) will impact our **capacity to implement projects/programs** (3) in our Development Plan.

1. GAINSHARE MODEL

Will either be adopted or remain capped

Scenario A



Boundary
Expansion



Gainshare
Model

Scenario B



Boundary
Expansion



Gainshare
Model

Scenario C



Boundary
Expansion



Gainshare
Model

Scenario D



Boundary
Expansion



Gainshare
Model

2. DDA BOUNDARY EXPANSION

Will either expand or remain the same



ANN ARBOR

DOWNTOWN AREA
CIRCULATION STUDY:
Complete
Final Report Coming Soon

Elevate: Public Art and Placemaking

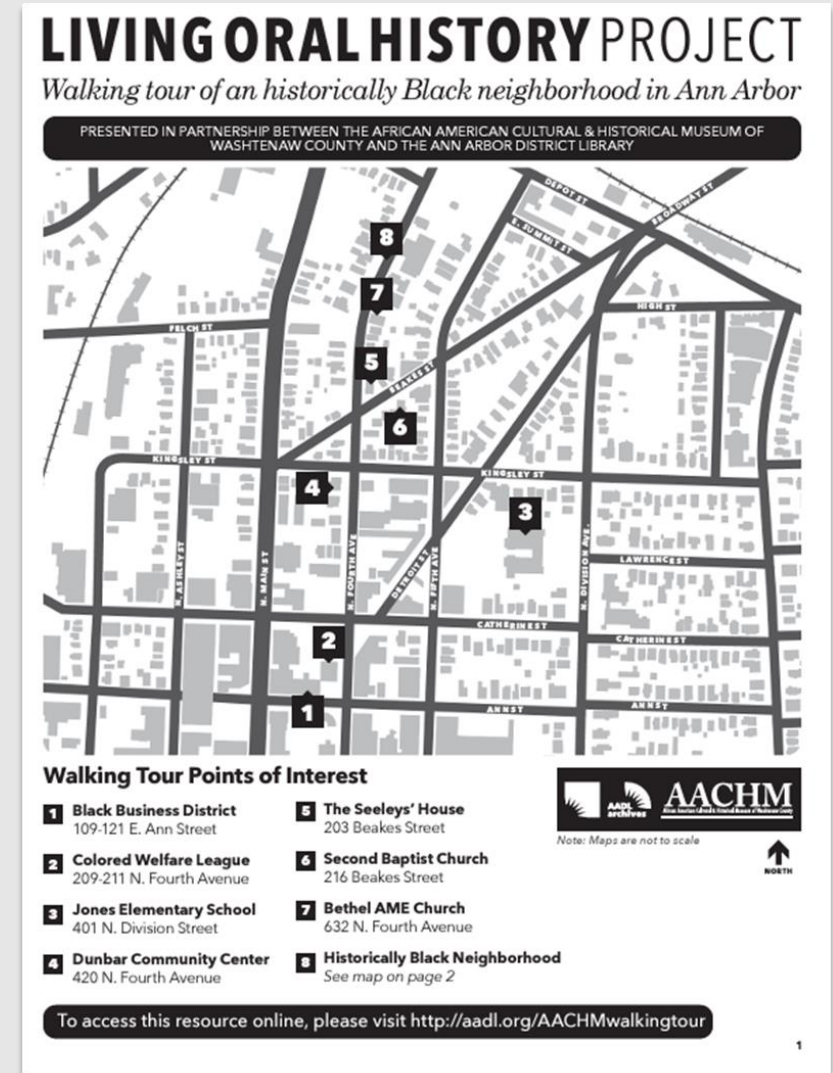
David Zinn Scavenger Hunt – Summer 2025



Ann Street Mural Project— Partnership with AACHM & AADL

CRITERIA

- Street Scenes – storefronts from 1950's / 60's
- Barber Shops/Beauty Salons – interior scenes highlighting social aspect of these businesses
- Residential Area – map of area adjacent to Ann St. highlighting community gathering places
- Downtown Festival – festival scene



Ann Street Mural Project – Barber Shop Example



Ann Street Mural Project – Festival Example



Repairs & Maintenance

North Fourth Ave. Improvements



Refurbished amenity zone

- Replaced pavers on east side of street and installed pavers on west side
- Expanded tree pits, replaced trees, installed tree grates
- Installed new conduit

PROWAG Compliant ADA Parking Space



- Standards include a curb cut and ramp to the sidewalk
- Test case to establish specifications and learn impact to project timing and budget

PARKING SYSTEM



Restoration

Restoration & Maintenance

4th & Washington

- Install coatings at pedestrian ramps and at level 5 elevator lobby
- Rework drain pipes and conduit on lower levels

Liberty Square

- Install new masonry at west elevation repair
- Leveling cap, metal flashing, and capstone placement at roof level
- Complete façade work at south and east elevations

Ann Ashley

- North façade - Clean, tuckpoint, replace joint sealants and deteriorated brick, seal brick



Rooftop Fencing

- **\$1.1M** rooftop fencing replacement at **6 structures**
- Work complete at **5 structures**
- **Liberty Square** will be underway in **June**



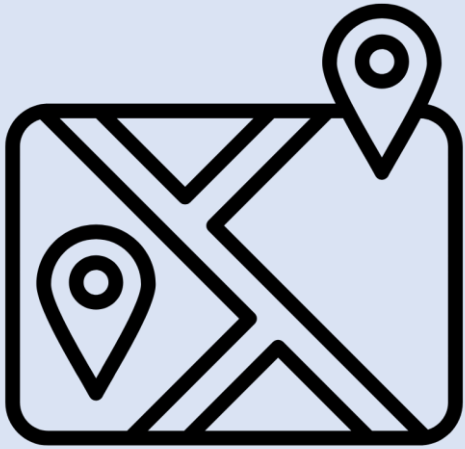
Accessible Parking

On-Street Accessible Parking

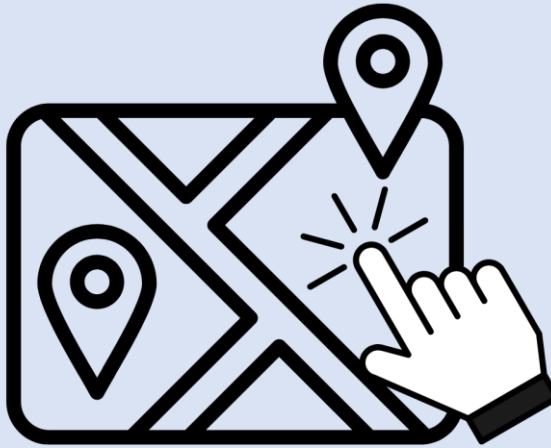
- Public Rights of Way Accessibility Guidelines (PROWAG) require one **ADA on-street space** for every **25** on a block perimeter for newly or substantially reconstructed streets
- 45 spaces have been converted to ADA spaces
- Current Total = **115** ADA spaces
- **5 spaces** are in construction zones
- **10** additional spaces should be installed by the end of summer



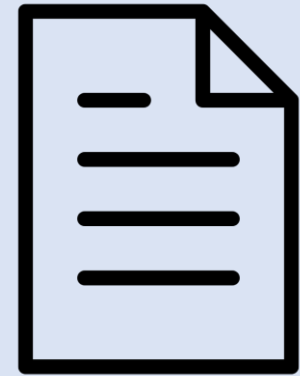
ADA Space Location Website Enhancements



Static map



Interactive map



Companion document
describing specific space
details such as location on
block face, adjacent surface
materials, and any
obstructions

Parking Rates

Parking Rates

	2024	2025	2026
Parking Structure Hourly Rate	\$1.50	\$1.65	\$1.80
Parking Structure Monthly Permit Rate	\$225	\$245	\$265
On-Street Meter Hourly Rate	\$2.40	\$2.50	\$2.60

Three-year rate
schedule approved
in 2024.

Rate increases are
effective July 1 of
each year.

DDA will evaluate
rates in 2026.

A blue-tinted photograph of a city street intersection. In the foreground, a person stands on a crosswalk. To the left, a car is partially visible. In the background, there are buildings, including one with a sign that says "ANN ARBOR", and other vehicles like a truck and cars. The text "DDA GENERAL INFORMATION" is overlaid in the center in a large, white, bold font.

DDA GENERAL INFORMATION

Other Activities

- 15 site plan reviews
- 54 ROW permit reviews
- Clean audit
- FY26/27 Budget prepared and approved as part of the City budget
- City Council updates provided in January, March, May
- City Council Work Session focused on the Development Plan in April
- Public seating and bike parking request form available online via City Maps
- Signed 10-year lease for DDA office move to Kerrytown Market & Shops



THANK YOU.

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