



Agenda Item

TO:	DDA Board
FROM:	DDA Staff
ITEM:	Staff Reports
MEETING DATE:	May 7, 2025

The following staff reports are presented for your perusal (no action necessary)

Capital Improvements and Planning

- Repairs and Maintenance – Construction has started on 4th Ave. from Huron to Ann Street to repair the amenity zone on both the east and west sides of the street, including placing new trees, tree grates, and brick paver work, adding an ADA parking space, and running streetlight conduit for new electrical outlets. The project should be done by the end of May, at which time general amenity zone spring repairs will begin throughout the DDA area.
- Bikeway Counters Update – Since the counters were installed in fall 2023, 513,001 bikes have been counted on the Downtown Bikeways as of April 30th, 2025. See the attached chart for more data details.
- Circulation Study – Work is complete. A final plan is anticipated July 2025.
- DDA Development Plan – DDA Staff and Consultants presented a range of Development and TIF Plan options to City Council on [April 17, 2025](#). Staff and consultants continue to meet monthly with the Downtown Development Area Resident Consultancy Council.
- Downtown Public Restroom Pilot – The Throne units selected for the pilot opened to the public on June 1st 2024. Since this time, downtown Throne restrooms have received 44,134 uses as of April 30th, 2025.

- Elevate Program – The Ann/Ashley to Farmer’s Market Wayfinding contract is complete and recommended for DDA Board approval on May 7th. DDA staff are finalizing contracts for the Farmers Market Sunshade and the Liberty Plaza mural. The David Zinn Scavenger Hunt installations are being scheduled and permitted.
- Geothermal – The Office of Sustainability and Innovations (OSI) and the DDA are partnering to understand geothermal feasibility, design, and opportunity locations within the DDA District. The consultant team is beginning the detailed feasibility study, which includes identifying energy needs, assessing building retrofit and location opportunities and constraints.
- Site Plan Reviews – DDA staff review downtown site plans for compliance with the [Downtown Street Design Manual](#), specifically elements managed and maintained by the DDA. There are three active site plans (1208 South University Ave., 625 Church St., and 303 Detroit St., 630 S Ashley St.) currently under review within the DDA District or DDA parking area. There are two development projects that have been approved by the DDA, but have not yet received approval from the Planning Commission. There are seven development projects under construction in the DDA District that have not yet received a certificate of occupancy.
- City Right-of-Way Permit Application Reviews – Starting in December 2023 the DDA has had the opportunity to review all City Right-of-Way Permit applications that potentially impact brickwork, specialized curbs, bikeways, or any unique streetscape feature in DDA project areas. Since January 1, 2025 we reviewed 53 permit applications and are monitoring impacted areas.
- Downtown Bike Parking Assessment – The assessment was completed in February 2025. DDA staff worked with Toole Design to review public bike parking infrastructure within the DDA District and identify opportunities for improvement. Staff is in the process of planning implementation of the near-term recommendations from the study.
- Miller Ave Bikeway Extension– City Engineering is leading the capital construction of the Miller Ave Bikeway Extension from First Street to Maple Road. Construction is underway; Newport to Seventh Street is currently closed to traffic. Later this summer, work will shift east of Seventh Street. The DDA is paying for the Bikeway extension from First Street to Chapin, for a total of \$75,000.

Parking

- Restoration - The FY25 parking structure restoration work has resumed. Spring work includes capstone replacement at Liberty Square, coating and sealer at 4th & Washington, and façade repairs at Ann Ashley. The FY26 restoration project is out to bid. A resolution selecting a contractor will be considered at the June meeting.
- Structure Fencing - In July 2024 the DDA Board approved a \$1.1M contract with Future Fence for replacement of rooftop fencing at 6 parking structures. Work is substantially complete at Ann Ashley, 4th & William, 4th & Washington, Forest, and Maynard. Liberty Square installation will

follow the completion of the capstone project there, likely in June.

- On-street ADA metered parking spaces - In 2024 the DDA completed its Curb Management study. An element of the study that the DDA acted on right away involved on-street ADA parking spaces. Using Public Rights of Way Accessibility Guidelines (PROWAG) standards DDA and PCI staff reviewed each block perimeter to identify where additional ADA spaces were needed. PROWAG states that for every 25 metered spaces on a block perimeter, one parking space must be a designated ADA space. Since last fall 45 on-street spaces have been converted to ADA parking spaces. There are now 115 ADA spaces on-street. There are 5 spaces that will be added as construction projects are completed. There are another 10 locations that need additional consideration, and that we aim to have installed by the end of the summer.

Currently we are working to update how we convey ADA space location information on the DDA website. This will include a static map, interactive map, and a document that lists space details such as location on the block face, adjacent surface materials, and any obstructions.

Also in progress is the construction of an accessible ADA space in the 100 block of North Fourth Ave. PROWAG standards for ADA spaces on newly constructed or reconstructed streets include a curb cut and ramp to the sidewalk. Although 4th Ave is not being reconstructed, DDA had ROW repairs happening in that area, so we are using it as an opportunity to understand feasibility.

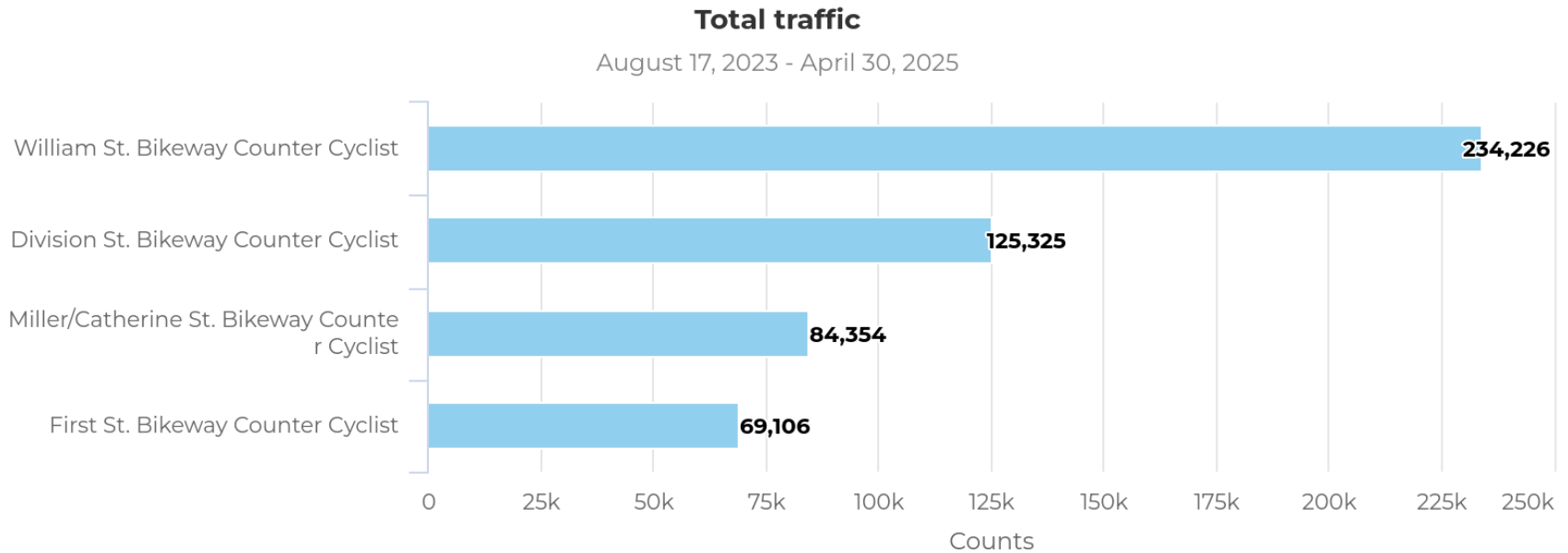
Finance

- No report this month.

Communications

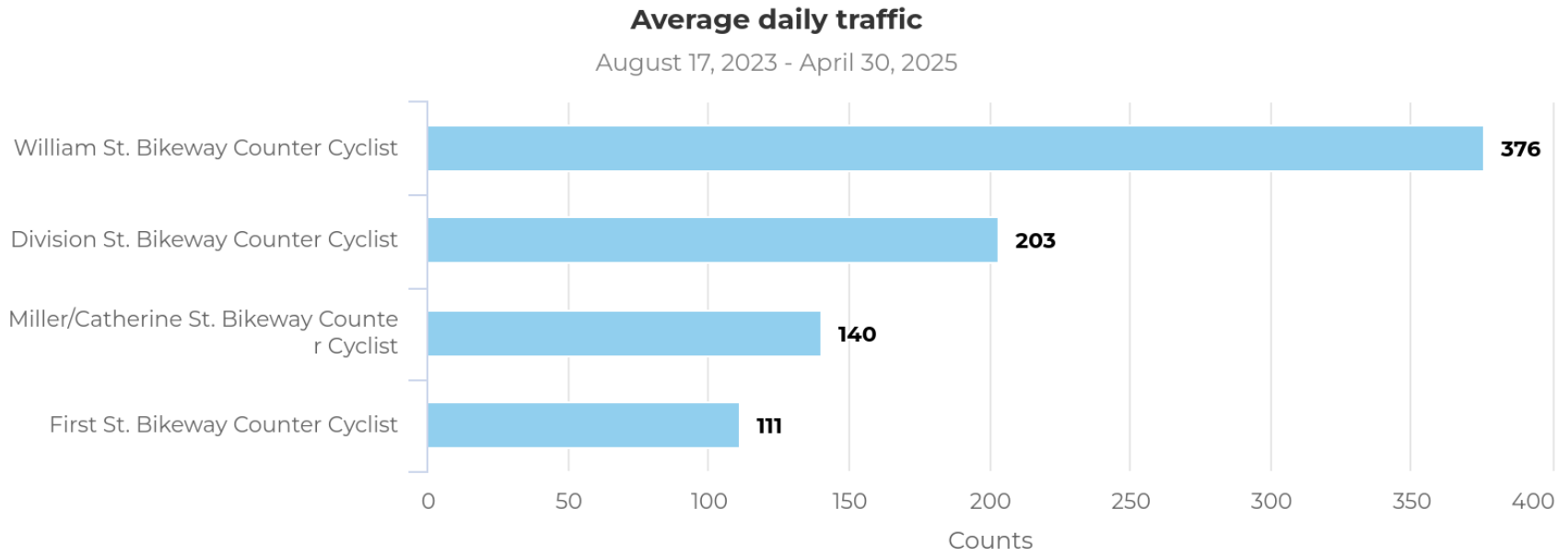
- Outreach –
 - Sent out May newsletter
 - Development Plan on Engage - page updates
 - Development Plan presentation assistance (graphics, layout, grammar, etc.)
- Marketing –
 - Drafting directional handouts for our new Kerrytown office location.
 - Drafting new organizational email signature for office move information.
- Web –
 - Routine web maintenance/updates
 - Revamped “Parking” Page on website. Finalizing content before final review from staff. Planned to launch in mid-May.
- Social –
 - Posting across our socials (Instagram, Facebook, Twitter/X) 1-3 days per week

Total Bikeway Counts by Location (Mid-August/Early-September 2023 – April 30th, 2025)



*Note: Until recently, activity on the First St. Bikeway was undercounted due to a faulty counter. A replacement counter was activated on 10/3/24, and the manufacturer recreated the lost data. The chart now shows all data for the First St. Bikeway starting from 8/17/23.

Daily Average Bikeway Counts by Location (Mid-August/Early-September 2023 – April 30th, 2025)



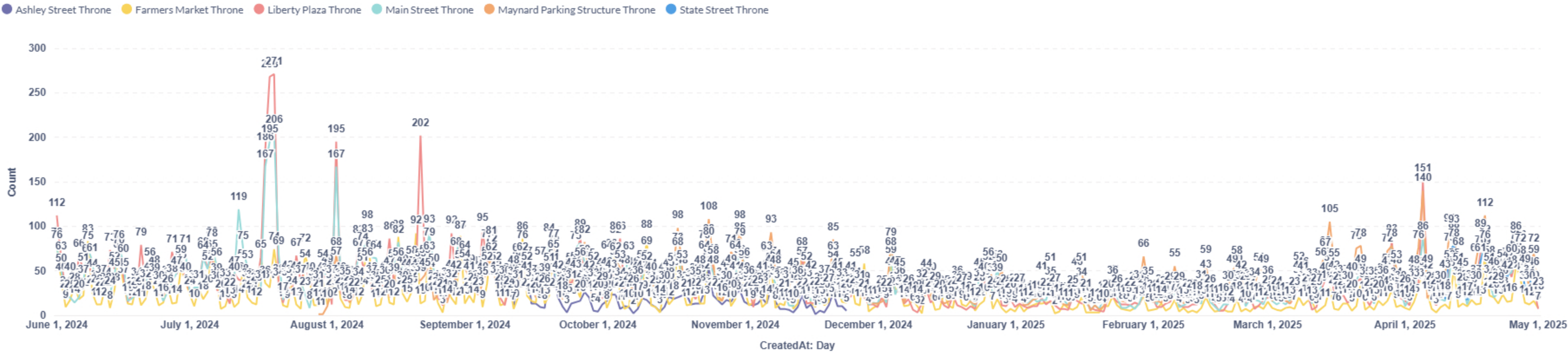
[ANALYTICS]: USAGES - ANN ARBOR

Date Filter

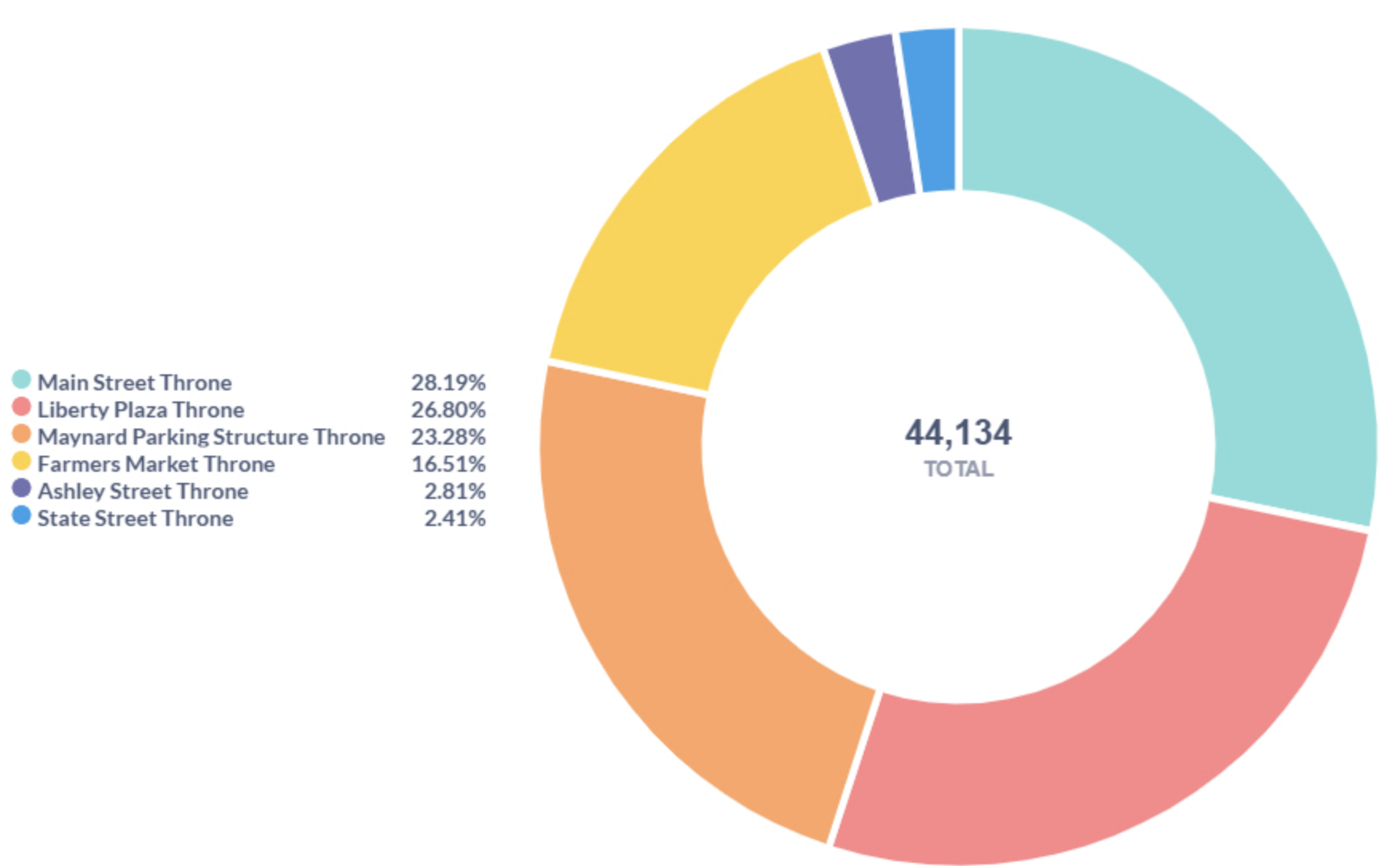
Location

6 selections

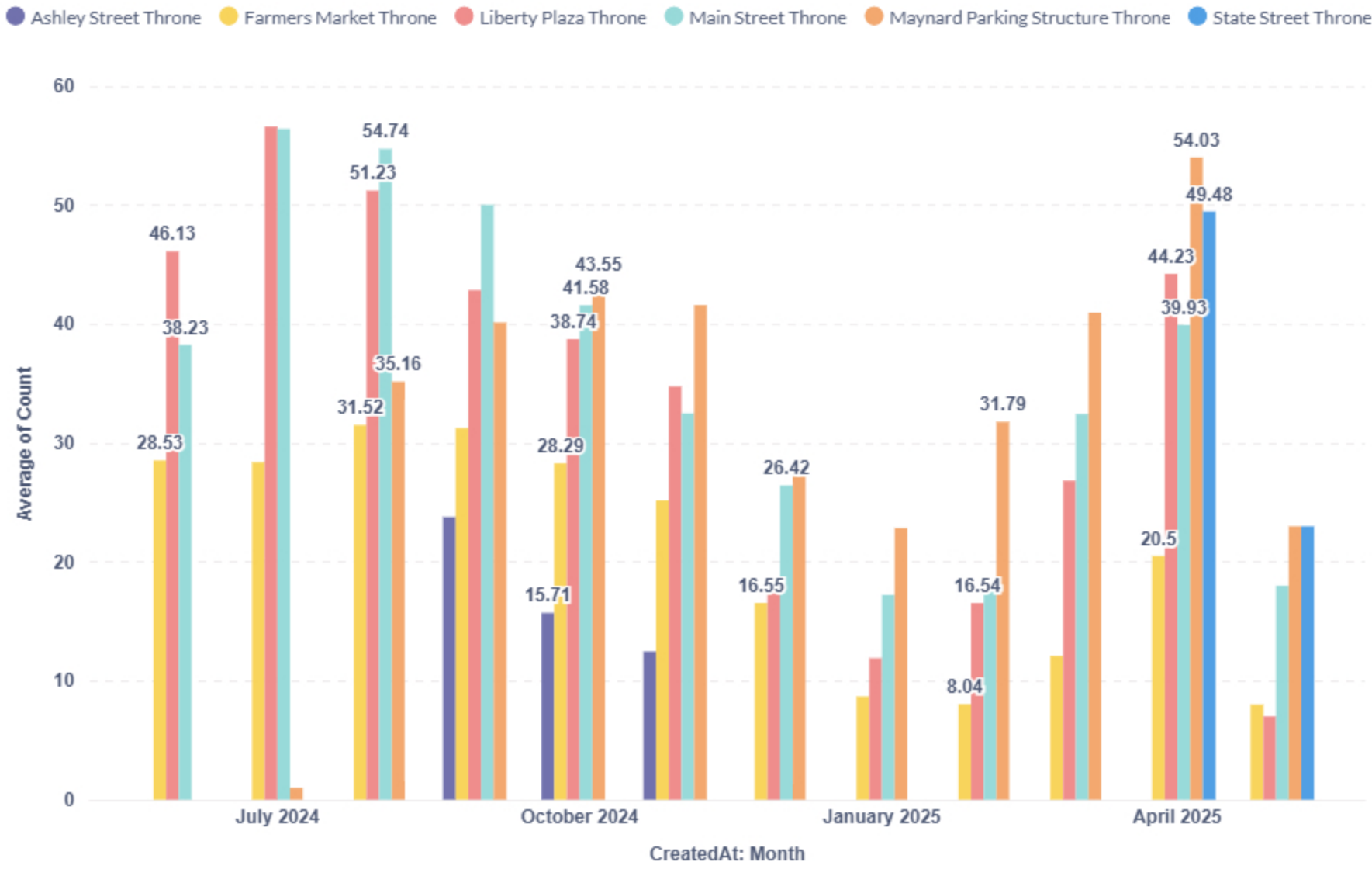
[ANALYTICS][ANN ARBOR] - Usages by day



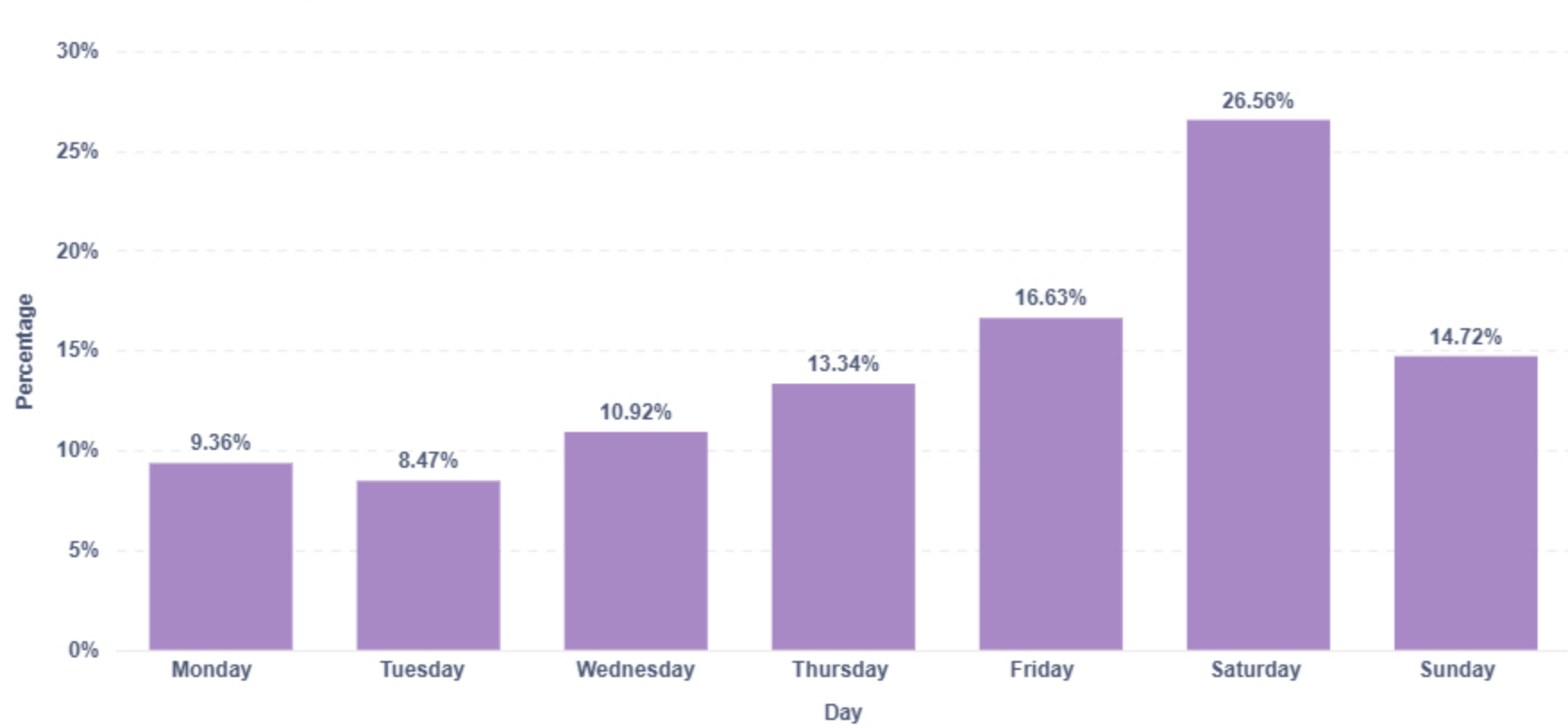
[ANALYTICS][ANN ARBOR] - Total Usages



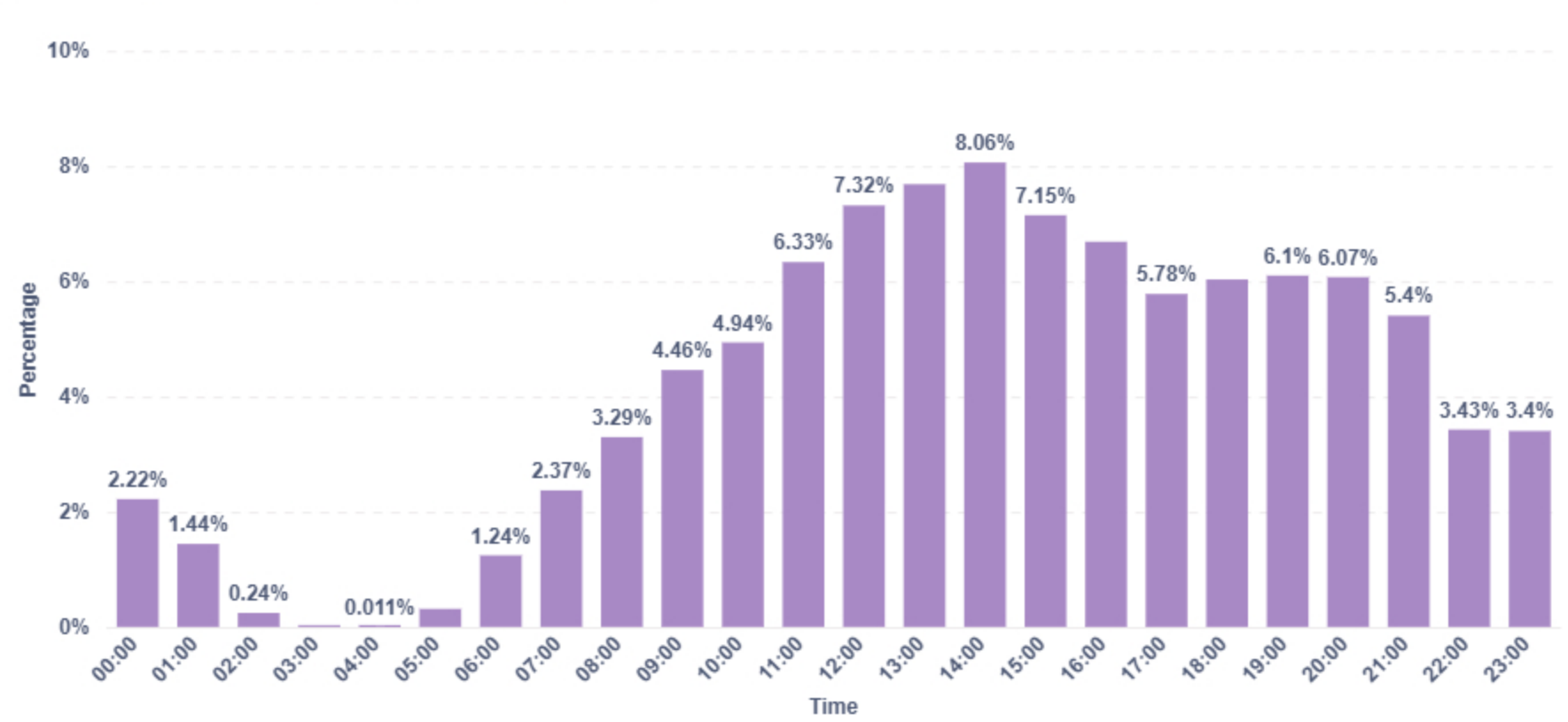
[ANALYTICS][ANN ARBOR] - Average Uses - per Day by Month



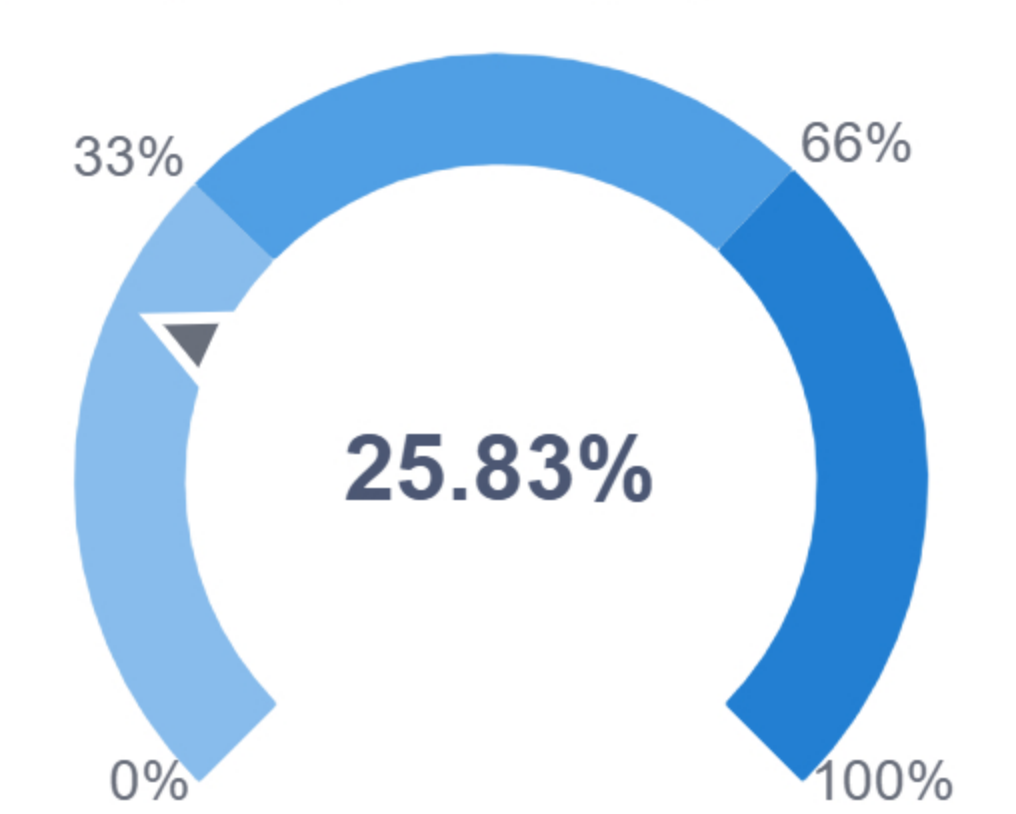
[ANALYTICS][ANN ARBOR] - Uses by Day of Week (percent)



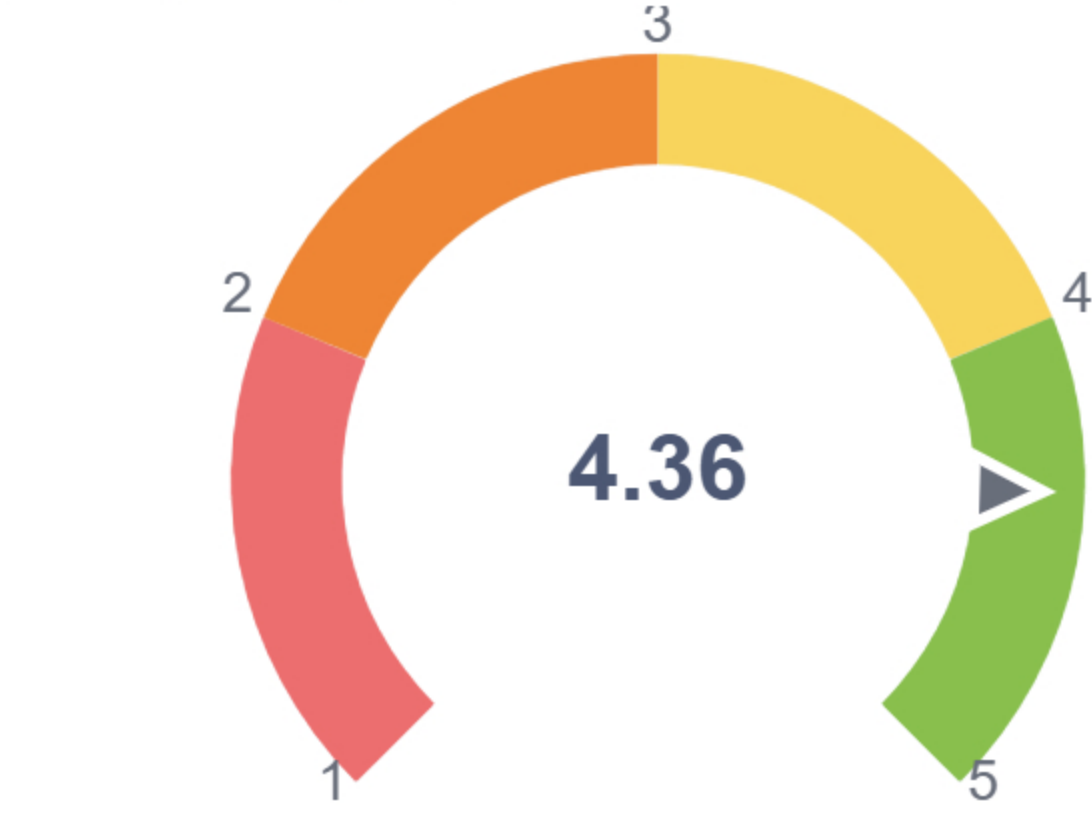
[ANALYTICS][ANN ARBOR] - Uses by Hour of Day (percent)



[ANALYTICS][ANN ARBOR] - Uses with Review (percent) ALL TIME TOTAL



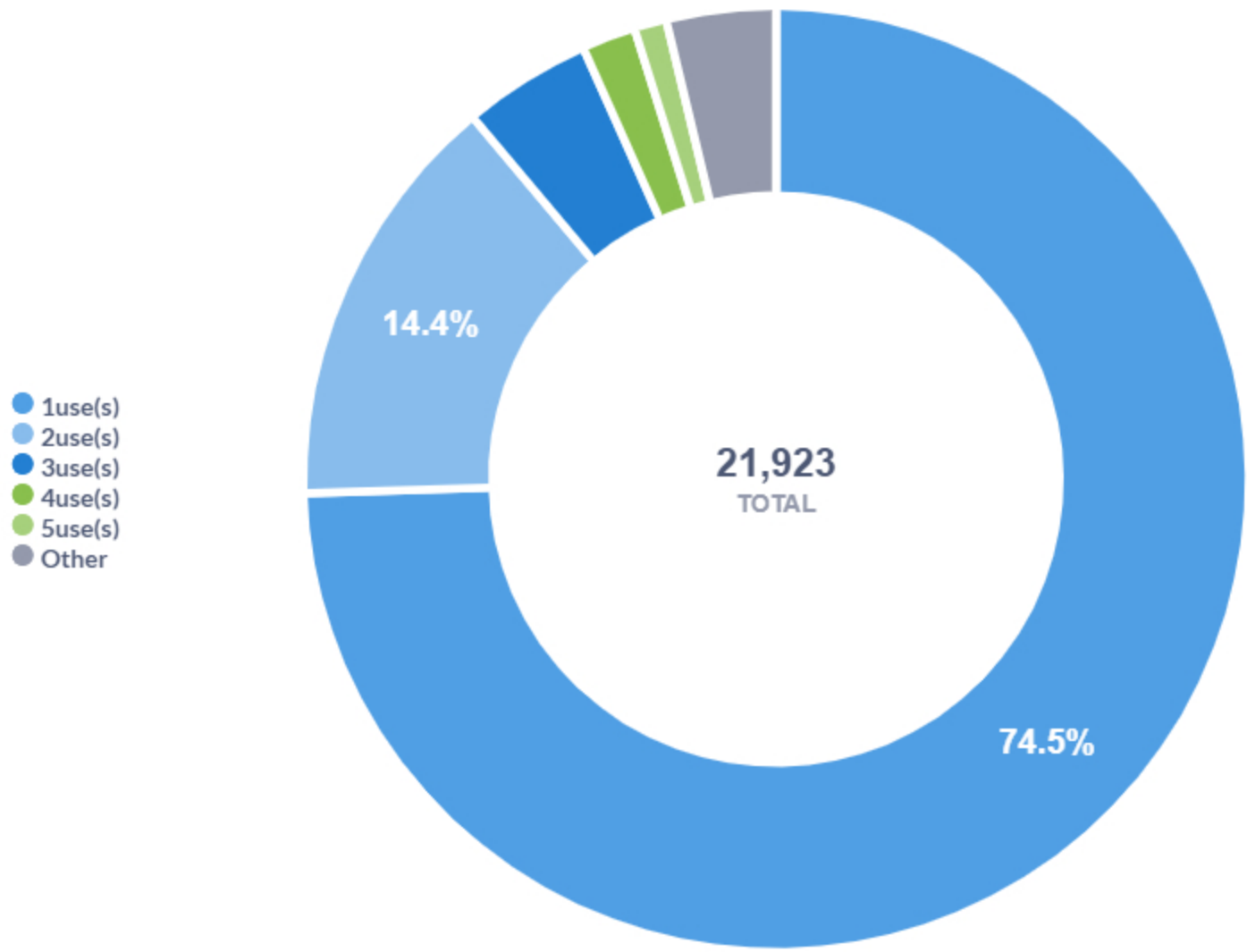
[ANALYTICS][ANN ARBOR] - Average Clean Score



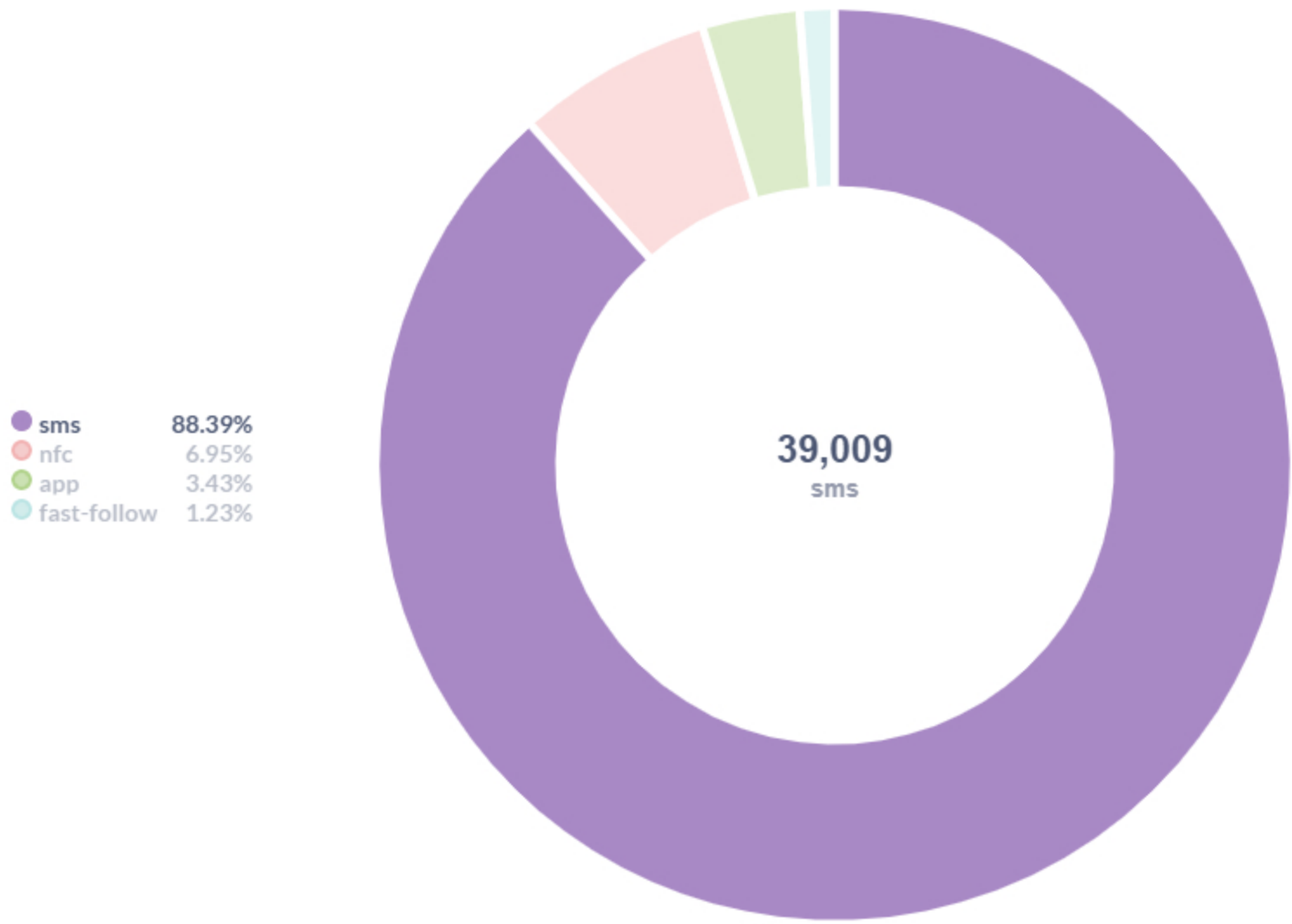
25.48%

[ANALYTICS][ANN ARBOR] - Percent Return Users

[ANALYTICS][ANN ARBOR] - Number of Uses per Unique User



[ANALYTICS][ANN ARBOR] - SMS vs APP vs NFC

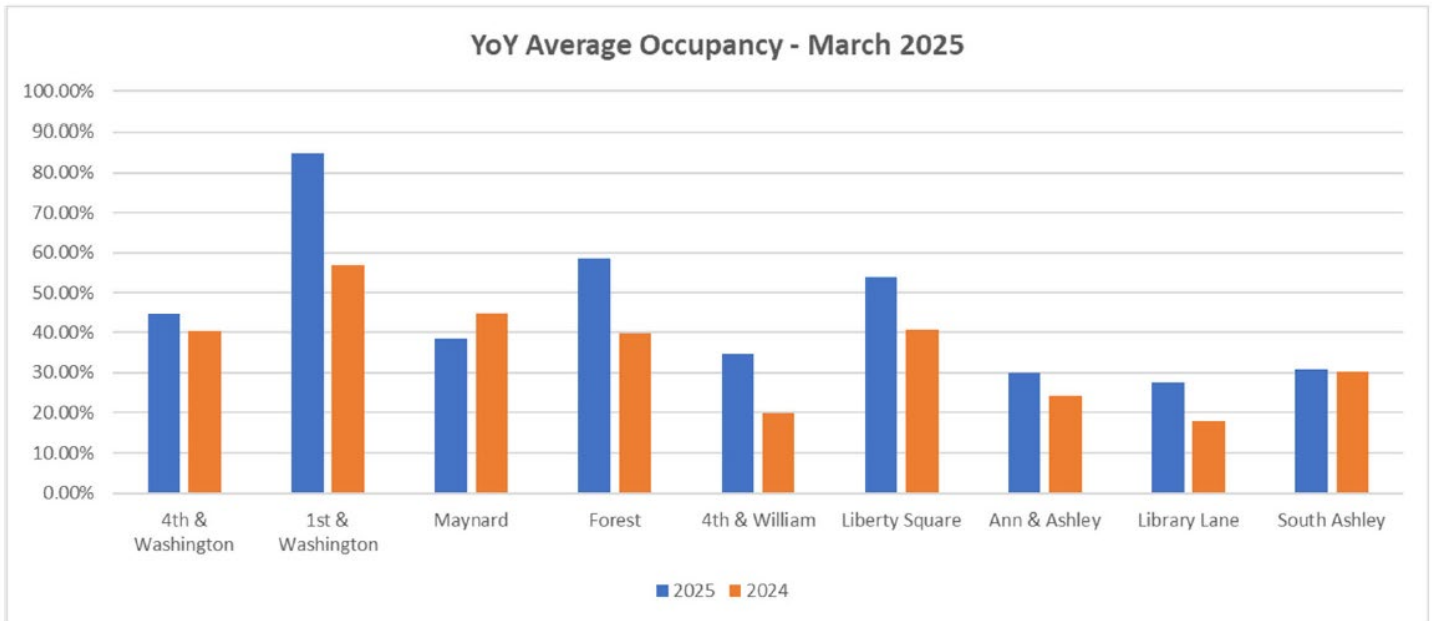




Parking System Occupancy March 2025

Year over Year Comparison- Average Occupancy

Average occupancy includes transient and permit parkers across all hours of the day and days of the week



Year over Year Comparison- Peak Occupancy

Peak occupancy includes transient and permit parkers during the busiest 3-hour window of the day, specific to location

