



Ann Arbor Downtown Development Authority

Quarterly Board Report

Planning & Capital Projects – January 2026



Downtown Development Authority (DDA)

City of Ann Arbor

Located in Kerrytown Market and Shops

415 North Fifth Avenue

Ann Arbor, Michigan 48104

Visit us online at www.a2dda.org



Report Prepared: January 20, 2026.

Report Period: Quarter 4 (Q4) of 2025, October to December.

Join the scavenger hunt for Nadine the mouse!
Pick up a paper quest sheet at our office or visit

a2dda.org/unseen-adventures

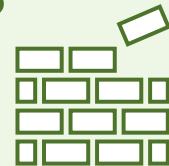
and return it for a prize.



October to December (Q4) 2025 Downtown Vitals

17 PRIVATE DEVELOPMENTS

underway in the downtown area.



2 MAJOR STREET PROJECTS

in design phase.



31 DDA AMENITY REPAIRS

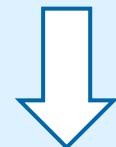
completed this fall.



15,881 THRONE USES
downtown on DDA thrones.



982 BIKE TRIPS per day on average.



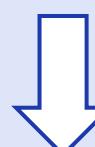
5.03 MILLION VISITS
by people enjoying downtown.



17,233 FARMERS MARKET DAY VISITS this quarter.



66,581 VISITS to parks throughout the DDA.



3,623 PEDESTRIANS
per day on average walked past a counting post.



Arrows (↑↓) reflect the change in the metric compared to Q2, October to December of 2024.

Economic Activity

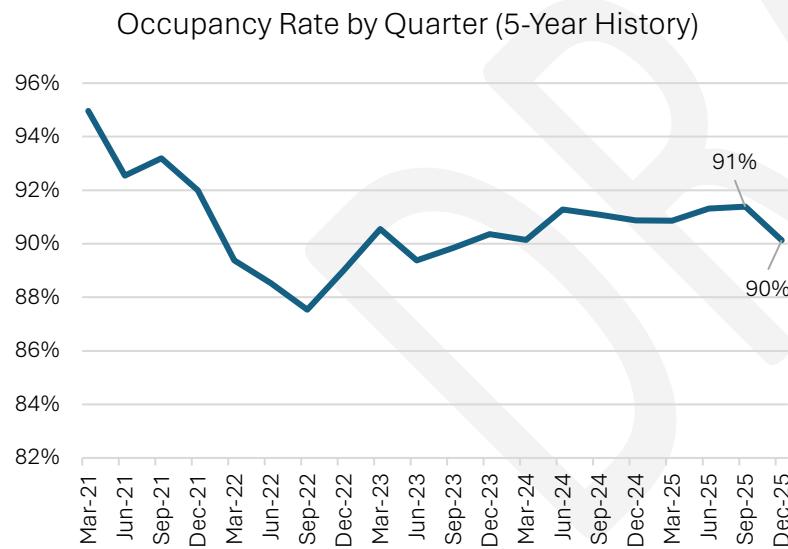
4 SPECIAL EVENTS
were held downtown.

6 NEW BUSINESSES
opened their doors this quarter.

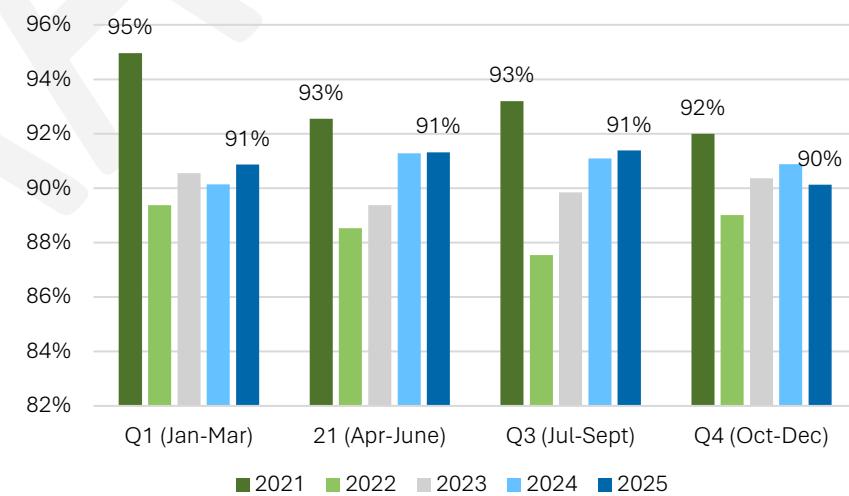
23 BUSINESS RENOVATIONS
were underway for new office or retail tenants.

80 RIGHT-OF-WAY PERMITS
issued around downtown.

Building Sales, Leases, & Vacancy



Retail and Office Occupancy Year-Over-Year



61 SPACES FOR LEASE right now (office and retail).

17 SPACES FOR SALE right now (office and retail).

Quarterly trends mirror the annual trends, which show **a modest rise in unit vacancy**, as well as **a minor decrease in asking rents and sale prices** for retail and office spaces.

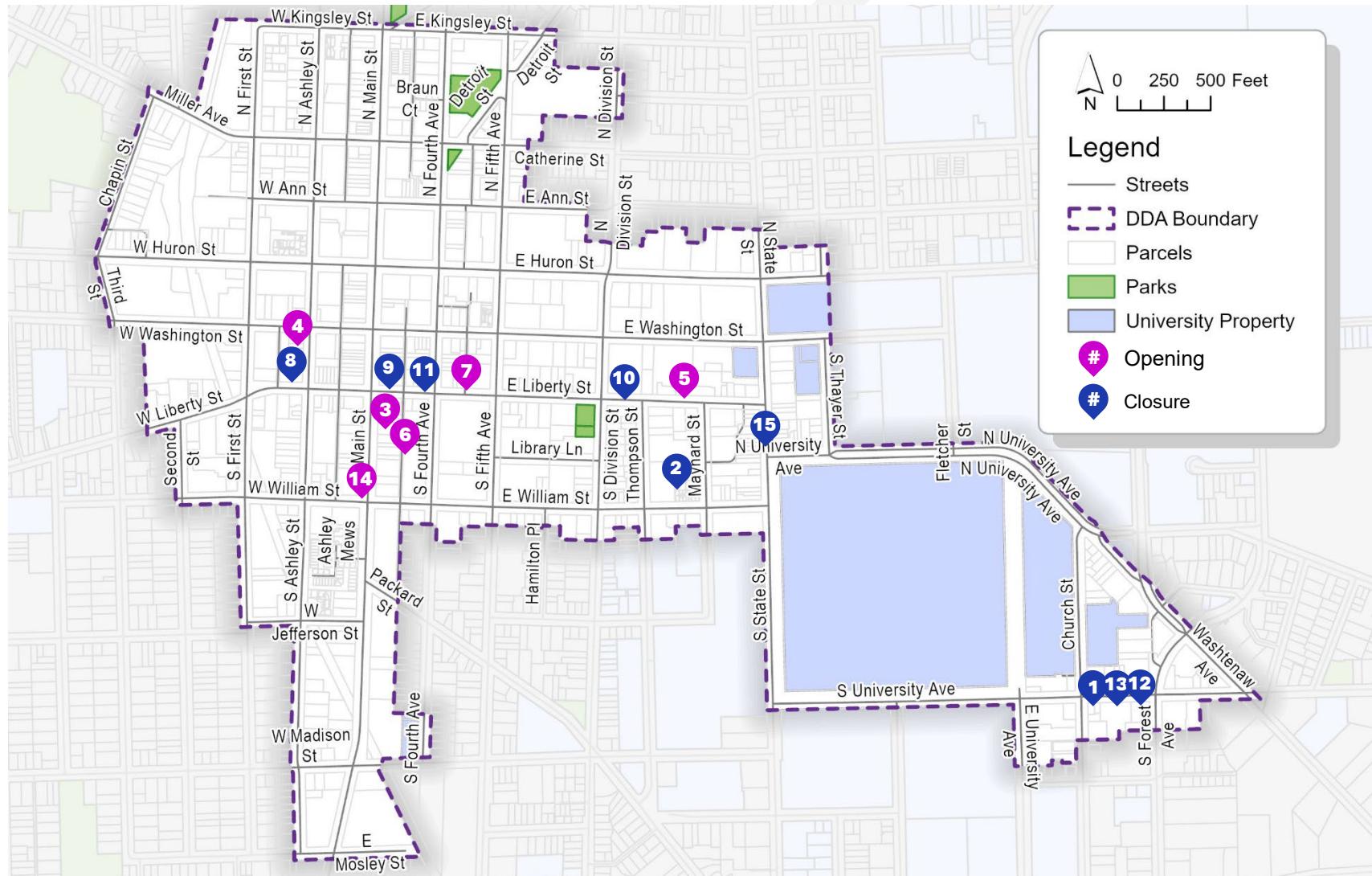
Downtown Office and Retail Property Metric	Q4 2024	Q4 2025
Overall Vacancy Rate for All Properties	8.95%	9.69%
Asking Rent per SF for Properties for Lease	\$30.56	\$28.87
Sale Price per SF for Properties for Sale	\$202.00	\$201.00

	Full 2024	Full 2025
Overall Vacancy Rate for All Properties	9.1%	9.9%
Asking Rent per SF for Properties for Lease	\$28.63	\$28.17
Sale Price per SF for Properties for Sale	\$202	\$200

Sale, lease, and vacancy figures count only properties within the DDA boundary for analysis purposes. Both ground-floor and higher-story spaces are included in the figures above.

Ground-Floor Business Inventory

Map: Business Openings and Closings in Downtown Ann Arbor (Q4, Oct-Dec)



Ground-Floor Business Inventory List Q4

The City of Ann Arbor does not have a universal business license program. The following information was compiled by DDA staff, who used a combination of on-the-ground observations and a review of news articles about openings and closures. The business inventory includes only ground-floor tenants.

Map Pin Number	Location	Business Name	Opening or Closure	Month
1	1214 S University Avenue	Starbucks	Closure	October
2	336 Maynard Street	Campus Student Bike Shop	Closure	October
3	305 S Main Street	Noteworthy Wants and Wonders	Opening	October
4	208 S Ashley Street	Recess Café	Opening	November
5	521 E Liberty Street	Saigon Social House	Opening	November
6	311 S Main Street	Bori	Opening	November
7	207 E Washington Street	Slows Bar BBQ	Opening	November
8	210 S Ashley Street	Downtown Home and Garden	Closure	December
9	107 E Liberty Street	Kilwins	Closure	December
10	407 E Liberty Street	Makeshift Gallery	Closure	December
11	121 E Liberty Street	Cinnaholic	Closure	December
12	1220 S University Avenue	Blue Leprechaun	Closure	December
13	1214 S University Avenue	Pinball Pete's	Relocating	December
14	322 S Main Street	Eat Thai	Opening	December
15	320 S State Street	Noodles & Company	Closure	December

NET CHANGE -2
ground floor
businesses
downtown last
quarter.

Despite recent closures, interior renovation permits reveal a **robust backlog of businesses waiting to open.**

The delay between a business closing and a new one replacing it can be due to multiple reasons – renovations are underway for a new tenant, a former tenant is still paying out the lease so it hasn't been listed yet, or landlord is a small operation and does not have a digital presence.

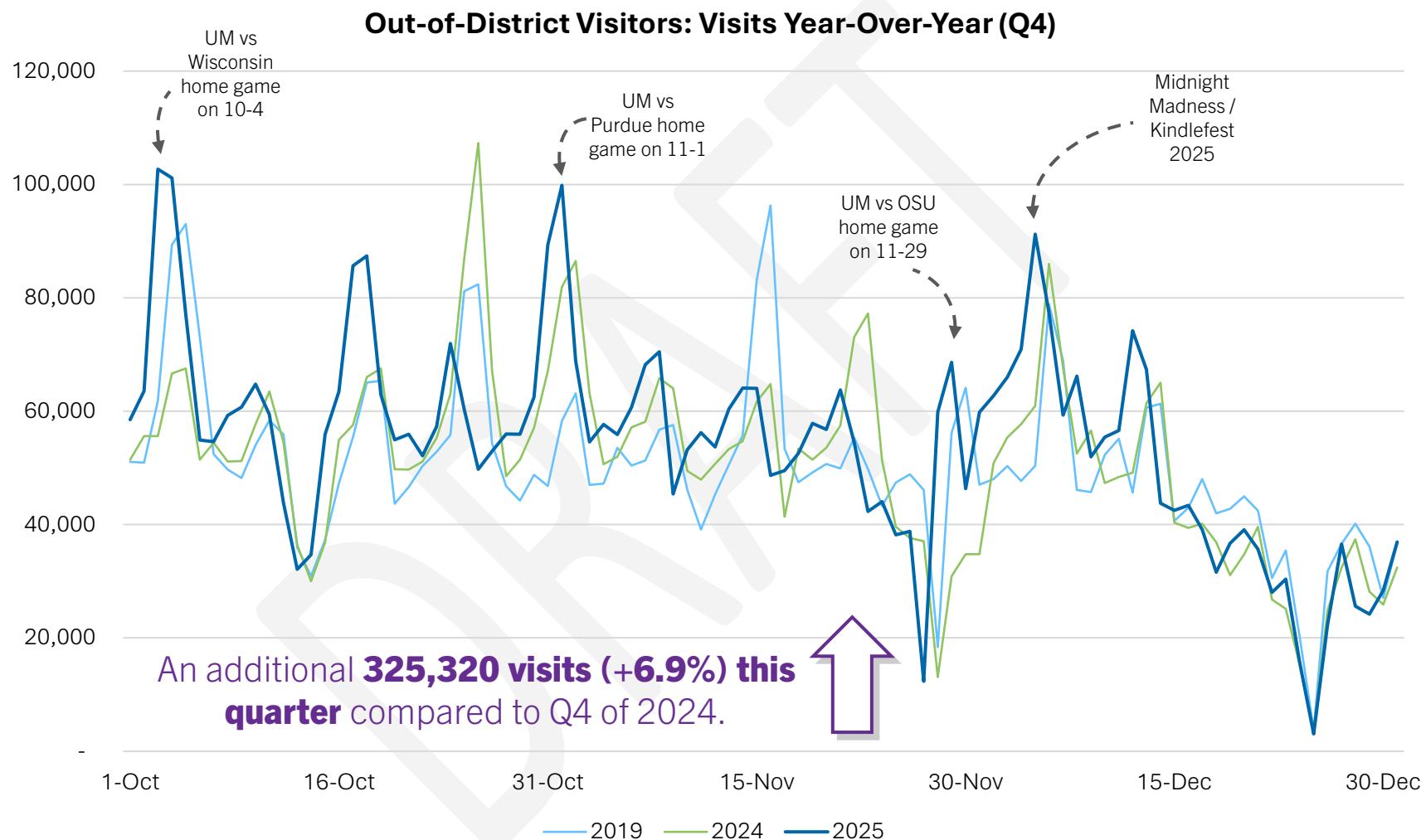
Interior Commercial Renovations Q4

Location	Business Name	Month Permit Issued
414 S Main Street, Suite 100	New coffee shop	October
255 E Liberty Street, Suite 281	New office space	October
122 S Main Street	New wine shop	October
1307 S University Avenue	New Asian convenience store/deli	October
504 S Main Street	New wine showroom and tasting bar	November
332 Maynard Street	Renovations for unspecified tenant in former axe-throwing business building	November
500 E Liberty Street	Electrical improvements for future Pinball Pete's location	November
219 N Main Street	New sign for future Lyra Salon	November
255 E Liberty	New sign for future Bright Works Coworking	November
417 E Liberty Street	New Pilates studio	December
219 N Main Street	Change of use to beauty salon	December
611 Church Street	New multi-family leasing office for neighboring 625 Church building	December
336 S State Street	Interior remodel	December
220 E Huron Street	New National Wildlife Federation office location	December
1300 S University Avenue	New sports apparel business	December
211 E Washington Street	Slows Bar BBQ restaurant	December
332 S Main Street	Eat Thai restaurant	December
401 E Liberty St	Renovations for future tenant	December
338 S Ashley Street	Marijuana facility permit	December
404 W Huron Street	Fire suppression system for Espy Café	December
504 S Main Street	Stosh and Louie's	December

21 RENOVATIONS
ongoing for new
tenants.

The delay between a business closing and a new one replacing usually takes several months, especially if the use of the space is changing. **Renovations, inspections, and permits cause a lag between when a space is leased and when a new ground-floor business opens its doors.**

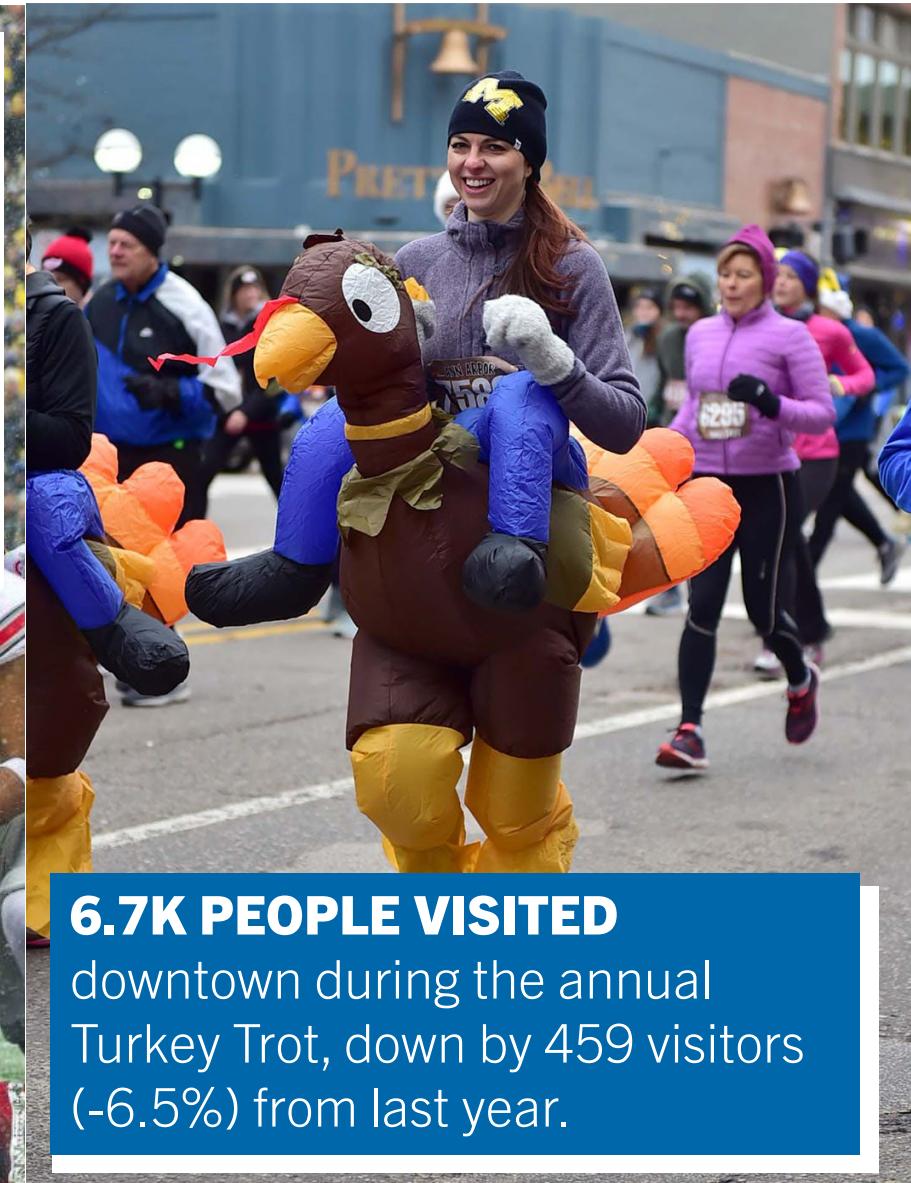
Downtown Visitors



Visits are trips to downtown made by out-of-district visitors, who are people who do not live or work in the DDA area.



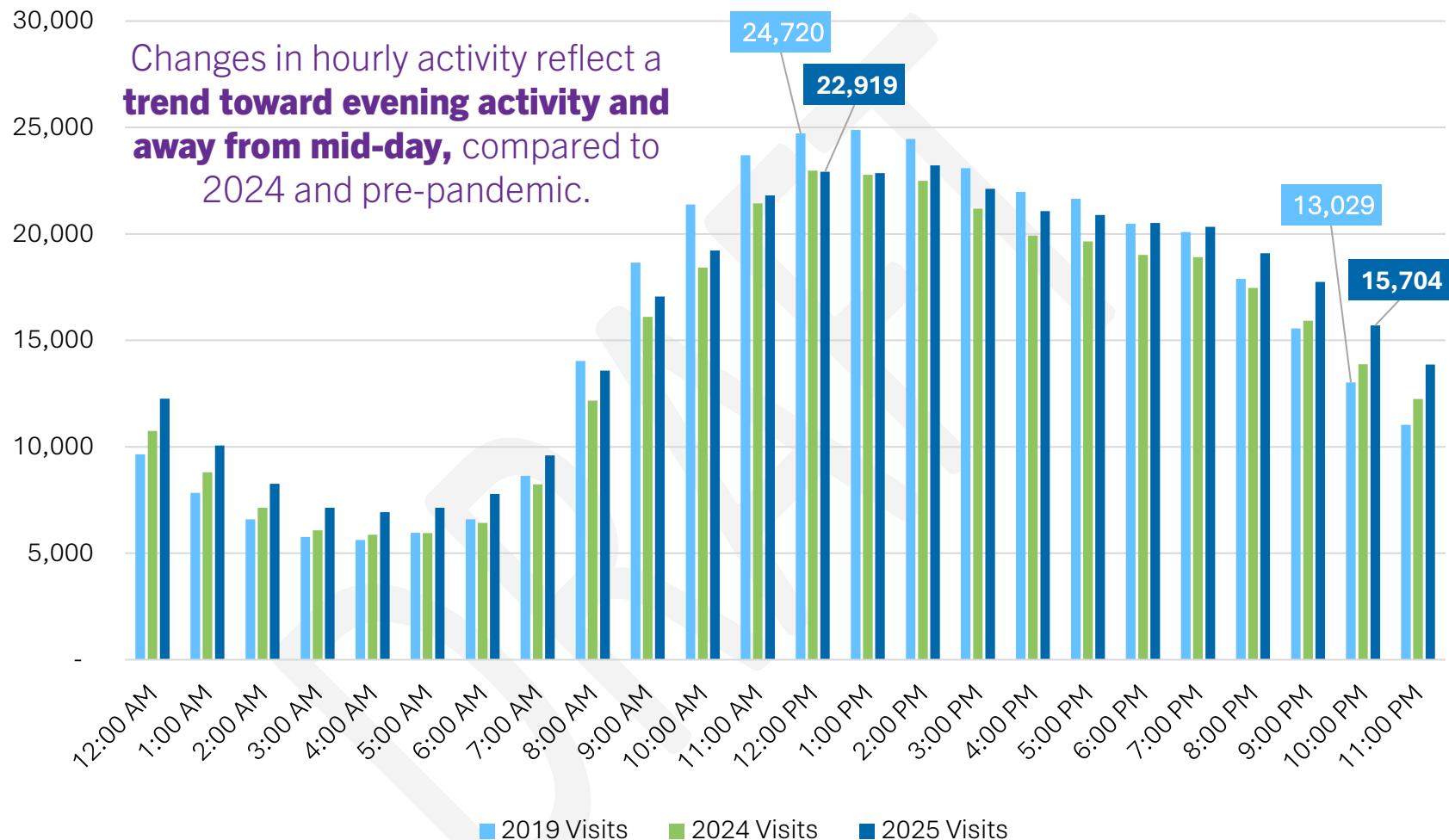
**66.4K
PEOPLE
VISITED**
downtown on
Nov 29, the day
of the UM vs
Ohio State
football game.



6.7K PEOPLE VISITED
downtown during the annual
Turkey Trot, down by 459 visitors
(-6.5%) from last year.

Visitors are defined as out-of-district visitors, who are people who do not live or work in the DDA area.

DDA District Visitor Activity by Time of Day (Q4)



Visitors are defined as out-of-district visitors, who are people who do not live or work in the DDA area.

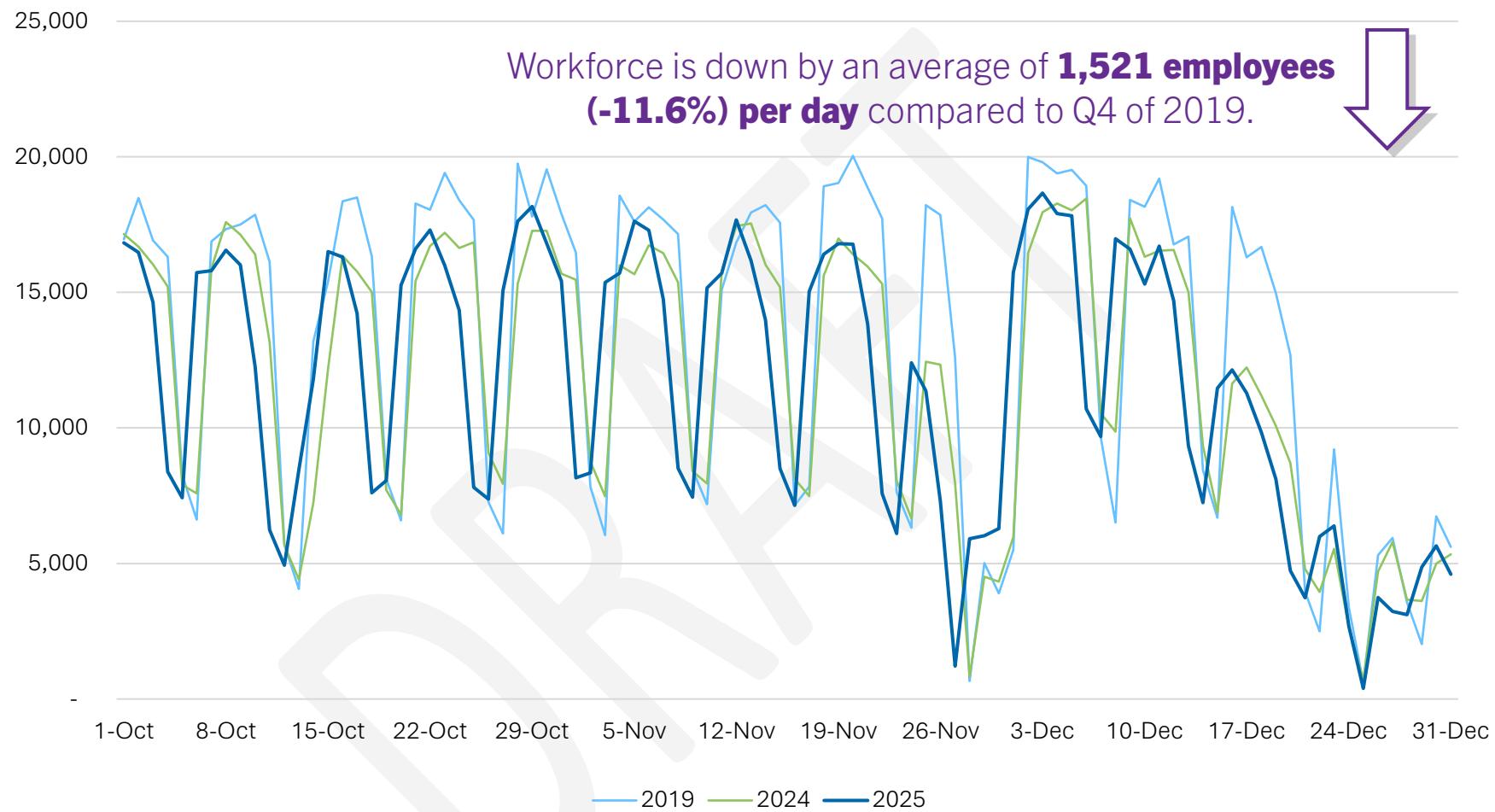
Quarter 4 Event Snapshot

Event	Time	Non-Resident Visits 2024	Non-Resident Visits 2025	% Change 2024 to 2025 (Q4)	% Change Compared to a Typical Non-Event Day/Period
Ann Arbor Marathon	Oct 13, 2024 and Oct 12, 2025	38,617	46,278	20%	-6%
Trick or Treat Parade	Oct 27, 2024 and Oct 26, 2025 from 11am-4pm	36,891	28,328	-23% [±]	6%
Turkey Trot	Nov 27, 2025 and Nov 28, 2024 from 7-10am	7,112	6,653	-6%	N/A – Thanksgiving visitor patterns are too abnormal to generate a comparison.
Midnight Madness	Dec 5, 2025 and Dec 6, 2025 from 5pm-12am	84,516	90,080	7%	14%
Farmers Market - Market Days*	Wednesdays and Saturdays from 7am-2pm	23,920	17,233	-28%	N/A - Not possible to generate a comparison because Market Days occur every week.

**All events in this table were calculated using the DDA District Boundary except Market Days, which used the smaller boundary of just the Farmer's Market site.*

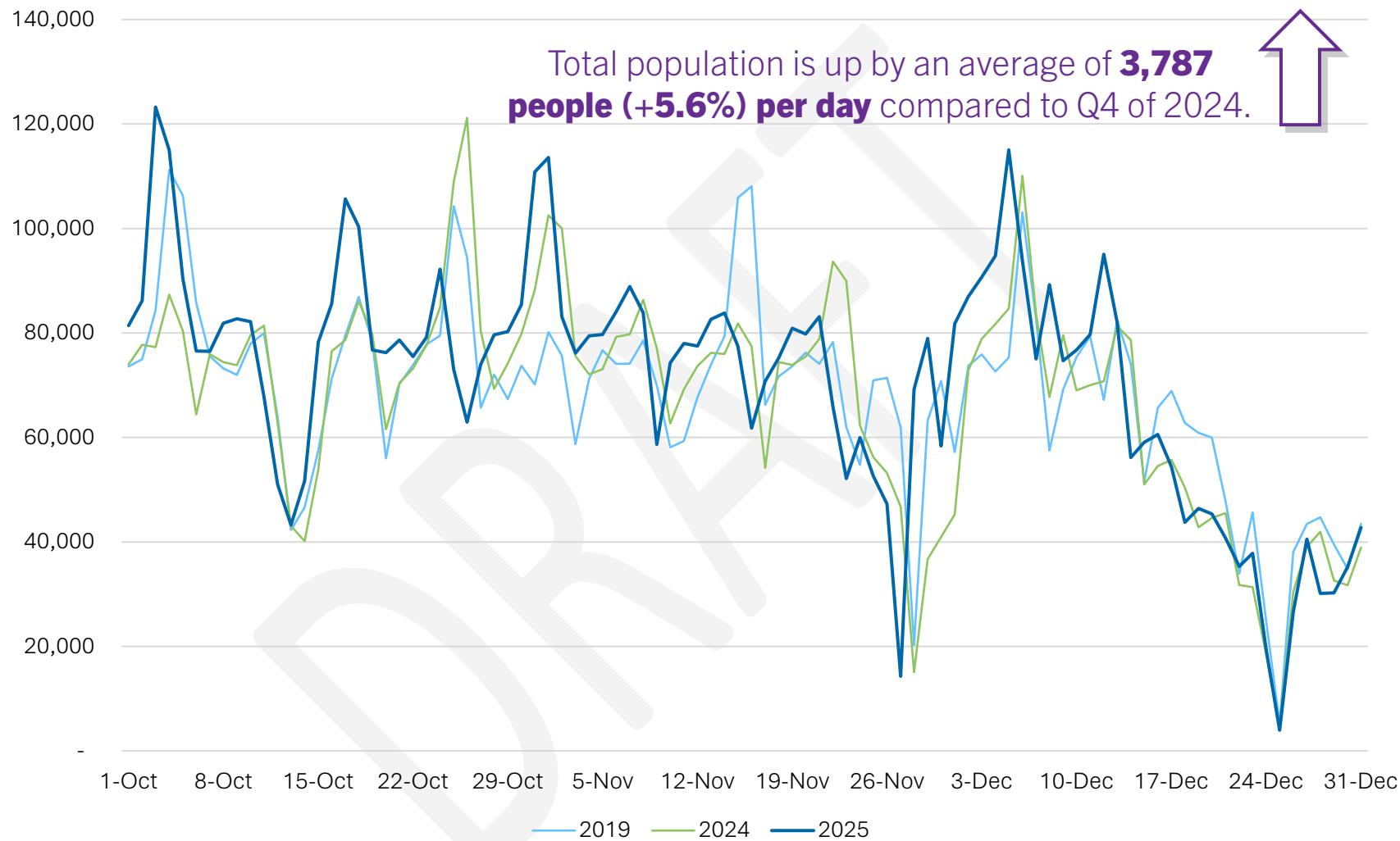
± The 2024 Trick or Treat Parade coincided with a UM home game, which caused an artificial bump in parade attendance.

Downtown Workforce: Employee Visits Year-Over-Year (Q4)



Workforce is defined as the sum of inbound commuters (people with a traditional 9 to 5 shift) and extended-hours workers (people working night shifts, part-time, etc.).

DDA District Total Population: Visits Year-Over-Year (Q4)

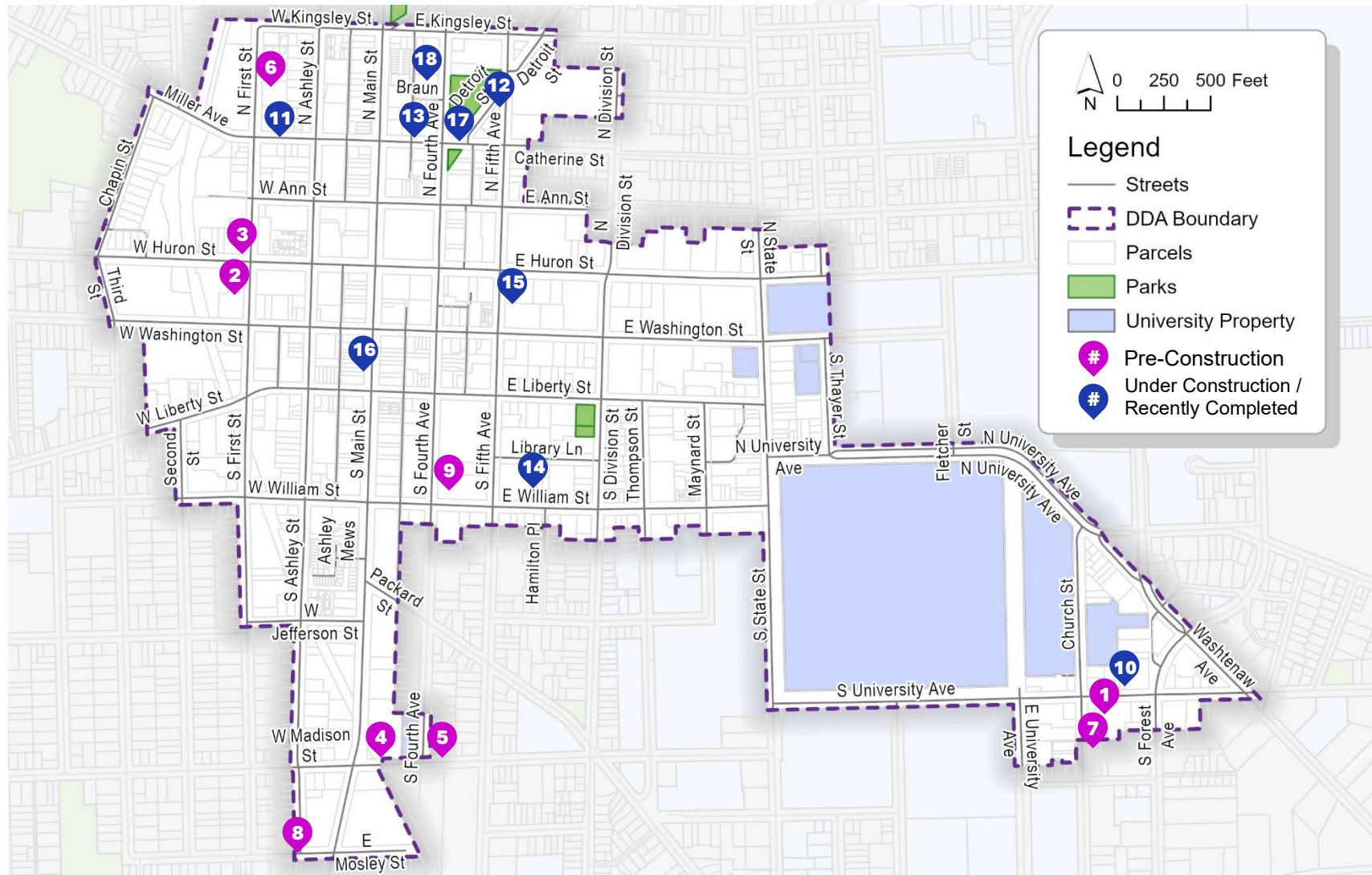


Total population is defined as the sum of employees, residents, and out-of-district visitors – anyone who is present in the DDA for a period of more than 10 minutes.

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Development Snapshot

Map: Private Development Projects in Downtown Ann Arbor (Q4, Oct-Dec)



Private Development Project List

A star symbol (*) indicates an Ann Arbor Housing Commission project.

Pre-Construction Projects Under Review

Map Pin Number	Location	Estimated Construction Cost	Number of Units	Proposed Development Description
1	1208 S University Avenue	\$60,000,000	199 dwelling units	18-story mixed-use residential and retail tower at the Galleria Mall site, including a complete rebuild of the DDA's Transformer Alley Plaza.
2	315 W Huron Street	\$70,000,000	280 dwelling units	Mixed-use residential and commercial building at the LIVE nightclub site.
3	300 W Huron Street	\$15,000,000	111 hotel rooms	Proposed hotel on vacant site to the east of the Robert J Delonis Center.
4	UM Railroad Quiet Zone	Not Applicable	Not Applicable	Physical barriers between UM's new Elbel Field dormitories and the adjacent railroad tracks.
5	558 S Fifth Avenue	\$80,000,000	182 dwelling units	14-story residential apartment building.
6	400 N First Street	Unavailable	48 dwelling units	6-story condominium building.
7	625 Church Street	\$70,000,000	181 dwelling units	20-story residential apartment impacting part of the DDA's Transformer Alley.
8	630 S Ashley Street	Unavailable	3 dwelling units	3-story condominium development with two units and one ADU on a former dry cleaner site.
9	350 S Fifth Avenue *	Unavailable	330 dwelling units	Mixed-use building containing ground floor retail and 330 apartments, including affordable units.

Under Construction or Recently Completed Projects

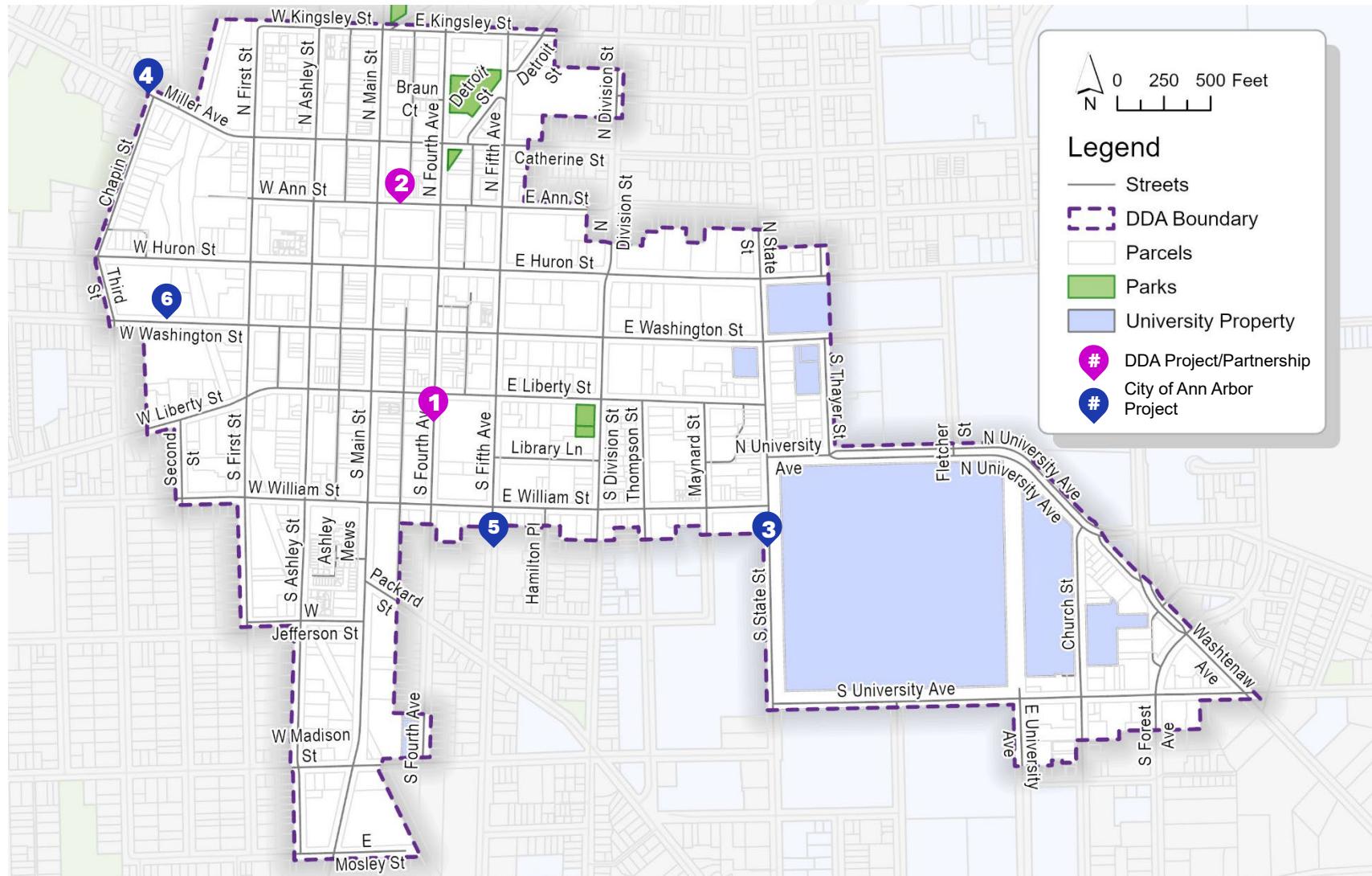
Map Pin Number	Location	Estimated Construction Cost	Number of Units	Development Description
10	1209 S University Avenue	\$57,000,000	200 dwelling units	19-story mixed-use residential and retail tower directly west of Wolverine Towers.
11	212 Miller Road	Unavailable	8 dwelling units	3-story condominium building.
12	330 Detroit Street	Unavailable	14 dwelling units	5- story condominium building on the former Teriyaki Time restaurant site.
13	121 Catherine Street *	\$20,000,000	63 dwelling units	6-story residential apartment building with exclusively affordable units.
14	333 E William Street	\$48,000,000	202 dwelling units	16-story residential apartment building on a former UM Credit Union bank site.
15	312 E Huron Street	\$5,000,000	139 hotel rooms	6-story hotel on a former parking lot site.
16	215-217 S Main Street	Unavailable	8 dwelling units	3-story mixed-use building.
17	303 Detroit Street	Unavailable	16 dwelling units	Adaptive reuse conversion of the existing Market Place office and retail building into residential units.
18	313 Braun Court	\$25,000,000	38 dwelling units	7-story condoning condominium on the former site of Braun Court.

Construction status determined through EnerGov permit portal.

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Capital Projects Snapshot

Map: Capital Projects in Downtown Ann Arbor (Q4, Oct-Dec)



Capital Project List

DDA Capital Projects or Partnerships

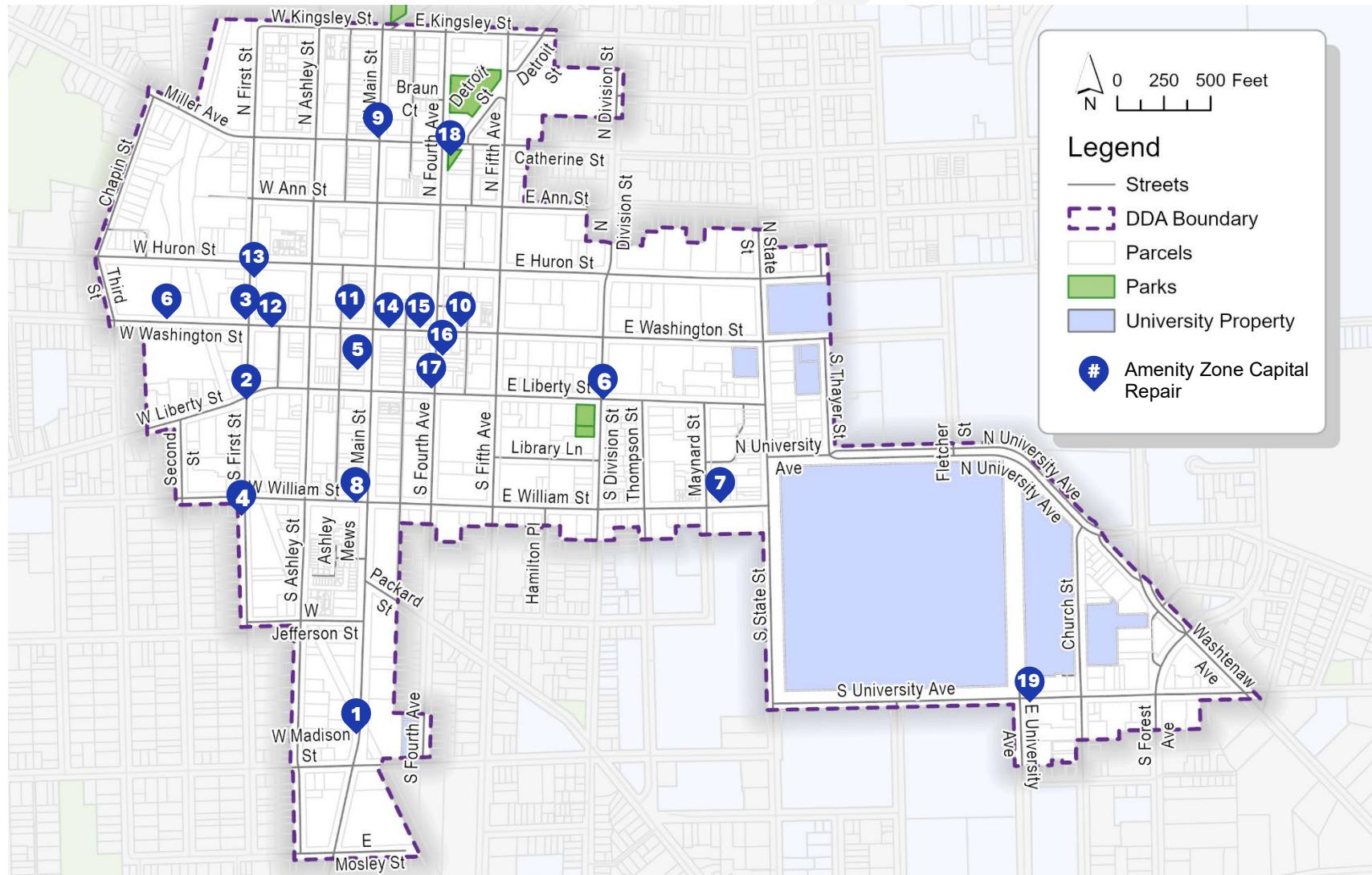
Map Pin Number	Title	Phase	Capital Project Description
1	Fourth Avenue Street and Transit Improvements Project	Final Design and RFP	Fourth Avenue from William Street to Liberty Street for a full street reconstruction that includes repaving travel lanes, widening sidewalks, providing new lighting and pedestrian amenities, new transit shelters, public art, and underground utilities.
2	Ann Street Improvements Project	Final Design and RFP	City-led project on Ann Street from First Avenue to Fifth Avenue for utility upgrades, road resurfacing, and an updated streetscape. The DDA is contributing funding support and paying for streetscape improvements and public art.

City of Ann Arbor Capital Projects

Map Pin Number	Title	Phase	Capital Project Description
3	State Street Watermain and Resurfacing Project	Near Completion	State Street from S University Avenue to William Street for a full street reconstruction that includes water main replacement, stormwater infiltration, bike and transit lanes, and cross walks.
4	Miller Avenue Improvements Project	Complete for 2025 Season (Minor Surface Work in Spring 2026)	Miller Avenue from downtown to Maple Road for both utility and transportation work.
5	South Fifth Avenue Resurfacing Project	Completed	Fifth Avenue from William Street to Madison Street for the installation of the city's first contra flow bike lane.
6	West Washington Street Bike Boulevard	Preliminary Design	Intermittent work along Washington Street from Chapin Avenue to First Street to install new signage and pavement markings to designate the street as a bike boulevard.

DDA Capital Repairs Snapshot

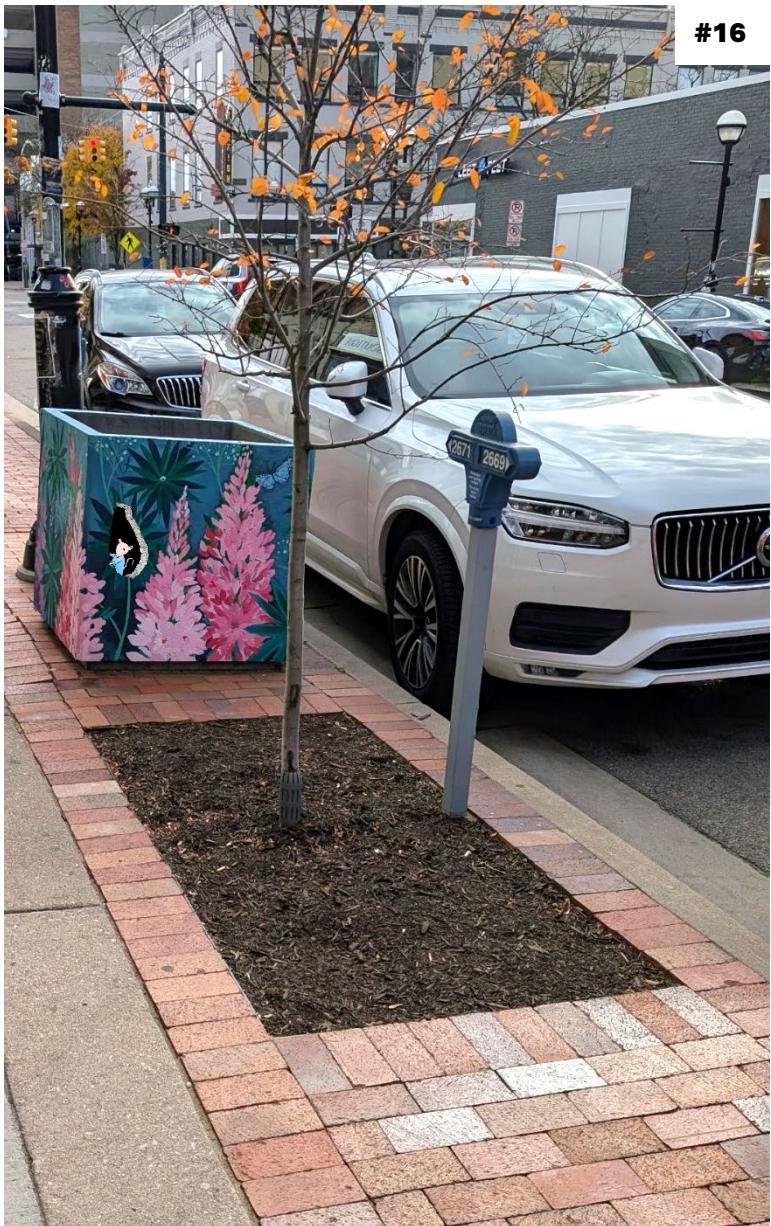
Map: DDA Capital Repairs in Downtown Ann Arbor (Fall 2025 Season)



Amenity Zone Repairs List

Repairs made during the Fall season in 2025 (19 of 32 total repairs shown on map).

Map Pin Number	Location	Repair Description
1	552 S Main Street	Bike hoop installation (2) and concrete repairs.
2	Liberty & First Intersection	Curb notch to redirect stormwater.
3	Washington & First Intersection	Curb notch to redirect stormwater.
4	William & First Intersection	Curb notch to redirect stormwater.
5	218 S Main Street	Concrete repair.
6	Liberty & Division Intersection	Concrete repair.
7	607 E William Street	Concrete repair.
8	350 S Main Street	Concrete repair.
9	Main & Miller Intersection	Concrete Repair.
10	211 E Washington Street	Removal of old post and repair of brick.
11	W Washington Street (100 block)	Brick repair.
12	W Washington Street (200 block)	Concrete repair.
13	First Street (100 block)	Brick repair.
14	106 E Washington Street	Removal of old post and brick repair.
15	100 S Fourth Avenue	Concrete repair.
16	S Fourth Avenue (200 block)	Concrete repair, tree pit edging, and brick relaying along entire block.
17	219 S Fourth Avenue	Bike hoop installation
18	Fourth & Catherine Intersection	Cleaning and repair.
19	E University & S University Intersection	Damaged bench replacement.



Development and Capital Projects Summary

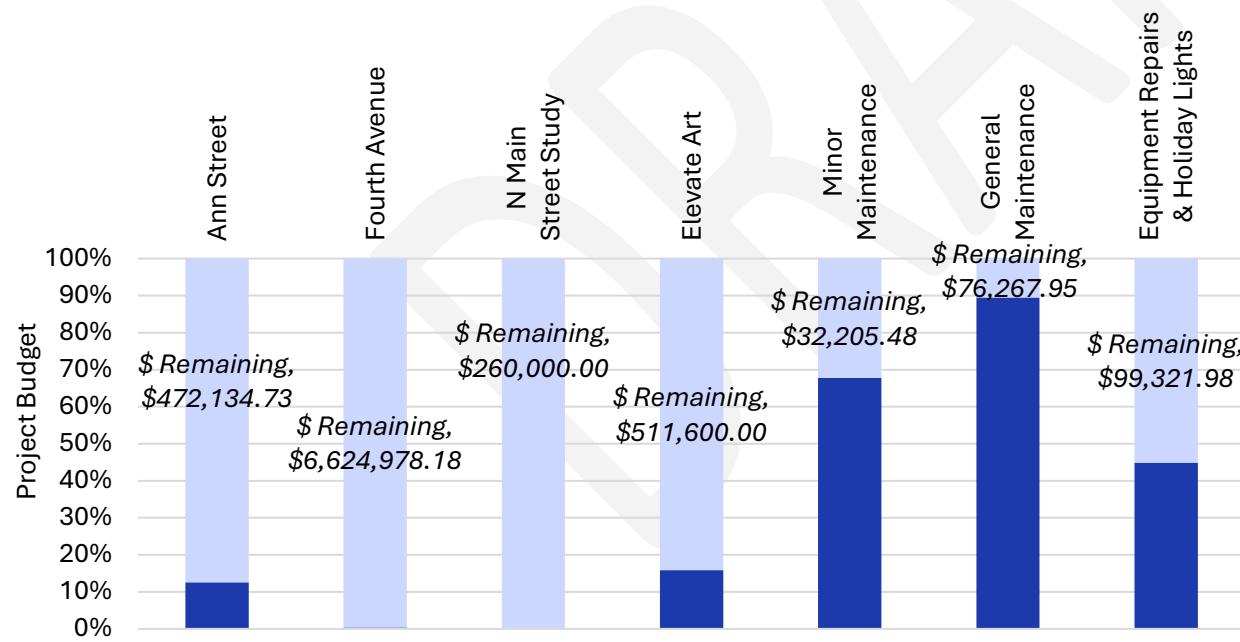
2 MAJOR STREET PROJECTS
in design phase.

31 DDA AMENITY REPAIRS
completed this fall.

17 PRIVATE DEVELOPMENTS
underway in the downtown area.

\$504,540 INVESTED in capital repairs in 2025.

Project Budget Balances



18.46% of TIF fund expended to-date since July 1 (Q1).



2 ongoing plans and studies:

[DDA Development Plan & TIF Plan](#)

[N Main Street Transportation Study](#)

Transportation

734,792 BIKE TRIPS
total since Fall 2023.

982 BIKE TRIPS per day on average.

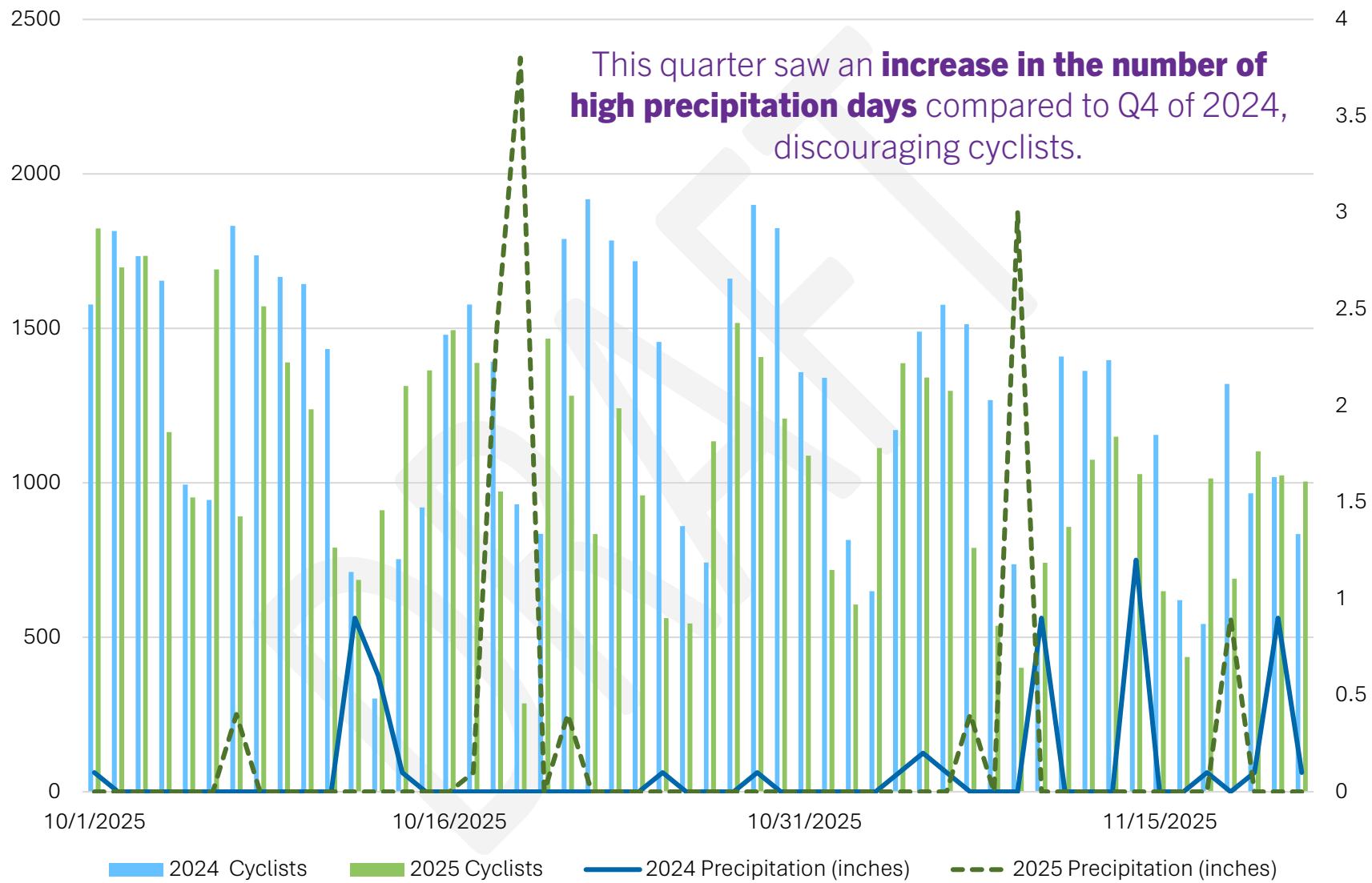
346,227 TRANSACTIONS
in downtown parking garages.

3,623 PEDESTRIANS
per day on average.

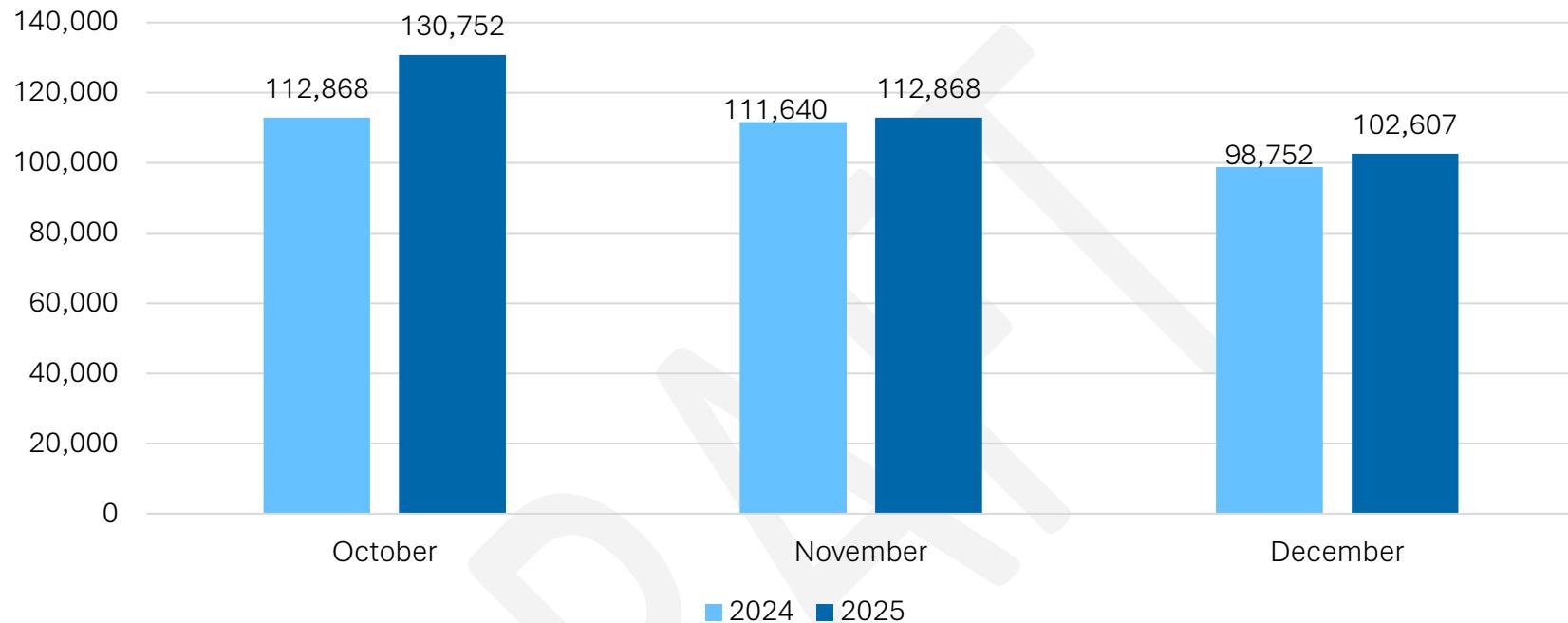


Bicycle and pedestrian counts only reflect the number of people that walked or biked past one of the 5 physical counters that are installed around downtown. These figures under-represent the total number of cyclists and pedestrians downtown.

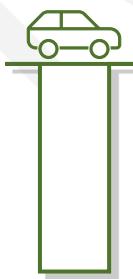
Bicycle Counts with Snow/Rain - Q4 of 2024 vs 2025



Hourly DDA Parking Structure Patrons (Q4)



Parking transactions
are up by **7.1%**
compared to Q4 of
2024.



4 active detours for
buses serving
downtown this month
due to construction.



Placemaking & Inclusion

15,881 THRONE USES in the DDA this quarter.

52,810 FARMERS MARKET VISITS this quarter.

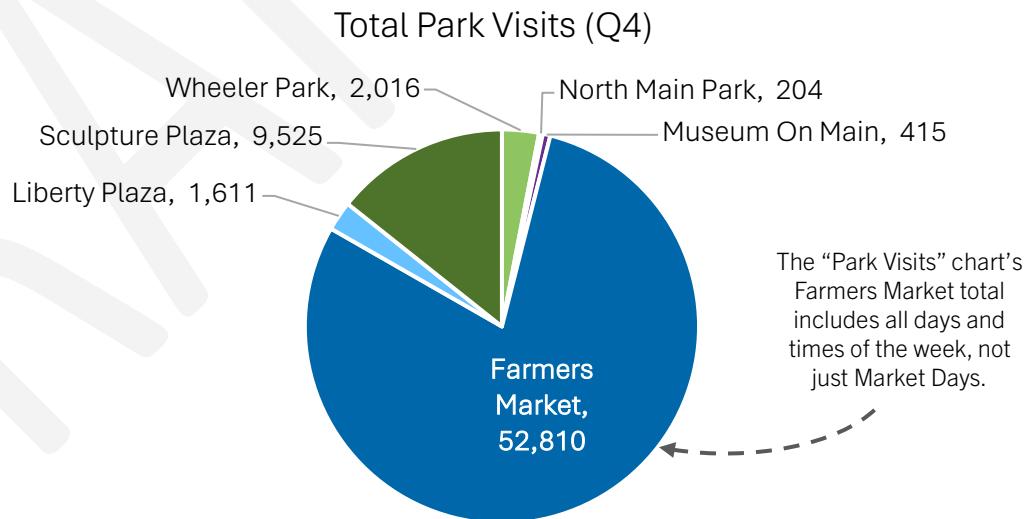
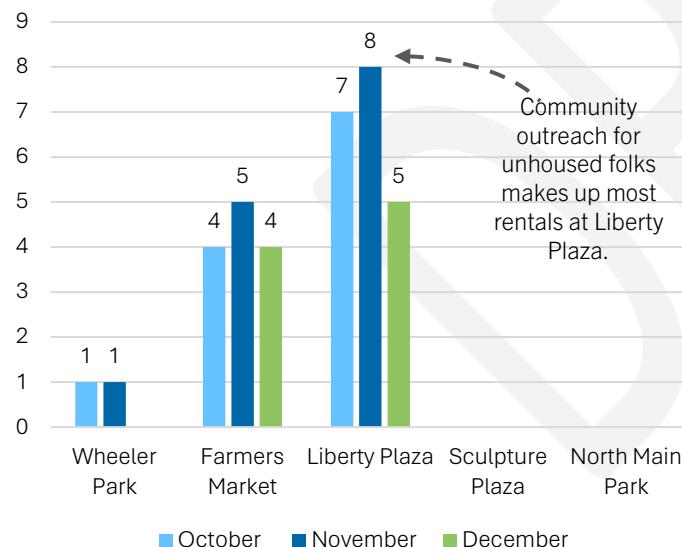
66,581 VISITS to parks throughout downtown and the expansion area.

14 PARK RENTALS across 3 parks.



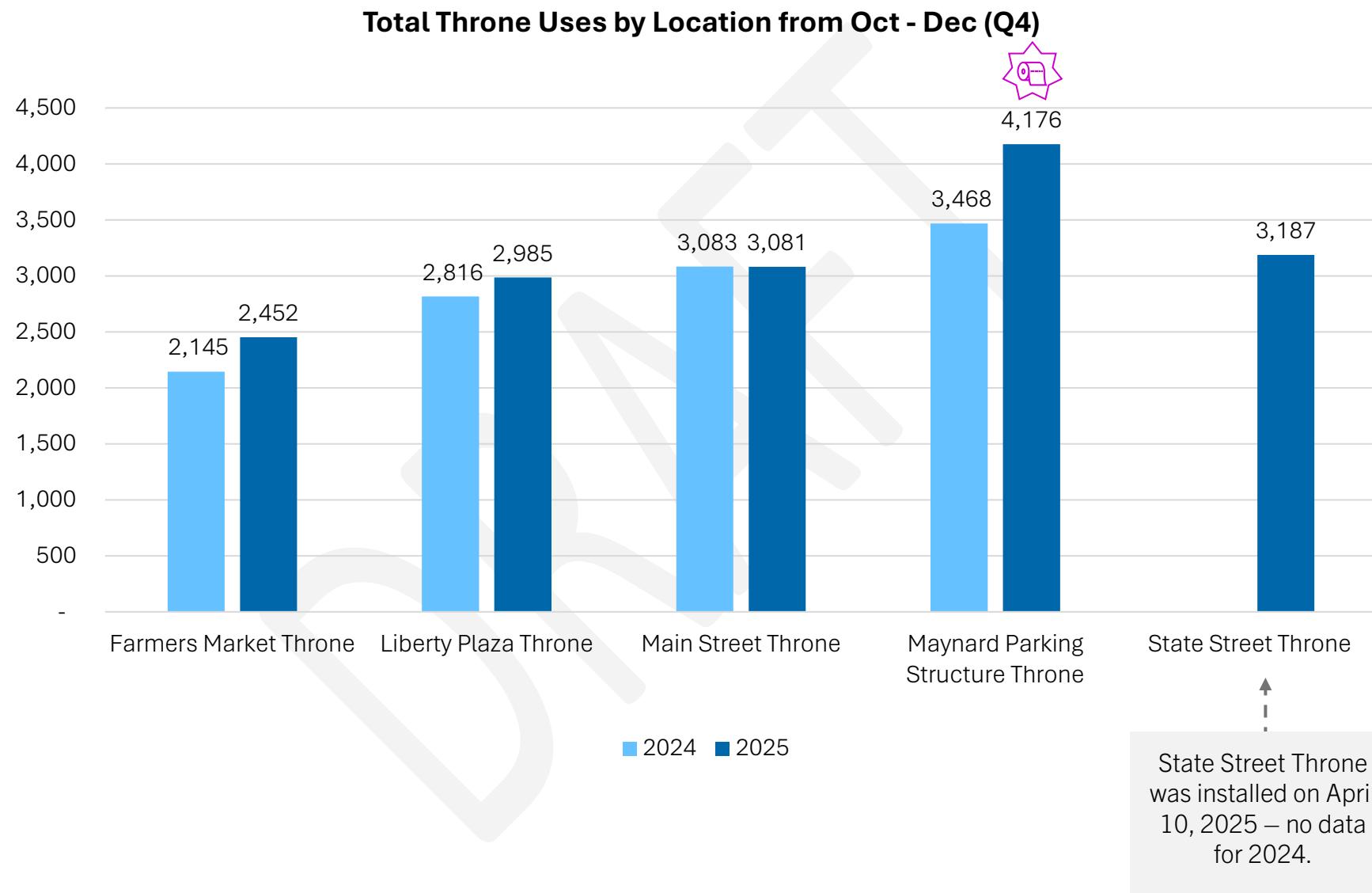
Parks & Plazas

Monthly Rentals per Park (Q4)



FARMERS MARKET saw an average of **638 visits per Market Day** (7am-2pm), down by -28% from the average of 885 in Q4 of last year. The loss has mostly been on the Wednesday Market Days.

Throne Public Restrooms



Public Art

Month	Number of Social Media Posts	Number of Views	Number of Post Interactions
October	2	7,278	399
November	2	13,927	717
December	3	14,646	154
Total	7	35,851	1,270

Collaboration and support from relevant partners help public art social content reach a wider and more engaged audience. Tagging community members and collaborating on posts has had the most significant impact on increasing visibility.

**Unseen Adventures
Scavenger Hunt**
launched this quarter.

Standout Posts:

1. Scavenger hunt announcement.
2. Call for mural submissions.

5 people have completed the hunt!



Brought to you by the Ann Arbor Downtown Development Authority's Elevate Public Art Program

Data Sources

The following data sources are used to compile the monthly DDA reports.

- **City of Ann Arbor STREAM Permit Portal:** source for building permits, special event permits, sidewalk occupancy permits, right-of-way permits, site plans, civil construction plans, construction cost estimates,
- **Placer.ai:** data provider for downtown visitation and employment data.
- **CoStar:** data provider for property data, including building rent, sales, and vacancy.
- **Eco-Visio:** data provider for information on bicyclists and pedestrians, which are counted using physical counters located throughout downtown.
 - First and Liberty CITIX
 - Division St. Bikeway Counter
 - First St. Bikeway Counter
 - Miller/Catherine St. Bikeway Counter
 - William St. Bikeway Counter
- **Throne:** data provider for information on the Throne public restroom pods, located throughout downtown.
- **PCI:** parking management company that is responsible for operating downtown parking garages, and the data provider for parking transactions.
- **Ann Arbor Area Transportation Authority (AAATA):** source for data about transit riders, Go-Pass users, and bus detours.
- **City of Ann Arbor Parks and Recreation Department:** source for park rental data.
- **City of Ann Arbor Downtown Development Authority (DDA):** source for amenity zone repairs, major and minor capital improvements, bicycle infrastructure, public art installations, and business openings and closures.

Appendix: Right-of-Way Permits Snapshot

December

ROW Work Permits

Key	Location	Permit Description
1	209 S Thayer Street	Water line leak repair (2 permits).
2	1209 S University Avenue	Utility installation for 1209 S University mixed-use development (2 permits).
3	Miller Road	Raingarden installation under Miller Road project.
4	402 E Huron Street	DTE streetlight repairs (2 permits).
5	500 E William Street	DTE streetlight repairs (2 permits).
6	564 S Main Street	AT&T fiberoptic cable installation.
7	220 N Main Street	Comcast fiberoptic cable installation.
8	314 S Fourth Avenue	Comcast vault replacement.
9	562 S Ashley Street	Pending installation of curb drain.
10	1208 S University Avenue	Overall ROW permit for Galleria Mall site redevelopment (2 permits).

ROW Sidewalk Barricade & Traffic Control Permits

Key	Location	Permit Description
9	333 E William Street	ADA ramp installation.
10	220 S Thayer Street	Manlift on sidewalk.
11	208 S First Street	Replacement of rooftop AC unit (2 permits).
12	621 Church Street	Meter bags and traffic detour due to 625 Church Street development.
13	1300 S University Avenue	DTE manhole inspection.
14	555 S Forest Avenue	DTE manhole inspection.
15	524 S Forest Avenue	DTE manhole inspection.
16	618 Church Street	DTE underground repairs.
17	310 E Huron Street	Lane closure for AC Hotel development.
18	406 S Ashley Street	DTE underground repairs.
19	106 Packard Street	DTE underground repairs.
20	101 E Huron Street	Sidewalk closure on Ann Street between Main and Fourth.

November

ROW Work Permits

Key	Location	Permit Description
1	112 W Liberty Street	Alley closure for installation of new mural.
2	226 W Liberty Street	Lead service line excavation and replacement (2 permits).
3	335 E Kingsley Street	Lead service line excavation and replacement.
4	341 S Main Street	Emergency gas leak repair.
5	1208 S University Avenue	Pothole survey and cap of gas service as a part of Galleria Mall site redevelopment (3 permits).
6	E Madison Street	Installation of new fiberoptic conduit along E Madison Street, west of Fifth Avenue.
7	101 E Huron Street	Upgrades to gas main.
8	1209 S University Avenue	Installation of new gas service line.

ROW Sidewalk Barricade & Traffic Control Permits

Key	Location	Permit Description
9	555 S Forest Street	Sidewalk barricade and traffic control for scaffolding repair with crane (2 permits).
10	220 E Ann Street	Sidewalk barricade for shingle repair with manlift located on sidewalk of Huron Street.
11	206 S Main Street	Sidewalk barricade for crane to install new AC unit (2 permits).
12	330 Detroit Street	Sidewalk barricade as a part of the 330 Detroit Street residential development.
13	500 E William Street	Traffic control for DTE streetlight maintenance (2 permits).
14	500 N Main Street	Traffic control for DTE pole replacement.
15	Church Street	Traffic control and meter bags between Williard Street and S University Avenue as a part of 621 Church private development (4 permits).
16	118 N State St	Traffic control for water line replacement.
17	402 E Huron Street	Traffic control for DTE streetlight maintenance.

October

ROW Work Permits

Key	Location	Permit Description
1	Fourth and Fifth Avenues	Quality Counts travel data collection.
2	601 S Main Street	Removal of groundwater monitoring well.
3	Madison and Main Streets	Rebuild of existing railroad crossing.
4	333 E William Street	Installation of new conduit and fiberoptic cable, plus new ADA sidewalk ramps (3 permits).
5	Ann and Main Streets	Quality Counts travel data collection.
6	1208 S University Avenue	Excavation and exploration of underground utilities and shutoff of gas service (3 permits).
7	102 E Kingsley Street	Water pipe replacement.

ROW Sidewalk Barricade & Traffic Control Permits

Key	Location	Permit Description
8	101 N Main Street	Barricade for sign work on the building façade.
9	200 S Main Street	Barricade for a painted mural on building exterior.
10	301 E Huron Street	Lane closure to set up a crane at the City Justice Center and install solar panels (2 permits).
11	120 E Liberty Street	Barricade for building maintenance and repair work on first floor.
12	330 Detroit Street	Road closure of Fifth Avenue between Catherine and Kingsley Streets for asphalt repairs for previous sanitary sewer and water utility work.
13	500 E Liberty St	Lane closure to set up a crane for HVAC removal and replacement.
14	Division Street	Lane closures between Hoover and William and between Huron and Catherine for manhole maintenance.
15	E University Avenue	Lane closure for DTE tree trimming.
16	201 S Division Street	Barricade for sign work on building façade.
17	E William Street	Lane closure and barricade on south side between Hamilton and Division for DTE underground utility work.
18	563 S Main Street	Lane closure for miscellaneous underground utility repairs.
19	E William Street	Lane closure and barricade on south side between Fourth Avenue and Division for DTE underground and overhead utility work.
20	310 Miller Avenue	Road closure of Miller and First Street for installation of new sewer line.