



# Agenda Item

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TO: DDA Board  
FROM: DDA Staff  
ITEM: Staff Reports  
MEETING DATE: February 5, 2025

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

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## Capital Improvements and Planning

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- Repairs and Maintenance – The 2025 amenity zone repairs are currently being planned, this season will include paver repairs, tree plantings, accessibility improvements, and more.
  - Wayfinding: The DDA's current wayfinding system was installed in 2009 and now requires a complete update. Staff is overseeing the removal of unstable signage and are planning for system-wide replacement, with a simplified design for legibility and maintenance. In addition to the simplified wayfinding system, the Elevate Program will be used to introduce placemaking and interest.
- Seasonal Lighting – Maintenance for the Downtown seasonal lighting will be in progress through March 2025.
- Bikeway Counters Update – Since the counters were installed in fall 2023, 460,363 bikes have been counted on the Downtown Bikeways as of February 2<sup>nd</sup>, 2025. The jump in numbers compared to our count from January 2<sup>nd</sup>, 2025 (404,566 bikes) is largely due to the addition of data that was recovered from a faulty counter. Three additional counters were installed this fall. See the attached chart for more data details.
- Circulation Study and DDA Development Plan – Both efforts continue in coordination with the City's Comprehensive Planning effort. Around 200 people attended a combined public workshop

on October 23rd. If you were unable to attend the Open House, materials and a video of the presentation are available [here](#).

- Downtown Data – Staff are compiling downtown data to better understand trends and prepare the State of Downtown Report. As staff are sharing emerging trends, they are also getting requests from downtown partners and nonprofits expressing an interest in more reports. Staff are developing ways to use the DDA's data subscriptions to support downtown efforts.
- Project Data – In preparation for a new DDA Development Plan, DDA staff compiled information on project outcomes and progress toward DDA values. See attached reports for a compilation of this data.
- Downtown Public Restroom Pilot – The Throne units selected for the pilot opened to the public on June 1st. Since this time, downtown Throne restrooms have received 31,695 uses as of February 2<sup>nd</sup>, 2025.
- Elevate Program - A range of Elevate placemaking projects are underway. Oscillation, our first interactive installation is in Liberty Plaza now through March 15. See the November 6th presentation to the DDA Board for more information on all the projects in progress.
- 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 outcome of this work will be included in the DDA's Development Plan considerations. The consultant team is underway with the pre-feasibility phase to identify study areas of the City, in addition to the DDA District. The more detailed evaluation of the study areas, including the DDA District, will begin in early 2025.
- 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 four active site plans (1208 South University Ave., 625 Church St., 313 Braun Ct., and 303 Detroit 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 six 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 12 permit applications and are monitoring impacted areas.
- Downtown Bike Parking Assessment – DDA staff are working with Toole Design to review public bike parking infrastructure within the DDA District and identify opportunities for improvement. Recommendations will include improvements to bike parking equipment and locations, including equipment that can better support diverse bicycle types (i.e. e-bikes and adaptive

bikes).

- Miller Ave Bikeway Extension– City Engineering is leading the capital construction of the Miller Ave Bikeway Extension from First Street to Maple Road. The project also includes replacing watermain from Newport Road to Chapin Street, along with constructing stormwater management devices, and street resurfacing. [City Council approved a construction contract](#) with Fonson Company, Inc. on 11/18/2024. The DDA is paying for the Bikeway extension from First Street to Chapin, for a total of \$75,000.

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## Parking

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- Restoration - The FY25 parking structure restoration work is on hold and will begin again as temperatures allow. The remaining work includes capstone replacement work at Liberty Square, coating and sealer work at 4<sup>th</sup> & Washington, and façade work at Maynard and Ann Ashley.
- Lighting Project - Engineering and design work is underway. It is expected that lighting work will get underway late winter/spring 2025. The generator install is expected to take place in fall 2025.
- Structure Fencing - In July 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 and Maynard. Work is underway at 4<sup>th</sup> & William and 4<sup>th</sup> & Washington. The remaining work includes installation at Forest and Liberty Square structures.

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## Communications

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- Outreach - Monthly newsletter was published and distributed.
  - Marketing – Oscillation marketing materials distributed across downtown (posters, banners, lawn signs, sandwich board sign at exhibit, bookmarks)
  - Web – Development Plan project information is hosted on Engage. Created new Engage webpage that will be updated periodically with new information.
    - Created Bike Parking/Bench Request form webpage. Users can access the request form from this URL: <https://www.a2dda.org/bench-bike-parking-form/>
  - Social - Social Posts (Instagram, Twitter, Facebook) 1-3 times weekly
    - Velo Study explanation edited and uploaded to YouTube channel.
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## Finance

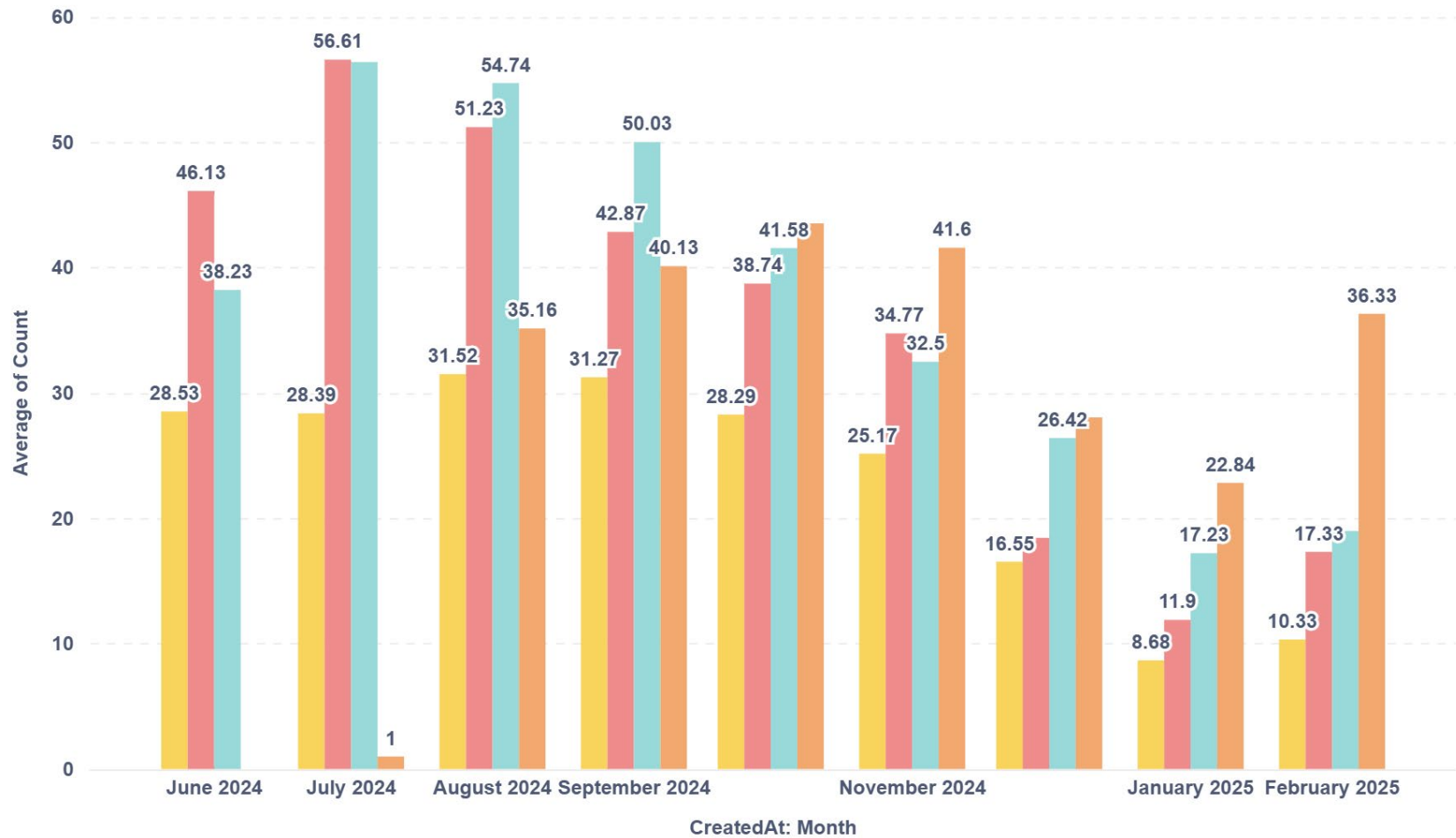
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- No report this month.

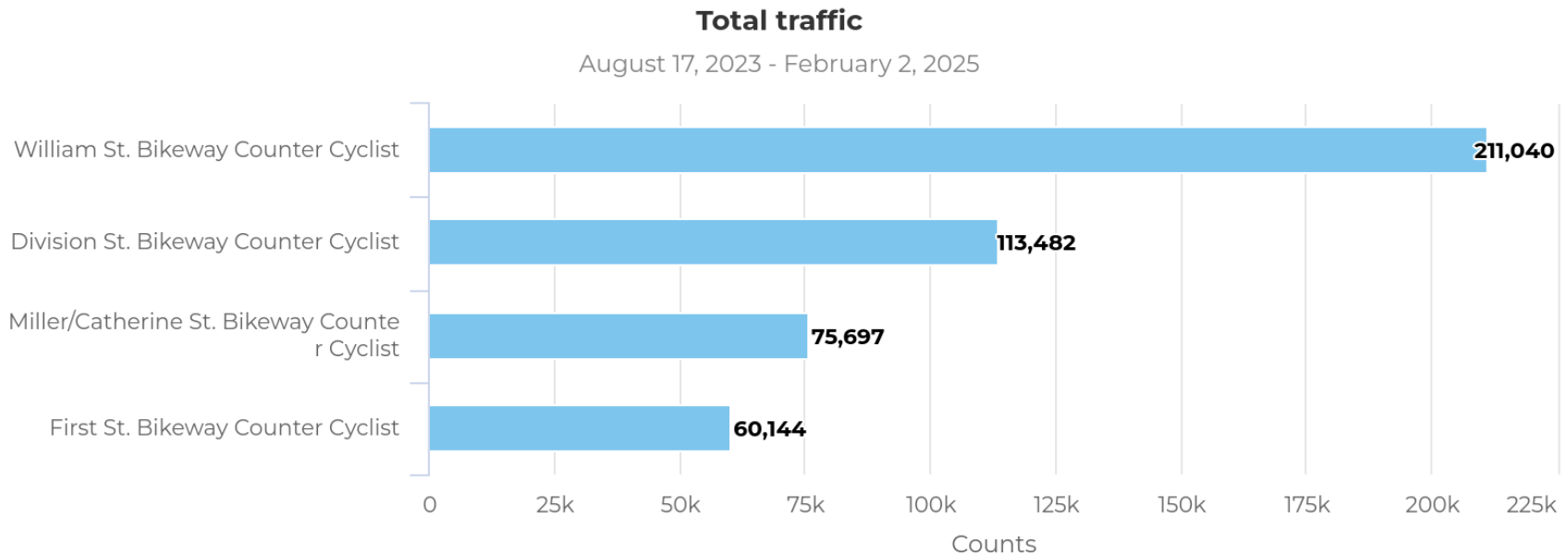
## Average Throne Uses Per Day by Location (June 1<sup>st</sup>, 2024 – February 2<sup>nd</sup>, 2025)

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

● Farmers Market Throne ● Liberty Plaza Throne ● Main Street Throne ● Maynard Parking Structure Throne



# Total Bikeway Counts by Location (Mid-August/Early-September 2023 – February 2<sup>nd</sup>, 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 from 8/17/23 – 2/2/2025.

Daily Average Bikeway Counts by Location (Mid-August/Early-September 2023 – February 2<sup>nd</sup>, 2025)

