



Agenda Item

TO: DDA Board
FROM: DDA Staff
ITEM: Staff Reports
MEETING DATE: January 8, 2025

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

Capital Improvements and Planning

- Repairs and Maintenance – The 2025 amenity zone repairs are currently being prioritized and 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, over 404,566 bikes have been counted on the Downtown Bikeways as of January 2nd, 2025. This is an undercount – through a warranty claim, staff recently replaced a faulty counter. The manufacturer is recreating the lost data and should have an updated count available. 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 29,885 uses as of November 24th, 2024.
- Elevate Program - A range of Elevate placemaking projects are underway. Oscillation, our first interactive installation will be in Liberty Plaza January 17 - 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 five active site plans (1209 South University Ave., 215-217 S Main St., 625 Church St., 313 Braun Ct., and 303 Detroit St.) currently under review within the DDA District or DDA parking area. A total of six projects were reviewed in 2024. 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. In 2024 we reviewed 120 permit applications and monitored 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.

Parking

- Restoration - The FY25 parking structure restoration work is on hold and will begin again as temperatures allow. Remaining work includes capstone replacement work at Liberty Square, coating and sealer work at 4th & Washington, and façade work at Maynard.
- 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 4th & William and 4th & Washington.

Communications

- Outreach - Monthly newsletter was published and distributed.
- Social - Social Posts (Instagram, Twitter, Facebook) 1-3 times weekly. Worked on Social Plan Development (for Capital Projects, Oscillation)
- Web - Webpages created for Oscillation and Elevate. Both live on site. Main menu reorganization (updates made to “Projects” tab. More updates are coming throughout the winter.)
- Marketing – Created Oscillation Marketing materials (Bookmarks (colored and b&w versions), posters, lamp post banners, lawn signs, wayfinding sidewalk cling, sandwich board *Elevate* poster. Press release and Observer ad in progress.

Finance

- No report this month.

PEOPLE-FRIENDLY STREETS

OUTCOMES REPORT

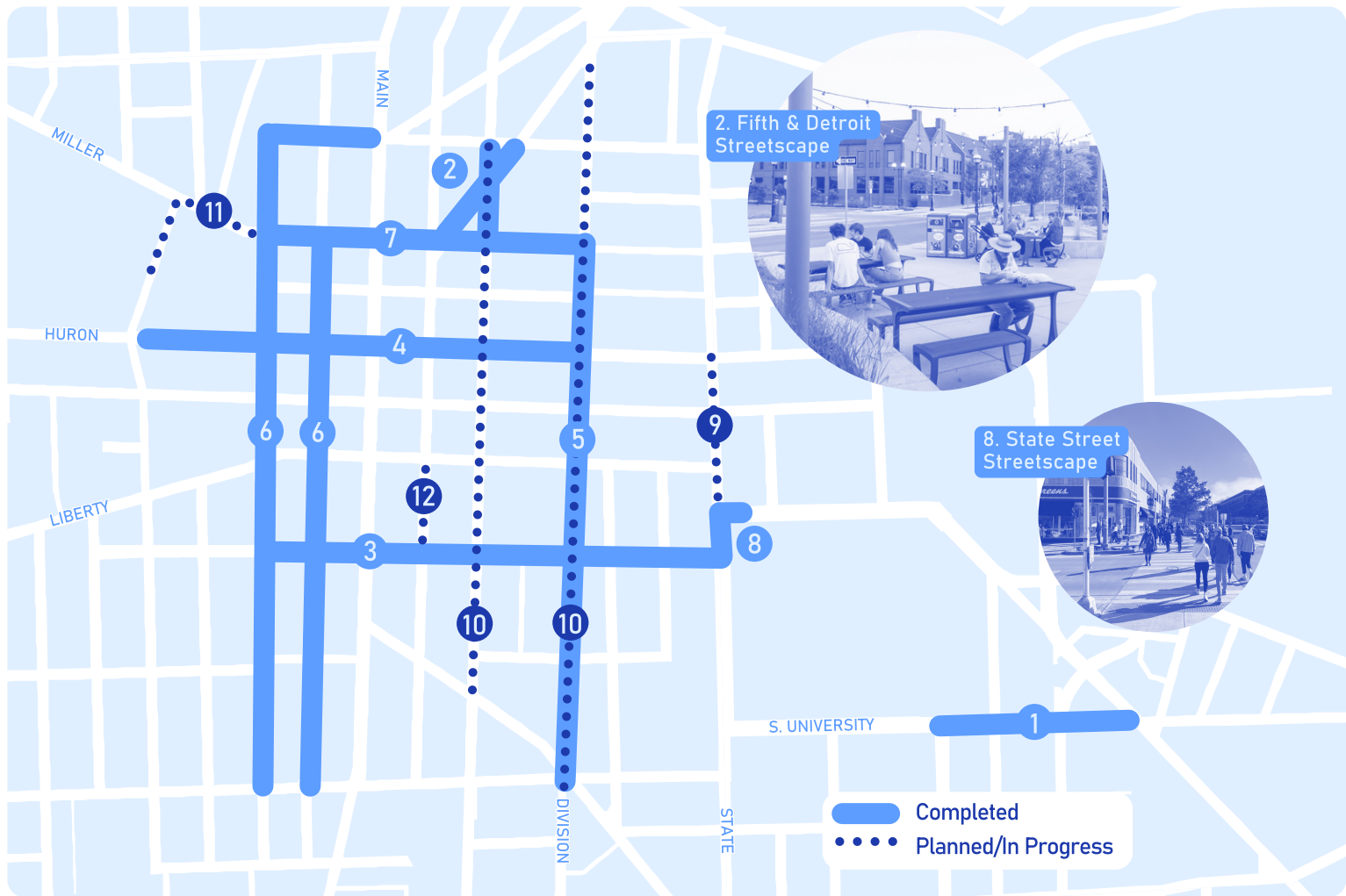
ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY

SPRING 2023

DDA MISSION:
Undertake public improvements that
have the greatest impact in
strengthening the downtown area.



PROJECTS (2017 - PRESENT)



COMPLETED

- 1 South University Streetscape (2017)
- 2 Fifth & Detroit Streetscape (2019)
- 3 William St. Bikeway (2019)
- 4 Huron Street Streetscape (2020)
- 5 Division St. Bikeway (2021)
- 6 First & Ashley 2-Way Restoration and Bikeway (2021)
- 7 Miller / Catherine Bikeway (2022)
- 8 State Street Streetscape Phase 1 (2022)

PLANNED / IN PROGRESS

- 9 State Street Streetscape Phase 2 (2023)
- 10 Fifth & Division 2-Way Restoration Study (2023)
- 11 Miller / Catherine Bikeway Extension (2024)
- 12 Fourth Ave Transit Street Improvements (2026)

More information about People Friendly Streets projects can be found on the Ann Arbor DDA website.

DDA VALUES & PROJECT OUTCOMES



EQUITABLE, JUST ACCESS FOR ALL PEOPLE

CREATING SAFER ROUTES FOR MORE PEOPLE

- Enhanced safety at 118 crosswalks.
- Built 4 miles of new separated bike lanes with raised transit stops throughout.
- Increased space for people biking by 180% on bikeway streets.

118

+180%

INCREASING TRANSPORTATION ACCESS

- Hosted 2 pop-up events focused on bike repair and safety at the Delonis Center in 2022.
- Funded 2,910 transit passes for downtown employees in 2022.

2

2,910



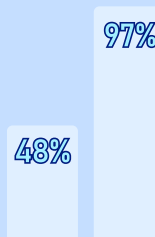
First Street Bikeway



SAFE, COMFORTABLE DOWNTOWN STREETS

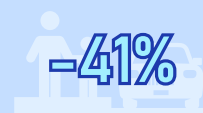
TRANSFORMING 5TH AVE. & DETROIT ST.

- Before the DDA Project, only 48% of drivers stopped for people crossing.
- After the DDA Project, 97% of drivers stopped.



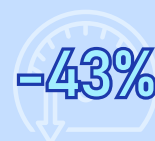
BUILDING SAFE STREETS FOR ALL

- Reduced severe crashes by 41% on Bikeway streets, even with more people biking.



IMPROVING NAVIGATION AND LOWERING SPEEDS

- Reduced speeding drivers by 43% and 30% on First and Ashley, respectively, after two-way restoration.



Fifth & Detroit Streetscape

WHAT'S NEXT?



Continue people-first commitment in all projects.



Connect the Downtown Bikeway to residential neighborhoods and the river.



Improve transit rider experience and access with the Fourth Ave project.



Prioritize future improvements through the Downtown Circulation study.

DDA VALUES & PROJECT OUTCOMES



AFFORDABLE & INCLUSIVE COMMUNITY

SUPPORTING AFFORDABLE HOUSING

- Invested nearly **\$1.2M** in infrastructure for the 121 Catherine Street affordable housing project.
- Funded **\$1M** in grants for maintenance, acquisition, and development of affordable housing.

\$2.2M



RESILIENT, ENERGY RESPONSIBLE DOWNTOWN

ENHANCING RESILIENCY TO DISRUPTIVE EVENTS AND MEETING CLIMATE GOALS

- Built **46** rain gardens to capture and clean stormwater.
- Improved stormwater management for **2.4** acres of public space downtown, the equivalent of almost **2** football fields.

46

2

MEETING CLIMATE GOALS

- Planted **267** street trees, sequestering **4,440** lbs. of CO2 annually.
- Installed **386** LED streetlights downtown and transitioned primary streetlight source from DTE to City-owned.

267

386

+165%

Increased bike ridership by **165%** on Division Street after Bikeway was installed.

WHAT'S NEXT?



Continue funding grants to support affordable housing projects downtown. Over **\$2.6M** has been designated through 2030.



Pilot public restroom options and locations to serve all people downtown.



Invest in infrastructure (i.e. water, stormwater, etc.) to support the 350 S. Fifth affordable housing project.



Continue commitment to accessible design.

WHAT'S NEXT?



Identify locations for downtown solar and geothermal infrastructure to support transition toward clean, reliable energy downtown.



Pursue U.S. Department of Energy grant with the City Office of Sustainability & Innovation to fund sustainable energy installation.



Continue commitment to green & resilient infrastructure in DDA projects.

DDA VALUES & PROJECT OUTCOMES



VIBRANT AND THRIVING LOCAL ECONOMY

HELPING LOCAL BUSINESSES THROUGH COVID

- Converted **191** parking spaces to convenient short-term pick-up spaces.
- Converted **62** parking spaces to outdoor dining patios for restaurants.
- Contributed **\$100K** to barricade costs to support street closures in 2020 & 2021.
- Paid **\$35,000** to sponsor **4** temporary art grants.



Paid **\$70,000** (total) in sidewalk occupancy permit fees for **90** downtown businesses in 2020 & 2021.



CONNECTED COMMUNITY SPACES WITH STREETS AS CIVIC SPACE

INCREASING SPACE FOR PEOPLE SHOPPING, DINING, AND ATTENDING EVENTS

- Added **4** new pedestrian plazas.
- Increased space for outdoor dining and pedestrians by **23%** with streetscape projects.
- Built **3** blocks of curbless street in the heart of State Street to provide flexibility for special events, outdoor dining, and more.



MANAGING CURBSIDE SPACE TO ENCOURAGE ACTIVATION

- Supported **38** events in 2022.



WHAT'S NEXT?



Explore equipment solutions that make downtown street closures for events and community activities easier and more affordable.



Create a DDA public art program & policy to generate more public art downtown.



Fully implement the curbside platform dining program, including a design template for business owners.



Continue to support special events & sidewalk activation.

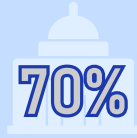
DDA VALUES & PROJECT OUTCOMES



RESPONSIBLE DESIGN AND IMPLEMENTATION

COORDINATING PROJECTS WITH OTHER AGENCIES

- 70% of DDA projects from the past 5 years were combined with other infrastructure projects.
- Supported 3 years of landscape maintenance following construction to help green infrastructure thrive.
- Improved 19 blocks of watermains.
- Resurfaced or reconstructed 37 street blocks.



MANAGING CURBSIDE ACCESS



Added 40 loading zones to support downtown businesses and residents.



Bikeway Maintenance

WHAT'S NEXT?



Continue to coordinate DDA projects with other downtown projects and focus on downtown resilience.

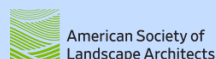


Implement nearly \$30M in projects through the City's Capital Improvement Plan through 2029.



Continue to maintain downtown pavers, tree grates, benches, bike parking, and irrigation.

AWARDS



PRESIDENTS HONOR AWARD 2019



GOLD-LEVEL BICYCLE FRIENDLY COMMUNITY 2021



AMERICA'S BEST NEW BIKEWAYS OF 2020



PROJECT OF THE YEAR 2021



DESIGN MERIT AWARD 2021



HONORABLE CONCEPTOR AWARD 2023



DENNIS SERRAS AWARD 2021



OUTSTANDING INFRASTRUCTURE AWARD 2023

Post-Construction Visits to DDA Project Areas

SHARED VALUES

PEOPLE-FRIENDLY STREETS

DDA BOARD APPROVAL JULY 2020



**Safe, comfortable
downtown streets**



**Equitable, just
access for all
people**



**Affordable and
inclusive
community**



**Resilient, energy
responsible
downtown**



**Vibrant and
thriving local
economy**



**Responsible
design and
implementation**



**Connected
community with
streets as civic
space**

VALUES USED...

...during planning/design to Identify and prioritize project opportunities.

...after implementation to measure success and impact.

5th & Detroit

Construction started in 2018

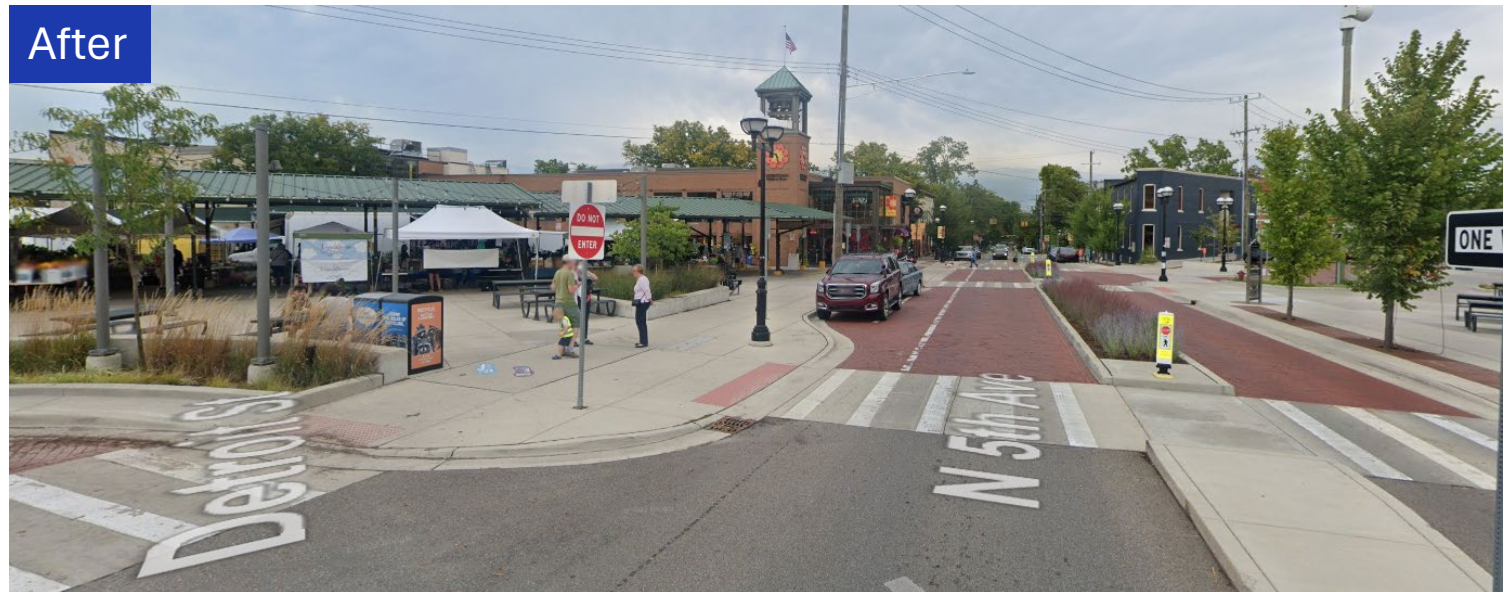
+15%

Visits have increased 15.15% at this project area since it was completed.

Before



After



State St.

Construction started in 2021

+18%

Visits have increased 18.42% at this project area since it was completed.



First & Ashley

Construction started in 2020

+28%

Visits have increased 27.67% at this project area since it was completed.



Bikeway Projects*

Construction started in 2018

+30%

Visits have increased 30.45% at this project area since it was completed.

**Calculations include the William, First, and Division Bikeways, but exclude the Miller / Catherine Bikeway. Due to ongoing private construction along three blocks, we will include Miller/Catherine when the sidewalks reopen.*

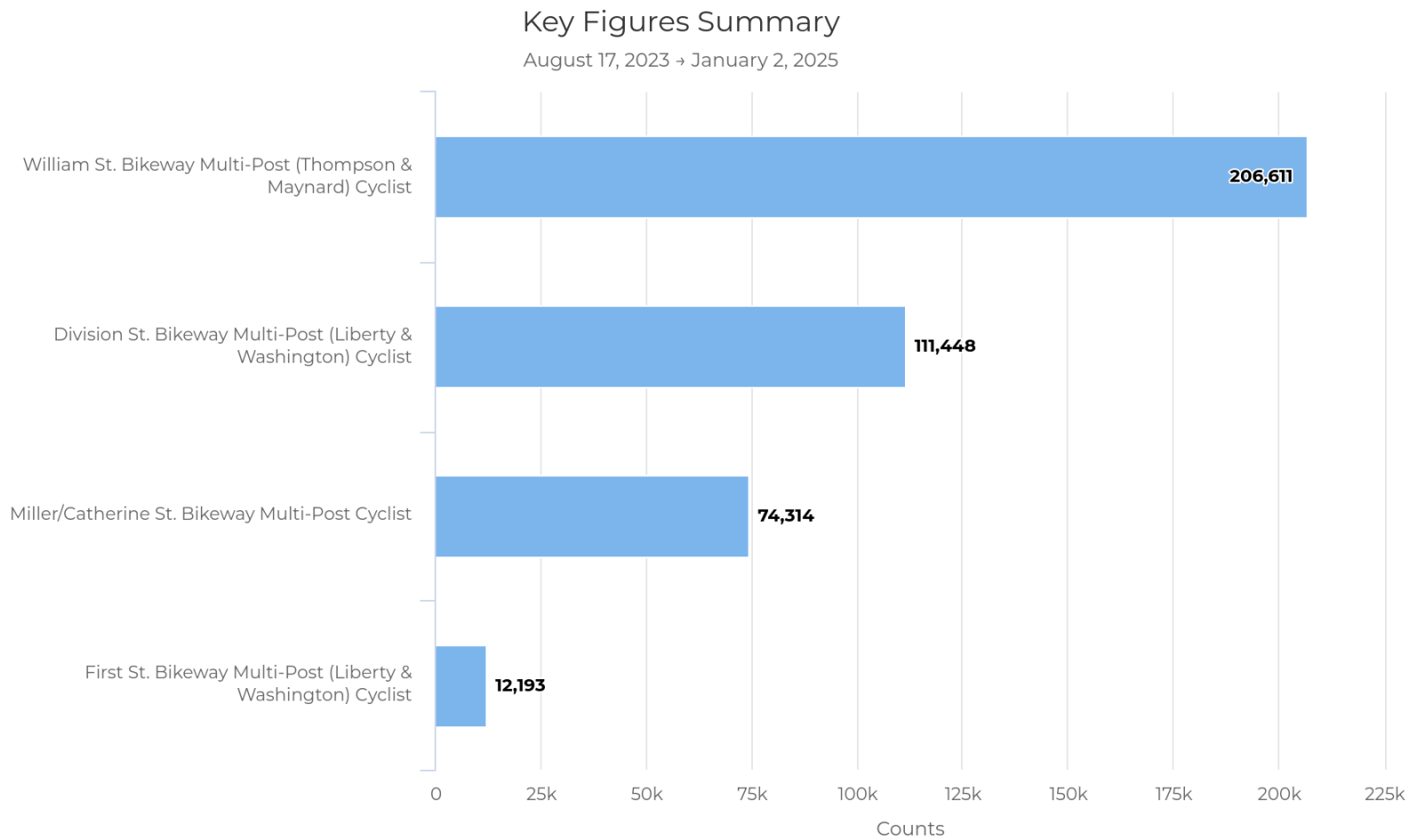
Before



After

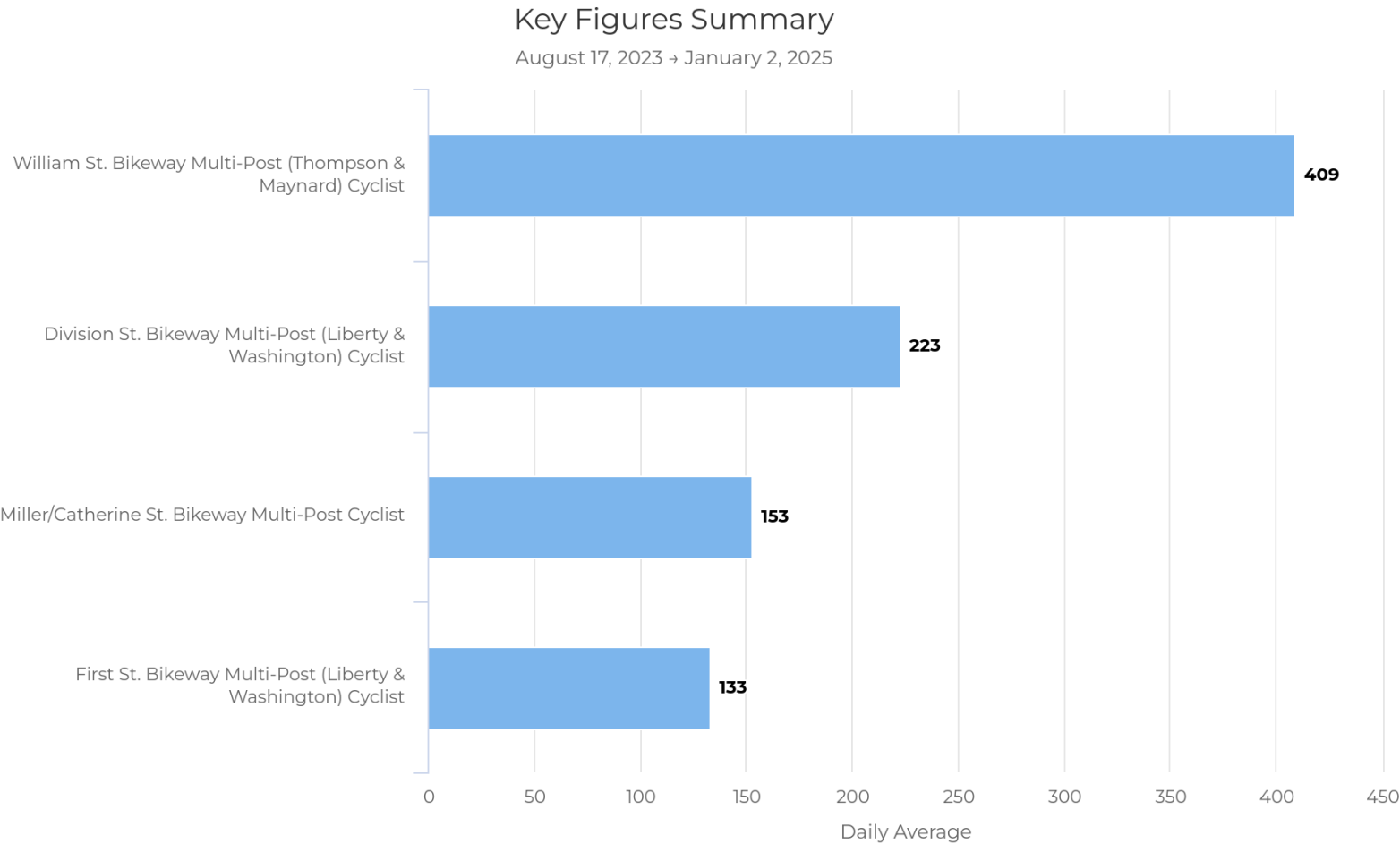


Total Bikeway Counts by Location (Mid-August/Early-September 2023 – January 2nd, 2024)



*Note: Activity on the First St. Bikeway has been undercounted due to a faulty counter. A replacement counter was activated on 10/3/24, and the manufacturer is recreating the lost data.

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

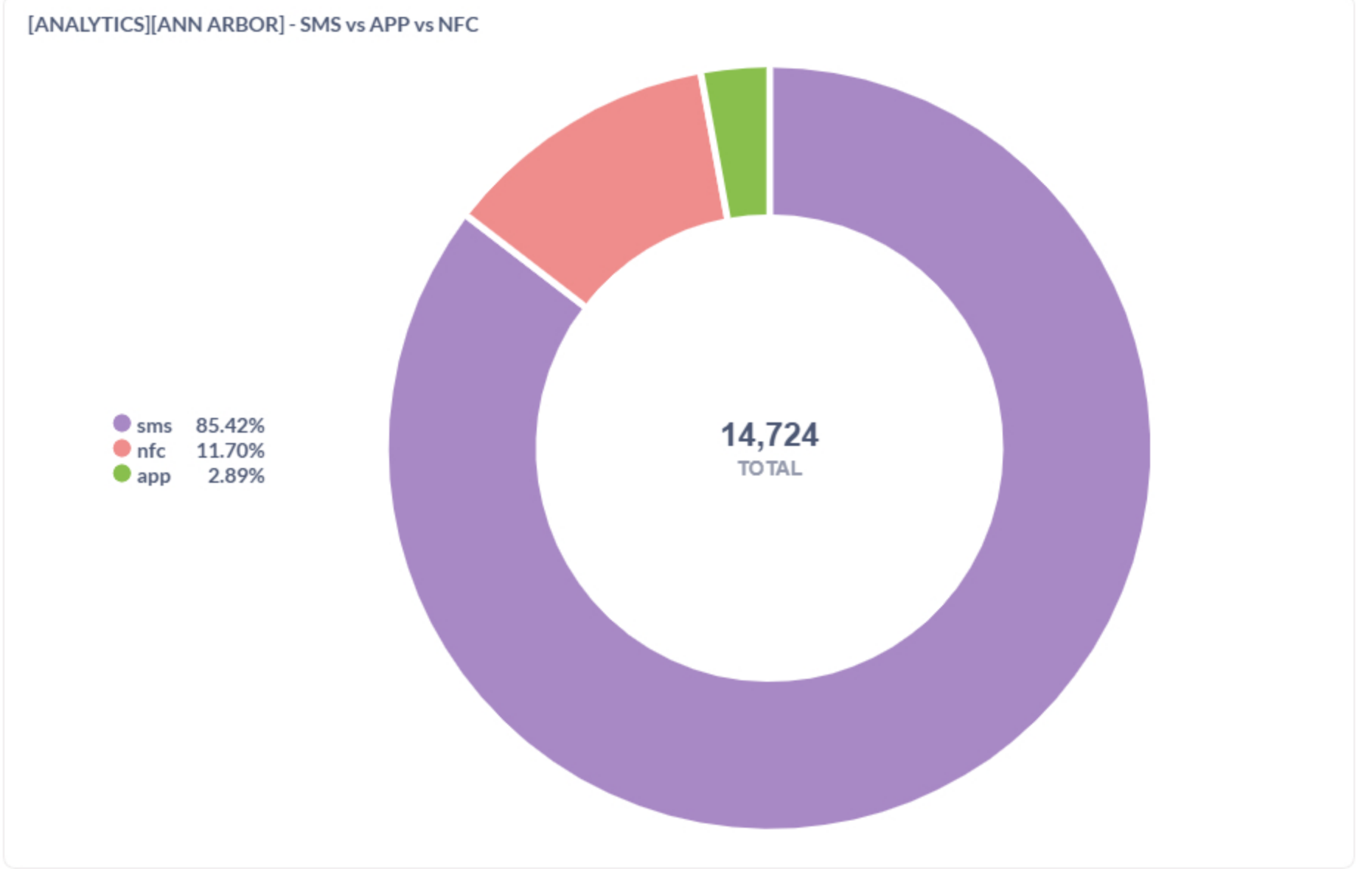
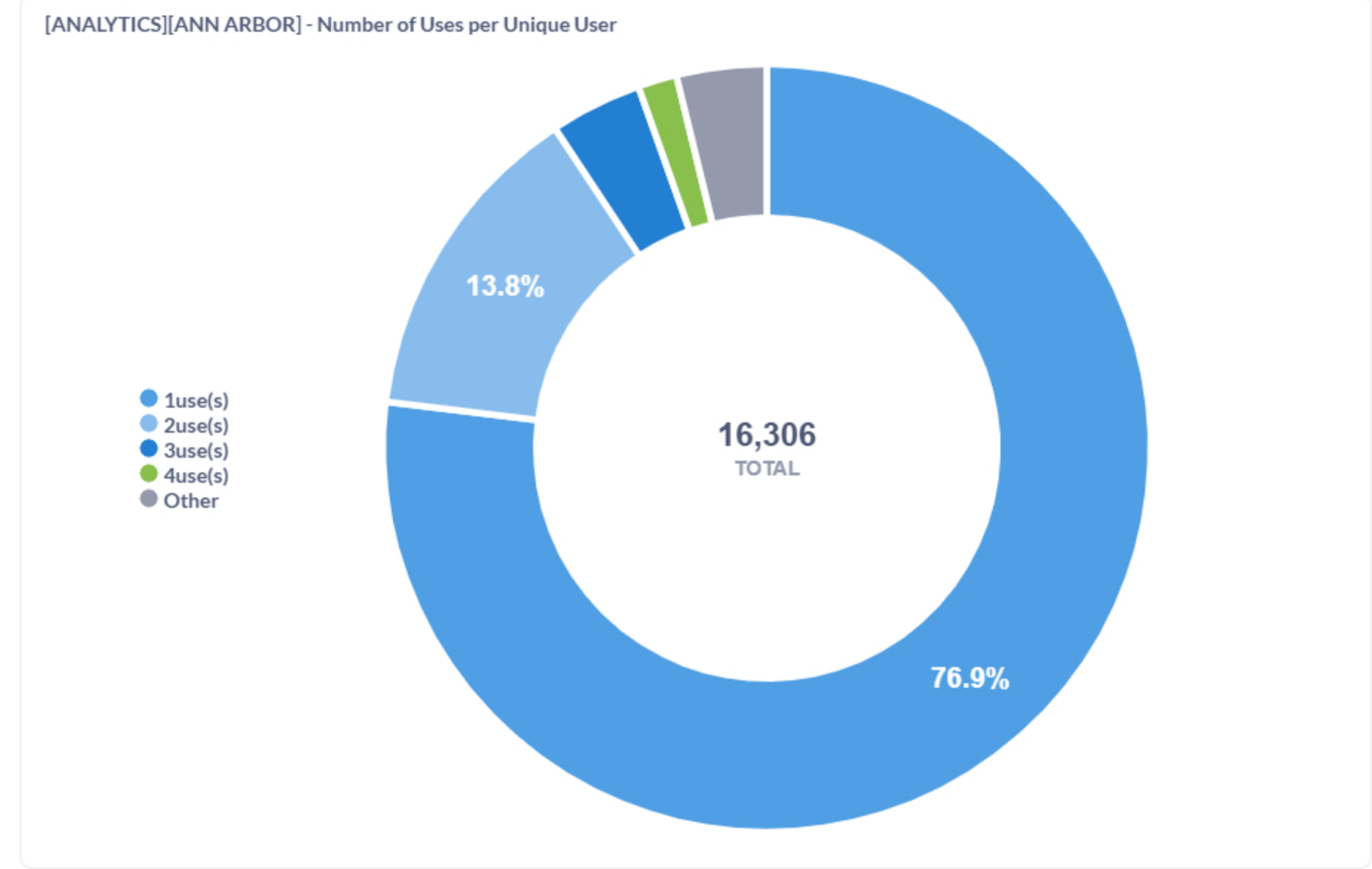
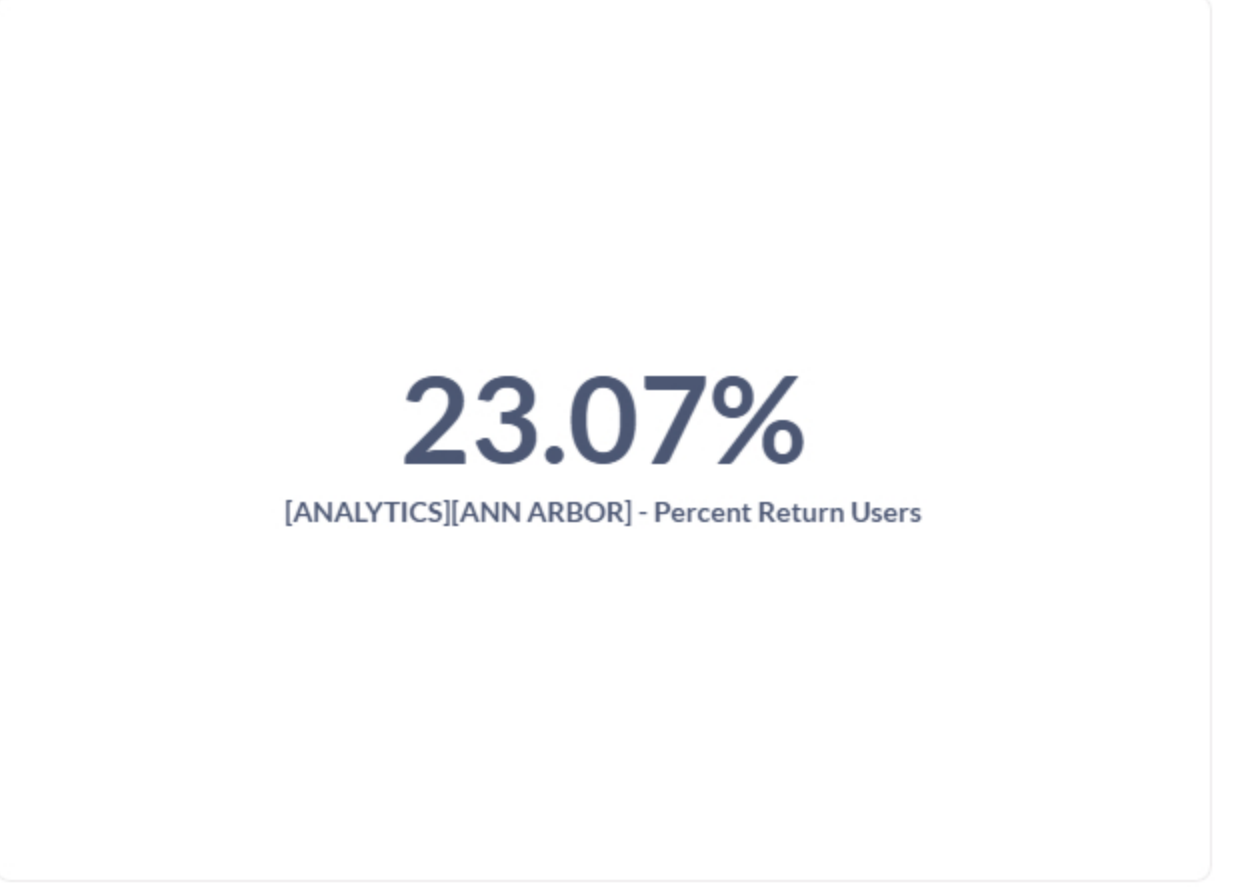
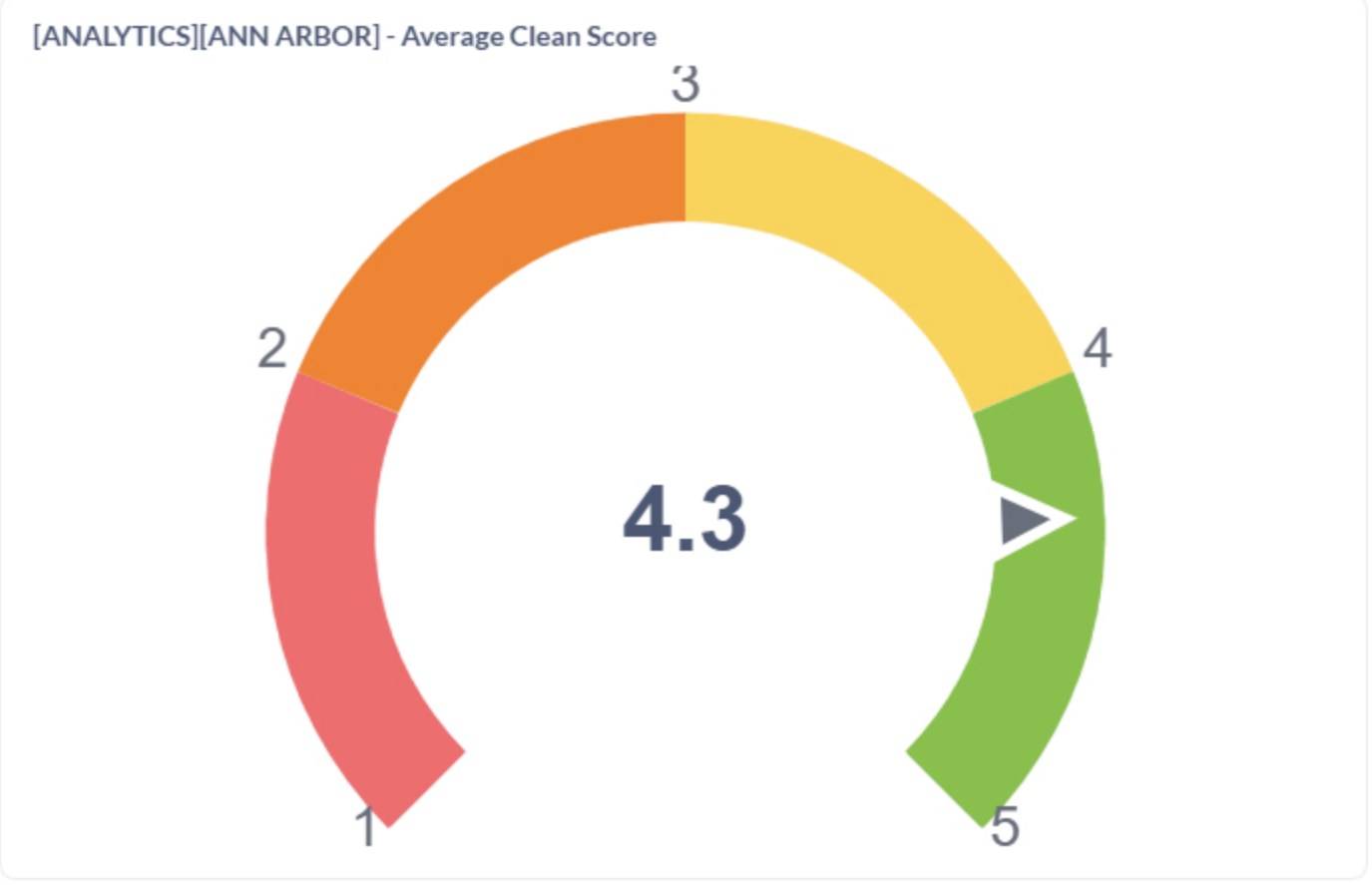
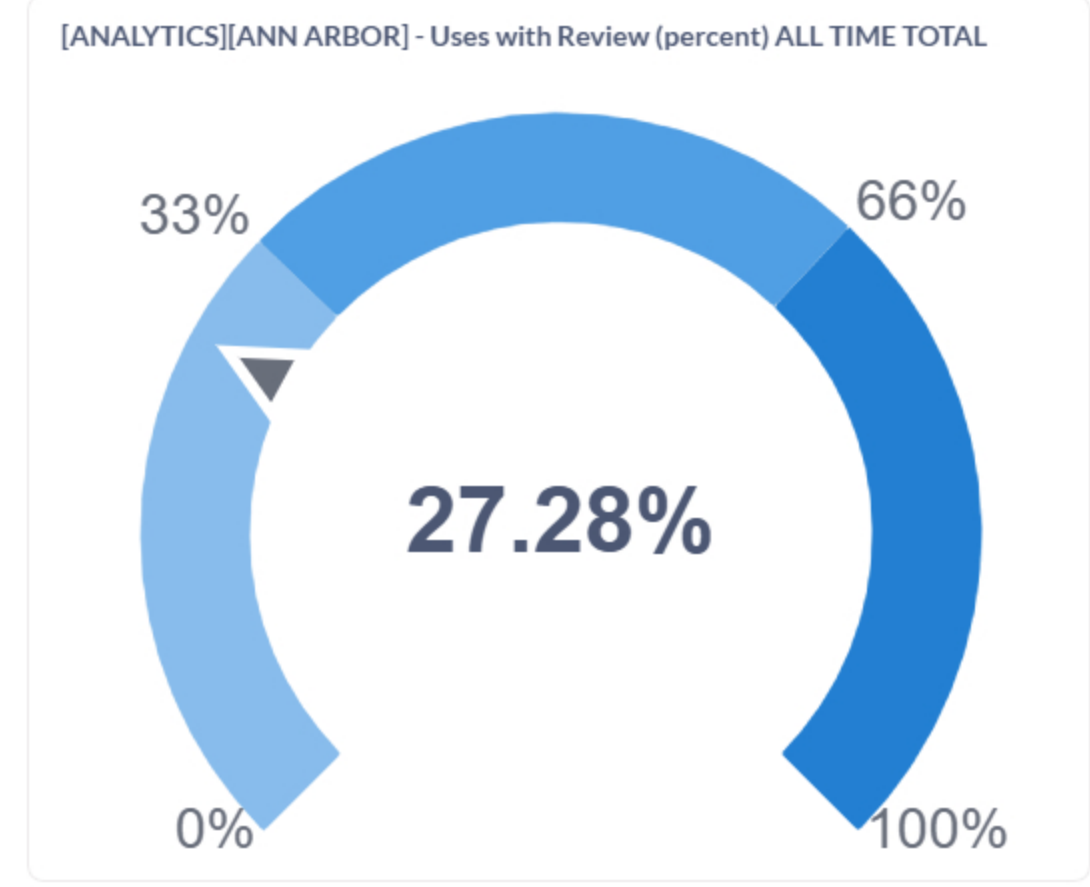
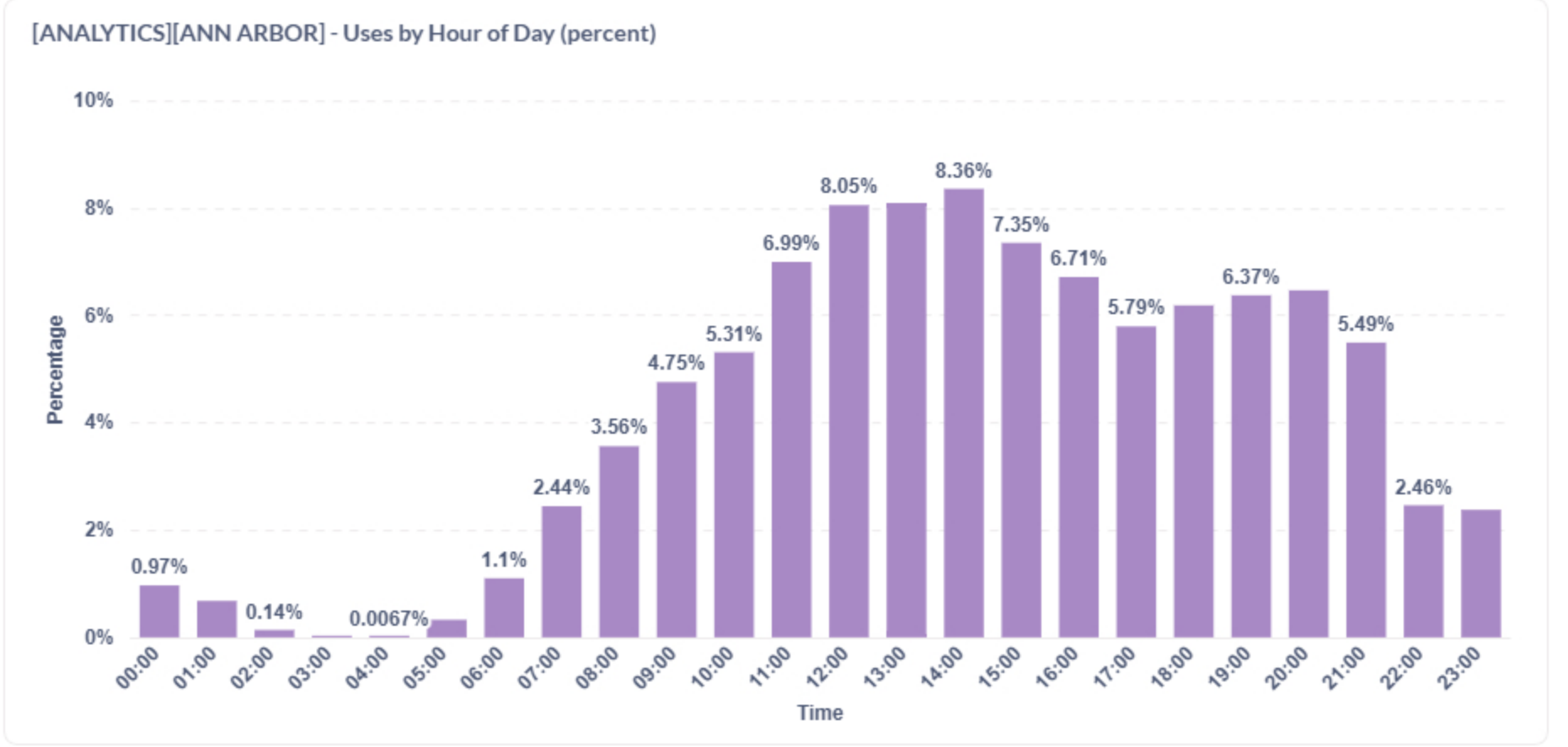
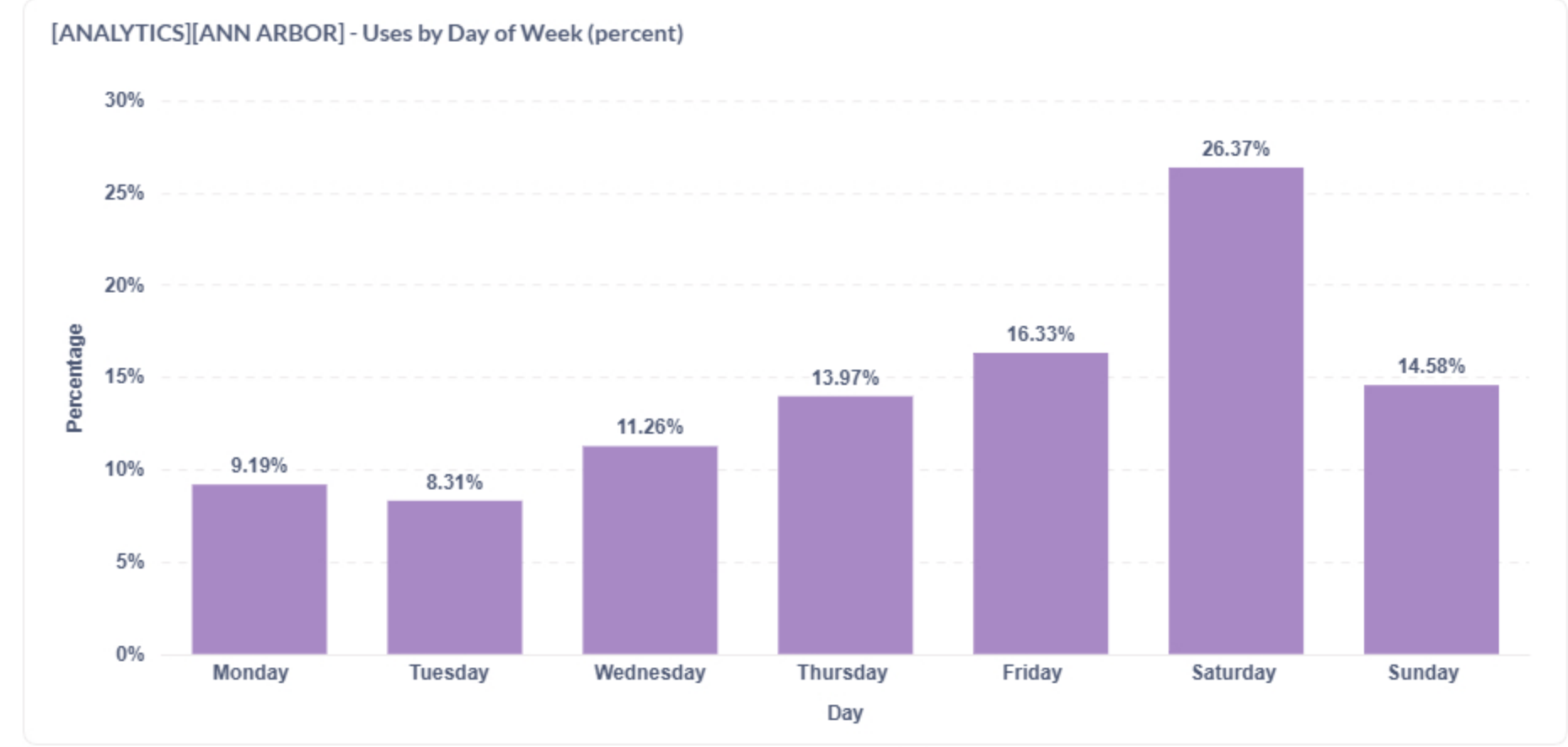
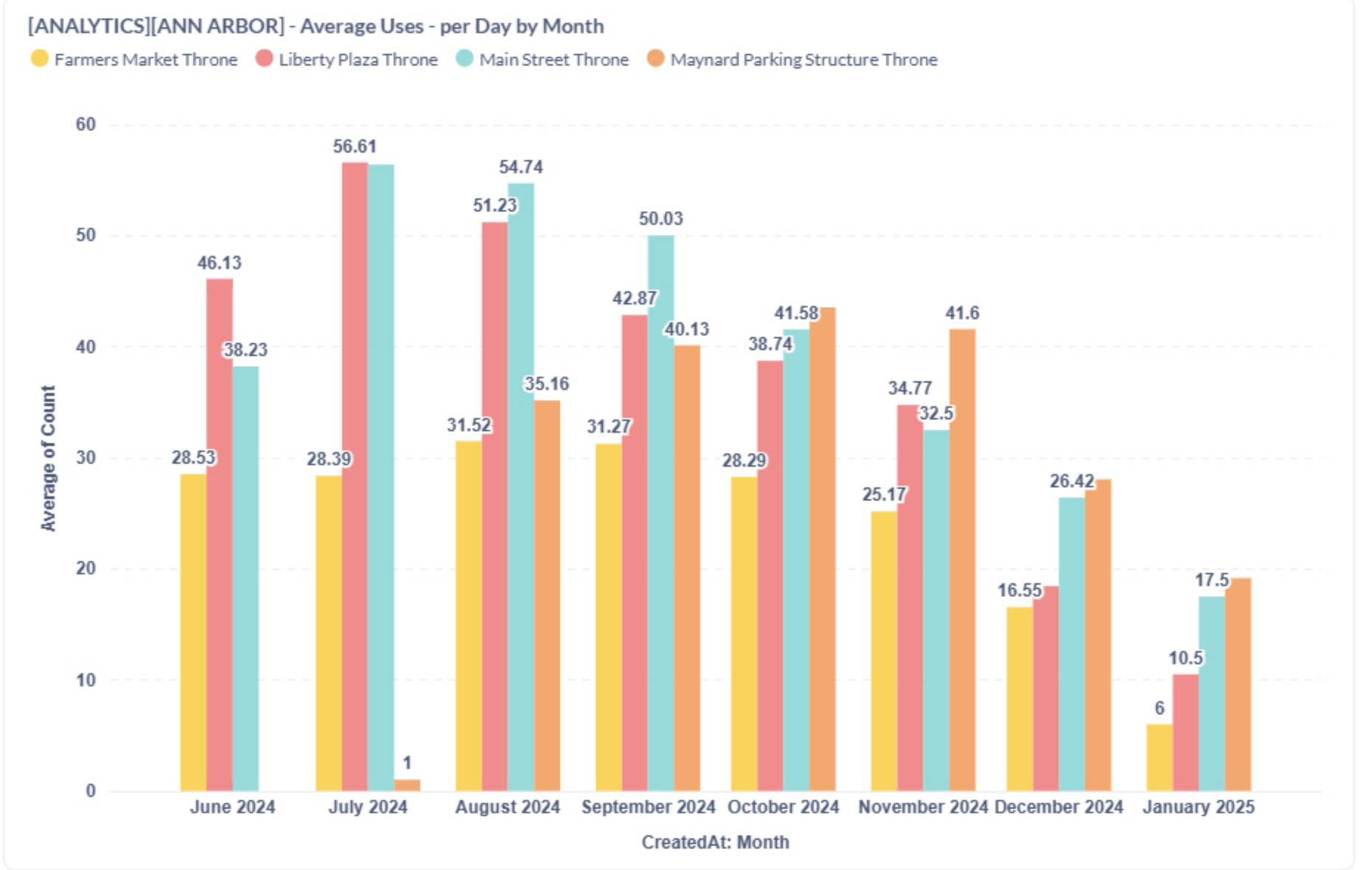
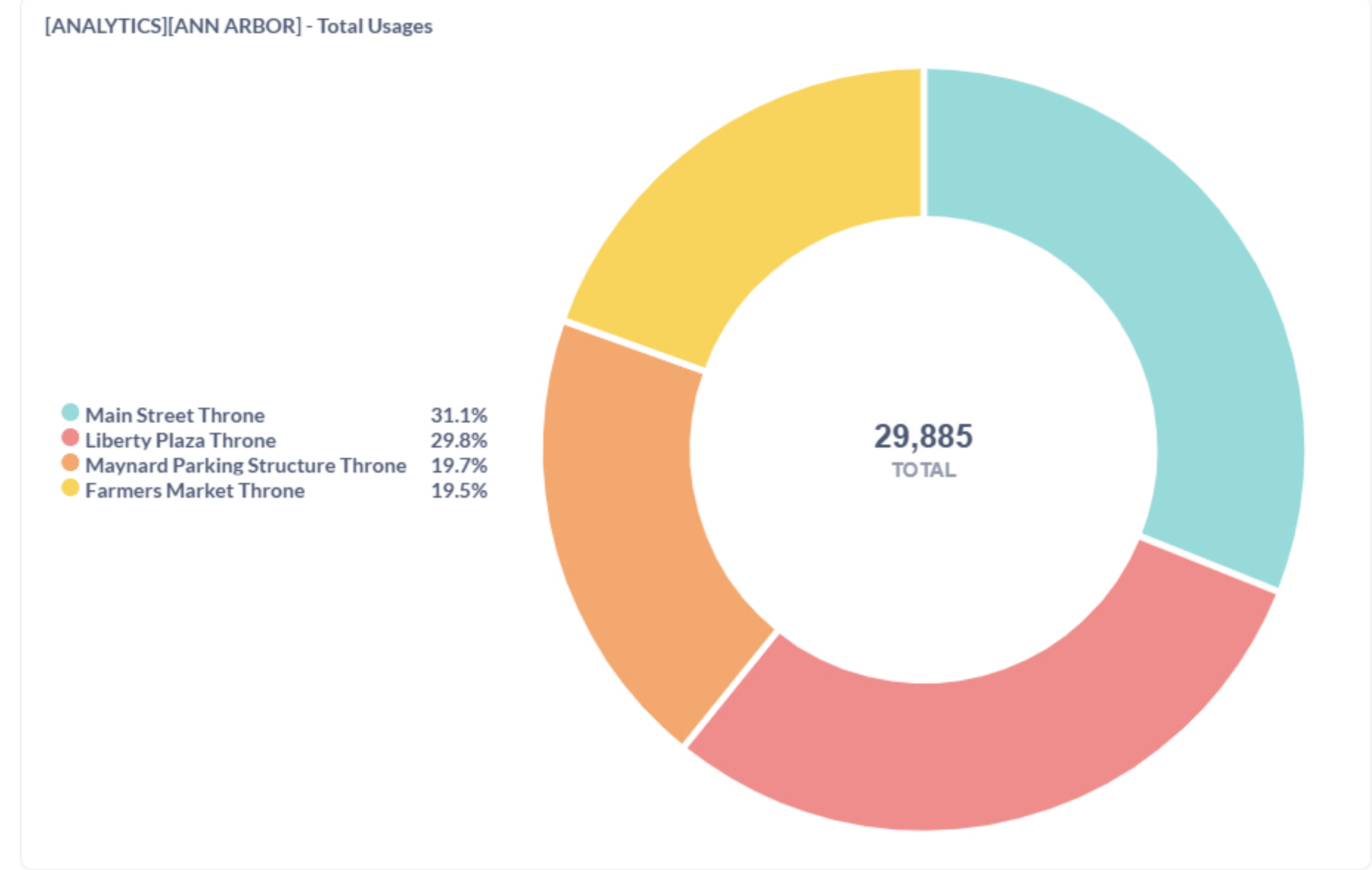
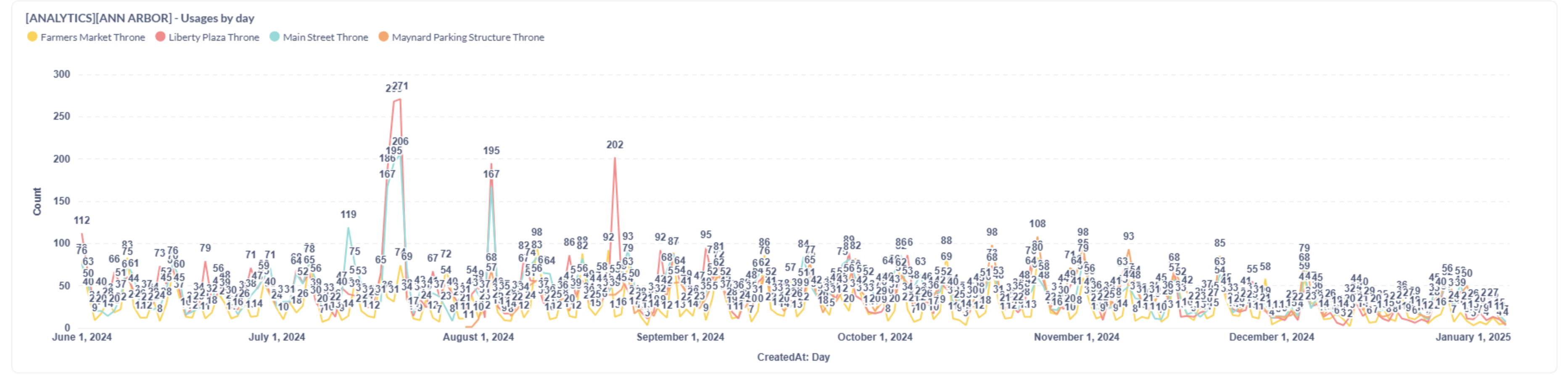


[ANALYTICS]: USAGES - ANN ARBOR

Location

Date Filter

4 selections



Average Throne Uses Per Day by Location (June 1st, 2024 – January 6th, 2025)

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

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

