

STREETScape & INFRASTRUCTURE:

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY

Greater Chapel Hill – Carrboro Visit (WELCOME!!): September 16, 2024



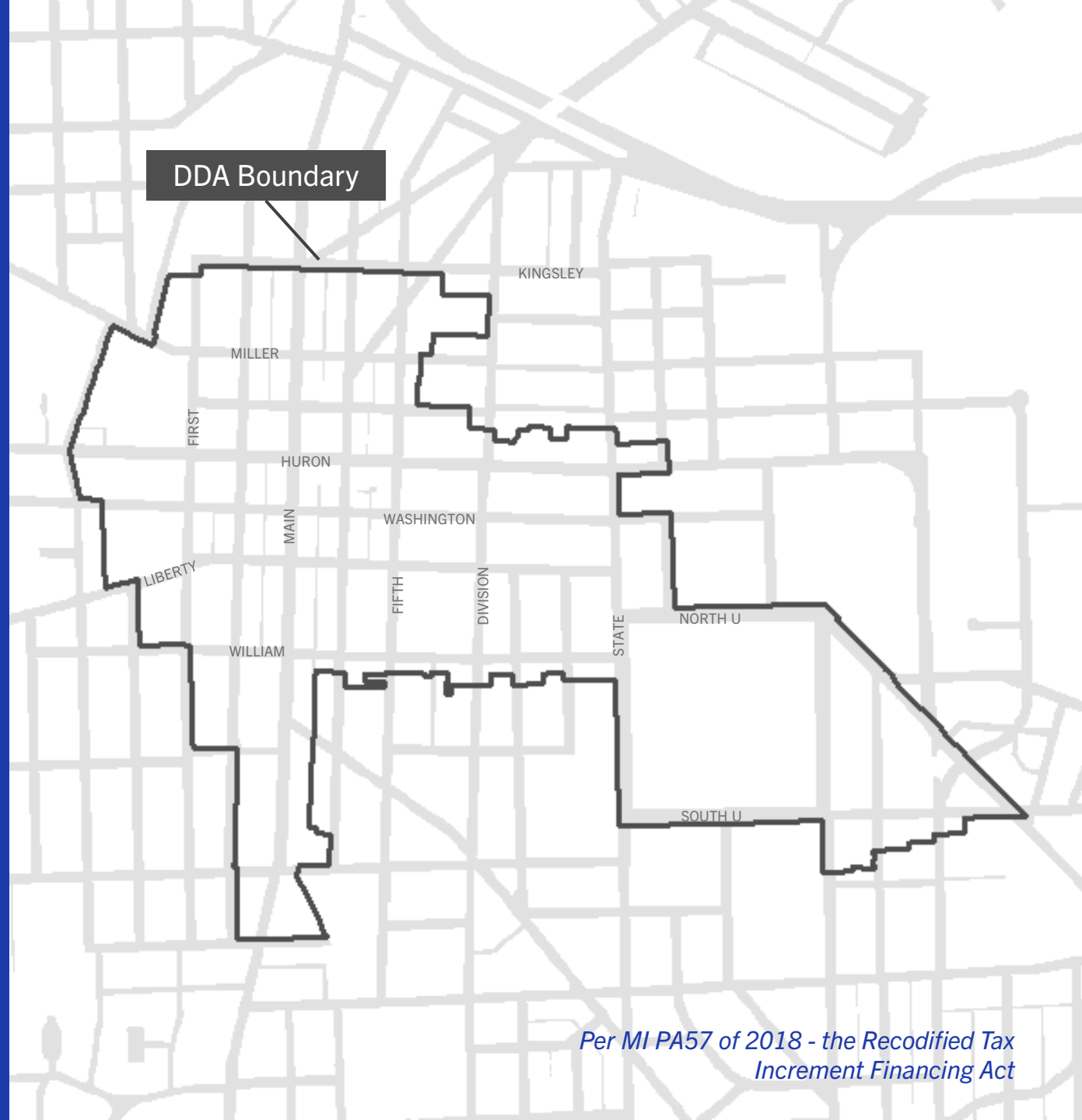
AGENDA

- Ann Arbor DDA Overview
- Capital Projects
- Maintenance
- Construction Disruption Management
- Public Restroom Pilot

What is a Downtown Development Authority (DDA)?

A component-unit of the City in which it is established.

Uniquely positioned to accomplish goal driven infrastructure downtown.

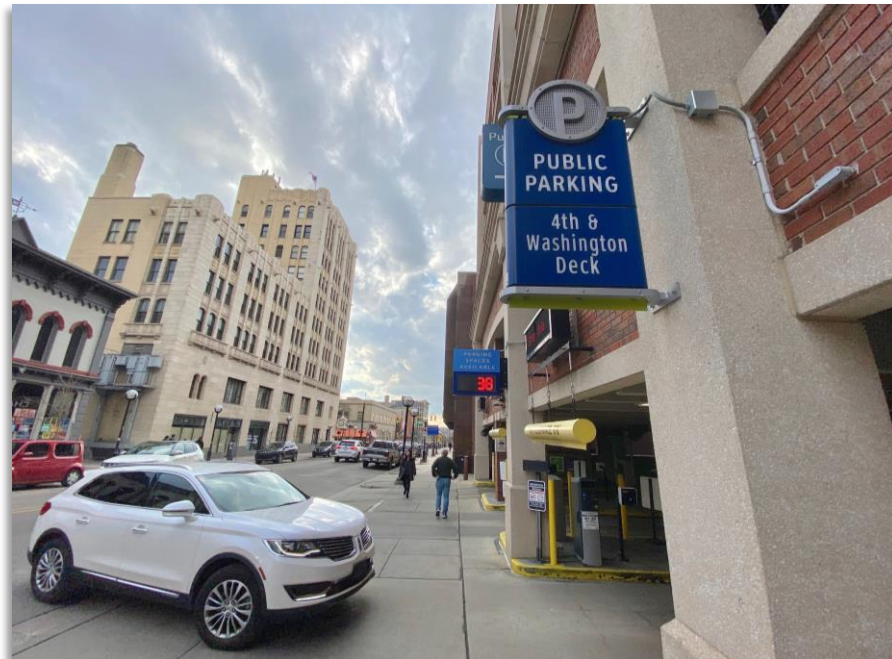


Per MI PA57 of 2018 - the Recodified Tax Increment Financing Act

DDA: Two Separate Systems

PARKING

Operate public parking system for the City



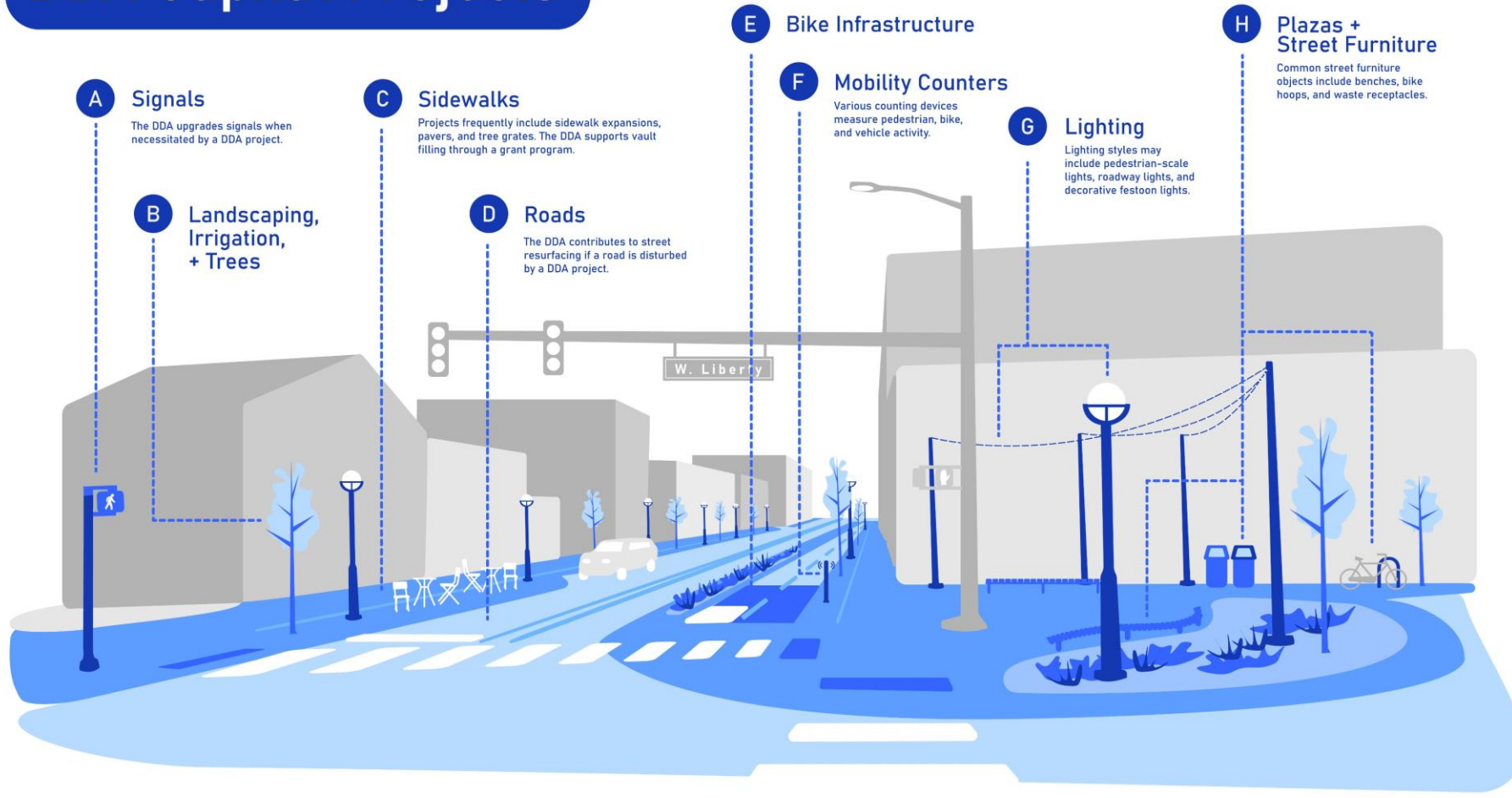
TAX INCREMENT FINANCE SYSTEM

Investments in downtown in support of City goals



Goal-Driven Capital Projects

DDA Capital Projects



ANN ARBOR
MOVING
TOGETHER
TOWARDS VISION ZERO



Development of City-Owned Properties for Affordable Housing



UNDERGROUND INVESTMENTS:

I Watermain Upsizing

J Stormwater Infrastructure

People-Friendly Streets Projects

Eight Major Infrastructure Projects Completed Since 2017

- South University Streetscape
- Fifth & Detroit Streetscape
- William Street Bikeway – Ann Arbor’s First Two-Way Protected Bikeway
- Huron Street Streetscape & Fourth Ave. Canopy Removal
- First & Ashley Street Two-Way Restoration & Bikeway
- Division Street Bikeway
- Miller/Catherine Bikeway & Affordable Housing Utility Upgrades
- State Street Curbless Street – Ann Arbor’s First Curbless Street

Fifth & Detroit Reconstruction & Streetscape

Drivers stopping for pedestrians increased from **48%** to **97%** after the project construction.

15% visitor increase after construction compared to **0%** increase for Kerrytown as a whole.

Before



After



Bikeway Projects – William, Division, First Street

Before



After



Before



After



First & Ashley 2-Way Restoration & Reconstruction

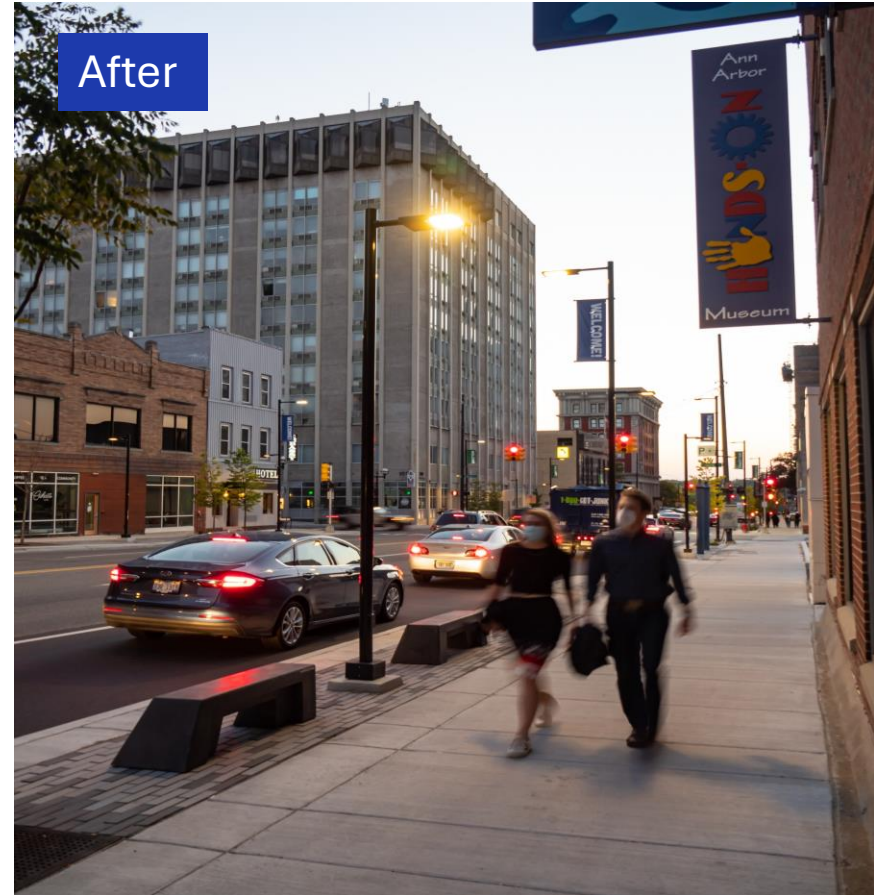
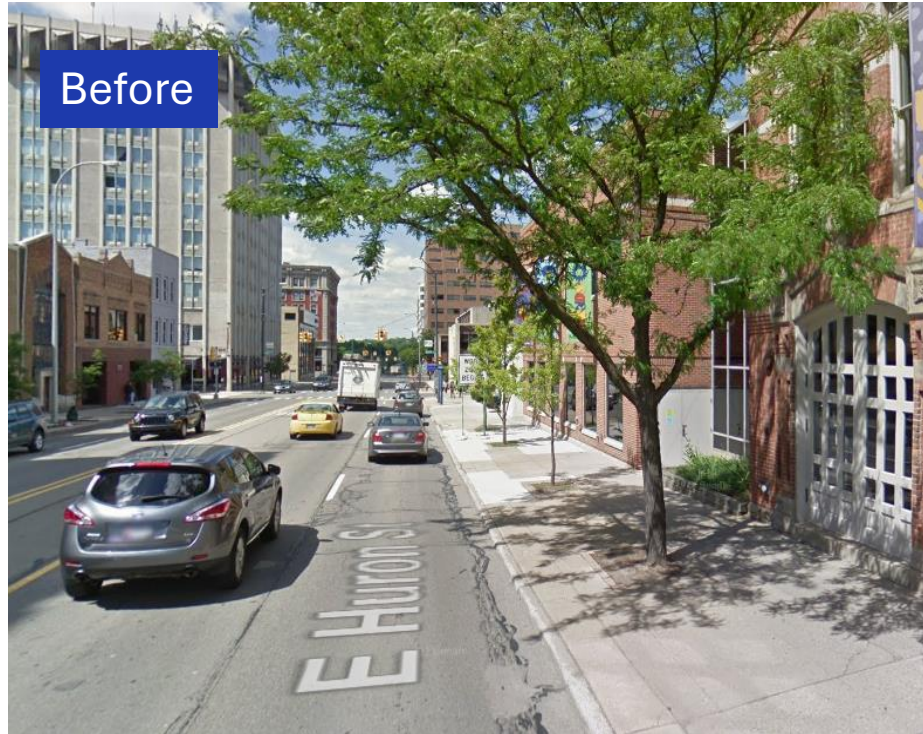
43% reduction in speeding drivers on First Street

30% reduction in speeding drivers on Ashley Street

28% visitor increase after construction compared to **9%** increase for the Main Street area as a whole



Huron Street Streetscape



Extensive **streetlight** installation

Permeable **pavers**

Critical **signal** changes

Miller/Catherine Bikeway and AAHC Watermain Installation

Final segment of protected Bikeway loop

\$1.2M in infrastructure support for Dunbar Tower



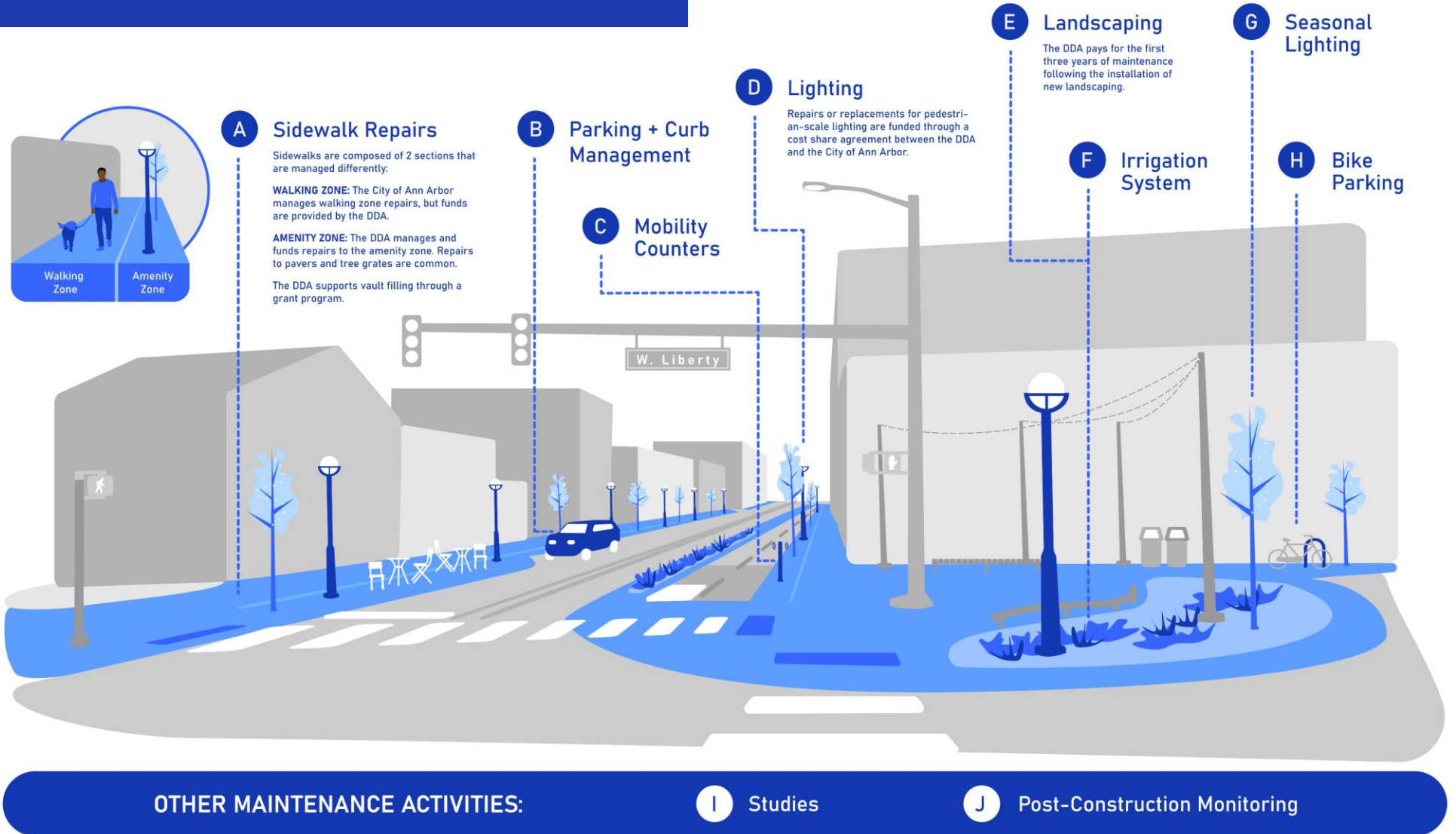
State Street Streetscape & Reconstruction

3 blocks of curbless street in the heart of State Street to provide great accessibility and flexibility for special events & outdoor dining

18% visitor increase after construction compared to **14%** increase for the State Street area as a whole



Necessary Ongoing Maintenance



Sidewalk and Paver Repair



Benches and Landscaping



Tree Grate Expansion and Maintenance



Holiday Lights



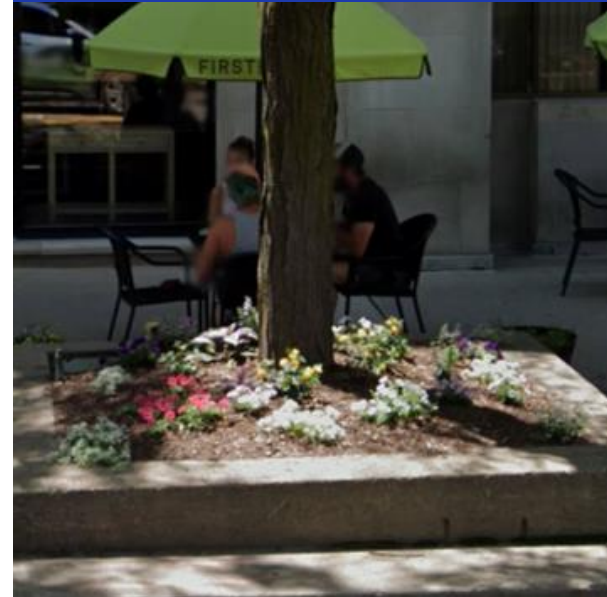
Mobility Counters



Vault Grant



Irrigation



Construction Disruption



Construction & Business Disruption

No silver bullet

Acknowledge construction is disruptive

Realistic, responsive, and frequent communications

Comprehensive communications plan

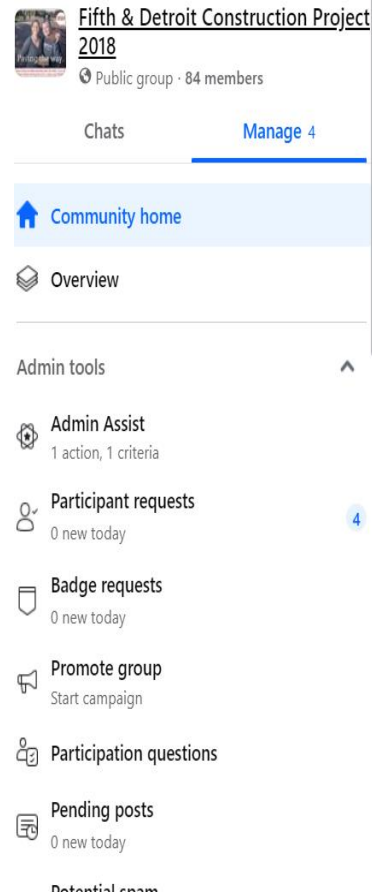
- Impacted businesses
- Public
- Navigation

Communications – Impacted Businesses

Weekly / daily email updates

Dedicated Facebook group chronicling project with updates and photos

Weekly on-site construction meetings



Fifth & Detroit Construction Project 2018
Public group · 84 members

Chats [Manage 4](#)

[Community home](#)

[Overview](#)

Admin tools [^](#)

- [Admin Assist](#)
1 action, 1 criteria
- [Participant requests](#)
0 new today 4
- [Badge requests](#)
0 new today
- [Promote group](#)
Start campaign
- [Participation questions](#)
- [Pending posts](#)
0 new today
- [Potential spam](#)



Group by Ann Arbor DDA



[Edit](#)

Fifth & Detroit Construction Project 2018

Public group · 84 members

[+ Invite](#) [Share](#)

[Discussion](#) [Events](#) [Media](#) [Files](#) [People](#)

[Q](#) [...](#)

Communications – Public

Lamp post banners

Local publication ads

Bus ads

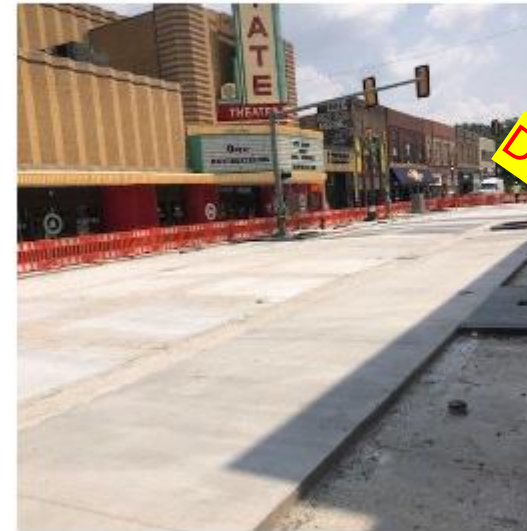
Monthly newsletter updates

Website



Project Updates

State Street



Phase 2 of the [State Street project](#), North University to Huron, is underway. Clean up will begin the week of July 10 in preparation for the project pausing for Art Fair, July 20 - 22. The contractor will remobilize immediately following the Art Fair. This final phase of the project is anticipated to be complete in early September. For ongoing updates visit the State Street [construction page](#) on Facebook.

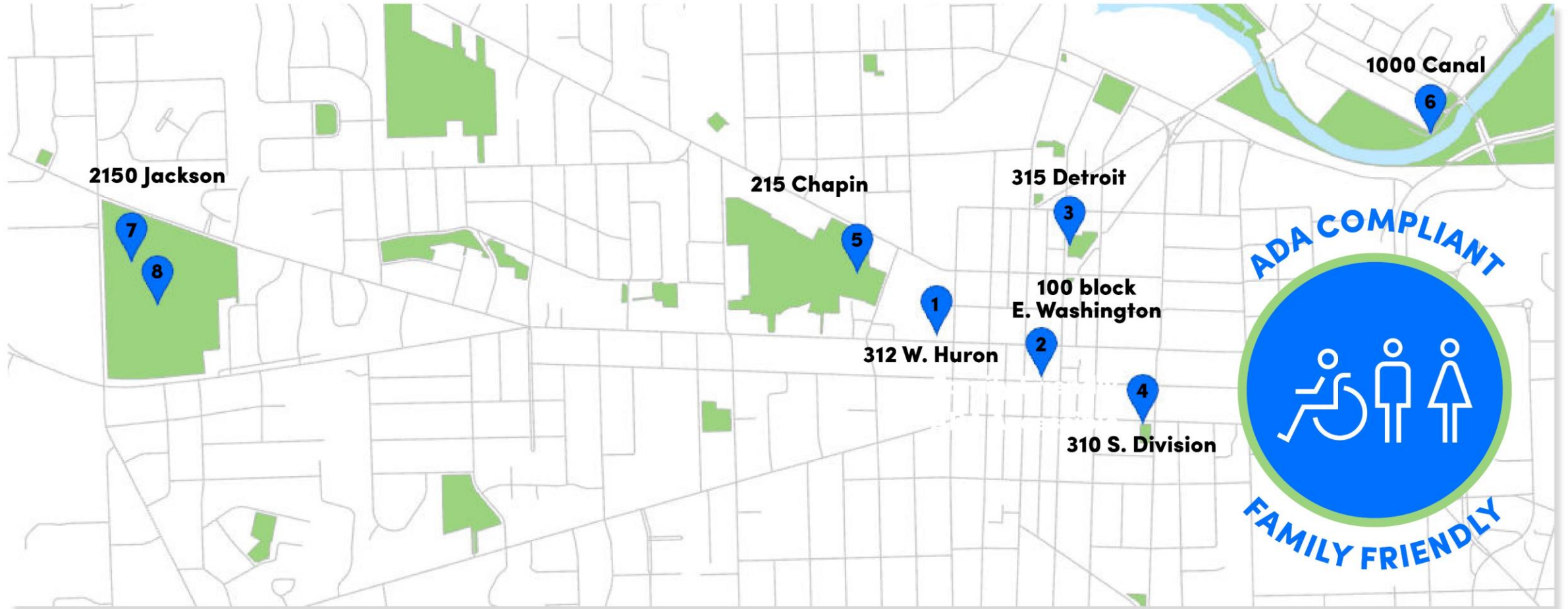
Communications – Navigation

Signage plan in advance

Signage on demand



CITY OF ANN ARBOR THRONE BATHROOM LOCATIONS



- 1. 100 block of East Washington Street**
(east of Main Street on the north side of the street)
- 2. Robert J. Delonis Center, 312 W. Huron Street**
- 3. Ann Arbor Farmers Market, 315 Detroit Street**
- 4. Liberty Plaza Park, 310 South Division Street**

- 5. West Park, 215 Chapin Street**
- 6. Riverside Park, 1000 Canal Street**
(near the Border-to-Border Trail)
- 7. and 8. Veterans Memorial Park, 2150 Jackson Avenue**

Public Restroom Pilot

Goals of one year pilot

- Welcoming and easily accessible to all people
- A well-used amenity that adds to the Downtown experience and overall vibrancy
- Inclusive and responsibly managed
- Clean and reliable public restrooms that people would be happy to use them more than once

Throne

Turnkey service

Flexible placement

Data-informed



Throne

\$24k annual lease per unit

\$3k - \$5k monthly service fee
per unit

DDA funding 2 units

Minimum 10 units / City
funding 8 units

