

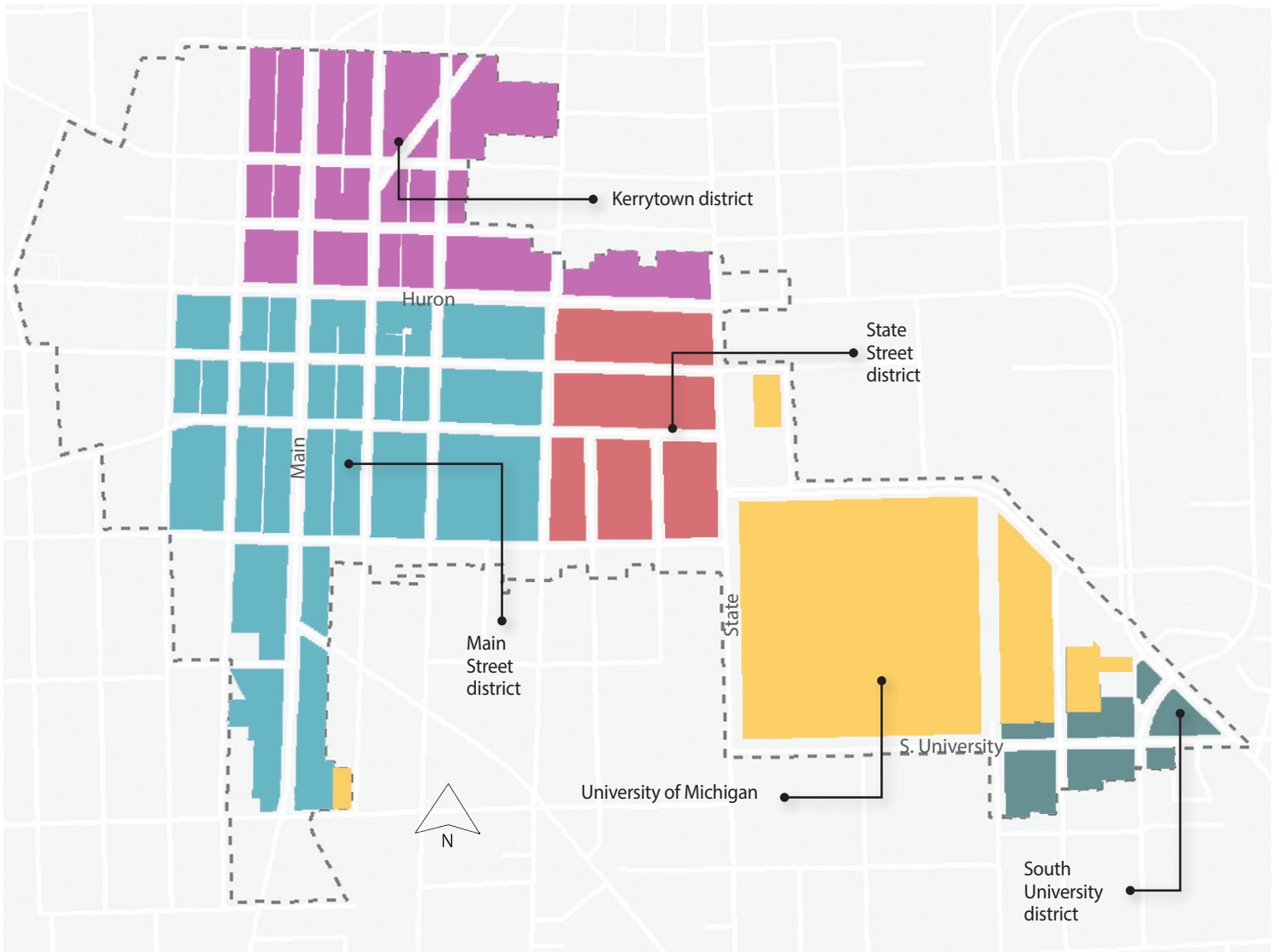


STATE OF THE DOWNTOWN REPORT ANN ARBOR, MICHIGAN

2017



Ann Arbor
Downtown
Development
Authority



Total Acres: 271

Acres of public right of way (streets & alleys)		80 (29.5%)
Acres of land area with development restrictions		116 (42.8%)
University of Michigan*		42 (15.5%)
Open space & parkland*		31.4 (11.6%)
Historic Districts*		43 (15.8%)
Floodplain / Floodway*		26 (9.5%)

Acres of land area without development restrictions **75 (27.6%)**

*Not mutually exclusive

Ann Arbor Downtown Development Authority District

FY2017 | July 1st, 2016 - June 30th, 2017

67
BLOCKS 

4 DISTINCT
COMMERCIAL
DISTRICTS

9 HISTORIC
DISTRICTS

\$5.6M+ TOTAL DDA
PROJECTS

6500+ 
DOWNTOWN RESIDENTS

1300+ DOWNTOWN
EMPLOYERS

370 
RESTAURANTS AND RETAIL SHOPS

81 OUTDOOR
PERMITTED
EVENTS



688K+
ESTIMATED ATTENDANCE
AT PERMITTED EVENTS

SINCE 1982:



4.8M SQFT
IN NEW PRIVATE
DEVELOPMENT

\$500M+
IN PRIVATE INVESTMENT

Welcome to the 7th Edition of the State of the Downtown Report

Every year the Ann Arbor DDA assembles data in an effort to describe things that contribute to downtown's vibrant character, and to explain trends impacting its continuing evolution. As in previous reports, the project would not be possible without the help of partners who generously shared information as well as the talents of our skillful intern and staff.

Downtown Ann Arbor is the much-loved heart of our city and the center of activity for people throughout Washtenaw County. Downtown has retained its complex diversity, including churches, shoe repair, grocers, and post offices. It remains the public commons where we come together as a community. And it is still the best place we can think of for people watching on a beautiful Michigan afternoon or evening.

We are very proud of the contributions made by the Ann Arbor DDA to strengthen downtown, including strategic investments in sidewalks, lighting, trees, transportation, planning, parking, and more. We are passionate about our role advocating on behalf of downtown, and taking on projects that keep it attractive, walkable, and special.

This report evaluates information tracked on a fiscal basis—from July 1st to June 30th—unless otherwise noted. Thank you for feedback and let us know if there is data we can add to a future edition. Meanwhile, we'll see you downtown!



Susan Pollay, Executive Director



Rishi Narayan, Board Chair

The mission of the Ann Arbor Downtown Development Authority (DDA) is to undertake public improvements that have the greatest impact in strengthening the downtown area and attracting new private investments.

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a snapshot of DDA projects

To meet its mission, the DDA invests in projects and programs aimed at improving downtown vitality. In FY17, the DDA efforts included an important focus on streetscape redesigns to enhance the walkability, pedestrian safety, and aesthetics of downtown streets, and grants that support Ann Arbor's unique identity and quality of life.

DEVELOPMENT & INVESTMENT

DDA PROJECTS FY2017

INVESTMENT

South University Construction: in partnership with the City of Ann Arbor, improve infrastructure and streetscaping to enhance pedestrian safety, storm water management, and commercial vibrancy	\$1.9M
5th & Detroit Street Design: in partnership with the City of Ann Arbor, design for improved pedestrian crossing, enhanced seating and sidewalks in anticipation of construction in spring 2018	\$294K
Huron Street: beginning work analyzing improvements that could improve the pedestrian experience, including crossings, landscaping, and lighting	\$200K
E-park stations and E-Park App: purchase of additional on-street parking pay stations and a more user-friendly mobile app	\$1M
Power Art: additional installations of original art on signal boxes promotes public art and combats graffiti and blight	\$25K
Sidewalk Repairs: brick repairs, replacement concrete slabs, new trees and landscaping to improve the pedestrian experience	\$175K
4th/William Elevator & Stair Replacement: installation of a new expansive stairway, two high speed elevators, and improved pedestrian lobby	\$924K
Ann/Ashley Garage Signage: replacement of signs throughout the garage	\$200K

GRANTS FY2017

INVESTMENT

GetDowntown and Go!Pass: funding for downtown transportation programs, including outreach to encourage awareness of commute options, unlimited-use transit pass for downtown employees, and supplemental service on key routes serving downtown	\$768K
State Theater Renovations Grant: grant to support historic marquee restoration	\$100K
The Ark: grant to support building facade and entrance improvements	\$100K
Ann Arbor Art Center: funding to support building facade and entrance improvements	\$50K
618 S. Main Brownfield Grant: streetscape, stormwater management, and infrastructure improvements	\$225K
116-120 W. Huron St. Grant: water main and streetscape improvements	\$100K
318 W. Liberty Partnership Grant: water main improvement	\$48K
City Municipal Center: city court / police building	\$508K



The Ann Arbor DDA strives to improve the downtown experience for all users. Two important projects in FY2017 focused on the South University and Kerrytown commercial districts. By the end of the fiscal year, construction on South University neared completion and design for North 5th Ave & Detroit streets was finalized. Looking to the future, design work has just begun for Huron, with an eye toward forthcoming sidewalk improvements.

SOUTH UNIVERSITY IMPROVEMENTS

Between East University and Washtenaw

- Construction completed by the end of September 2017
- Addressed maintenance issues including ponding water and heaving pavers
- Installed rain gardens and street trees to address the City's sustainability goals
- Installed pedestrian safety elements including:
 - Corner bump-outs at the Forest intersection
 - New streetlight globes
- Created sidewalk expansions to encourage cafe seating and increased activity
- Partnered with the City to replace a deteriorated water main



South University saw improvements to sidewalks and pedestrian crossings, and increased space for outdoor cafes.



South University improvements increased sidewalk space to include pedestrian seating, rain gardens and street trees.

NORTH 5TH AVE & DETROIT IMPROVEMENTS Between Kingsley and Catherine

- DDA approved streetscape design following extensive public input from groups such as Kerrytown District Association, Community High School, Historic District Commission, Old 4th Ward, Farmers Market, Downtown Citizens Advisory Council, and others
- A pilot traffic study was done to inform design and improve pedestrian crossings
- Following street reconstruction, the project will restore the historic brick street, and add pedestrian areas for socializing and events, while also improving pedestrian safety
- The project is done in partnership with the City including utility improvements as a part of street reconstruction



Renderings from SmithGroupJJR for North 5th Ave & Detroit streets, showing improvements to pedestrian crossings, a plaza area for seating and lingering, and restoration of the historic brick.

HURON STREET IMPROVEMENTS Between Division and Ashley, possibly Third Street

- Initial project design work, including a traffic analysis, popup workshops, meeting with the Michigan Department of Transportation (MDOT), and meetings with stakeholders along the length of Huron
- Goals will include improving pedestrian crossings and comfort, as well as infrastructure repairs



Huron street as of summer 2017.





economy

Despite an ever-evolving business mix, downtown retains a vital role as a center of commerce. Development interest remains strong. The value and number of downtown permits varies annually as new projects break ground or complete construction. In FY2017, 174 permits were issued with a total value of \$21.14M; although the total number of permits was lower than last year, the total value remained relatively unchanged.

IN FY2017:

29,310

EMPLOYEES*

*Roughly half are UM employees

25%

**OF TOTAL ANN ARBOR
JOBS IN DOWNTOWN**

1,321

EMPLOYERS

3,500

**POTENTIAL NEW
JOBS BY 2021**

1.2%

**PER YEAR GROWTH IN
EMPLOYMENT SINCE 2012**

4M

**SQ FT OF NEW
DEVELOPMENT SINCE 2000**

2.1%

**OFFICE
VACANCY**

300,000

**SQ FT DEMAND FOR
NEW OFFICE SPACE**

DOWNTOWN'S LARGEST EMPLOYERS FY2017

EMPLOYER	FULL-TIME EMPLOYEES IN DDA DISTRICT
University of Michigan	15,094
Duo Security	400
City of Ann Arbor	349
Washtenaw County Government	300
Barracuda Networks	250
SavCo Hospitality	250
Llamasoft	220
DTE Energy Resources	190
Pizza House	180
Zingerman's Deli	168
Ann Arbor District Library	160
University of Michigan Credit Union	147
ITHAKA	145
Arbor Research Collaborative for Health	140
TD Ameritrade	118
Prime Research	110
The Graduate Hotel	100

DOWNTOWN'S TOP BUSINESS CATEGORIES 2016





Avalon Cafe and Kitchen, located at the corner of 4th and Liberty, is one of 10 bar/restaurants that opened in FY2017.

17 NEW BUSINESSES FY2017



	NEW BUSINESS	BUSINESS TYPE	ADDRESS	OPENED
1	Clinic Inc.	Professional - IT	205 E. Washington St.	08/2016
2	iTiZZiMO	Professional - IT	330 E. Liberty St.	08/2016
3	Local Orbit	Professional - IT	201 S. Division St.	09/2016
4	Allen Rumsy Supper Club	Dining	615 E. Huron St.	09/2016
5	Vedge Cafe	Dining	205 N. Main St.	11/2016
6	Captain's Room Pretzel Bell	Event Space	226 S. Main St.	12/2016
7	Avalon International Breads	Dining	120 E. Liberty St.	12/2016
8	Miss Kim	Dining	415 N. Fifth Ave.	12/2016
9	Curtain Call	Dining	203 E. Washington St.	12/2016
10	Agave Tequila Bar	Dining	211 N. Main St.	02/2017
11	Ann Arbor Running Co.	Retail	200 N. Fourth Ave.	04/2017
12	Siris Restaurant	Dining	207 N. Main St.	04/2017
13	Nightcap Ann Arbor	Dining	220 S. Main St.	05/2017
14	FordLabs	Professional - IT	401 E. Liberty	05/2017
15	First Bite	Dining	108 S. Main St.	05/2017
16	Eat More Tea	Retail	211 E. Ann	06/2017
17	Smoke's Poutine	Dining	1300 S. University	06/2017



Duo Security is one of 234 IT and Venture Capital companies located in Downtown Ann Arbor. Duo added nearly 200 employees since FY2016 and opened a second office location at the Allmendinger Building on First Street, shown here.

IT AND VENTURE CAPITAL FIRMS FY2017

234

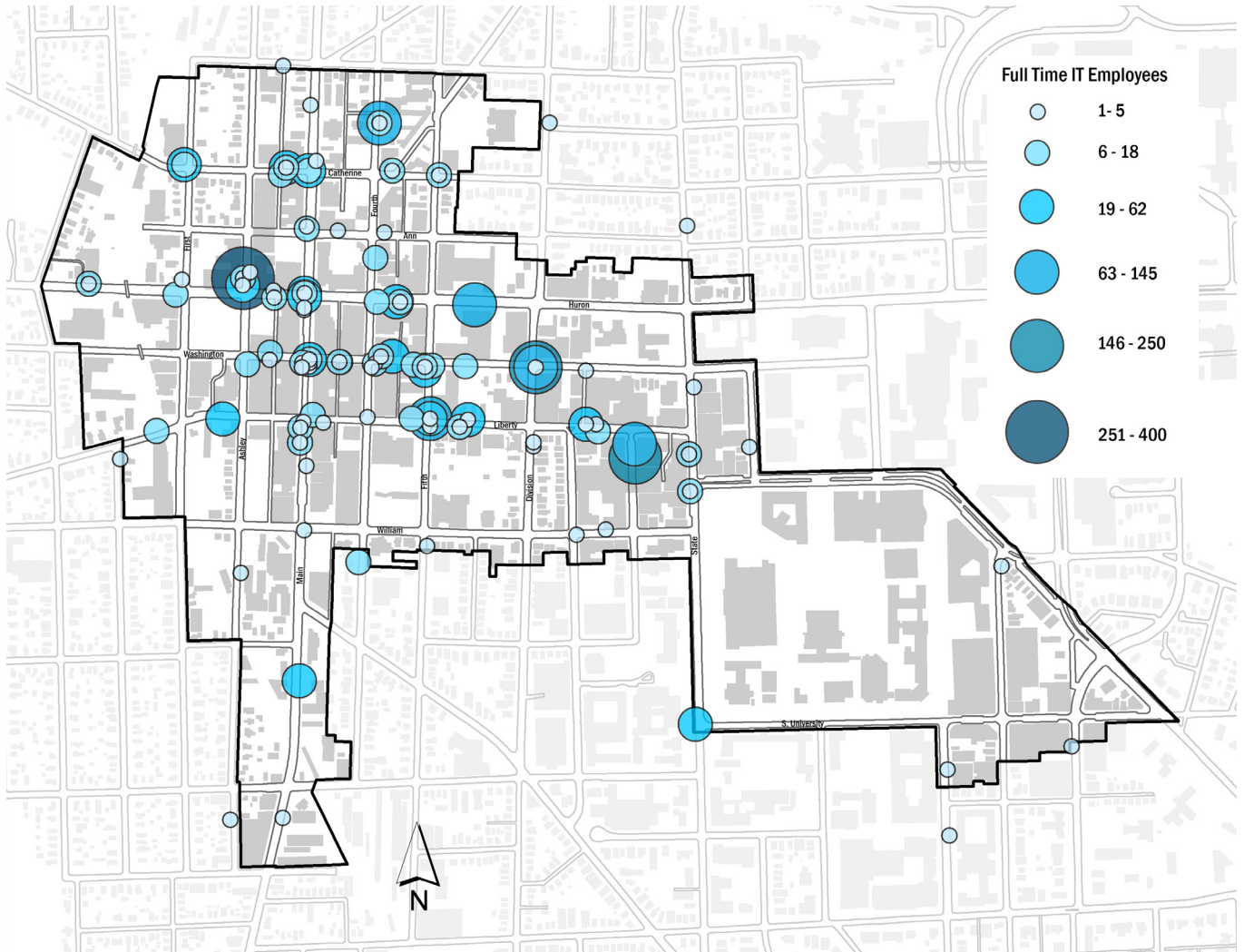
IT AND VENTURE CAPITAL COMPANIES

3,072

IT EMPLOYEES

206

ADDITIONAL FULL TIME IT EMPLOYEES SINCE FY2016



Since 2011, the number of both tech companies and tech employees has nearly tripled, becoming an increasingly important part of the downtown ecosystem. Duo Security, one of the largest downtown employers, is continuing to grow. Ashley and Kyle, both Duo employees, share their tech experiences and **why they choose to work (and live) in downtown Ann Arbor.**



Ashley joined Duo early on as the People and Culture department leader, and she now holds the role of Director of Employer Brand. In both roles, she's focused on employee engagement and how to tell Duo's story to attract and retain top talent. This makes Ashley passionate about Ann Arbor's economic growth and ensuring a diverse and inclusive community.

"At Duo, we work to be intentional about guiding change. **I hope to see this reflected more in Ann Arbor by way of more affordable housing, flexible lease options for growing businesses, more parking, and transportation that connects Ann Arbor with Detroit Metro.**"

Ashley has worked and lived in downtown for over four years. Her typical commute to downtown offerings is two blocks, which makes it easy when raising a two-year old. "We love our evening walks around town, using the amazing restaurants as our dinner table, and living close enough to share one car - which we barely use. **Ann Arbor feels big, but yet every night we see someone we know: something about that just feels like home.**"

Kyle is a member of the Labs team at Duo, working with teams across the organization to use statistics about how users use their products. "**When I left grad school, I looked at my options, and I could have gone to Silicon Valley or Seattle and worked at a large tech company, but Duo was a unique opportunity with a fast-growing company that let me stay in Ann Arbor.**"

Plus, working downtown affords more options for day-to-day life, like coffee and lunch. "**I've worked on the outskirts of town, and walking to grab a coffee with a coworker just doesn't happen.**" After living on North Campus, Kyle moved downtown just over a year ago so that he could better take advantage of the restaurants and cultural opportunities without having to drive.

Looking to the future, Kyle stated he would like to see a continued trend of increased housing density, including affordable housing options, to accommodate the many people who want to live in Ann Arbor.



DOWNTOWN COMMERCIAL SPACE ASKING RENT FY2017

ASKING RETAIL RENT

LOCATION	ASKING RETAIL RENT
Main Street district	\$30-50 per sq.ft.
State Street district	\$40-55 per sq.ft.
Kerrytown district	\$30-40 per sq.ft.
South University district	\$40-60 per sq.ft.
DDA district average	\$35-50 per sq.ft.

COMPARATIVE CITIES

Downtown Berkeley	\$46 per sq.ft.
Downtown Boulder	\$27 per sq.ft.
Downtown Chapel Hill	\$27 per sq.ft.

Of note: some locations within each district are NNN lease

ASKING OFFICE RENT

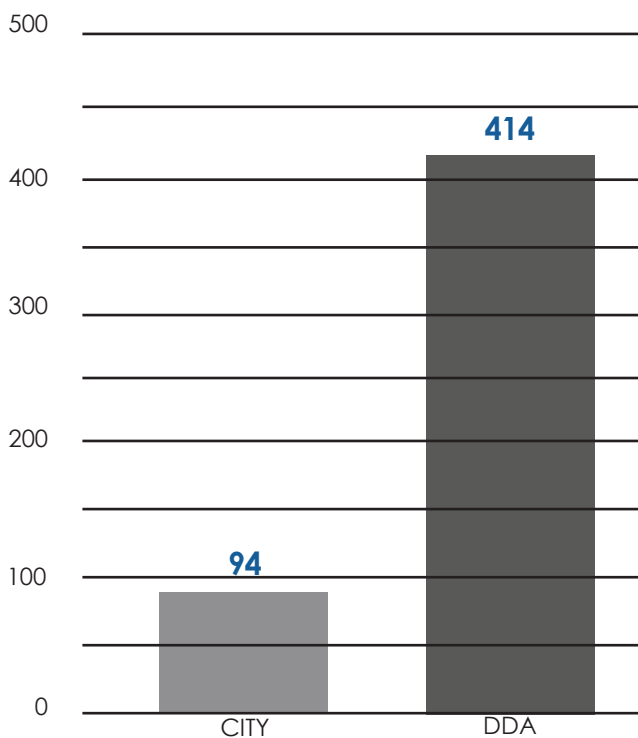
LOCATION	ASKING OFFICE RENT
Main Street district	\$28-38 per sq.ft.
State Street district	\$28-38 per sq.ft.
Kerrytown district	\$25-28 per sq.ft.
South University district	NA
DDA district average	\$27-35 per sq.ft.

COMPARATIVE CITIES

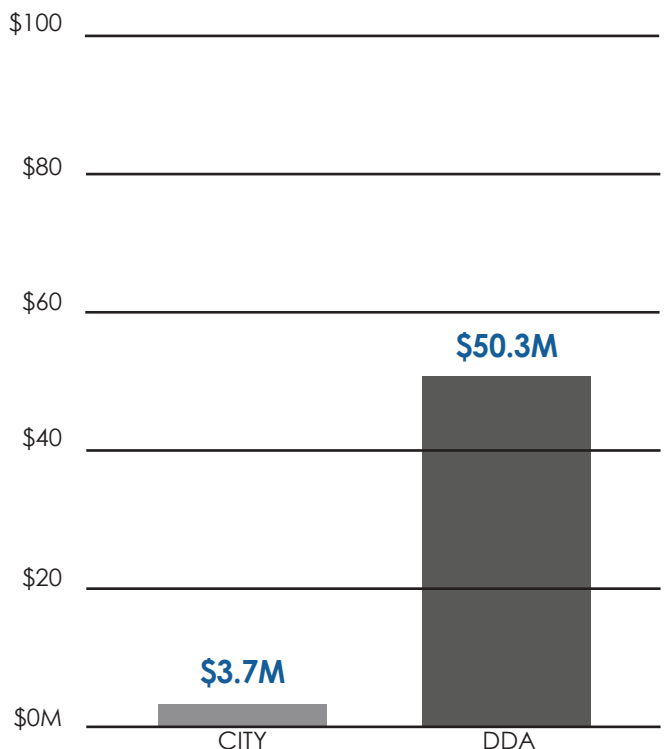
Downtown Berkeley	\$35 per sq.ft.
Downtown Boulder	\$36 per sq.ft.
Downtown Chapel Hill	\$29 per sq.ft.



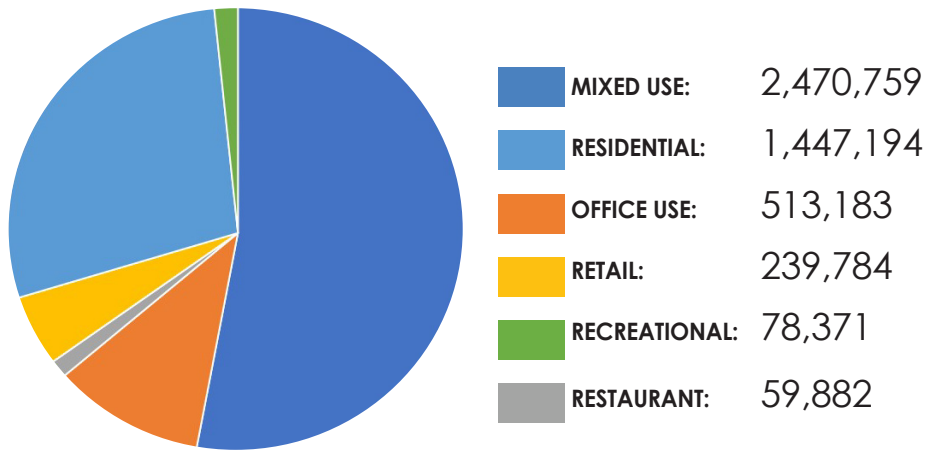
BUILDING PERMITS PER SQ. MILE FY2017



BUILDING PERMIT VALUE PER SQ. MILE FY2017



DEVELOPMENT PROJECTS WITHIN THE DDA DISTRICT SINCE 1982 BY SQ. FT.



Based on Building Permit data provided by the City of Ann Arbor, between 2000 and 2017, nearly four million square feet of residential and non-residential space has been developed within downtown Ann Arbor. Most notably, **mixed-use development projects composed half of this square footage.**

TOP DEVELOPMENT PROJECTS SINCE 1982:

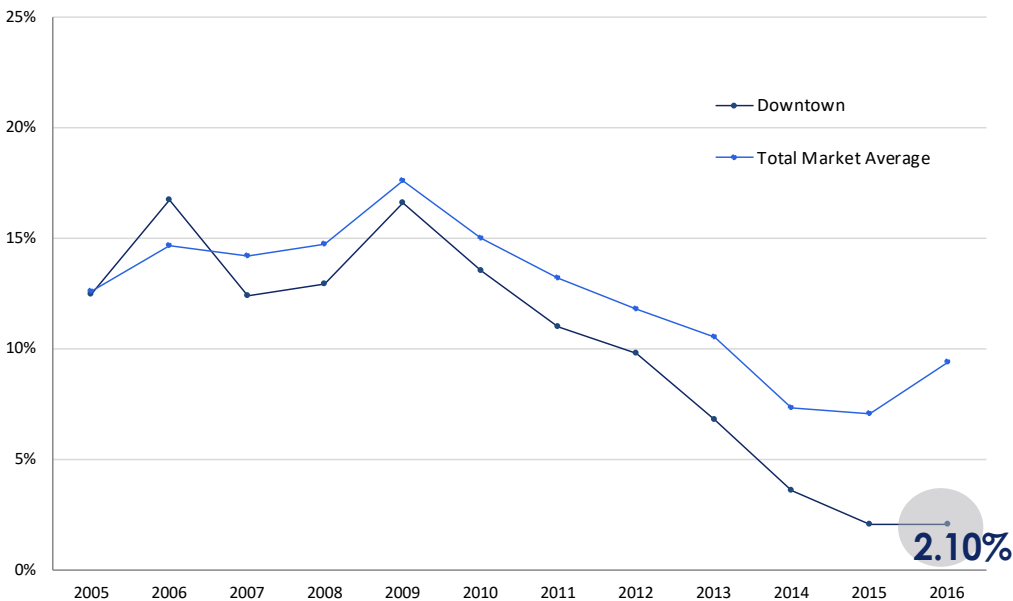
51.3%
mixed-use

30.1%
multi-family residential

10.6%
office use

7.9%
retail,
recreational,
and restaurant

OFFICE VACANCY



Downtown office vacancy remains at an all time low of 2.10% fueled by continued growth of high tech firms and their desire to locate downtown.

JOB DENSITY PER SQUARE MILE

Downtown Ann Arbor
69,790



Downtown Berkeley
37,120



Downtown Boulder
55,300



Downtown Chapel Hill
15,700





residential

Residential development continues in downtown and new housing demand grows. With a strong condominium and rental market, downtown has seen 22 new condominium units completed and 429 condominium and apartment units under construction during FY2017. The largest residential developments under construction are The Residences at 615 S. Main St., with 124 apartment units and The Calvin at 603 E. Huron St., with 229 apartment units. With more people living downtown, there is greater support for downtown retail and restaurants. Since 2014, spending by downtown residents increased by 45%.

IN FY2017:

6,636

RESIDENTS

15,430

POPULATION DENSITY
PER SQUARE MILE

23.9

AVERAGE AGE

81%

OF HOUSING TENURE IS RENTER-
OCCUPIED

\$1,480

AVERAGE ASKING RENT FOR A
ONE-BEDROOM APARTMENT

1.9

AVERAGE
HOUSEHOLD SIZE

3,100+

HOUSING UNITS

1,525

NEW HOUSING
UNITS IN DEMAND



RESIDENTIAL DEVELOPMENT SINCE 2000

1,653

UNITS ADDED

1,190

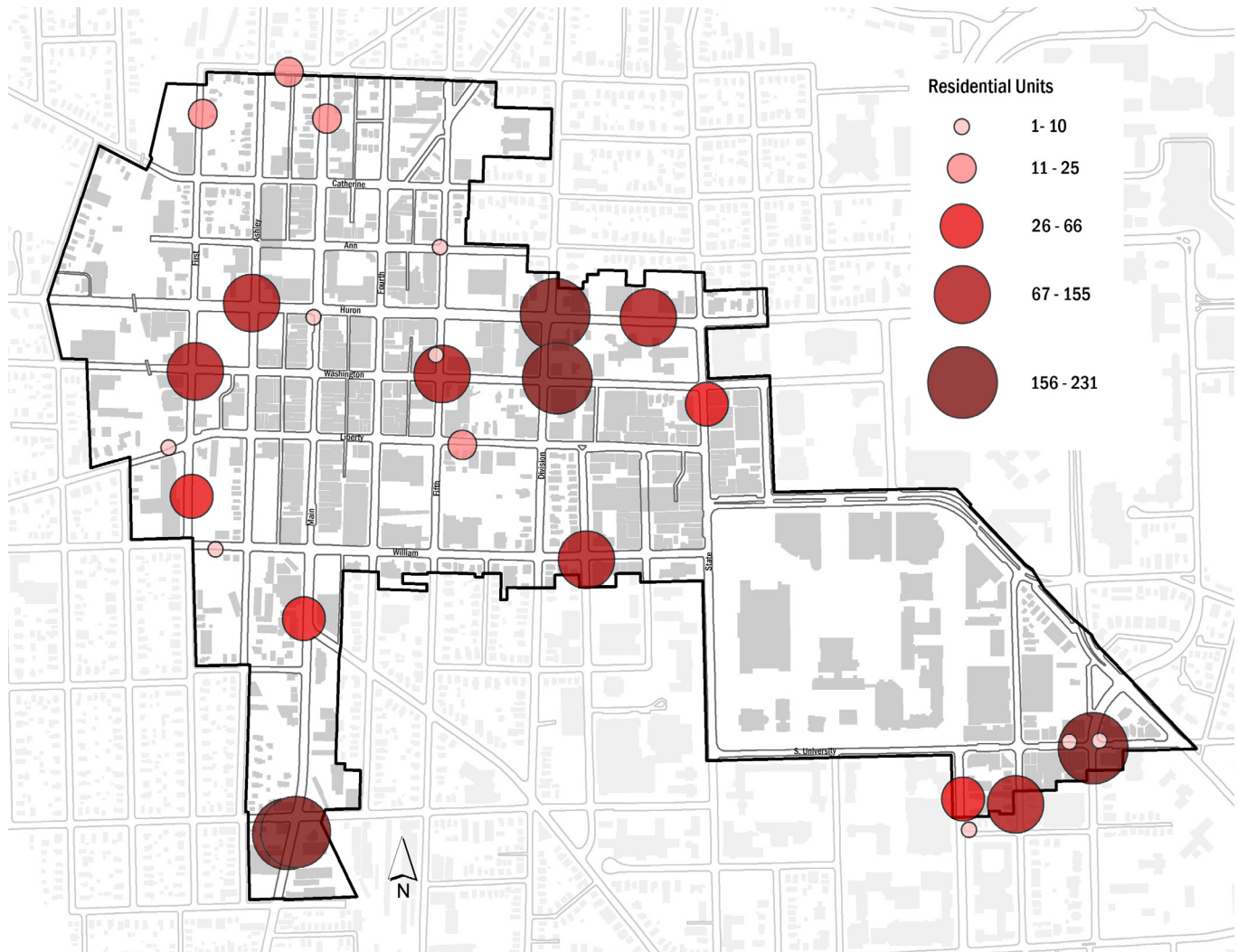
UNITS ADDED IN THE LAST SEVEN YEARS

150+

CONDOMINIUM UNITS

429

UNITS UNDER CONSTRUCTION





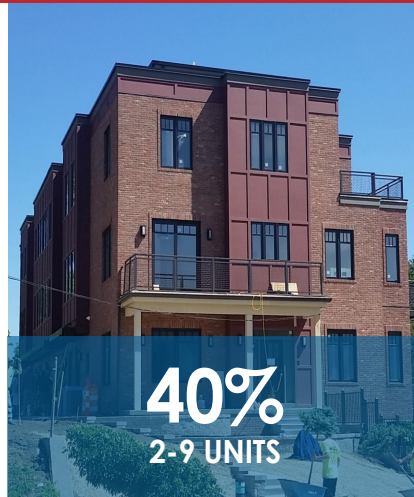
Since 2010, 1,142 apartment and 47 condominium units have been developed in downtown, adding approximately 2,470 new residents.

YEAR	TYPE	# OF UNITS
2000	Apartments	8
	Condos	5
2001	Condos	4
2002	Apartments	4
	Condos	55
2003	Apartments	57
2006	Condos	61
2007	Condos	14
2008	Apartments	93
2009	Apartments	162
2011	Single-Family	1
	Apartments	10
2012	Apartments	274
2013	Apartments	336
2015	Apartments	313
	Condos	18
2016	Apartments	209
	Condos	7
2017	Condos	22

DOWNTOWN CONDO PRICES PER SQ FT			
	2014	2016	% Change
State Street	\$315	\$311	-1%
Main Street	\$323	\$387	20%
Kerrytown	\$354	\$448	26%
South University	NA	NA	NA
DDA District Average	\$335	\$382	14%

DOWNTOWN APARTMENT ASKING RENTS			
	2014	2016	% Change
Studio	\$1,090	\$1,300	19%
1 Bedroom	\$1,520	\$1,480	-3%
2 Bedroom	\$1,900	\$2,240	18%
3 Bedroom	\$2,380	\$1,890	-21%
DDA District Average	\$1,540	\$1,720	12%

PERCENTAGE OF HOUSING TYPES BY NUMBER OF UNITS | 2015



Of note: data includes housing unit types within downtown and 0.5 miles.

HOUSING OCCUPANCY (2016)

	Owner	Renter	Vacant
Downtown Ann Arbor	12%	81%	7%
COMPARATIVE CITIES			
Downtown Berkeley	3%	96%	1%
Downtown Boulder	18%	62%	20%
Downtown Chapel Hill	15%	76%	9%

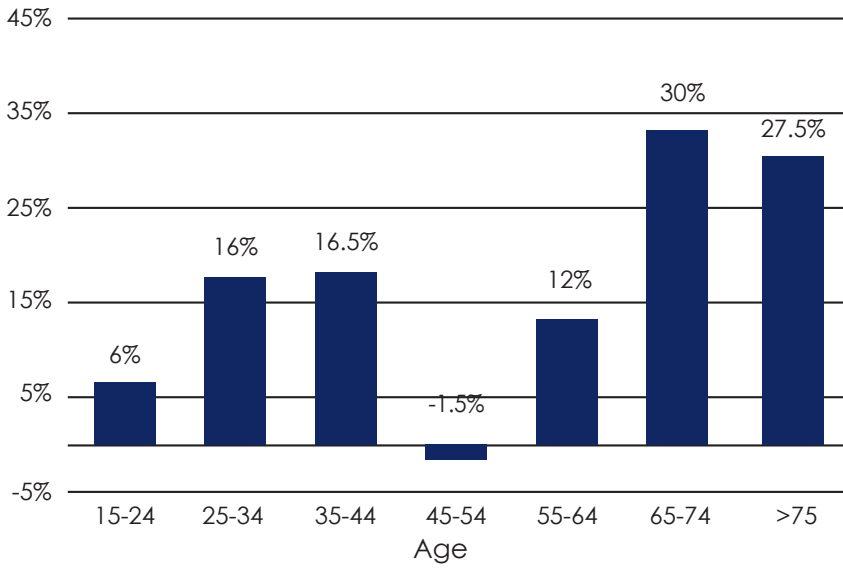
AGE & HOUSEHOLD SIZE (2016)

	Median Age	Household Size
Downtown Ann Arbor	23.9	1.9
COMPARATIVE CITIES		
Downtown Berkeley	24.5	2.0
Downtown Boulder	31.3	1.5
Downtown Chapel Hill	22.2	3.6

POPULATION DENSITY CHANGE (2010 - 2016)

	2014	2016	Population Change	Annual Growth Rate
Downtown Ann Arbor	11,910	15,430	2,470	8.2%
COMPARATIVE CITIES				
Downtown Berkeley	20,650	21,470	530	1.7%
Downtown Boulder	2,870	2,870	40	1.1%
Downtown Chapel Hill	10,480	10,900	420	3.1%

DEMOGRAPHIC PERCENT CHANGE (2016-2021)



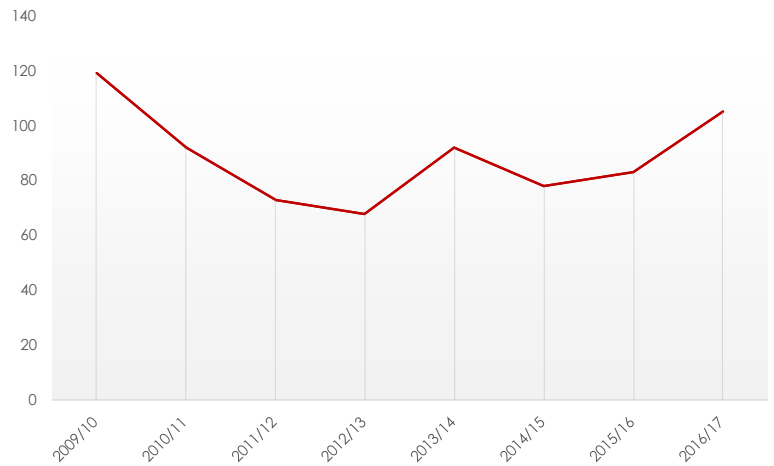
BY 2021:

the 65-74 age demographic is expected to experience the greatest growth.

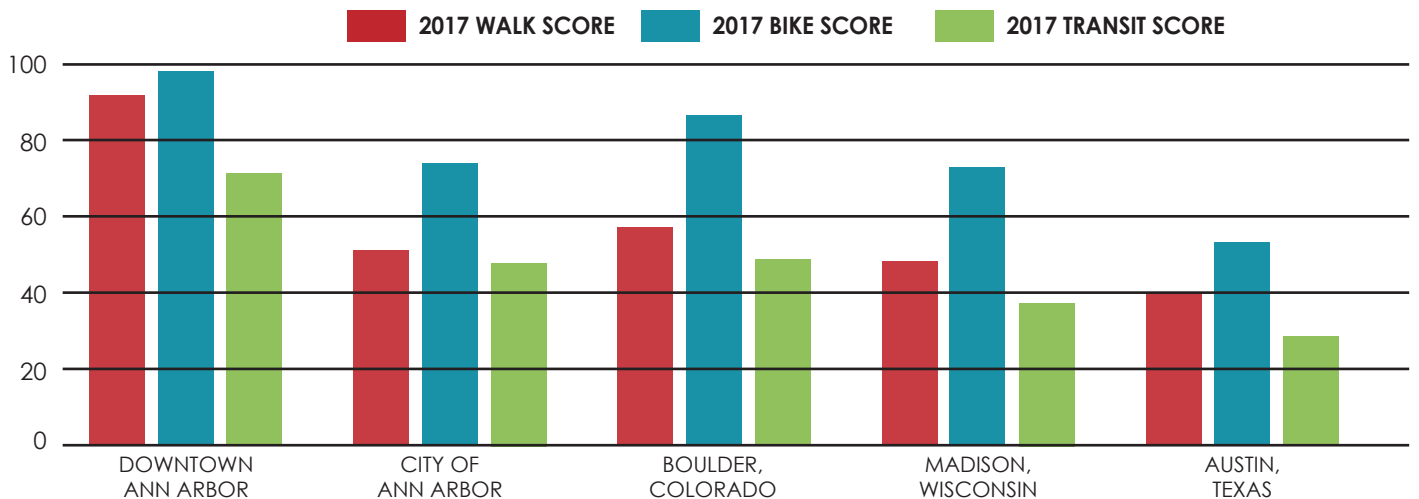
Downtown could gain between 585 and 645 new residents.

Crime in downtown Ann Arbor continues to remain under the national average.

FY2017 NUMBER OF MAJOR CRIMES



ALTERNATIVE TRANSPORTATION DOWNTOWN ANN ARBOR COMPARISON



Residents live within walking distance to...



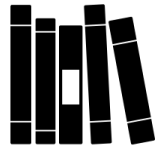
170+
BARS AND
RESTAURANTS

15
GROCERS / SPECIALTY MARKETS



15
FITNESS
FACILITIES

4
LIBRARIES



13
SPECIALTY EDUCATION AND TEST
PREP CENTERS

5
DRYCLEANERS



5
PRESCHOOLS AND
DAYCARES



13
COFFEE
SHOPS

4
PHARMACY AND OPTICAL
LOCATIONS



WHY I CHOOSE TO LIVE DOWNTOWN

Gary, a former DDA Board Member and long-time Ann Arbor resident, decided to live downtown on a fluke. He planned to move to the outskirts, but his housing deal fell through. He got a month-to-month lease downtown until he could find a house farther out. That never happened. ***"I never imagined I would love living downtown, but here I am, 26 years later."***

When thinking about the benefits of living downtown, Gary states that he does not use his car very much. "I have easy access to restaurants, theater, etc. My bank and ATM are right next door and the post office is about a block away. ***I almost exclusively walk.***"

In terms of what he would like to see, Gary would love to make downtown more attractive to permanent residents so there is the demand for basic goods and services. ***"It would be nice to have a real grocery store downtown."***



WHY I CHOOSE TO LIVE DOWNTOWN

Nestled in a two-story brick apartment, Michael, a young professional who commutes to Commerce for work, chooses to live in downtown Ann Arbor for its amenities. From the parks and green spaces to the hundreds of bars and restaurants to the art and entertainment offerings, **"I appreciate the variety here and living in the the center of a vibrant, thriving city."** Michael loves that there is always something going on. "There are always people about with friendly faces that make one feel welcome during a run or an evening walk around town."

Michael identifies one benefit of downtown living that might be unique to him: traffic. "When I am leaving the city in the morning the commuters are coming in and when I am coming home at night they are traveling back to the suburbs." If he did not have to commute for work, Michael would get rid of his car. **"I enjoy being able to walk to everything I need."**

Other factors influenced Michael's decision to live downtown, such as proximity to Ross School of Business, where he is enrolled, and the hospital, where his girlfriend works. **"I have also made a life here in the past two years that I am not too keen to leave anytime soon."**

#1 Most Walkable Neighborhood in the Midwest redfin.com

#6 Best City for Entrepreneurs livability.com

#1 Most Educated City wallethub.com

#2 Best College (University of Michigan) time.com

#1 Best Place to Live in Michigan nichebeta.com

#5 Best City for Millennials forbes.com

#9 Best City for Small Business valuepenguin.com

#1 Best College City aier.org

#1 Best Mid-Sized City to Visit - Midwest rewardexpert.com

#1 Best City to Live in America niche.com

the Rolling Sculpture Car Show
The Rolling Sculpture Car Show
July 14, 2017
2 pm – 10 pm
www.mainstreetann Arbor.org
BILL CRISPIN
CHEVROLET
BROUGHT TO YOU BY main street
THANKS TO CHEVROLET FIND NEW ROADS DPA



events

There is a wide array of outstanding attractions downtown. Plus, no matter what time of year, downtown plays host to memorable events, festivals, book signings and concerts. A number of major downtown attractions experienced significant increases in visitors in FY2017.

IN FY2017:

61%

OF CITY EVENTS
OCCUR DOWNTOWN

81

TOTAL DOWNTOWN
EVENTS

688K

ESTIMATED VISITORS TO
DOWNTOWN EVENTS

269,393

MICHIGAN THEATER
PATRONS

300+

CONCERTS PER YEAR
AT THE ARK

13,000+

FARMERS MARKET VISITORS
ON A SUMMER DAY



MAJOR DESTINATIONS ATTRACT RECORD NUMBERS

110,330

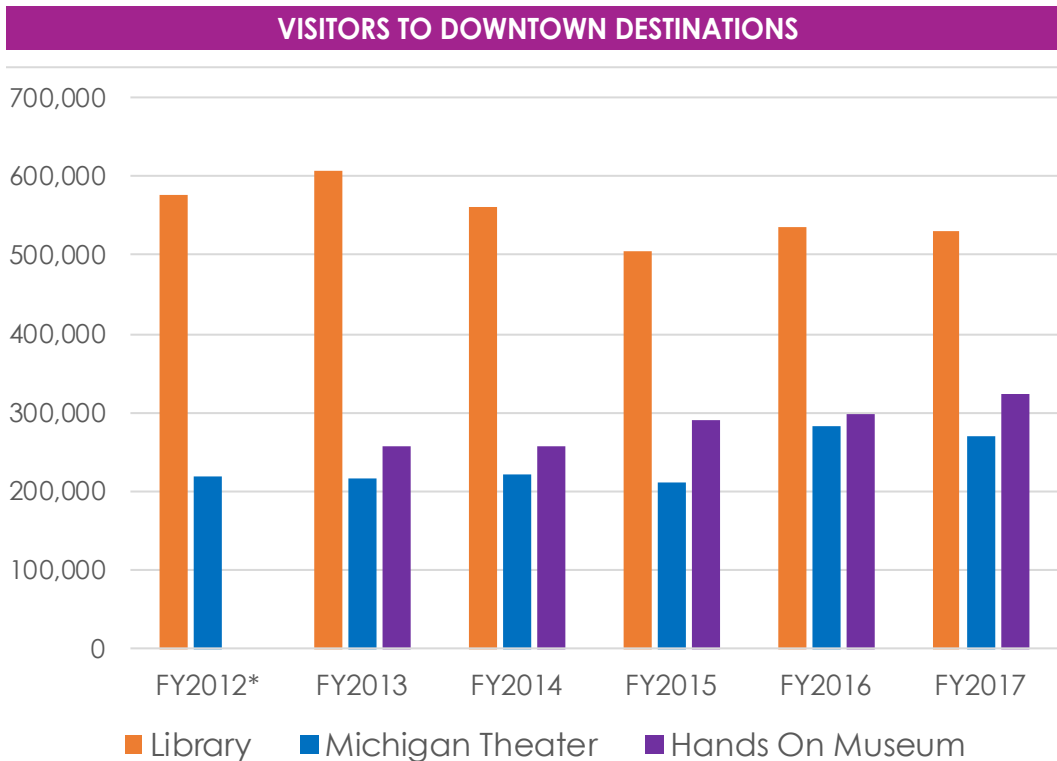
VISITORS TO LIVE EVENTS AT THE MICHIGAN THEATER - A 22% INCREASE FROM FY2016

95%

INCREASE IN VISITORS TO EVENING SPECIAL EVENTS AT THE HANDS ON MUSEUM

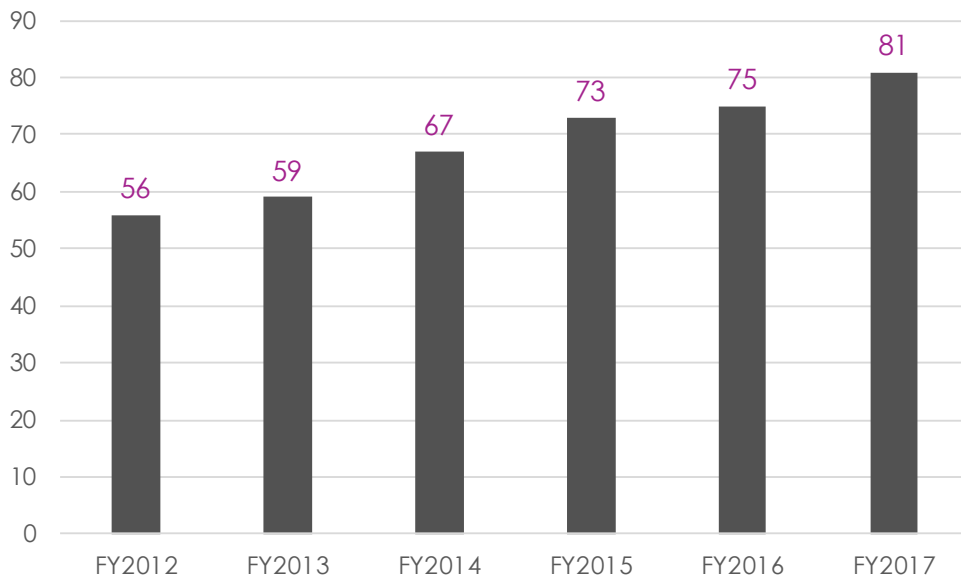
530,000

VISITORS TO THE DOWNTOWN LIBRARY



*Hands On Museum did not collect visitor patterns until FY2013

NUMBER OF DOWNTOWN EVENTS



EVENTS WITH A 10+ YEAR HISTORY

EVENT	ESTABLISHED	EST. ATTENDANCE
African American Festival	1996	5,000+
Ann Arbor Art Fairs	1960	500,000+
Ann Arbor Film Festival	1963	11,000
Ann Arbor Summer Festival	1984	1,800+ nightly
Dancing in the Streets	1998	1,000
Dexter-Ann Arbor Run	1974	6,000+
FestiFools	2007	2,000+
Jaycee's 4th of July Parade	1991	5,000
Kerrytown Book Fest	2003	3,000+
Mayor's Green Fair	2001	3,000+
NashBash	2006	300
Rolling Sculpture Car Show	1995	3,000+
Taste of Ann Arbor	2005	10,000+
Townie Street Party	2005	3,000+
Turkey Trot	2006	2,500

FARMER'S MARKET ON A SUMMER DAY



13,395
CUSTOMERS

\$205,415
TOTAL SALES

FARMER'S MARKET ON A WINTER DAY



3,345
CUSTOMERS

\$39,230
TOTAL SALES



transportation

496

Working to increase transportation system efficiency, the DDA partners with the City and TheRide to support the getDowntown program. getDowntown is a tool to promote and manage many DDA-funded programs such as go!pass, bike lockers/bike houses, commuting information for employees, ExpressRide, and NightRide incentives. With participation from downtown businesses, the number of employees using alternative transportation remains steady and the DDA and its partners continue to find ways to encourage walking and biking.

IN FY2017:

2.1M

HOURLY PARKING PATRONS

637,533

go!pass RIDES

4,302

NIGHT RIDES

90,000

AirRides

2

BICYCLE SHOPS

DOWNTOWN TRANSPORTATION OVERVIEW 2017	COUNT
AAATA bus routes	23
UM "Blue" routes	7
Go!Pass rides	637,533
Late night shared ride taxi use (NightRide)	4,302
Bike parking spaces	1,035
Bike lane and sharrow miles	8.43
Electric vehicle charging station	30
Zipcars / MAVEN (in or near the DDA District))	10 / 12
Car rental agencies (in or near DDA District)	2
Daily AirRide users making one-way trips between Ann Arbor and Detroit Metro Airport (DTW)	246

DOWNTOWN PUBLIC PARKING SPACES 2017	COUNT
Metered spaces on street	2,111
Structures	5,082
Surface lots	1,012
Total public parking spaces in or near downtown	8,205*

*Number includes RPS, handicap, car pool, zip car, MAVEN, reserved, and electric vehicle spaces

“Golpasses make a big difference for our employees. With hourly cost of parking alone, our employees are able to save themselves \$10/day. This is significant for people who make between \$8.10-\$10 an hour. Our night crew gets out after the buses stop running but **NightRide** allows them very affordable transportation home.”

--David Root, The Brown Jug (South U.)

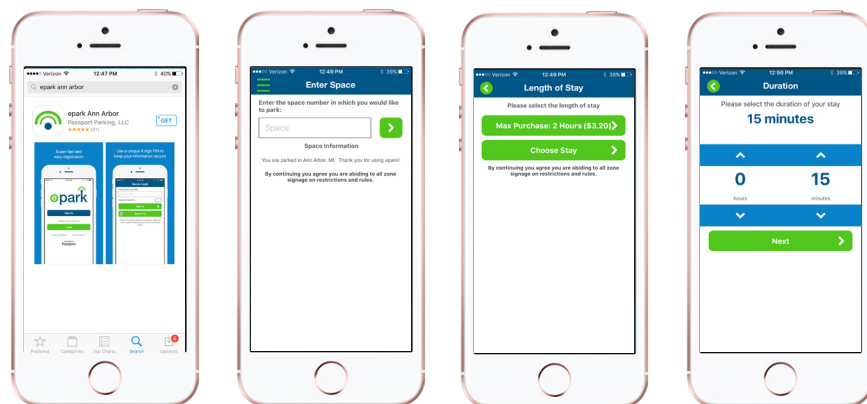
As a general rule (except for a very small number of people) we do not provide employees with parking passes, so the **golpasses** we provide to everyone definitely helps. Many of our employees use it [the go!pass] as their primary means of commuting (somewhere in the 20-25% range), which isn't too bad considering some of them drive in from Troy or other places.”

--Chris Kurecka, TD Ameritrade (101 N. Main)

epark Ann Arbor app makes paying for parking easier at over 1,500 spots around Ann Arbor

The ePark Ann Arbor app is free to download from the App Store and Google Play.

It is available for use with any ePark metered space in downtown Ann Arbor.

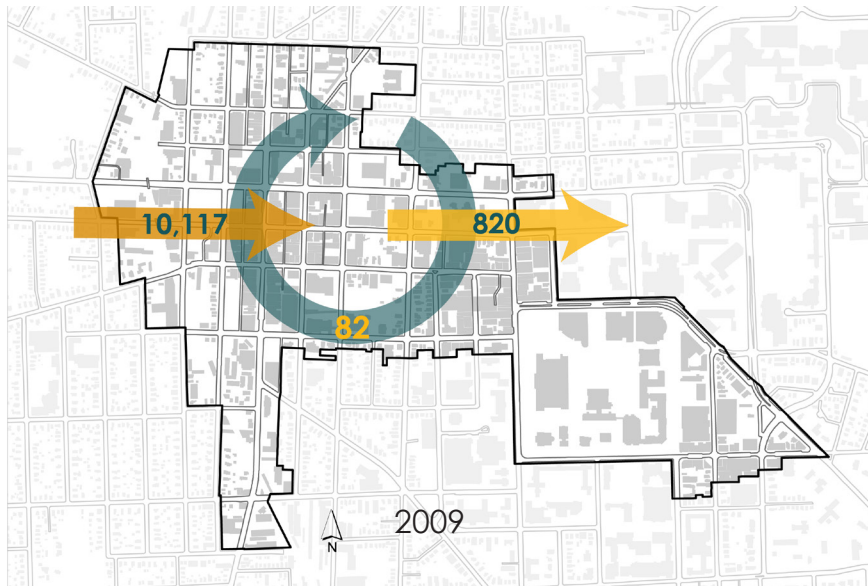


Parkers can pay for parking without having to visit an ePark payment station.

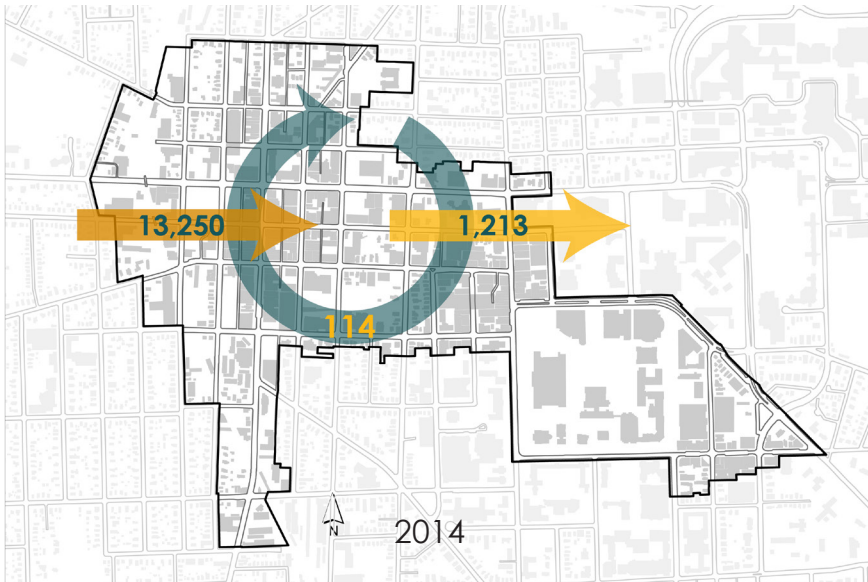
Patrons can extend their parking sessions remotely, receive notifications, and get email receipts.

INFLOW AND OUTFLOW OF DOWNTOWN EMPLOYEES

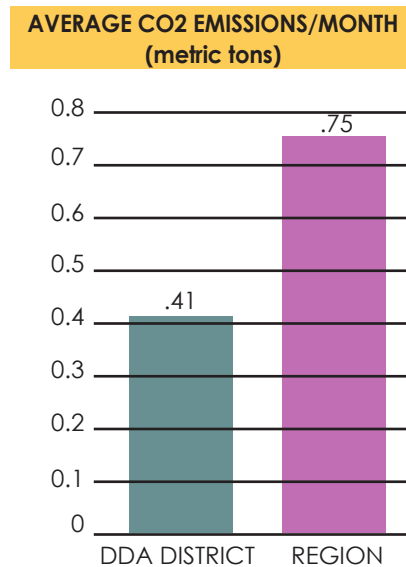
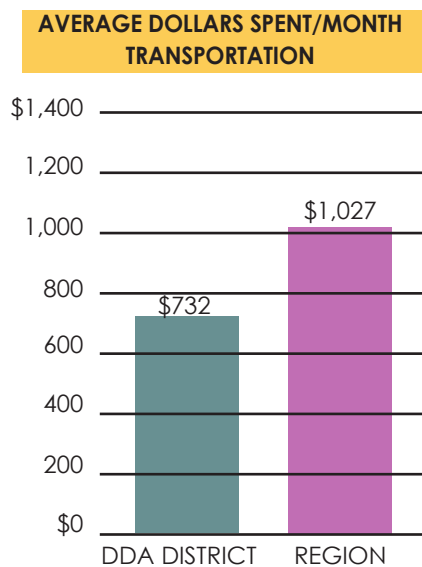
In five years time, **3,100+** employees were coming to work downtown everyday.



In 2009, there were 10,117 downtown employees, of which 82 lived and worked downtown. There were 820 downtown residents who worked outside of downtown.



In 2014, there were 13,250 downtown employees of which 114 lived and worked downtown. There were 1,213 downtown residents who worked outside of downtown.



About the DDA

DDAs were created by the State of Michigan as a tool to counteract central city decline and ensure that the heart of our cities and regions receive careful stewardship and long-term consideration. Since the Ann Arbor Downtown Development Authority's (DDA's) inception in 1982, it has worked continuously to meet its mission: **to undertake public improvements that have the greatest impact in strengthening the downtown area and attracting new private investments.**

The work of the DDA is done by a small staff and a Board of twelve citizens appointed by the Mayor and City Council. DDA members volunteer their time, talent, and expertise to the DDA for the benefit of the downtown. They serve four-year terms and work through committees to accomplish the goals of the DDA.

COMMUNITY PARTNERS

The DDA is proud to work with numerous community partners, including:

Ann Arbor / Ypsilanti Regional Chamber • a2ychamber.org

Ann Arbor Area Convention & Visitors Bureau • visitannarbor.org

Ann Arbor District Library • aadl.org

Ann Arbor SPARK • annarborusa.org

Ann Arbor Area Transportation Authority (AAATA) • theride.org

City of Ann Arbor • a2gov.org

Downtown Citizens' Advisory Council (CAC)

getDowntown Program • getdowntown.org

Kerrytown District Association • kerrytown.org

Main Street Area Association • mainstreetannarbor.org

South University Area Association • a2southu.com

State Street District • statestreetdistrict.org

Republic Parking • rpsa2.com

Downtown A2 Historical Street Exhibit Program • a2streets.aadl.org

Washtenaw Area Transportation Study • miwats.org

Washtenaw County • ewashtenaw.org

Main Street Business Improvement Zone • annarbormainstreetbiz.com

ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY

150 S. FIFTH AVE., SUITE 301, ANN ARBOR, MI 48104
734.994.6697, A2DDA.ORG



References and Credits

CHARTS, TABLES, AND STATISTICS

- P 2** 2017 A2 DDA District Map: City of Ann Arbor GIS data, ESRI (July 2016); Total Acres: U.S. 2010 Census & City of Ann Arbor Building Permit Data; Downtown Ann Arbor Business Summary; City of Ann Arbor (2015-2016) Special Event Permit Records
- P 3** 2017 A2 DDA District Facts: (Downtown Residents) - 2010 U.S. Census, Residential Developments, and City of Ann Arbor Building Permit data; (Downtown Employers) - getDowntown Program and Ann Arbor SPARK; (Restaurants and Retail) - Polk Directory and getDowntown Program; (Outdoor Permitted Events and Attendance) - City of Ann Arbor permitted even data; (Private Development square footage since 1982) - City of Ann Arbor Building Permit data; (Private Investment since 1982) - City of Ann Arbor Tax Assessor's Report.
- P 11** Economic Overview: (Downtown Employees and Employers) - Ann Arbor SPARK and getDowntown Program; (Potential new jobs, percent growth in employment, and demand for new office space) - 4ward Planning (July 2016). "Ann Arbor Downtown Market Scan." (New Development since 2000) - City of Ann Arbor Building Permit data. (Office Vacancy) - Swisher Commercial (2015). Swisher Commercial December 2015 office/flex Vacancy Report.
- P 12** (Largest Employers): Ann Arbor SPARK and getDowntown Program. University of Michigan, Washtenaw County, City of Ann Arbor, and District Library employment are self-reported. (Current Commercial Make Up of Downtown's Commercial Sector): The sector categories do not include public facilities (local, state, federal government facilities of the University of Michigan) or places of worship. Data obtained from ESRI (2016).
- P 14** (IT Businesses and Venture Capital Businesses Downtown): Ann Arbor SPARK; Map: ESRI (2016)
- P 16** (Asking Retail Rent Fiscal Year 2016): 4ward Planning (July 2016). "Ann Arbor Downtown Market Scan." (Asking Office Rent Fiscal Year 2016): 4ward Planning (July 2016). "Ann Arbor Downtown Market Scan." (Building Permits and Building Permit Values): City of Ann Arbor Monthly Building Permit Reports
- P 17** (Development Projects Within the DDA District Since 1982): City of Ann Arbor Building Permit Data. (Office Vacancy): Swisher Commercial (2015). Swisher Commercial December 2015 office/flex Vacancy Report. (Job Density Per Square Mile): 4ward Planning (July 2016). "Ann Arbor Downtown Market Scan."
- P 19** Residential Overview: (Downtown Residents) - 2010 U.S. Census, Residential Developments, and City of Ann Arbor Building Permit data; (Population Density per Square Mile, Average Age, Housing Tenure, Average Asking Rent for a 1-bedroom Apartment, Average Household Size, and Housing in Demand): 4ward Planning (July 2016). "Ann Arbor Downtown Market Scan."
- P 20** (Residential Development Since 2000): City of Ann Arbor Building Permit data. Map: ESRI (2016).
- P 21** (Downtown Condo Prices per sq ft and Downtown Apartment Asking Rents): 4ward Planning (July 2014). "Ann Arbor Downtown Market Scan."
- P 22** (Percentage of Housing Types Downtown by Number of Units): U.S. Census Bureau; (Housing Occupancy, Age & Household Size, and Population Density): 4ward Planning (July 2016). "Ann Arbor Downtown Market Scan."
- P 23** (Demographic Percent Change: 2016-2021): 4ward Planning (July 2016). "Ann Arbor Downtown Market Scan." (Reported Major Crime 2010-2017): This is a monthly summary of major crimes (murder, manslaughter, negligent homicide, robberies and attempted robberies, criminal sexual conduct 1-4 and attempts, burglary and attempts, motor vehicle thefts and attempts). Data obtained from www.crimemapping.com and from the University of Michigan's Department of Public Safety. Per 100,000 people, downtown Ann Arbor had 1,582 reported crimes, the City of Ann Arbor had 1,924, the State of Michigan had 2,369 and the United States had 2,837. (Alternative Transit Downtown): Walk, Bike, and Transit Score at [www.walkscore.com]
- P 24** (Residents live within walking distance to): Total number of amenities in the downtown district, self-reported.
- P 27** Event Overview: (Percent Events Downtown, Total Downtown Events, and Estimated Visitors to Downtown Events): City of Ann Arbor Special Event Permit data. (Michigan Theater Patrons and Ark Concerts): reported by respective institutions; (Farmers Market Visitors on a Summer Day): 2016 Rapid Market Assessment Report, Michigan Farmers Market Association.
- P 28** (Major Destinations Attract Record Numbers): Reported by respective institutions.
- P 29** (Number of Downtown Events and Events w/ a 10+ Year History): City of Ann Arbor Special Event Permit data; (Farmers Market Summer and Winter Numbers): 2016 Rapid Market Assessment Report, Michigan Farmers Market Association.
- P 31** Transportation Overview: (Hourly Parking Patrons): Republic Parking. (go/pass rides, night rides, and AirRides): self-reported from getDowntown program and AAATA. (Miles of Bike Lanes): City of Ann Arbor.
- P 32** (Downtown Transportation Overview): Republic Parking and getDowntown program; (Downtown Public Parking Spaces): Republic Parking.
- P 33** (Inflow and Outflow of Downtown Employees): On The Map, U.S. Census, 2011 DDA Boundary GIS data City of Ann Arbor; (Transportation Cost Comparison): Center for Neighborhood Technology at [<http://abogo.cnt.org/>]

