

**City of Ann Arbor, Michigan
FY2008-2013 Capital Improvements Plan**

Transportation – Parking Facilities

Parking Facilities

Major resurfacing, reconstruction, or redevelopment of parking lots or structures

CAPITAL PROGRAM SUMMARY

The capital repairs to City owned parking facilities are designed to prolong their useful life and provide uninterrupted service to the public. New parking facilities are planned as determined to be necessary.

NEEDS ASSESSMENT AND EVALUATION

The age of the structures and their significant utilization have greatly contributed to their physical deterioration. Physical improvements to the structures prevent the potential for closure if unsafe conditions arise. The need to establish new parking facilities is determined through master plan efforts.

PROJECT SELECTION CRITERIA

- Parking Structure Repair and Replacement Plan (1997)
- Transportation Plan Update (1990)
- The Downtown Plan and Tax Increment Financing Plan (1982)
- Engineering consultant's recommendation
- Seriousness of structural defects
- Useful life of parking facility
- Need for parking in the vicinity of the structure
- Ability of the Downtown Development Authority (DDA) parking system to generate funds for debt service.

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PROJECT NAME: First & Washington Parking Structure

PROJECT ID: TR-PF-08-03
PROJECT TYPE: New Construction
SUBMITTED BY: DOWNTOWN DEVELOPMENT AUTHORITY
 DOWNTOWN DEVELOPMENT AUTHORITY

PLANNING AREA: Central
PRIORITY: Important
TOTAL COST: \$9,035,000
YEARS IN CIP: 0

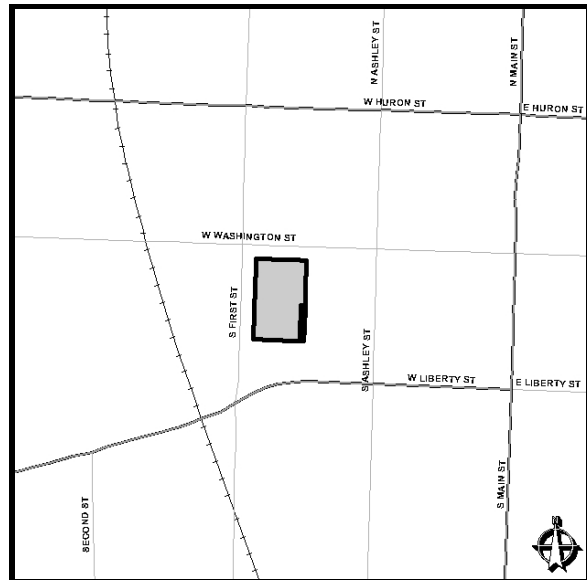
IDENTIFIED NEED:

downtown parking, affordable housing

SCOPE ITEMS:

Site plan required

LOCATION MAP:



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will impact the below items:

-1 = Negative Impact; 0 = No Impact; 1 = Minimal Positive Impact;
 2 = Some Positive Impact; 3 = Positive Impact; 4 = High Positive Impact

- 3 Protects health, safety, lives of citizens
- 0 Meets new, or maintains existing, regulatory compliance
- 4 Provides a net savings in operations and/or maintenance costs
- 3 Enhances social, cultural, recreational or aesthetic opportunities
- 4 Improves customer service, convenience for citizens
- 4 Maintains or improves existing infrastructure, facilities [Expansion = (-1)]
- 3 Reduces energy consumption, impacts on the environment

21 TOTAL SCORE

BENEFICIAL IMPACTS:

This project will redevelop the site of the demolished parking structure.

MASTER PLAN REFERENCE:

STUDY REFERENCE:

POLICY/OTHER REFERENCE:

SCHEDULE:

| | Start | End |
|---------------------|----------|------------|
| Study: | | |
| Design/Acquisition: | | |
| Construction: | 9/1/2009 | 11/30/2010 |

SCHEDULE JUSTIFICATION:

Schedule will be driven by private development of the site

| Rev | Revenue Source Name | Prior Years | Funding (in thousands) * | | | | | | | Beyond FY15 | Total |
|------|---------------------|-------------|--------------------------|------|------|------|------|------|-----|-------------|---------|
| | | | FY10 | FY11 | FY12 | FY13 | FY14 | FY15 | | | |
| 6907 | BOND/NOTE PROCEEDS | \$0 | \$9,035 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,035 |
| | | \$0 | \$9,035 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,035 |

PROJECT NAME: Parking Structure Assessments

PROJECT ID: TR-PF-10-02
PROJECT TYPE: Study
SUBMITTED BY: DOWNTOWN DEVELOPMENT AUTHORITY
DOWNTOWN DEVELOPMENT AUTHORITY

PLANNING AREA: Central
PRIORITY: Important
TOTAL COST: \$1,000,000
YEARS IN CIP:

IDENTIFIED NEED:**LOCATION MAP:****SCOPE ITEMS:**

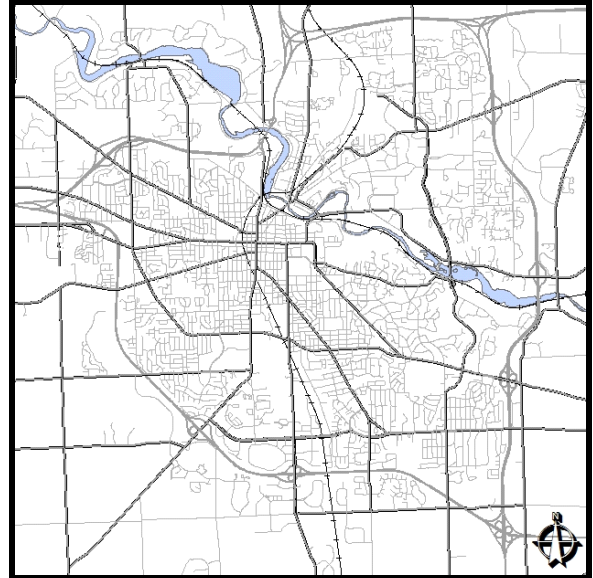
Chain drag structural assessment every 3 years (next in 2012); System operator performs visual assessment yearly;

PROJECT JUSTIFICATION:

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- Enhances social, cultural, recreational or aesthetic opportunities
- Improves customer service, convenience for citizens
- Maintains or improves existing infrastructure, facilities [Expansion = (-1)]
- Reduces energy consumption, impacts on the environment
- TOTAL SCORE**

**BENEFICIAL IMPACTS:****MASTER PLAN REFERENCE:**
STUDY REFERENCE:
POLICY/OTHER REFERENCE:
SCHEDULE:**Start****End****SCHEDULE JUSTIFICATION:**

| | | |
|---------------------|----------------------|----------------------|
| Study: | <input type="text"/> | <input type="text"/> |
| Design/Acquisition: | <input type="text"/> | <input type="text"/> |
| Construction: | <input type="text"/> | <input type="text"/> |

| Rev | Revenue Source Name | Prior Years | Funding (in thousands) * | | | | | | Beyond FY15 | Total |
|------|-------------------------|-------------|--------------------------|------|-------|-------|-------|-------|-------------|---------|
| | | | FY10 | FY11 | FY12 | FY13 | FY14 | FY15 | | |
| 6998 | PRIOR YEAR FUND BALANCE | \$0 | \$0 | \$0 | \$250 | \$250 | \$250 | \$250 | \$0 | \$1,000 |
| | | \$0 | \$0 | \$0 | \$250 | \$250 | \$250 | \$250 | \$0 | \$1,000 |

PROJECT NAME: South Fifth Avenue Underground Parking Structure

PROJECT ID: TR-PF-10-01
PROJECT TYPE: New Construction
SUBMITTED BY: DOWNTOWN DEVELOPMENT AUTHORITY
 DOWNTOWN DEVELOPMENT AUTHORITY

PLANNING AREA: Central
PRIORITY: Important
TOTAL COST: \$56,400,000
YEARS IN CIP:

IDENTIFIED NEED:

Downtown parking and redevelopment

SCOPE ITEMS:

Coordinate with Ann Arbor District Library's redevelopment plans; coordinate with AATA and Federal building to continue operations; design deck to create opportunity and flexibility for reuse of property in the future, including Fifth and William property; BL

PROJECT JUSTIFICATION:

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 2 = Some Positive Impact; 3 = Positive Impact; 4 = High Positive Impact

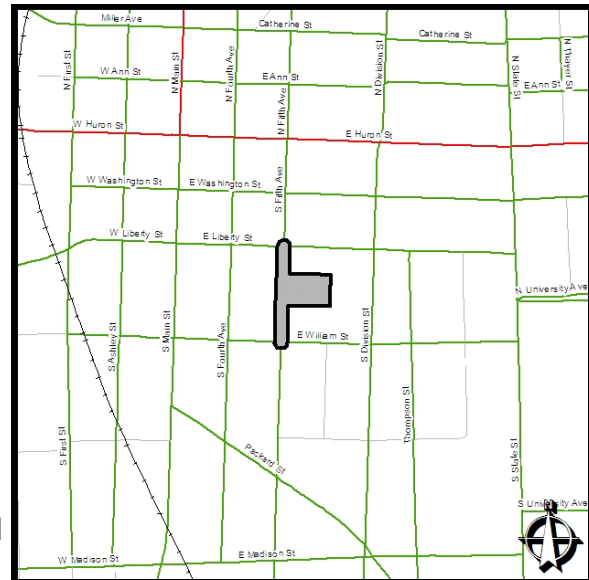
- 0 Protects health, safety, lives of citizens
- 0 Meets new, or maintains existing, regulatory compliance
- 0 Provides a net savings in operations and/or maintenance costs
- 4 Enhances social, cultural, recreational or aesthetic opportunities
- 4 Improves customer service, convenience for citizens
- 3 Maintains or improves existing infrastructure, facilities [Expansion = (-1)]
- 3 Reduces energy consumption, impacts on the environment

0 TOTAL SCORE

BENEFICIAL IMPACTS:

Improved storm water management, improved land use with underground parking, safer access to the Downtown Library; increased parking revenue to offset increases O&M

LOCATION MAP:



MASTER PLAN REFERENCE:

STUDY REFERENCE:

POLICY/OTHER REFERENCE:

SCHEDULE:

| | Start | End |
|---------------------|----------|----------|
| Study: | | |
| Design/Acquisition: | 5/1/2008 | 8/1/2009 |
| Construction: | 9/1/2009 | 6/1/2011 |

SCHEDULE JUSTIFICATION:

Important to coordinate with AADL redevelopment and utility replacements in area

| Rev | Revenue Source Name | Prior Years | Funding (in thousands) * | | | | | | | Beyond FY15 | Total |
|------|---------------------|-------------|--------------------------|------|------|------|------|------|-----|-------------|----------|
| | | | FY10 | FY11 | FY12 | FY13 | FY14 | FY15 | | | |
| 6907 | BOND/NOTE PROCEEDS | \$56,400 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$56,400 |
| | | \$56,400 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$56,400 |