

**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 need to rehabilitate parking facilities is determined by a structural evaluation. Such an evaluation was conducted by Carl Walker Inc. in 1990 and reviewed in 1992. After extensive public discussion, the Parking Structure Repair and Replacement Plan was developed in 1997.

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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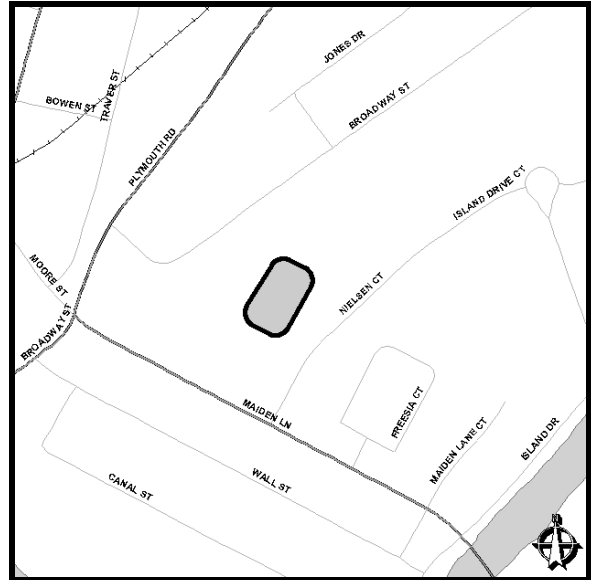
PROJECT NAME: Broadway Village at Lowertown Parking Structure

PROJECT ID:	TR-PF-08-01	PLANNING AREA:	Northeast
PROJECT TYPE:	New Construction	PRIORITY:	Important
SUBMITTED BY:	FINANCIAL & ADMINISTRATIVE SERVICE A	TOTAL COST:	\$19,200,000
	FINANCIAL & BUDGET PLANNING	YEARS IN CIP:	0

DESCRIPTION:

New parking structure as part of the Brownfield for the Broadway Village at Lowertown development. Construction by developer, to be funded and owned by the city.

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

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

9 TOTAL SCORE

BENEFICIAL IMPACTS:

The structure is a development incentive, supporting local economic development. It will expand employment opportunities, strengthen the government's tax base & realize an appropriate mix of business activities for the community.

MASTER PLAN REFERENCE:

STUDY REFERENCE:

POLICY/OTHER REFERENCE: Braodway Village Brownfield

SCHEDULE:

	Start	End
Study:		
Design/Acquisition:		
Construction:	9/1/2008	12/1/2010

SCHEDULE JUSTIFICATION:

The parking is required for the development.

Rev	Revenue Source Name	Prior Years	Funding (in thousands) *							Total
			FY08	FY09	FY10	FY11	FY12	FY13	Beyond FY13	
6907	BOND/NOTE PROCEEDS	\$0	\$19,200	\$0	\$0	\$0	\$0	\$0	\$0	\$19,200
		\$0	\$19,200	\$0	\$0	\$0	\$0	\$0	\$0	\$19,200

PROJECT NAME: First & Washington Parking Structure

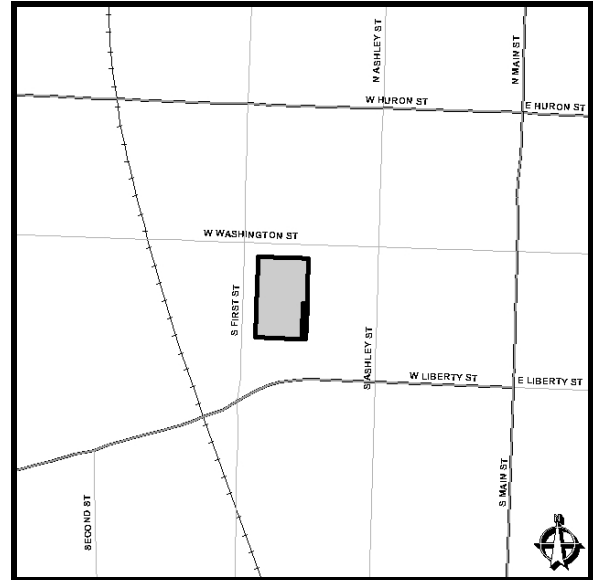
PROJECT ID: TR-PF-08-03
PROJECT TYPE: New Construction
SUBMITTED BY: DOWNTOWN DEVELOPMENT AUTHORITY
 DOWNTOWN DEVELOPMENT AUTHORITY

PLANNING AREA: Central
PRIORITY: Important
TOTAL COST: \$6,660,000
YEARS IN CIP: 0

DESCRIPTION:

New structure as part of public/private redevelopment of this site with an apartment building and some private parking spaces. 148 underground public parking spaces on this site will be paid for by the DDA.

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:	11/1/2007	6/30/2010

SCHEDULE JUSTIFICATION:

Schedule will be driven by private development of the site

Rev	Revenue Source Name	Prior Years	Funding (in thousands) *							Total
			FY08	FY09	FY10	FY11	FY12	FY13	Beyond FY13	
2703	OPERATING TRANSFER FROM 0003	\$0	\$2,220	\$2,220	\$2,220	\$0	\$0	\$0	\$0	\$6,660
		\$0	\$2,220	\$2,220	\$2,220	\$0	\$0	\$0	\$0	\$6,660