

LIBRARY LOT TASK FORCE REPORT TO MAYOR AND CITY COUNCIL

Adopted January 11, 1989

BACKGROUND

City Council adopted a charge to the Library Lot Task Force on May 2, 1988. On June 20, 1988, the Mayor and City Council appointed the members to the Task Force (see Council Resolutions). The Task Force held its first meeting on July 11, 1988. During the past six months, the Task Force met ten times. A public input meeting was held on November 10, 1988 at which several comments and suggestions were received.

During the review process, the Task Force learned of the plans of several major land owners in and around the City-owned surface parking lot. The Library addition should begin construction in the spring of 1989 with the Ann Arbor Y housing addition project starting in the summer or fall of 1989. The University of Michigan Credit Union located on William Street needs more office space and is willing to cooperate with the City if an underground parking facility were to need some of the Credit Union property. First Martin Corporation, who owns the property west of the Kempf House, is working with the Committee on Senior University Housing for a 60 to 100-unit condominium project and would also like to coordinate that development with the construction of public underground parking. Other public uses discussed as possibilities for this block include a public park or plaza, a senior citizens center, and Ann Arbor Board of Education administrative offices.

FINDINGS

- I. **GIVENS** - There are no significant disagreements on the Task Force concerning the following:
 - a. The present use of the Library lot as a surface parking facility is not the best use to which the parcel can be put.
 - b. For various reasons, the following structures will be assumed to remain in any plans for the Library parking lot and Library block:
 - Ann Arbor Public Library
 - U of M Credit Union Building
 - Michigan Square Building
 - Liberty Plaza
 - Kempf House
 - 344 South Division (apartment building at corner of William)
 - 320 South Division (Queen Anne House south of Kempf House)
 - c. Pedestrian access should be provided from East Liberty to the Library parking lot. Pedestrian access and movement should be accommodated and facilitated in the development of the block.
 - d. There should not be any net loss of short-term parking for public use (when compared to the present number of cars accommodated by the Library parking lot) as a result of changes on the Library block.

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- e. The Liberty Street frontage of the Library block should remain of a commercial character.
 - f. A park or public plaza space should be included on the Library block in addition to Liberty Plaza.
 - g. New construction on the Library block should be of a mixed-use nature.
 - h. Additional housing could be included as part of the overall mix of uses on the Library block.
 - i. The area for development consideration could be expanded beyond the Library lot property to include additional parcels shown on the map on the next page.
- II. GENERALLY AGREED - There is substantial consensus of the Task Force about the following issues:
- a. Parking developed on the Library block should be placed underground and cover at least the area now covered by the Library parking lot.
 - b. The underground parking developed on the Library block should be two or three levels below grade.
 - c. The parking developed on the Library block must be sufficient to accommodate any new construction.
 - d. The Library block should not be used for an events center.
- III. OPEN ISSUES - There is no consensus on the Task Force at the present time concerning the following issues:
- a. Should all structures on the Library block that are in the proposed East Liberty and East William historic districts be preserved?
 - b. Should the commercial frontage on Liberty Street be redeveloped through new construction or substantial renovation of existing structures?
 - c. Should commercial frontage be developed along the rear of the East Liberty parcels to front on the Library lot?
 - d. Should a local public administration center be developed on the Library block?

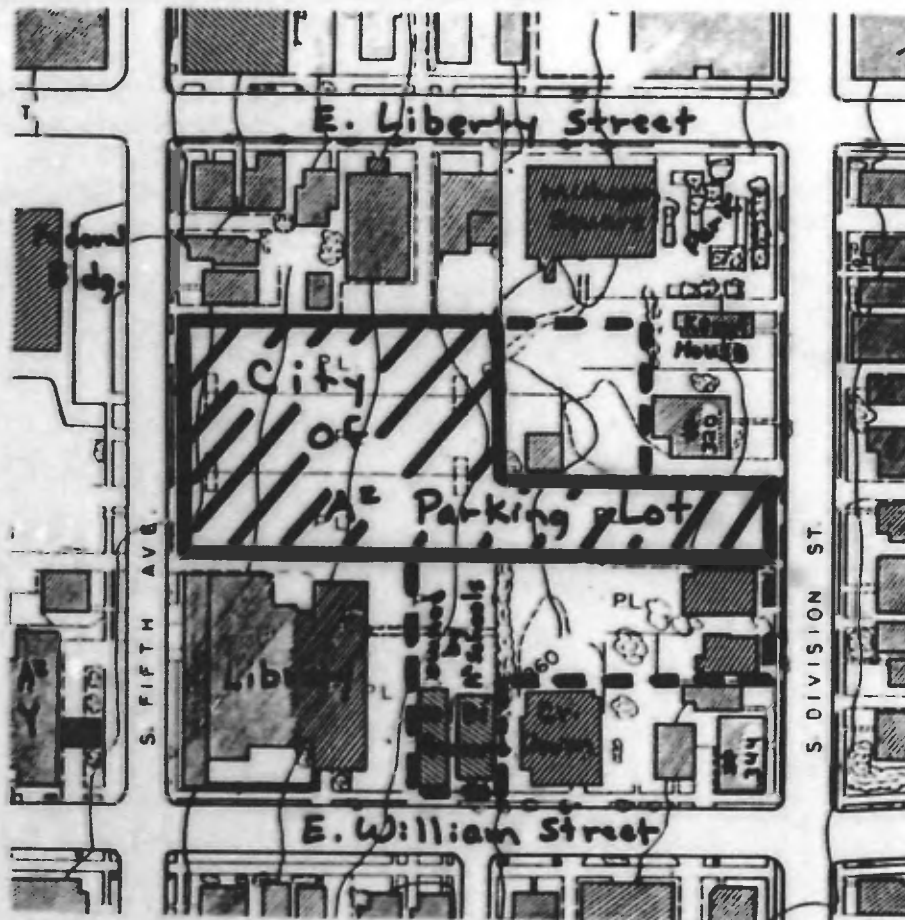
RECOMMENDATIONS

It is the conclusion of the Task Force that the City should play a major leadership role in the development of the Library block and be the general developer and facilitator for accomplishing a mixed-use development in this block bounded by Liberty, Division, William and Fifth. In this role, the City Council should do the following:

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- 1) Accept the Library Lot Task Force Report.
- 2) Request the DDA to support and fund the hiring of a consultant to prepare a preliminary conceptual design and feasibility study for a mixed-use development.
- 3) Uses considered on the development site should include two or three levels of underground public parking, a public park or plaza space, housing, public governmental office use, and very limited support retail or office uses.
- 4) The development site should include the City-owned property and adjacent parcels shown on the map below.
- 5) The Task Force should be continued to work on implementation of these recommendations.



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Attachments:

City Council Resolutions of May 2 and June 20, 1988
Task Force Roster
Proposed City Council Resolution

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RESOLUTION TO AUTHORIZE

CONCEPTUAL DESIGN AND FEASIBILITY STUDY

FOR A MIXED-USE DEVELOPMENT ON THE LIBRARY BLOCK

The Library Lot Task Force has been appointed by the Mayor and City Council to evaluate public and private development possibilities. The Task Force has held 12 meetings, including one public meeting, and has adopted a report to the Mayor and City Council, as well as a draft request for proposal for a conceptual design and feasibility study for the Library Block.

The Downtown Development Authority (DDA), at its meeting of June 8, 1989, approved the funding of a consultant to prepare a conceptual design and feasibility study for a mixed-use development in the Library Block ~~(cost not to exceed \$25,000).~~ *SIC*

RESOLVED that the Library Lot Task Force Report is hereby accepted and that uses to be considered on the development site should include two or three levels of underground parking, a public park or plaza space, housing, public governmental office use, and very limited support retail and office uses. The development site should include the City-owned property and some adjacent parcels as suggested by the Task Force.

FURTHER RESOLVED that the City Administrator and the Library Lot Task Force are requested to prepare a request for proposal from consultant groups, to interview consultants, and to recommend that the DDA and City Council retain a consultant group to complete a conceptual design and feasibility study ~~for an amount not to exceed \$25,000~~ to be paid from the DDA Fund. Following the selection of a consultant, the Library Lot Task Force is to serve as the steering committee for the study.

~~FURTHER RESOLVED that the Planning Department budget is increased by \$25,000 by transferring \$25,000 from the DDA Fund to the General Fund.~~

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The consultant selection process should be ~~done~~ performed in a fashion similar to that used by the Adley William task force, with the goal of selecting the consultant on the basis of ability, and creativity.

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