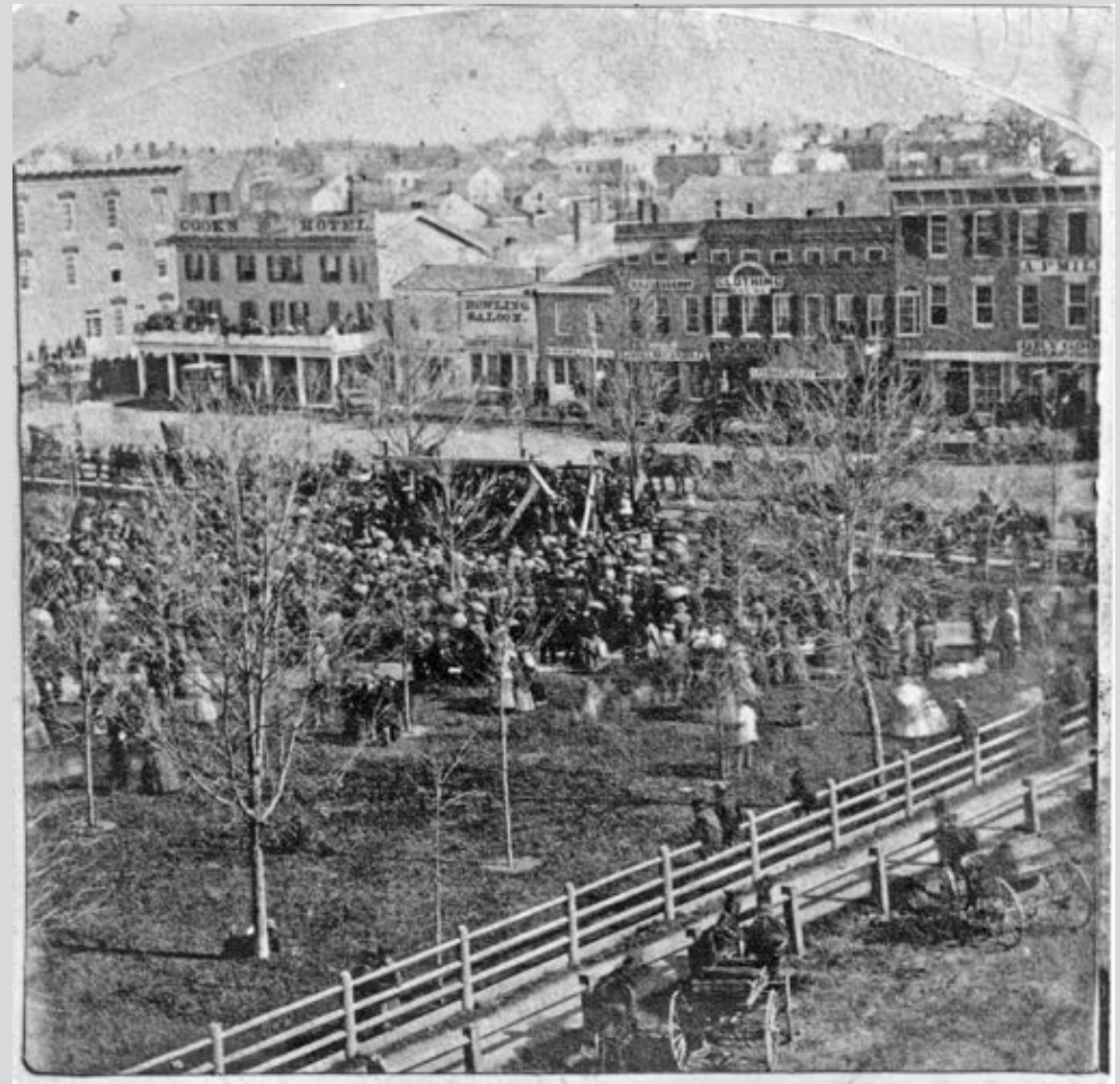
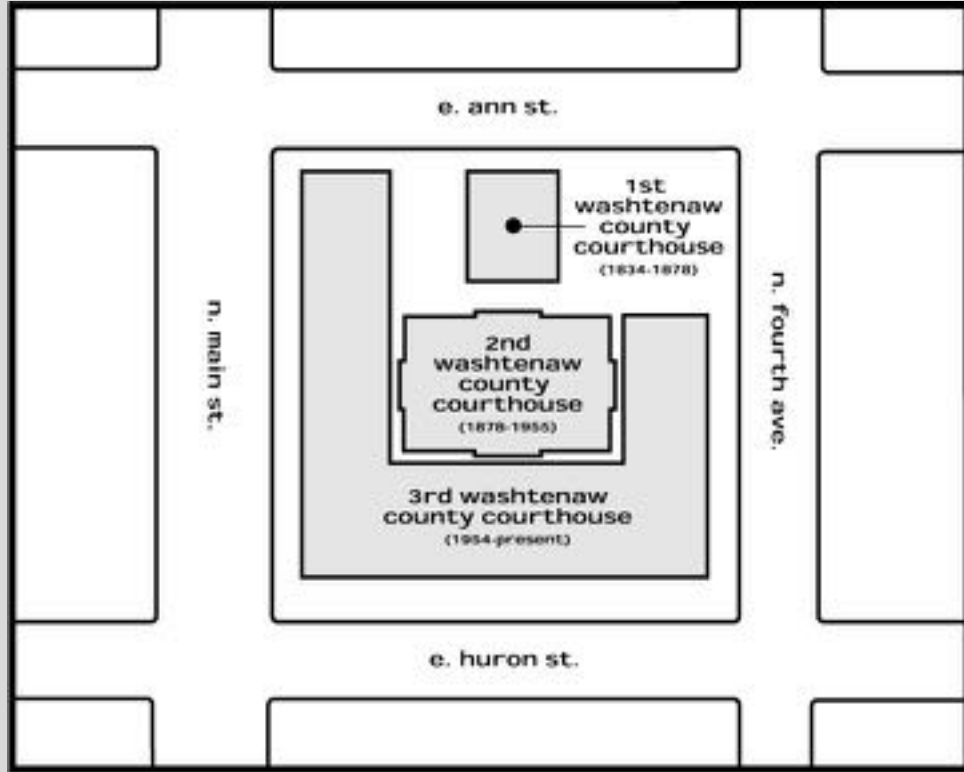


An aerial, black and white photograph of a city street. The street runs vertically through the center, lined with trees and buildings. In the background, a tall, thin tower is visible against a sky with scattered clouds. The overall scene depicts a dense urban environment.

The Library Block:
Perspectives and Proposals
Over Thirty Years



Old Courthouse block as “Central Square”



Old Courthouse surrounded by new courthouse

Old Court
House Square



Original
Library
Block

City map from 1836 showing large parcels on original Library Block

Old Court
House Square



Original
Library
Block



“Energetic and engaging businessman William E. Brown, Jr. was first elected mayor in 1945. Vowing to “run the town like a business,” Brown worked tirelessly, doubling the size of the city to encourage new housing and “clean” industries. He solved downtown’s growing parking problem by introducing parking meters that then helped pay for the country’s first municipal parking structure.

“Mayor Brown was re-elected five times by ever-increasing majorities.”

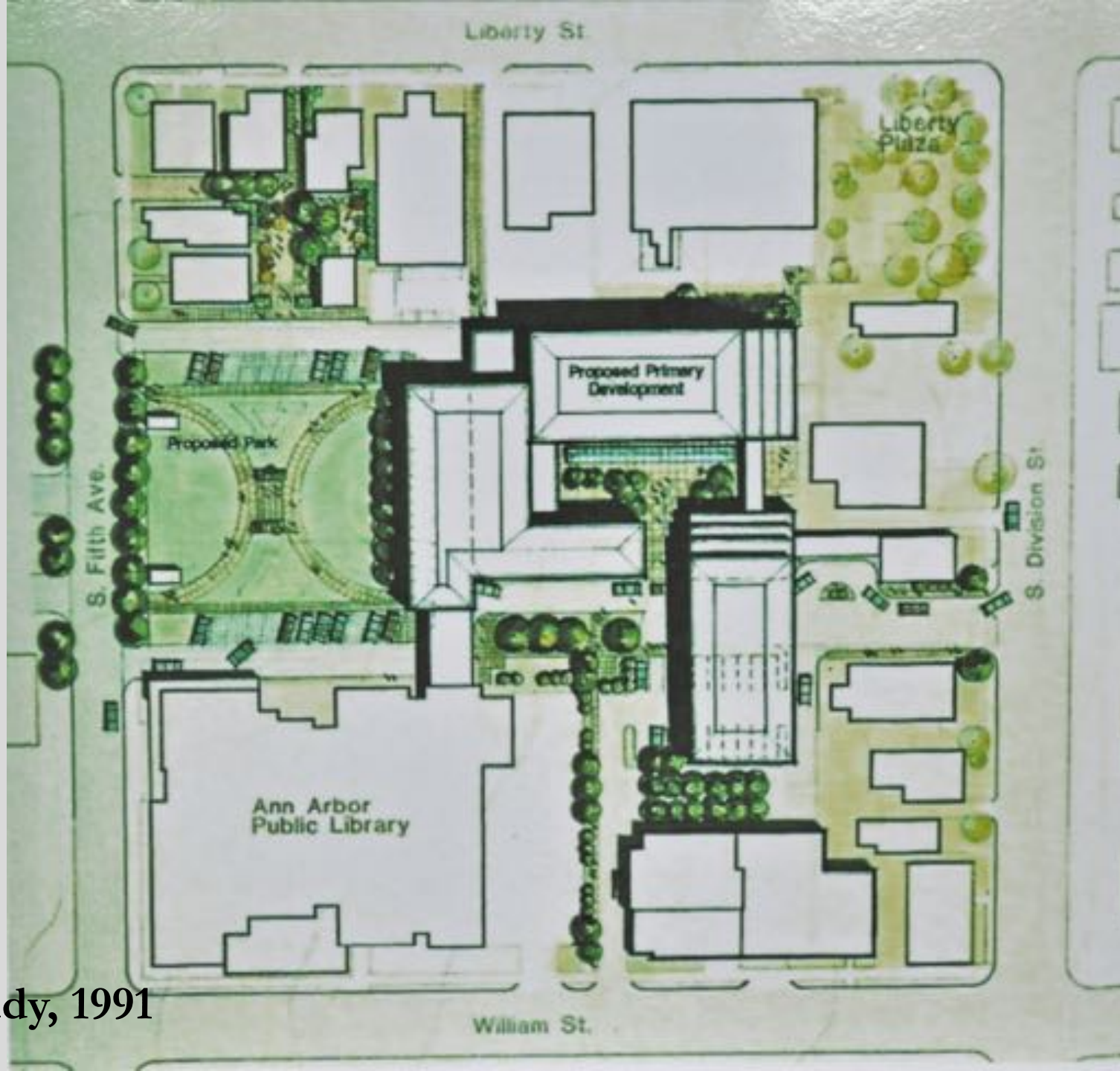
Washtenaw County Historical Society

Mayor Brown establishes city parking on library lot, 1957

Library Lot Task Force Report to City Council
Page 2

- 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.

Library Lot Task Force recommendations, 1989



Luckenbach study, 1991

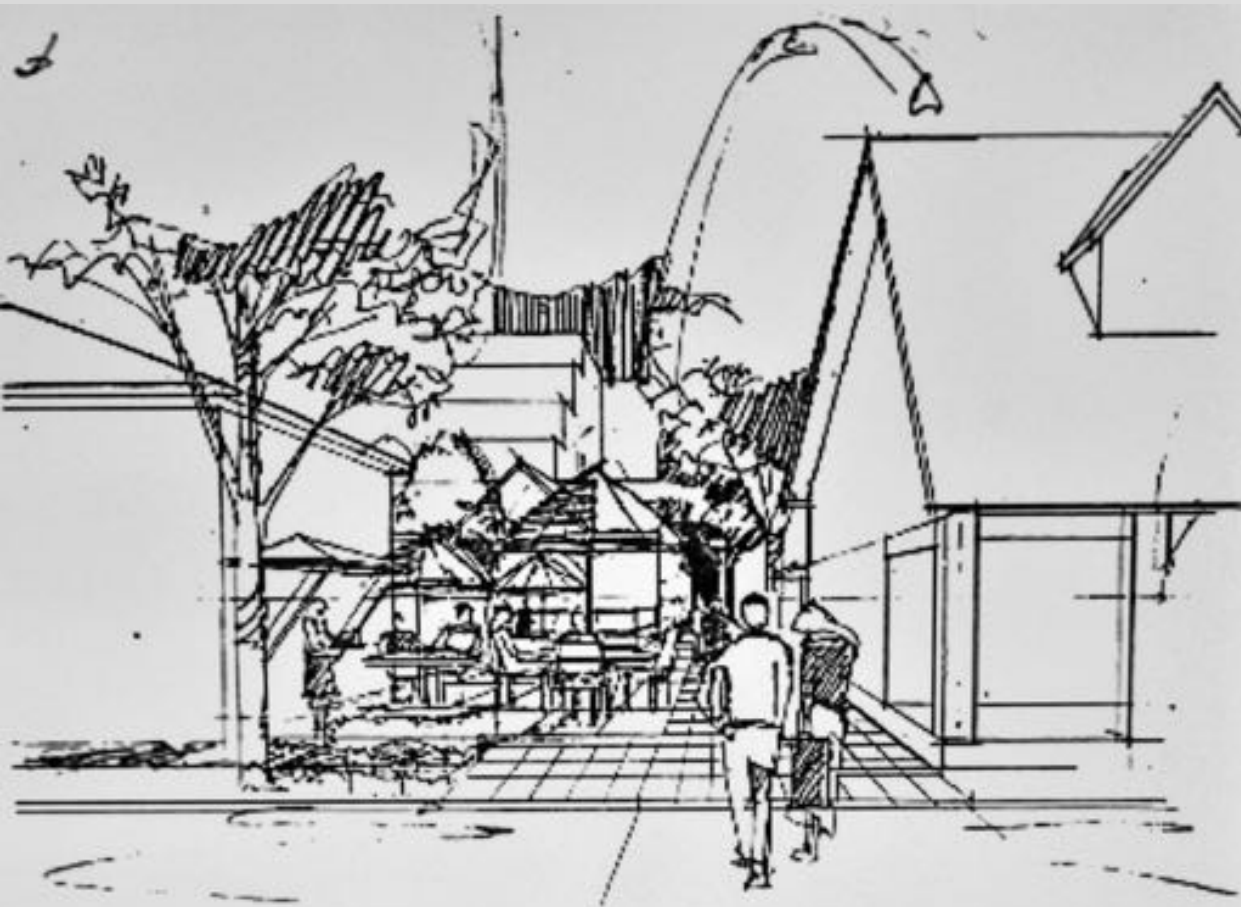


Figure 15 - Possible retail court behind East Liberty shops.

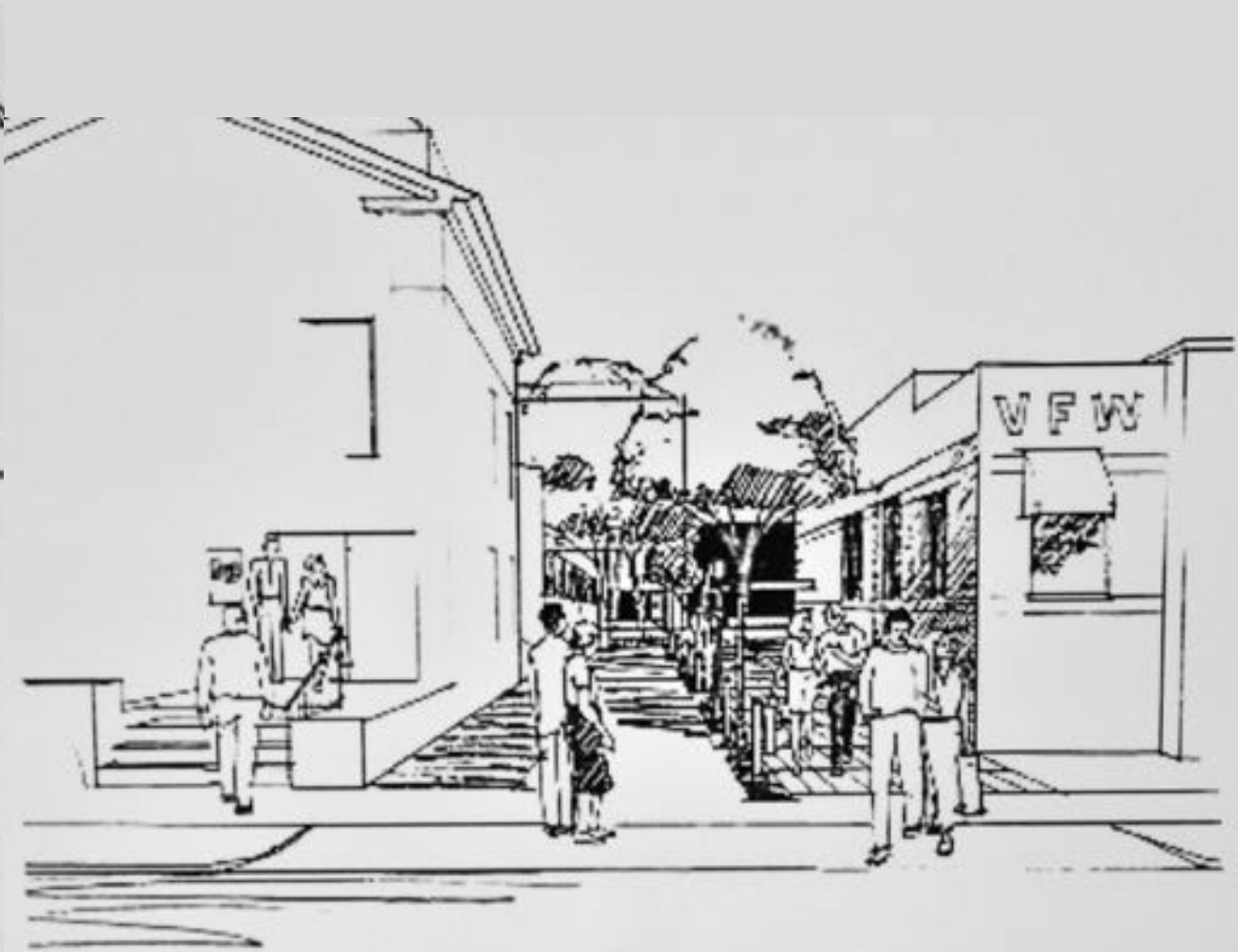
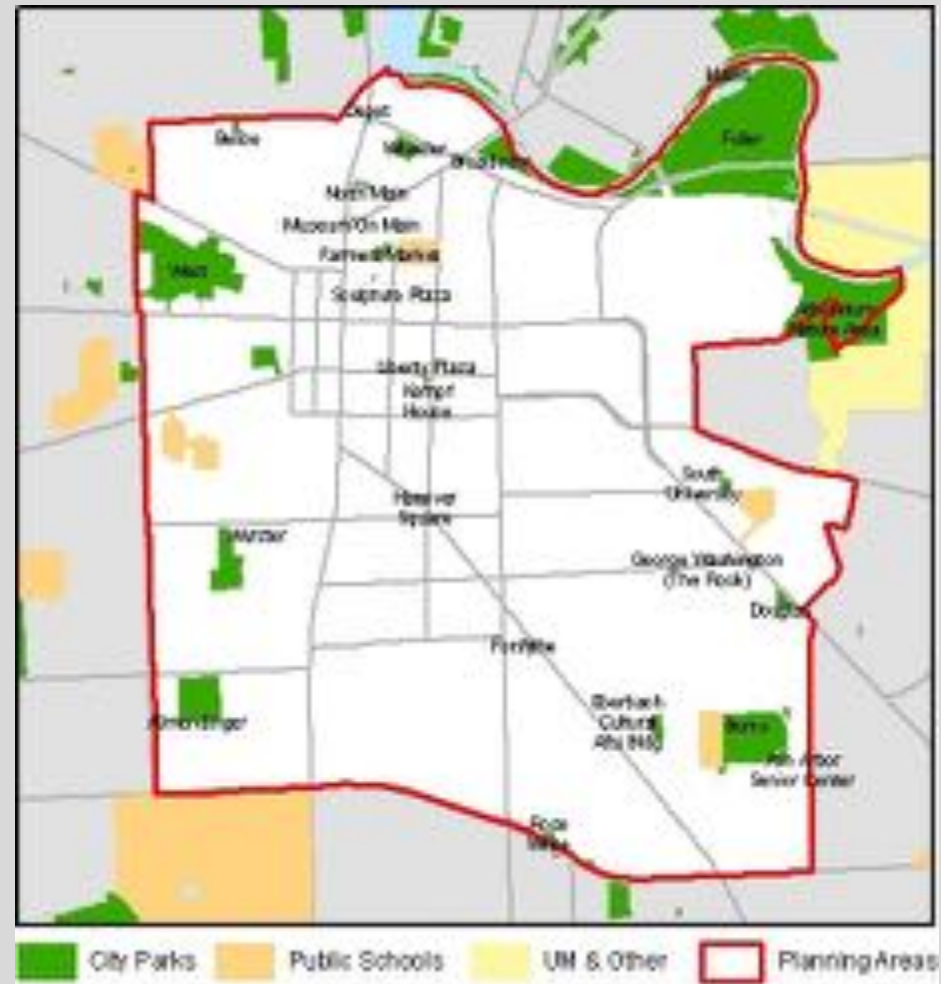


Figure 9 - An example of an enhanced pedestrian connection between the parking lot and East Liberty

Luckenbach study, 1991



Central area parks map

| General Policy |
|--|
| Public Space |
| Consider expanded and permeable tree planters during the removal and replacement of the ash trees. |
| Provide incentives to construct green buildings that minimize the impact of storm water runoff. |
| Distribute information to developers regarding how to construct green buildings that minimize the impact of storm water runoff. |
| Consider using DDA and City funding to finance a large-scale retention/detention area. |
| Pursue and design a Town Square or central civic area that incorporates an outdoor meeting place, underground parking, an indoor facility, and mixed-use buildings. |
| Reinforce pedestrian and bicycle connections to the Huron River Greenway along Division and Main streets. |
| Rehabilitate Liberty Plaza. |
| Encourage and provide incentives for development proposals that include publicly accessible open space. |
| Study and pursue the final Allen Creek Greenway Task Force recommendations. |
| Reassess the park-land-per-capita calculation for Downtown. |
| Develop a policy promoting sensitive edge development along new open space acquisitions and development. |

Focus Area Opportunities and Challenges

The following section lists recommended interventions for the areas illustrated in the Structural Plan. For the purposes of this report, these opportunities and projects listed in the following section met the goals and vision and are extensions of the policies listed above. City Council should consider these as potential first steps in implementing these policies.

Downtown Core / Liberty Street Area

- Maintain and enhance the mixed-use focus of the area. New residential and entertainment uses should be encouraged within the area.
- Strengthen the connection between Main Street and State Street retail cores. Consider street interventions such as widening the sidewalks, adding bicycle lanes, and creating flexible parking/sidewalk space. Frequent east-west circulator service should reinforce this connection. Target new mid to high-rise development along the street, particularly between 5th and State Streets, requiring ground floor retail.
- Consider moving or rehabilitating historic buildings in the East Liberty Historic District.
- Consider the Old YMCA site redevelopment proposal. The project meets or exceeds many of community goals (including provision of affordable housing, open space, ground floor retail, slender tower form, and underground parking) described during the public workshop series.
- Redevelop the library parking lot. This lot might be appropriate for a design competition and should include a central "town square," underground parking, and residential uses.

- Improve the physical appearance of the Blake Transit Center and encourage integration of the Greyhound Station into one transit center (this could be integrated into the old YMCA site proposal).



Fig. 48. Old YMCA Site

- Redesign Liberty Plaza to encourage greater use.
- Provide better signage and connection between South University and the Downtown Core across the University Diag. Work with the University to provide benches and seating areas at the northwest corner of the Diag to encourage community use of the park facility.
- Redevelop the structured parking lot at 1st and Washington.

Huron Corridor Area

- Work with the Michigan Department of Transportation to calm automobile traffic along Huron Street. Central medians and bulb-outs will slow traffic and make pedestrian crossings significantly easier.
- With the appropriate corridor improvements, target higher density residential development along Huron Street.



Fig. 52. Fifth Avenue Civic Center- Illustrative Vision

Calthorpe Report building block analysis, 2006

LAND USE

Conference/Civic Center

Goal: Support the private development of a downtown conference/civic center within the Core area. Further investigate the costs and benefits of public funding participation in the construction and/or operation of such a downtown visitor attraction.

A downtown conference center could have a significant, positive impact on the downtown economy, especially its retail sector.



DTE Lot



Huron and 5th



Old Y Lot *



Main and Ann *



Kline Lot *



Brown Block



Washington and Division



Palio Lot *

*** = city-owned lot**

**Other developable sites
that have been considered...**



**Depressed area owned
by First Martin**

Liberty Square as a downtown plaza

Library Lot Development Proposals
RFP #743

Summary of Proposals

| | 1 | 2 | 3 | 4 | 5 | 6 |
|-----------------------|---|---|--|--|--|---|
| Name of Firm | Valiant Partners LLC | Acquest Realty Advisers Inc | Bertak Land Company | Dakmann Apartments Ltd. | Jamatt Architecture | Alan Haber & Alice Ralph |
| Firm Address | 4 New King Street, White Plains, NY 10604 | 40701 Woodward Avenue, Bloomfield Hills, MI 48304 | 31731 Northwestern Hwy #250, Farmington Hills, MI 48334 | 300 S. Thayer Street, Ann Arbor, MI 48104-1608 | 3472 Cummings Drive, Ann Arbor, MI 48105 | PO Box 7213, Ann Arbor, MI 48107 |
| Name of Project | Ann Arbor Town Plaza Hotel & Conference Center | @ Hotel and Retail Center | All Seasons of Ann Arbor | Ann Arbor Town Square | the Fifth a2 | Ann Arbor Community Commons |
| Type of Development | Mixed Use: hotel, conference center, condominiums, restaurant, retail | Mixed Use: hotel, meeting spaces, retail, restaurant | Mixed Use: senior citizen apartments, retail, restaurant, office space | Urban Park: open space, ice rink, water features, pavilion (retail and dining opportunities) | Mixed Use: hotel, meeting spaces, condominiums, affordable housing, outdoor market, retail, restaurant, etc. | Urban Park: community common open space |
| Structure Information | Conference Center - 32,000 sf; Hotel - 150 rooms; Residential Condos - 12; Retail Restaurant - 5,000 sf | Hotel - 190 rooms; retail & restaurant - 8,850 sf; meeting space - 5,340 sf | Senior apartments - 148 units; retail, restaurant, office - 12,500 sf | Pavilion - one story; outdoor ice rink - 7,000 sf | Hotel - 84 rooms; condos - 50 to 60 units; meeting rooms - one floor; retail, restaurant - one floor | No structure shown |

Summary of 6 proposals solicited by city, 2010



1. Valiant Hotel/Conference Center proposal, 2010



2. Acquest Realty hotel and convention center, 2010



3. Beztak All Seasons senior citizens housing proposal, 2010



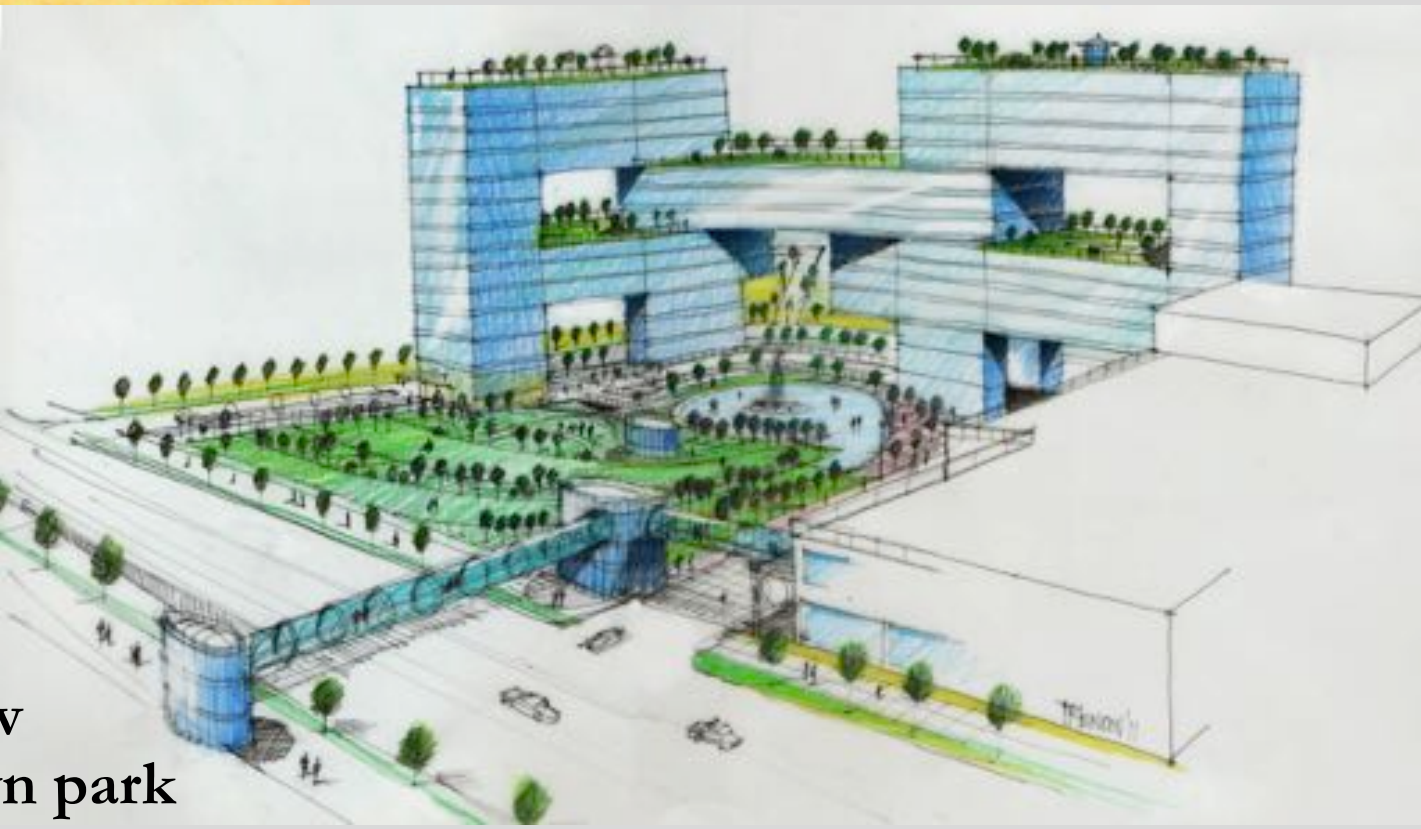
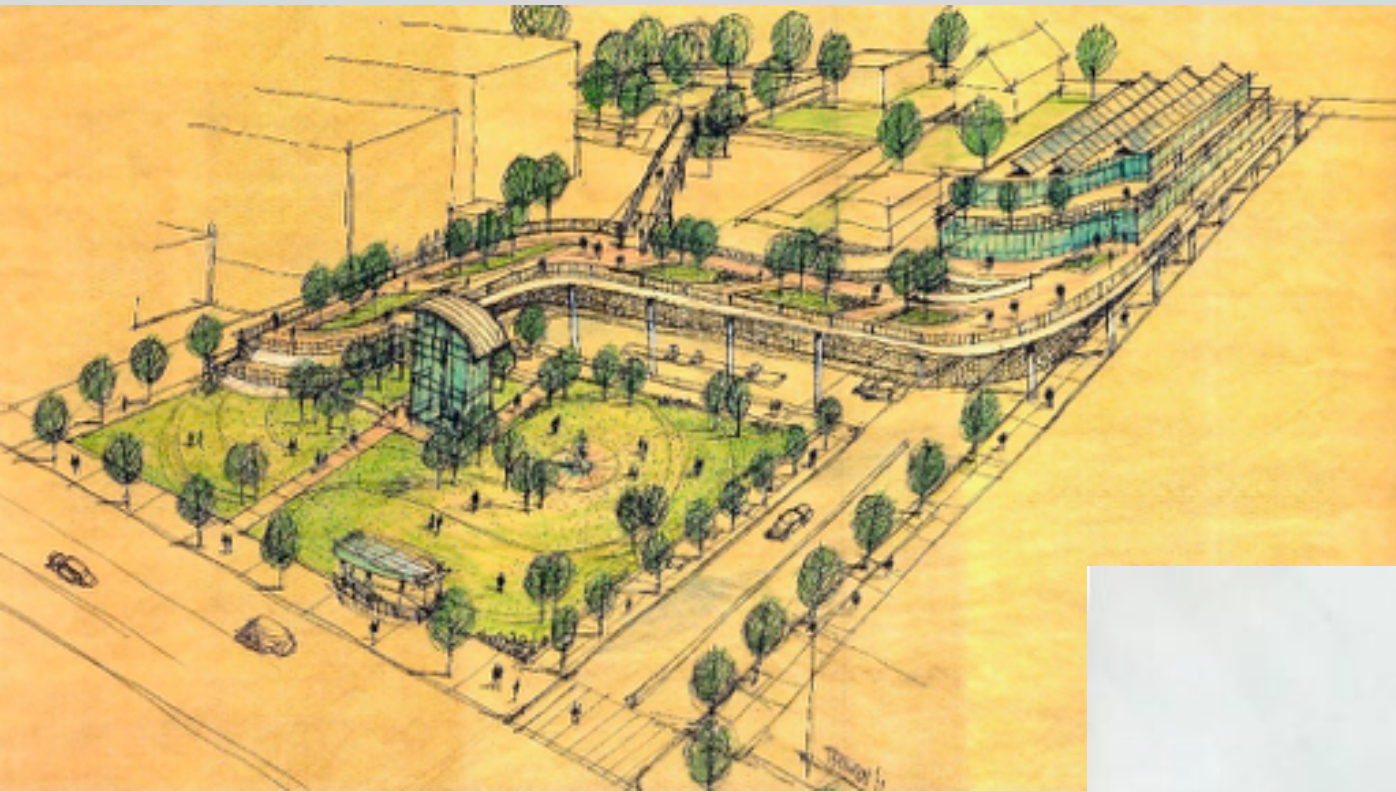
4. Dahlmann/JJR Smith Group rendering, 2010



5. The 5th a2 mixed use proposal, 2010



6. Alan Haber/Alice Ralph proposal, 2010



Artist conceptions by Stephen Trendov circulated by advocates for a downtown park



“RESOLVED, That after serious consideration over many months City Council questions the viability of the Valiant proposal for a hotel and conference center, and more importantly, the level of risk that the City would encumber particularly in the absence of a full financial and legal analysis, and thus does not agree to the terms of the proposal nor the proposed Letter of Intent”

City Council Resolution, April, 2011

Valiant Hotel/Conference Center turned down by Council, 2011



Underground parking structure construction, 2011-2012





Underground parking structure construction, 2011-2012



Birdseye of Library Lot

Ann Arbor downtown library bond proposal defeated: What now?



Supporters of the Our New Downtown Library campaign, Ellie Serras, Leah Gunn and Prue Rosenthal, watch the results come in Tuesday night at the Real Seafood Co. in downtown Ann Arbor.

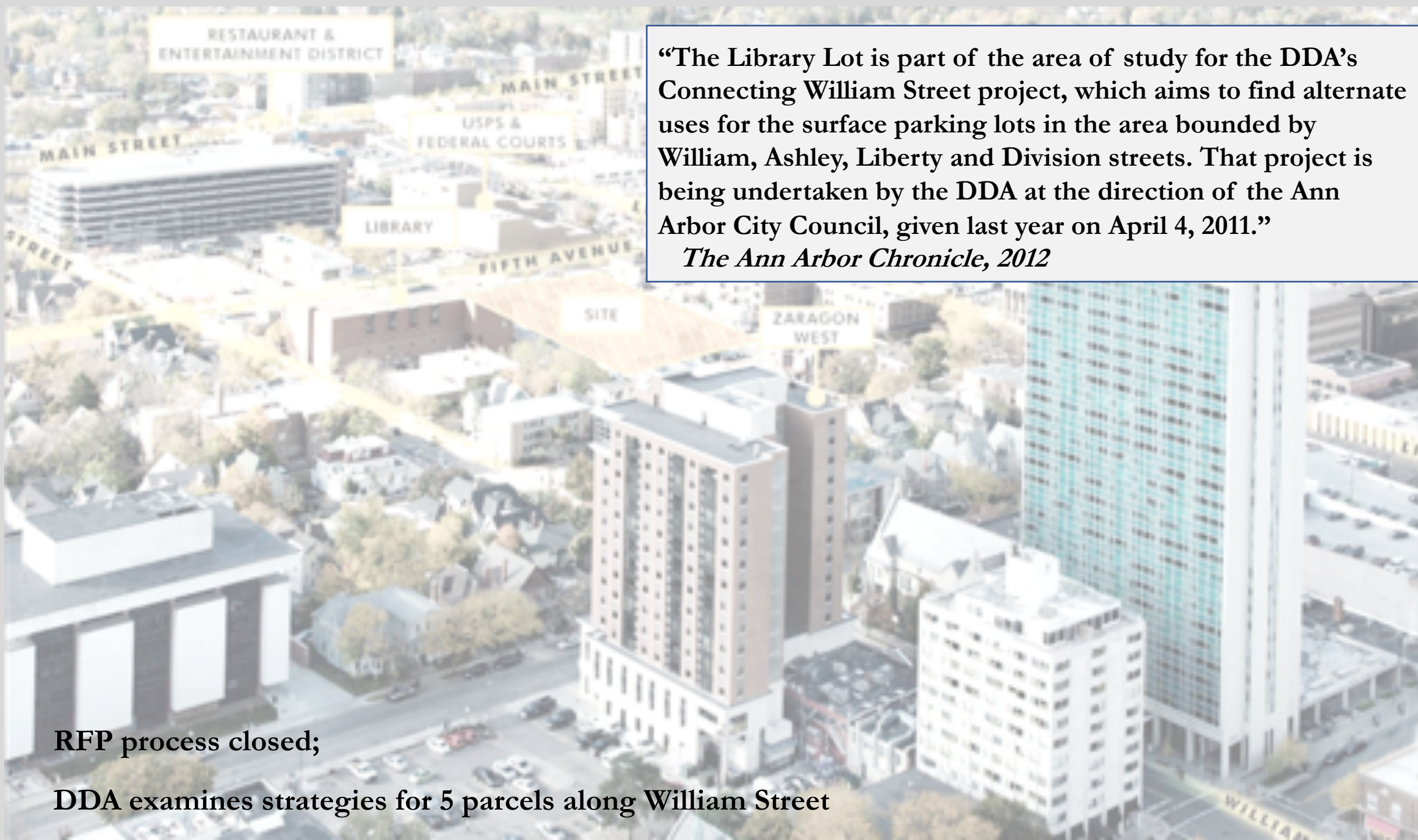
Ryan J. Stanton | AnnArbor.com

The postmortem of the Ann Arbor District Library's campaign for a new downtown library began early Tuesday night, as soon as election results showed the proposal failing in key precincts.

Supporters of the Our New Downtown Library committee acknowledged their message ~~obviously didn't~~ resonate with voters.

By the end of the night, they had accepted defeat, but they weren't budging on their position that a new downtown library is needed.

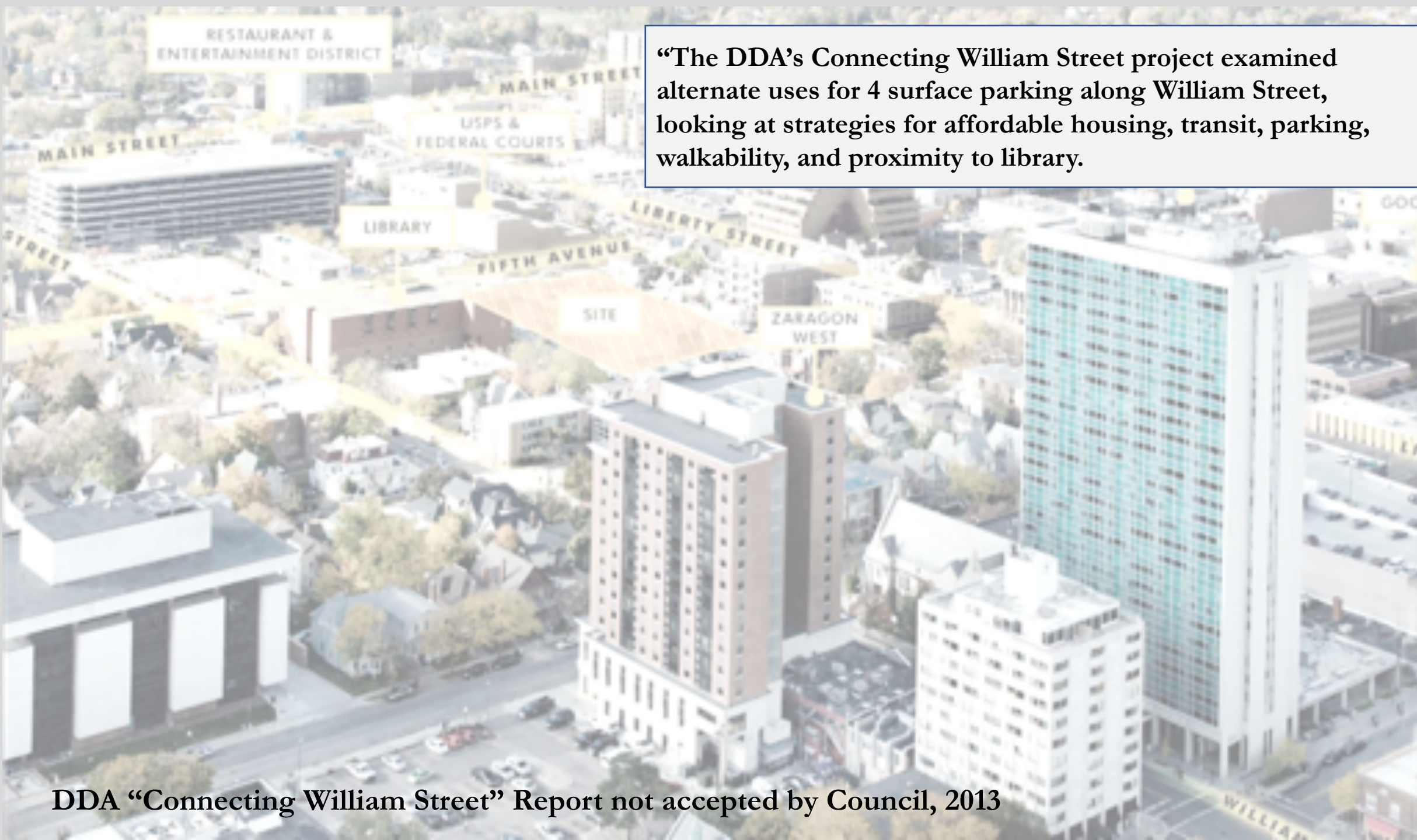
Library millage for new building fails, 2012



“The Library Lot is part of the area of study for the DDA’s Connecting William Street project, which aims to find alternate uses for the surface parking lots in the area bounded by William, Ashley, Liberty and Division streets. That project is being undertaken by the DDA at the direction of the Ann Arbor City Council, given last year on April 4, 2011.”

The Ann Arbor Chronicle, 2012

**RFP process closed;
DDA examines strategies for 5 parcels along William Street**

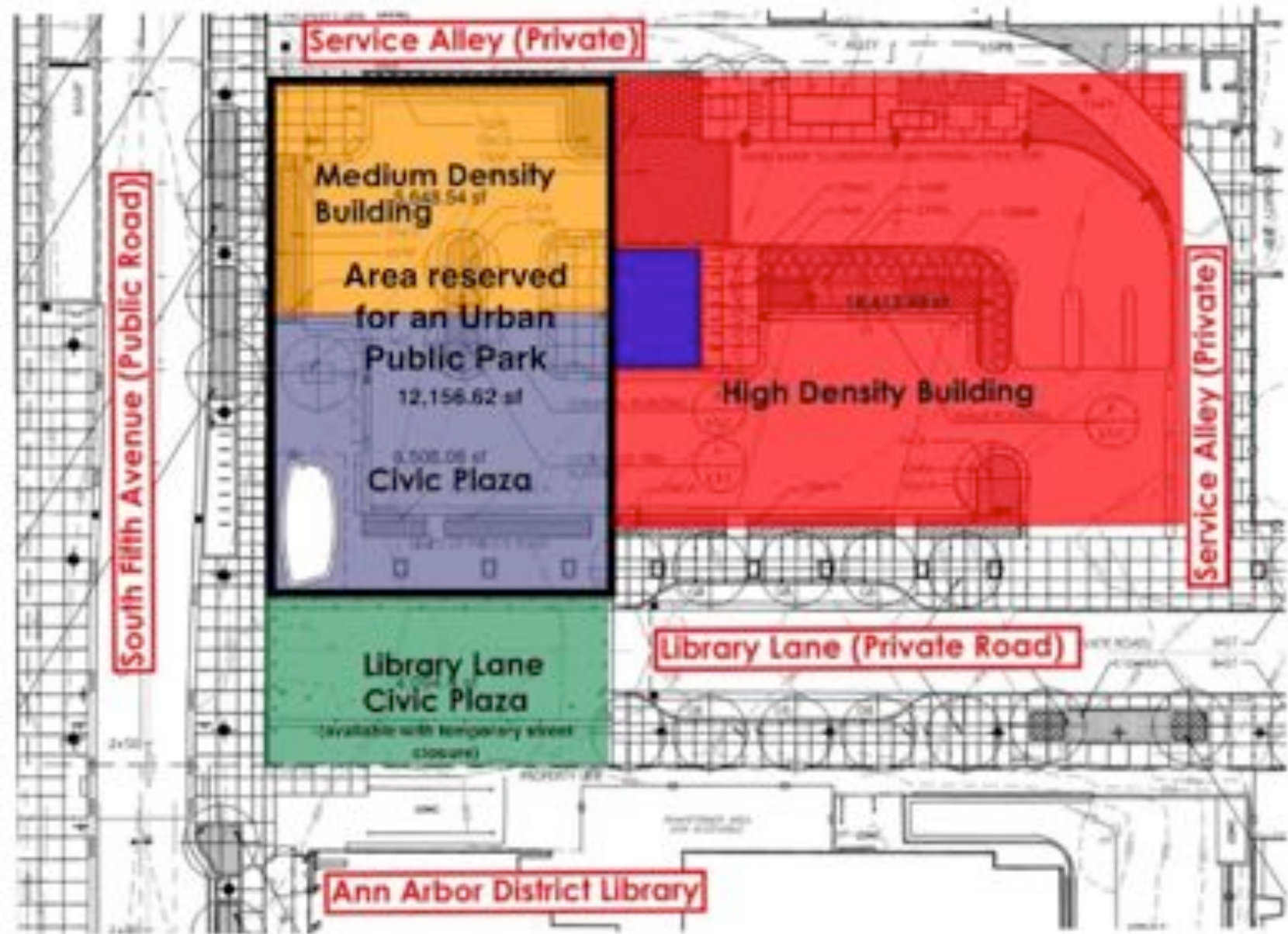


“The DDA’s Connecting William Street project examined alternate uses for 4 surface parking along William Street, looking at strategies for affordable housing, transit, parking, walkability, and proximity to library.

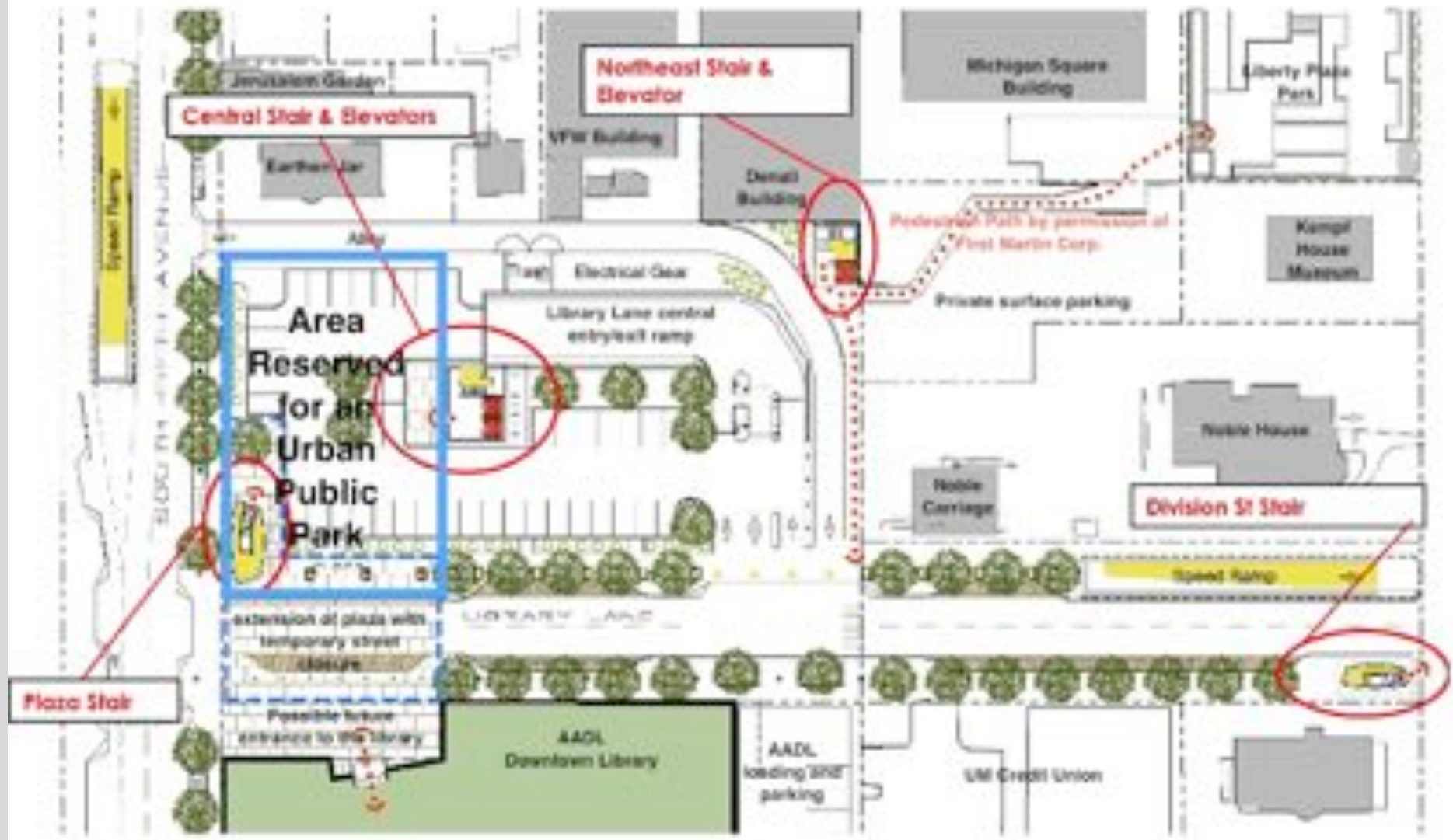
DDA “Connecting William Street” Report not accepted by Council, 2013



Library Block Land Uses



Proposed functional characteristics

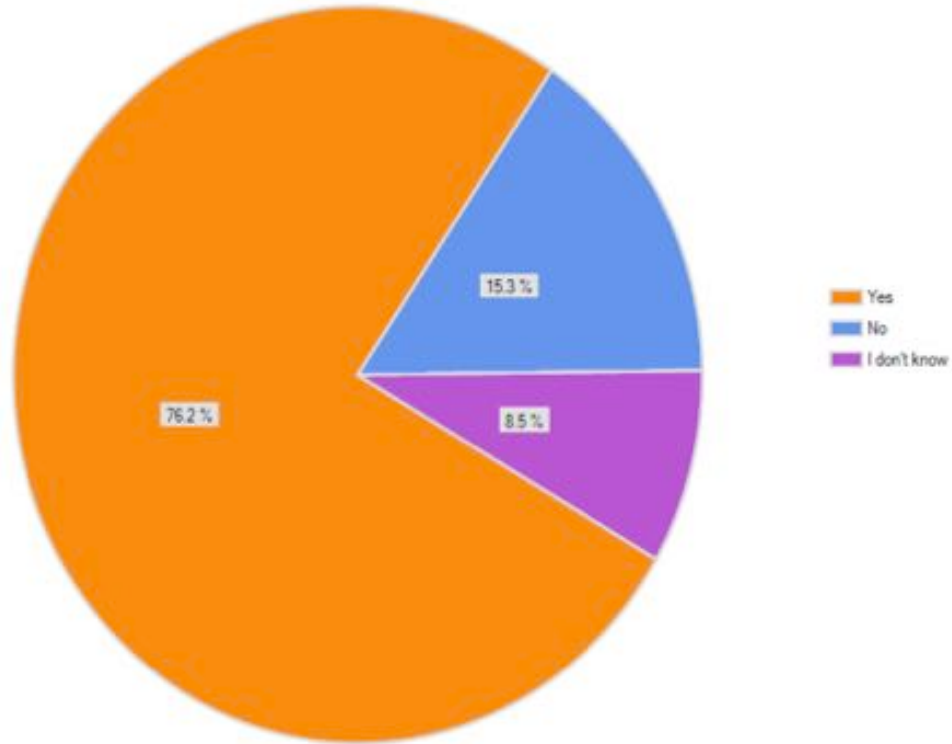


Library Block Constraints



Library Block, current situation

Do you think Ann Arbor would benefit from having more downtown parks/open spaces?



Please rank the following City owned properties from most to least desirable for a new downtown park/open space, with 1 being the MOST desirable and 8 being the LEAST desirable. (Please see map below)

Most favored

Library parking lot (Fifth Avenue & Library Lane)

Old Y parking lot (William Street & Fifth Avenue)

Kline parking lot (William Street & Ashley Street)

Palio parking lot (Main Street & William Street)

First & William (Parking lot)

415 West Washington (Washington Street & Third Street)

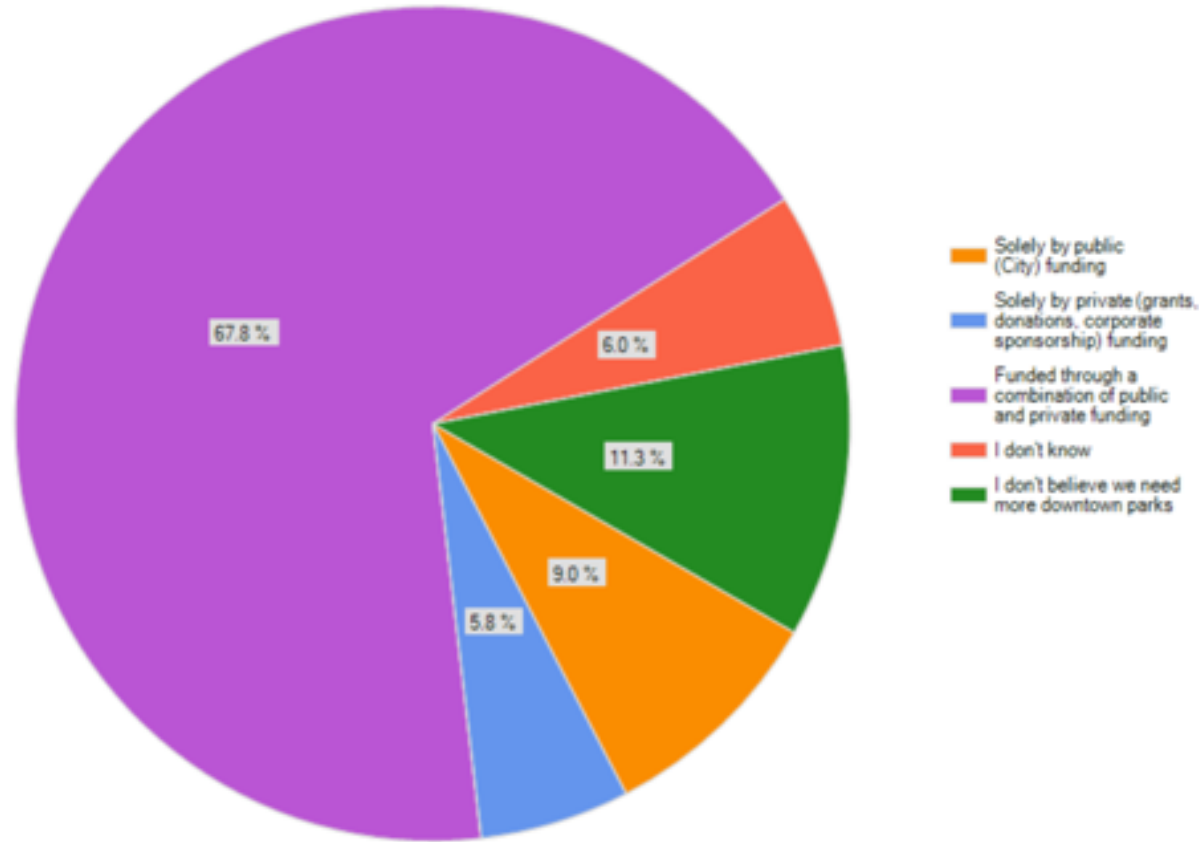
Fourth & William (Parking structure ground floor)

Least favored

721 North Main (Main Street & Summit Street)

FUNDING - This question asked how additional parks/open spaces should be funded, including initial construction, as well as ongoing maintenance and programming. The vast majority of respondents answered that a combination of public and private funding should be sought.

If the City were to add downtown parks/open spaces, how should their construction, maintenance, and programming be funded?



Open Space Opportunities:

The Library Lot is large in size and has a central location that was ranked highest by survey and public meeting participants alike for potential park space. Community-based groups such as the Library Green Conservancy have consistently advocated for the conversion of this space into a "Central Park". The Library Lot was designed to create additional flexible space through temporary closures of Library Lane. This feature could facilitate synergistic programming opportunities with the AADL, nearby businesses, and festivals/community gatherings.

The Library Lot was designed to support development. A development that incorporated open public or green space into its design provides an opportunity for activation and eyes on the park. Ideally any development could have street level businesses that spill out into the open space, similar to how piazzas and squares function. An opportunity for public/private partnership exists at this space.

Barriers to Open Space:

Conversion of the entire Library Lot into open space, in particular green space, would require significant and costly structural modifications. Funding such a project would require multiple millions of dollars for both capital and maintenance, as well as the lost investment in existing infrastructure.

Placemaking principles raise a number of concerns regarding the Library Lot site. Currently, the space is poorly activated, facing the backs of buildings on Liberty, William and Division Streets, Fifth Street traffic, and the windowless side of the Library. This lack of eyes on the space raises a number of concerns regarding safety and the promotion of positive behavior. A sizeable park space in this location would require significant financial investment for enhanced security, daily maintenance, and staff dedicated to year-round programming.

Ann Arbor Area Transportation Authority Celebrates Blake Transit Center Grand Opening

By ANDREW CLULEY • JUL 7, 2014

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[VIEW SLIDESHOW 1 of 6](#)

ANDREW CLULEY / 89.1 WEMU

AATA has successful millage, 2014



Organizations occasionally use lot for temporary activities, including Library Green Conservancy and Peace Day events

OFFERING MEMORANDUM

THE CITY OF
ANN ARBOR



FEBRUARY 2015

CBRE

CBRE, representing city, presents an Offering Memorandum, 2015

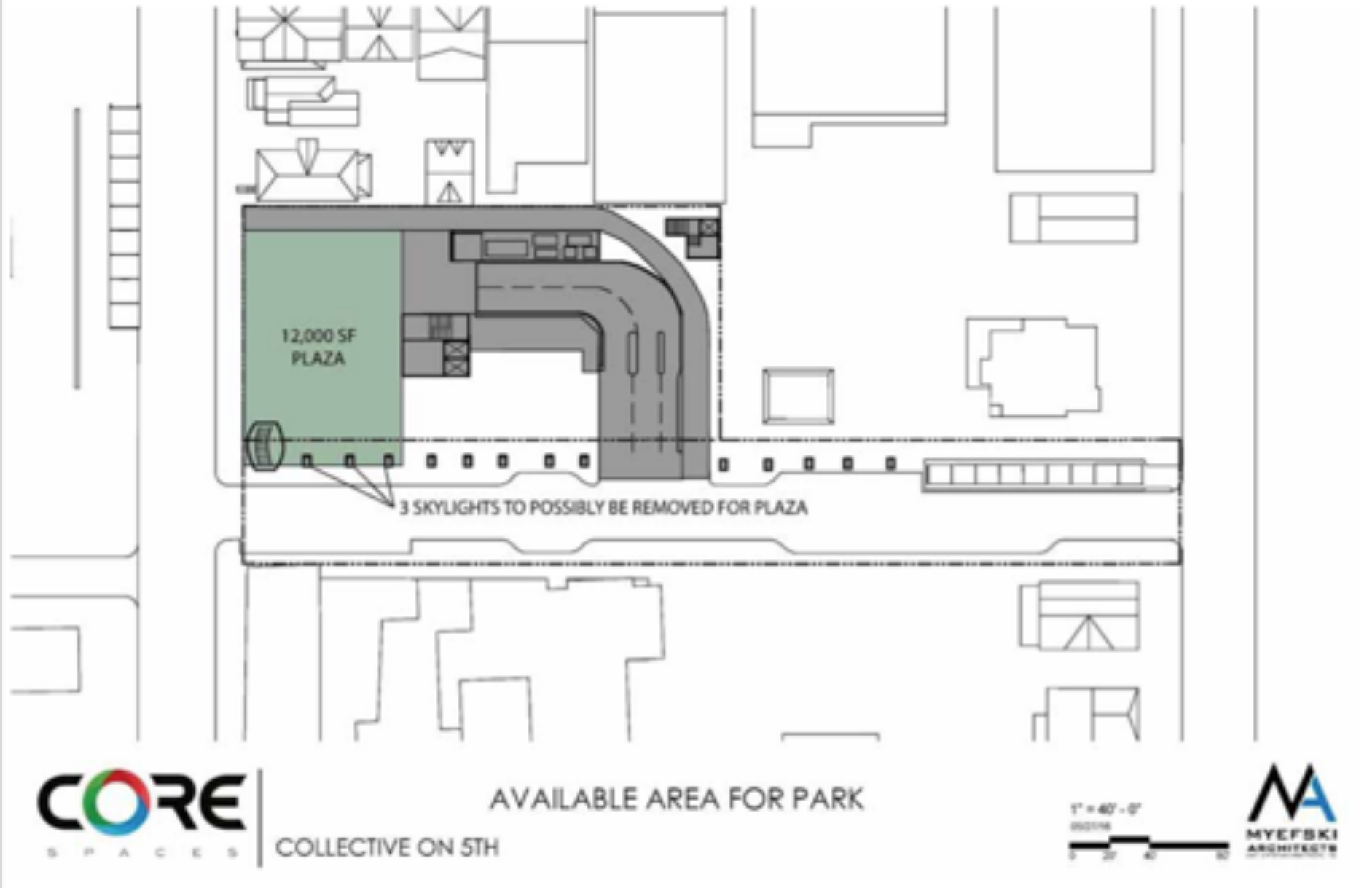


CORE Spaces



Acquest Realty

9 submissions, with 2 development proposals selected, 2015



CORE Spaces plaza allocation



From northwest



View of plaza

CORE Spaces selected to present final proposal, 2016

Core Spaces Development Proposal

| Statement | Strongly Agree | Agree | Neutral/ No Opinion | Disagree | Strongly Disagree | I don't have enough information to answer this question |
|---|----------------|-------|---------------------|----------|-------------------|---|
| The developer's proposed mixed use development – including retail and restaurant space, residential housing, hotel, and office space – will contribute to the fabric and vitality of downtown Ann Arbor | 10 | 16 | 9 | 5 | 22 | 12 |
| The proposed building massing and scale is designed in such a way that it is in context with its setting, appealing from all four sides and compatible with the character of the district. | 5 | 10 | 5 | 10 | 39 | 7 |

CORE Spaces proposal gets mixed reviews at public comments meetings, 2016

Elements of the proposal:

- 17-story mixed-use high-rise
- City would be paid \$10 million for property with \$5 million allocated for affordable housing
- 12,000 SF public plaza, maintained by owner
- Project lease of 200 underground parking spaces
- Building includes retail, offices, 131 hotel rooms, 360 apartments, with 43 committed “workforce” units

Definitions for affordable housing in Ann Arbor:
(Based on Area Median Income (AMI) of \$64,000)
“Workforce” housing is 30%–60% of AMI (up to \$39,000)
“Very affordable” housing is less than 30% of AMI (\$19,000)

CORE Spaces proposal approved by Council in 8-3 vote, 2017

Ann Arbor council votes 8-3 to sell city lot for 17-story high-rise

Updated Apr 18, 2017; Posted Apr 18, 2017



Gallery: Core Spaces proposes 17-story hotel/apartment development for downtown Ann Arbor's city-owned Library Lot

Comment   0 shares

By [Ryan Stanton](#) | ryanstanton@mlive.com

ANN ARBOR, MI -- Ann Arbor is selling the city-owned Library Lot, ending a decade-long debate and paving the way for a new 17-story high-rise.

More than three hours into its Monday night meeting, April 17, the City Council voted 8-3 to sell the development rights to the Fifth Avenue property to Chicago-based developer Core Spaces for \$10 million.

Proposal A:

Charter Amendment for the City-Owned Public Land Bounded by Fifth Avenue, and William, Division, and Liberty Streets to be Designated, in Perpetuity, as an Urban Park and Civic Center Commons to be Known as the "Center of the City," by Amending the Ann Arbor City Charter Adding a New Section 1.4 to Chapter 1 of the Charter.

Shall the City-owned public land bounded by Fifth Ave, and William, Division and Liberty Streets be retained in public ownership, in perpetuity, and developed as an urban park and civic center commons, known as the "Center of the City" by adding a new section for the purpose as explained above?

YES/NO

Text of Proposal A, passed by 53% vote, November 2018



Appointment of the Center of the City Task Force, 2019