

Downtown Area Citizens Advisory Council Meeting Minutes – April 4, 2017
City Council Workroom / City Hall, 301 E. Huron St. 7:00 pm

Members Present: Ray Detter, Don Duquette, Peter Honeyman, Hugh Sonk,
John Chamberlin, Chaz Stucken

Members Absent: Joan French, Kathleen Nolan, Nate Stevens

Visitors Present: Norm Tyler, Jeff Crockett, Susan Pollay, Chris Crockett,
Peter Nagourney, Mary Hathaway, Chuck Bultman,
Steve Kaplan, John Haynes, Tyler Kochmat, Rebekah
Sigret, Shelley Gierweck, Peyton Oignoch, Bernard Quan

The Downtown Area Citizens Advisory Council meeting was devoted to fine-tuning our long held positions on the future of the Library Block. We reaffirmed that we did not want a development to be constructed on the Block until the community completes a full public discussion of the possibilities to connect that block to related concerns in the area. We have always supported the positive possibility that a residential/mixed use development would be located on the site and that the building would need parking. We supported construction of the underground parking structure on the Library Block. (We believed it should be larger, Council did not). We also supported a 12,000 square foot plaza as a requirement for any project. We have insisted that details of how that plaza is to function as a cooperative public/ private open space needed to be clearly identified, and agreed upon. Last night we stressed the importance of more public activity on the street level—even more retail. We have also wanted whatever goes on the Library Block to consider the possibility of connecting to and improving Liberty Plaza--cooperating with First Martin on whatever they hope to develop on their properties. We reject, however, the goal of turning the top of the parking structure into a park.

We still believe that plans should include a possible connection to the Blake Transit Center and the former YMCA site, even eventually connecting to emerging plans for development of the nearby Allen Creek Greenway. Plans should limit negative impact on nearby historic and residential properties and clearly benefit continued operation of the District Library on the block.

Looking over the Core Memorandum on “Purchase Contract Deal Points”, we find that Core has significantly considered City expectations in regard to connectivity, design, plaza use and programming requirements, sustainability, Leed Gold, workforce housing, and parking—all subject to City Council Approval. But last night, everyone seemed to agree that more hard negotiations were needed before we move forward in the public process of a Citizens Participation meeting, at least two Design Review Board meetings, multiple Planning Commission meetings and final City Council approval. More discussion is needed before we proceed to sell the property.

It will probably take at least three years before this development is completed. Last night Susan Pollay filled us in on possible future DDA considerations on the Downtown Parking issue. The CAC impressed with DDA plans for a special Retreat in June to work

out future details of the DDA Parking/Transportation Supply Plan that will help to provide a clearer path to handling our future downtown parking problems.

We all agreed that the biggest and most expensive-mixed use building on the site is not our goal. Yes, this property is zoned D1-180 feet! But Core has indicated, at various times, that they will build what the City Council wants. It's up to all of us to lead them in the right direction. If the product happens to be smaller but better, that's the way we might want to go—recognizing, of course, that Core might want to pay less.