



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Meeting Minutes - Final Park Advisory Commission

Tuesday, August 19, 2014

4:00 PM City Hall, 301 E Huron St, Second Floor, City Council chambers

A CALL TO ORDER

B ROLL CALL

Staff Attendance: 2 - C. Smith, A. Kuras

Present: 9 - Mike Anglin, Christopher Taylor, Karen Levin, Ingrid Ault, Alan Jackson, Bob Galardi, Graydon Krapohl, David Santacroce, and Paige Morrison

Absent: 1 - Melissa Stults

C APPROVAL OF AGENDA

Approved with changes.

D PUBLIC COMMENTARY - (3 Minutes per Speaker)

Alan Haber, 531 3rd Street, spoke on World Peace Day.

Ethel Potts, 1014 Elder Blvd., spoke on the benefits of Liberty Plaza and potential connectivity with other downtown space.

Ray Deter, CAC meeting on the Library Lot. Spoke on having a vision for the library lot and Liberty Plaza.

E APPROVAL OF MINUTES

E1 [14-1281](#) PAC Meeting Minutes July 15, 2014

Attachments: PAC Meeting Minutes 7-15-14.pdf

Approved by the Board and forwarded to the City Council.

F SPECIAL PRESENTATIONS

G UNFINISHED BUSINESS

G2 [14-1283](#) Feedback on Council Resolution #14-0959, Resolution to Improve Liberty Plaza

Attachments: Liberty Packet_8_5_14.pdf

C. Smith gave a re-cap on Resolution to Improve Liberty Plaza. I. Ault read a part of

the resolution for discussion by the Commissioners.

Matthew Altruda, Bank of Ann Arbor, discussed how Sonic Lunch was started and the path organizers have taken to make it a successful community event.

Commission members discussed funding, timing and how to move forward.

I. Ault read the amended resolution:

PARK ADVISORY COMMISSION RECOMMENDATION FOR REDEVELOPMENT OF LIBERTY PLAZA AND DEVELOPMENT OF THE LIBRARY LOT

Whereas, the Park Advisory Commission (PAC) was asked to make recommendations for development of five city owned parcels in the downtown regarding use as public open space in late 2012,

Whereas, PAC formed a subcommittee to study this topic and spent 9 months holding 11 public meetings, attending "placemaking" workshops, and conducting a resident survey with over 1,600 respondents, and reported their findings to PAC for approval in October of 2013,

Whereas, the Downtown Parks Subcommittee Report was accepted by City Council in November of 2013,

Whereas, the report contains the following recommendations in regards to downtown parks and open space:

- 1. The development of any new downtown park or open space should prioritize community preferences. The most commonly expressed community-based priorities include: a central location; sufficient size for passive recreation/community gatherings; shade; and natural features.*
- 2. New downtown parks and open space should adhere to placemaking principles. Necessary criteria for a successful downtown open space include: high traffic/visibility; flexible programmable space; active use on at least three sides; the ability to provide activities desired by the community; and funding for maintenance and security.*
- 3. Any additional downtown park space should not come at the expense of the quality or maintenance of Ann Arbor's existing parks. Downtowns parks are expected to be more costly to develop and maintain. Further, existing downtown parks are not currently utilized to their potential. Given the limits of current parks funding, the development of new parks should not be approved without an identified funding source for capital development, ongoing maintenance, and programming.*
- 4. Significant capital/structural improvements to Liberty Plaza should only be made in concert with the adjacent property owner. Short-term efforts should continue to focus on smaller-scale incremental changes (removal of shrubbery) and programming opportunities (fee waiver). Future improvements should also work to create a permanent and highly visible connection between the Library Lot and Liberty Plaza. Whereas, City Council directed the city manager to list the Library lot for sale with a broker in April 2014,*

Whereas, the listing states the property is to be developed as mixed-use including a 12,000 square foot public space to be developed at the expense of the developer,

Whereas, City Council asked staff to provide a conceptual design for redevelopment of Liberty Plaza and development of the Library Lot that would provide a detailed estimated annual operating budget, along with funding scenarios, for the maintenance, security, and programming costs required to run two successful urban parks in the downtown and report back in January 2015,

Whereas, park staff would have to forego other projects already in process to complete this task in the current time allotted,

Whereas, placemaking principles specifically identify the importance of dedicated and sustained programming resources as vital components of successful urban public spaces,

Whereas, dedicated and sustained programming resources have not historically been allocated in direct support of Ann Arbor urban parks, especially Liberty Plaza,

Whereas, PAC recommends the formation of a subcommittee to study and specifically address the issues associated with Liberty Plaza and the Library Lot,

Whereas, PAC recommends that prior to any resource being allocated for redevelopment efforts directed at planning and redesign of either Liberty Plaza or the Library Lot, that resources, human, material, and financial be allocated or obtained to specifically oversee the programming of Liberty Plaza and the Library Lot for a period not to exceed one year in order to answer the following questions:

- 1. Determine costs for on-going dedicated resources (human, material, and financial) for programming of the spaces for one year, recognizing that key element for success of any urban park is sustained and meaningful programming of the space.*
- 2. Determine the success of programming efforts and how the currently designed spaces function in support of that programming. What worked and didn't work?*
- 3. Determine at the end of the study if issues long associated with Liberty Plaza are a function of design or the absence of sustained and meaningful programming, or a combination of both.*
- 4. If shortcomings are design related, does it warrant a partial or complete redesign based on the outcomes of the study?*
- 5. Determine what role adjacent and near by properties (public and private) have along with other downtown neighbors with regard to Liberty Plaza in determining key stakeholders for ongoing discussions.*

NOW THEREFORE, BE IT RESOLVED, to reaffirm the purpose of PAC is to provide for public involvement in community park and recreation services and to provide advisory recommendations to the Manager of the Department of Parks and Recreation, City Administrator and Council regarding parks administration,

BE IT FURTHER RESOLVED, that PAC recommends that Council accept the above recommendations and direct staff and PAC to answer these questions and report their findings no later than October 2015.

Motion was unanimously approved.

Approved as Amended

Attachments: PAC_-_LIBERTY_FEE_WAIVER.pdf,
Master09-Jul-2014-02-38-20.pdf

C. Smith explained that PAC was to present a recommendation to Council regarding extending the fee waiver for Liberty Plaza . This would extend this waiver one more year.

Motion made to continue fee waiver for one year.

Whereas, in the past year, fees have been waived at Liberty Plaza, and

Whereas, PAC has insufficient information to determine whether this is wise on a permanent basis;

RESOVED, PAC recommends City Council continue the fee waiver in its current form for another year.

Motion passed unanimously.

Approved

H NEW BUSINESS

H1 [14-1284](#) PAC Annual Elections

Attachments: PAC Bylaws-Revised1.pdf

Motion made to nominate D. Santacroce as Chair.

By secret ballot, D. Santacroce approved as Chair with six votes and one abstention.

Motion made to nominate P. Morrison as Vice- Chair.

By secret ballot, P. Morrison approved as Vice-Chair with six votes and one abstention.

H2 Resolution to Recommend Approval of Three Three-Year Professional Service Agreements (PSA) for Engineering Services for Parks and Recreation not to Exceed Annual Amount of \$150,000 per PSA

C. Smith explained that current contracts are expiring and how this resolution would assist in streamlining the process for work to be done in Parks by the three contractors.

C. Smith read the Resolution:

Whereas, The City issued a Request for Proposals, RFP #907, to identify consultants experienced in Engineering Services for parks and recreation projects;

Whereas, Ten firms submitted proposals in response to RFP #907;

Whereas, Staff has selected the following three consultants as qualified to perform the type of work identified in RFP #907:

*SmithGroupJJR
Stantec Consulting Michigan, Inc
Tetra Tech, Inc.*

Whereas, Award of contracts for services on an as-needed basis will allow the City to expedite the design, engineering and construction of improvements in the Parks & Recreation system;

Whereas, Funding is available in the approved FY2015 Parks Maintenance and Capital Improvements budget to cover the cost of these services;

Whereas, Funding for services in FY 2016 and FY 2017 will be contingent upon City Council approval of the Parks Maintenance and Capital Improvements budget; and

Whereas, The three firms currently have Human Rights approval, and have agreed to comply with the living wage ordinance as part of the qualification process;

RESOLVED, That the Park Advisory Commission recommends that City Council approve three three-year Professional Services Agreements (PSA) for engineering services not to exceed annual amount of \$150,000.00 per PSA

I COMMISSION PROPOSED BUSINESS

J REPORTS FROM PARKS AND RECREATION MANAGER

C. Smith reported that pools will close on Labor Day. The Senior Center is having repairs on the ceiling. Relocation of the classes makes it easier to complete this work. Fuller Parking Lot Resolution was postponed by City Council until October.

K REPORTS FROM MANAGER OF FIELD OPERATIONS

L REPORTS FROM PARKS AND RECREATION ADVISORY COMMISSION

M REPORTS FROM RELEVANT COMMISSIONERS, COMMITTEES, BOARDS AND/OR TASKFORCES

Dog Park subcommittee guide will be presented at September PAC meeting. Smoking subcommittee expects to bring proposal and recommendation of criteria and identified parks to September PAC meeting. C. Smith will provide the minutes from the 8/18/14 Council meeting to clarify what further action is needed on the Fuller parking lease.

N PUBLIC COMMENTARY - GENERAL (3 Minutes per Speaker)

A. Haber spoke on programming for the Library Lot, including World Peace Day.

O CLOSED SESSION

P TRANSMITTALS

P1 [14-1285](#) Park Planning Capital Project Update

Attachments: PAC Update 8-14.pdf

P2 [14-1286](#) PAC Council Update August 2014

Attachments: PAC COUNCIL UPDATE 8 2014.pdf

P3 [14-1287](#) Park Project Status Table

Attachments: Parks_Project_Status_Table-FY2014-15.pdf

Q **ADJOURNMENT**