



## Legislation Text

---

**File #:** 09-0573, **Version:** 3

---

Resolution Directing the City Administrator to Seek Proposals for the Development of the S. Fifth Avenue Parking Structure Site

Whereas, City Council approved the issuance of bonds for the construction of the S. Fifth Avenue underground parking structure in February 2009 (Resolution 09-0092);

Whereas, The Downtown Development Authority is scheduled to proceed with construction of the parking structure, beginning in Spring 2010;

Whereas, The S. Fifth Avenue parking structure was designed in a manner that will allow future construction of a building or buildings on top of the structure;

Whereas, City Council believes it will benefit the community to partner with a developer to develop this site in a manner that forwards the City's plans for the downtown and provides a financial return to the City;

Whereas, City Council recognizes it is desirable to work quickly to identify a development partner to coordinate with the construction of the parking structure; and

Whereas, The Downtown Development Authority has conveyed its interest and availability to assist the City as it works to select a development partner; and

Whereas, City Council recognizes the value of public input in the development process, as reflected in its recent adoption of a Citizen Participation Ordinance;

RESOLVED, That City Council requests the City Administrator to create and issue a Request for Proposals (RFP) for the development of the S. Fifth Ave. parking structure site;

RESOLVED, That the City Administrator shall incorporate appropriate elements of the Downtown Plan for identifying desired community objectives for the site, including open space, active uses at street level, and clear public benefits, which should be addressed in site proposals.

RESOLVED, That qualified responders must demonstrate the financial ability to coordinate their project in alignment with the City's construction schedule;

RESOLVED, That City Council requests the City Administrator issue the RFP no later than August 14, 2009;

RESOLVED, That City Council requests the City Administrator to close the RFP after 90 days; and

RESOLVED, That the Mayor, prior to the deadline for submission of RFP's for this project, will appoint an RFP Review Committee consisting of two members of City Council, one member of the

Planning Commission, one member of the Downtown Development Authority, and one resident to review all properly submitted proposals. This committee will conduct a public meeting to solicit public input on the desired use of the site, as is consistent with current City practice.

Submitted by: Councilmember Smith, Higgins

**As Amended by Ann Arbor City Council on July 6, 2009**