



Legislation Text

File #: 14-0470, **Version:** 2

Resolution to Direct the City Administrator to List for Sale 319 South Fifth and to Retain Real Estate Brokerage Services

Prepared by: Steven D. Powers, City Administrator

Sponsored by: Councilmember Kunselman

Whereas, City Council approved a resolution (R-07-517) on November 5, 2007 directing the Downtown Development Authority (DDA) to prepare a written recommendation for construction of a South Fifth Avenue underground parking garage which would include above ground, in the short-term, surface public parking, and in the long-term development which could include, but is not limited to, a residential, retail and/or office building(s) and a public plaza along either Fifth Street or the newly constructed street;

Whereas, The Downtown Plan encourages downtown's highest density development and tallest buildings to locate within the Core areas to create the critical mass of activity and density needed to support a range of central retail, service, cultural, residential and entertainment functions and transportation services;

Whereas, Urban public places must be located, designed, managed, and maintained to attract sustainable uses that add to the positive vitality of a downtown's street life;

Whereas, The Parks and Recreation Open Space (PROS) Plan 2011-2015 identifies a need for additional open space in the downtown and stated the goal to "Work with the Downtown Development Authority to plan for renovation and acquisition of downtown open space, including the development of the library lot";

Whereas, City Council authorized the DDA to develop a plan to redevelop downtown city-owned parcels including the Library Lot (R-11-129) on April 4, 2011;

Whereas, The DDA followed City Council's direction and implemented a process called Connecting William Street (CWS) including an online survey that received over 2,000 responses and multiple focus groups as well as public meetings;

Whereas, The public input received by the DDA through its CWS process was strongly in favor of additional public open space in the downtown;

Whereas, The City Council also approved the PAC recommendations including, but not limited to, the importance of "placemaking" principles and the "activation" of urban public spaces through: pedestrian traffic, relationship to adjacent properties, activities desired by the community, and funding for maintenance and security, as well as close consultation with the Ann Arbor District Library (AADL), and further public input regarding the design and uses of downtown public open spaces R-13-330);

Whereas, Designating public space at Library Lane concurrently with the sale and development of the property would provide the flexibility of maximizing the use of public investments (in foundation and infrastructure) already made with private investment to accomplish City Council's mixed-used goals for the property;

Whereas, Developing the public space at the same time the site is developed will provide for increased activity, safety, and security; limit nuisance behavior at this public space; provide potential funding for public space features and programming; and have a responsible private entity for ongoing maintenance; and

Whereas, The recommendations received from PAC were "strongly in favor of a mixed-use vision for the Library Lot that utilizes the City's investment in development-ready foundation and infrastructure" and stated that "development of the site and adjacent parcels, including the accompanying increases in activity, is essential for the future success of this site";

RESOLVED, That City Council desires the property located at 319 South Fifth (Library Lane) to be mixed-use consisting of commercial, residential, and public use;

RESOLVED, That the City will seek, as conditions for development rights at a minimum, public open space, private maintenance of the public space, and pedestrian access to the public space as features of any private development;

RESOLVED, That implementation of the conditions for development rights will be determined by City Council through selection of the purchase offer that best responds to mixed-use, density, integration with surrounding uses, and public space and through the City's established site plan procedures and policies;

RESOLVED, That City Council authorizes and directs the City Administrator to develop and release a request for proposal for brokerage services for the sale of 319 S. Fifth Library Lane;

RESOLVED, That City Council authorizes the City Administrator to execute a contract for brokerage services with the firm that best meets the City's interests as outlined in this resolution subject to approval as to form by the City Attorney;

RESOLVED, That City Council authorizes the property be listed for sale, with all offers to be presented to City Council; and

RESOLVED, That City Council directs the City Administrator to provide periodic progress reports to City Council on the listing's status, the first to be no later than thirty days after the approval of this resolution.

Sponsored by: Councilmember Kunselman

As amended by Ann Arbor City Council on March 17, 2014