

**Resolution to Ask City Council to Utilize an RFQ/RFP Process
that Conditions the Sale of the “Y-Lot” Property**

WHEREAS, City Council passed a resolution to direct the City Administrator to solicit responses to a Request For Proposal (RFP) for Brokerage Services for the sale of 350 S. Fifth Avenue (Fifth & William Surface Parking Lot/Former “Y” Lot);

WHEREAS, City Council directed the City Planning Commission through a resolution on April 1, 2013 to review the D1 and D2 zoning;

WHEREAS, the role of the Ann Arbor City Planning Commission is to advise City Council on development issues within the City of Ann Arbor;

WHEREAS, the Connecting William Street Framework Plan was created at the request of City Council on April 1, 2011 and 1) incorporated input from more than 2,000 participants from the public in its creation, 2) makes both overarching and site-specific recommendations for city-owned lots downtown, and 3) recommends a RFQ/RFP process for implementation;

WHEREAS, the redevelopment of city-owned parcels are the City’s only opportunity to require a development with greater emphasis on long-term, ongoing and growing economic benefit to the community;

WHEREAS, the City Planning Commission requests that City Council and the public recognize the sale of the “Y” Lot without an RFP may result in a development that 1) does not fulfill the overarching or site-level recommendations of the Connecting William Street Framework Plan, 2) does not meet the Intent statement for the Midtown Character Overlay Zoning District in the zoning ordinance, and 3) ignores the recommendations of the Design Guidelines;

WHEREAS, the Connecting William Street Framework Plan contains recommendations that focus on bringing people and activities to this and other core downtown sites to achieve the common goals expressed by the community: creating the interesting and engaging sidewalk atmosphere currently lacking along William Street and recommends a large plate office or lodging as a primary use, residential as a secondary use and active uses on the first floor; (To achieve this the recommendations seek to encourage uses that generate foot traffic, provide a human scale at the ground floor, create visual appeal, and provide an interesting and pleasant overall experience.);

WHEREAS, the City Planning Commission has specific recommendations for this site that include: 1) discouraging surface parking, 2) discouraging vehicular access beyond the street curb, and 3) encouraging all vehicular access via the City’s existing Fifth Avenue underground parking structure;

WHEREAS, the Connecting William Street Framework Plan calls for open space that is privately developed, owned, maintained, and programmed in coordination with the building’s development to create an active interaction between inside uses and exterior spaces;

WHEREAS, the City Planning Commission recommends open space on this site be required and incorporate landscaping;

WHEREAS, the Design Guidelines are optional and making them mandatory for this project would allow the City to test this process in its ability to achieve development that is generally considered an attractive asset to the character of the district;

WHEREAS, the Climate Action Plan was adopted after the Downtown Plan, D1/D2 Zoning Ordinance, Design Guidelines and Connecting William Street Framework Plan and recommends buildings that are high-performance, have a green roof and are solar ready;

RESOLVED, that the City Planning Commission recommends to City Council that the “Y” Lot should be sold utilizing an RFQ/RFP process that conditions the sale of the property in order to obtain a long-term, ongoing and growing economic benefit for the residents of the city;

RESOLVED, that the City Planning Commission recommends to City Council that the “Y” Lot should be sold with an RFP that contains some or all of the following conditions:

- ✓ Require a building that generates foot traffic, provides a human scale at the ground floor and creates visual appeal per the Connecting William Street Framework Plan;
- ✓ Require a “mixed use” development per the Connecting William Street Framework Plan;
- ✓ Require any vehicular access and parking be accessed via the City’s Fifth Avenue underground parking structure;
- ✓ Require an entry plaza or open space appropriately scaled and located to be properly activated by adjacent building uses and to be maintained by the developer;
- ✓ Require the entry plaza or open space to incorporate generous landscaping;
- ✓ Require mandatory adherence to the Design Guidelines as interpreted by the Design Review Board;
- ✓ Request a third party certification for the building’s energy and environmental performance (e.g. LEED Gold or LEED Platinum).