7 July 2022

TO: City of Ann Arbor Council of the Commons

FR: Robert Black/Member/Initiating Committee of the Commons

CC: Initiating Committee of the Commons

RE: Inputs to Next Steps

Over the past year and a half, I have attended Council of the Commons meetings and worked before that with the Initiating Committee of the Commons to offer inputs to both process and goals of the Center of the City project. I'm writing here to summarize three key ideas for your consideration that I have spoken about during the Public Comment period of many of the Council's monthly meetings. I trust this may be helpful in your deliberations for next steps.

IDEA 1 (Small Steps in the Present)

The No. 3 recommendation of the Center of the City Task Force in Feb 2020 was to remove ground-level parking on the Library Lot and begin efforts to make it an active public space. I suggest a small step, incremental approach to solving this issue, rather than the politically divisive "all or nothing" approach that has stymied progress for over two years now. The below diagram shows a three-phase parking attrition program as a workable comprise among the constituent groups (DDA, Republic Parking, Council of the Commons). Phase 1 involves the relatively simple removal of only 12 parking spaces from the northwestern section of the lot. The two access driveways to that area would be blocked with planters that would preclude vehicular access, while "greening up" the southern edge of that space. This space now can be safely "activated" with a variety of regular events to build public awareness and interest in The Commons. This approach provides opportunities to learn about which activities hold the most promise in the long-term success of the space. Future phases of parking attrition for the entire lot can be scheduled by mutual agreement about all parties involved.



IDEA 2 (Inspiring a Future Vision)

Many people in Ann Arbor have argued that the third parcel of the Center of the City project (Library Lane Parking Lot and Driveway) may not be appropriate for a Central Park and Civic Center Commons. Fortunately, a majority of Ann Arbor voters and other visionaries of the Community have the experience to face this challenge. Through imagination and creativity (in design, collaborative partnerships and public-private fundraising), it is possible to generate a compelling vision to create the kind of award-winning design solution and public pride inducing project that The Kaiser Center Roof Garden is for the City of Oakland, CA. Financing such a project in the 21st Century need not rely on the generosity of a single wealthy entity as with the Kaiser Center. Today, successful fundraising is best done when public and private monies are blended. This approach leverages the whole economic scenario by 1) reducing the long-term public debt; 2) inducing private sector donors to invest in the long-term health of a community that has supported them (*Ann Arbor has many examples of this!*); and 3) building a groundswell of small-scale donorships that dramatically increase total funding and bring the whole community together in greater connections across usual lines of division.

This three-fold approach is critical to the success of the A2 Commons.









KAISER CENTER ROOF GARDEN

OAKLAND, CA 1960 5-STORY PARKING DECK
FIRST POST-WAR ROOF GARDEN IN U.S.

3.5 AC. W/REFLECTING POND & FOUNTAINS
WOODEN BRIDGE, SEATING, SHRUBS,
HERBACEOUS PLANTS, 42 MATURE TREES





FOR MORE INFO: https://www.tclf.org/landscapes/kaiser-center-roof-garden

IDEA 3 (Learning from the Past)

This idea supports Alan Haber's 03JULY2022 email to the Council of the Commons, regarding "Elements" or "Ideas for Central Park" started on 14JULY2012. Many of these ideas were reiterated, including other "preferences" from citizen inputs summarized on pp. 26-27 (and elsewhere) in the Center of the City 2022 Task Force Report. Building on the rich findings of both of these efforts, the Initiating Committee of the Commons created the following diagram as a sample of how the Council of the Commons might index, quantify and prioritize its work relative to all that has been generated to date. *Documenting the preferred future components of The Commons is a critical foundation to writing any RFP seeking professional services to guide the next phase of the project. Doing this work now will serve to reduce funding needs.*



Elements of The Commons ("Program")

3-04-21 S

The Initiating Committee of the Ann Arbor Commons reviewed inputs from findings of the Center of the City Task Force and from many other inputs to date. This outline is intended to stimulate ideas & discussion.

Tabulation of Commons Physical Elemen

	A2C2 PRELI	ADC PRELIMINARY PROGRAM TEMPLATE - REVISED (2-35-22/RB)	0 0350	125.22(88)	100	
0	Beneal Activity	Description	ő	Step Step	Mes	
	Herr					
2	Central Fourtain	Sole powerst sumanting pordicares. Water Fourtain Scripture	***	2	important element to ceate floors and help prient users. Part of the "commons of the Commons"	
2.	Direct Fourtee	AA amenible Undersand water cours & flow to drain, recycle gray water?	ч	Auman cook cook subble or nutrible	Article, beautiful introce, educational. Shirid of the Tramston Fountain' at State St. and U-M Day.	
2	Gentlen A.	Propries Science of the Section (Pet of Chery Pace Percopei Wale for a percolar defination.	All acceptive arthropied	Pedestric
I	Garden 3	Rose Gorder, Britisheer Batterily Polinatory, Balmerater Collection	***	horizontal and Nentcol Gardens - ent layout ent layout elements - elements - make some 'garden walls' Somiej	Achdrany experience to device leany refer. also Recoy Gueller (Le M. Achdreum) or the Gardens of the Clothers (NVC).	Link to/fr AATA
22	J. Appendix	Mosable/Sessoral Poby/Plots	DI	Sumber and Southers TBD	Inclue a "Garden Ould" to clare/implice/imaintain these elements. Consider edible clarity to be used by local food places (brosslem Garden, etc.)	SE ST
101	Gerebo 77	ADR corresible, Lectrion near Wedding Events Room	+1	180	Newshinore Aginistic and sostification for use	5-5 Soupture(s 5-6 Dance Roo
2	Tailtead	Pathways Coscorado, Integes to Tree Line / Greenway."		Single gathering point - mean minding 'Conter of Chy'	Lepout the "brail" through The Commons. Create pathway insigns to summering trails become in-town and beyond; Consider actions and interpretive signage at strategic points along trails.	5-3 Necessis III
	PLAYGROUND					
86-1		40' x 40'?; grass surface?? Variety of topography? Include seating for other people to supervise children or just to watch activity.	#		Locate near café?	S-14 Obess Table
PG-2	Sand "Box"	Creative Shape with interactive "Play/Teaching" elements for children of all ages;	н		Symbolic "beach"? What is the meaning and teaching of "sand"? Emphasis on ADA accessibility, safety and minimal liability to City.	
PG-3	Toys ??	Safe; teaching; tactile; interactive Small-scale; multi-modal "rides"; solar	TBD		No Inside TOYS-maint. Issue Combine "entertainment"	S-16 Winter Ice-s
PG-4	=	powered	I		with "education"	

S	Civic Center Li	Public	BUILDING			Events Space		P Drinking Fountain	Solar Trail Water Purification Head			tudy S.Division St.			William Committees Committees and an order of the Committee of the Committ	Symptotic P. P. Principles of the Company of the Co	Throatite to Verter or	of Texts of examine described and an artist of the state	STATE OF THE PARTY	The transmitter of the control of th	Management of the second of th		
NOTE: The "BUILDING" elements	built new or partnered into adjacent existing spaces		Art	PLAYGROUND	Open Play	Area	205	FOOD Cafe	Sard	Cui dell'		Program Relationships Study		100				A STATE OF THE STA			# # # # # # # # # # # # # # # # # # #		BUILDING
	Public Art Garden "B"		1	Play PLA		No.	arket arket		CIAL Drinking			Progra			Allow for overflow audience	Flexible EST type finante- relocatable?	22 mide?	Need more detail for purpose	Set competition(s) parametrs	Personal landing () a	Tehnporture" point of the pittel	Ĩ	imbgrate sjother element(s)
	Outdoor Market Stage Stands	PARK			Fountain		Japanese		Stands Stands Stands			Partner Links to AADL			Amphitheathe concept-Seating for 100 1	Tablemberf concepted integrated tophysical elements as appropriate	21	Demoutable, recited/terevable materials to define temporary spaces of a variety of sizes and uses.	Art, Culture, Ethootion, Sustainable 180 180	integrate with Stage" element 1	forming all countries, colluses, humans.	10	small Photovoltaic root/caropy moth
Pedestrian Link to/from	Fifth Avenue Trail Ma	Market		Gar	der	Public	Arr	Market Stands		Pedestrian W	AATA			300%	5-2 Outstoor Stage A	Budde NS	5-3 Monable Screen	S-4 Mostile Panels		S-6 Dence Floor	5-7 Pace Pide	5-8 Veteras Wonmert Unified Monmert to All Vatera	5-9 Internet recognitive college construction
	nmons reviewed inputs rce and from many other nulate ideas & discussion.	sical Elements		lotes	1	imparant seement to create hours and help prient users. Part of the "commons of the Commons"	Artistic beautiful, historic,	Madaaalda	Olember di son				(firm(firm)	than		Inclive a "Garden Dub" to	dements. Consider editie	plants to be used by local food places (Jensselem Garden,	Starts more deficition and	institution for use	niiladiad	networks (in-town and	ntith
NS,	mmons re rce and fr nulate ide	sical E	60 (3-25-21/RB)	On Sonikes Notes		8	\$ 11	411	Period Oberty-Race Periodopei Water Stora	destruction	P P	-	1 otto other elements -	A Company	(Borne)			180	-	1 190	Apple 1	poort near	"Center of

	30005						1000				
111	Outstoon Stage	Amphitheathe cancept Seating for 100	**		Allow for overflow audience						長 次 の の と の の の の の の の の の の の の の の の の
175	Boydin	Task-embert' amostasi- integrated introphysical elements as appropriate.			Reside LEO tape finans- relocatable?	II.		A STATE OF THE OWNER, OR	di		Characteristics of the control of th
m	Mosable Screen	ISD2 Front or Rear Projection?	04	25 mile?							
17	Mostile Pareis	Denoutable, recited/enerable materials to define temporary spaces of			Need more detail for purpose	12	# 2 To 10 To	Safe Secret of seconds			
W	Solution	a ratiety of sizes and uses. Art Culture Education Sustainable	8	92	Se concetionisi paramets						Section of the Committee
In	6 Dance Floor	Integrate with Stage" element						ACTUAL DOOR SHEET, STATE			
10	Pact Pole	forming all contries, colores, horses	**		Stategic location (i.e. Tichapancians' point of the site)	II	# # 8				Section 2
lm.	Veteran Women	Unified Monument to All Veterans		180	Tale Dr Soulptural Yousk??						
lin	Internet NdSpat, Recharge Station	Small Platpuolisis radi/caropy	8		integrate w/other element(s)		SMICILIA		r		
111	Information Sook	Digital, chall, ephemeni paper?	**	180	Central Lazation				1		
111	Benches	Diesthyd fam, styles 180	8	sdo, 2,4,5+	sdo, 2,4,5+ Sngle of multi Pari Guel?						Multi-purpuse space. Corellate
D)	2 Outstoor Cafe	39-42 Season coe?		20.50	integrate will bod & waste	1-9	Civic Center - Meeting Room	ADA Accessible, multi-media, flex seats 100 f 180	1001	29	with 6-2a, 62b, 6-3. Possible
П		Drychell denet - use at billier or							1		dithei with rivier
m	3 Japanese hod Garden	edjing element - incriporate prouble iningration(s). Percentation of the contraction of the contraction of				B-2a	Civic Center - Community Theatre	B-2a Gvic Center - Community Theatre ADA Accessible, multi-media, flex seats 100 ? TBD	100 ? T		Multi-purpuse space. Corellate with B-1, B2b, B-3. Possible Partner with A2CT??
47	14 Chess Table(s)	2-person fixed table/benches - arranged in a row along a pathway, wide enough for observers to gather.	1BD		Set along walkways	B-2b	Civic Center Municipal Auditorium	B-2b Goic Center Municipal Auditorium ADA Accessible, multi-media, flex seats 100 ? TBD	100 2		Multi-purpuse space. Corellate with B-2a, B2b, B-3. Possible Partner with AADL??
in	Ping Pong Table(s) ??				Decide If this is necessary to imclude.	ć		COO.	Ç.		Multi-purpuse space. Corellate
					Locate near a physical		ONIC CEITER - EVERTS Space	ADA ACCESSIDIE, III di u'-ii edia, i lex sedus	3		Nutri D-24, B20, B-3. russime Partner with FMC??
9	16 Winter ice-skating Rink	Part of Water elements (pond/canal)	-		structure that could be a "warming shelter". Model after ice rink at Rockefeller	B-4	Solar Water Purification Center	Stand-alone Physical Element (Educational Point)			Consider link to at least one demonstration drinking fountsin
					Center/NYC??		10	0.00	,	T	4