



Legislation Details (With Text)

File #: 08-0107 **Version:** 1 **Name:** 2/4/08 Parking Garage on South Fifth Avenue Parking Lot

Type: Resolution **Status:** Passed

File created: 2/1/2008 **In control:** City Council

On agenda: 2/4/2008 **Final action:** 2/4/2008

Enactment date: 2/4/2008 **Enactment #:** R-08-027

Title: Resolution Authorizing the Downtown Development Authority to Design and Construct an Underground Parking Garage on the City-Owned South Fifth Avenue Parking Lot

Sponsors: Leigh Greden, Stephen Kunselman, Margie Teall

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Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
2/4/2008	1	City Council	Approved	Pass

Resolution Authorizing the Downtown Development Authority to Design and Construct an Underground Parking Garage on the City-Owned South Fifth Avenue Parking Lot
Whereas, The Ann Arbor Discovering Downtown (“A2D2”) Parking Strategies Task Force Report demonstrated the immediate need to increase public parking in the Ann Arbor downtown area;

Whereas, The Mayor and City Council adopted Resolution R-260-6-07 on June 18, 2007, to approve the recommendations for Parking Policies and Actions developed by the A2D2 Steering Committee, and directed staff to provide a schedule for implementation of the recommended actions including creating additional public parking;

Whereas, The Mayor and City Council adopted Resolution R-07-517 on November 5, 2007, requesting the Downtown Development Authority (“DDA”) to issue a recommendation to the City Council regarding construction of an underground parking garage on the City-owned parking lot on S. Fifth Avenue between Liberty and William Streets (the “South Fifth Avenue lot”);

Whereas, The DDA prepared a written report, and delivered a presentation to the City Council on January 14, 2008, recommending that the City construct an underground parking garage with at least 500 parking spaces on the South Fifth Avenue lot;

Whereas, The Ann Arbor District Library (“AADL”) is developing plans to renovate and expand its main library branch located immediately to the south of the South Fifth Avenue lot, and its Director, speaking on behalf of the AADL Board of Trustees, has expressed support for construction of an underground parking garage on the South Fifth Avenue lot because it will help draw larger audiences to the main library branch;

Whereas, Construction of an underground parking garage on the South Fifth Avenue lot would provide short-term and long-term parking options to downtown businesses, residents, and visitors in

the State Street, Main Street, and center city areas;

Whereas, The land above an underground parking garage on the South Fifth Avenue lot could be used in the near future to support new residential, retail, and/or office development and open space for public use, thus increasing the number of downtown residents, employees, and visitors, increasing the tax base, creating jobs, and enhancing the experience of being downtown; and

Whereas, The DDA has a history of successfully engaging the public when designing and constructing large public projects;

THEREFORE, BE IT RESOLVED, That the DDA is authorized to design and construct an underground parking garage under the South Fifth Avenue lot with at least 500 parking spaces, subject to approval by the City Council of the project site plan;

BE IT FURTHER RESOLVED, That the site plan shall include pedestrian and vehicular circulation between Fifth Avenue and Division Street, along the south property line of the South Fifth Avenue lot, and the underground parking garage shall be designed to support 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;

BE IT FURTHER RESOLVED, That the DDA is authorized to negotiate with landowners adjacent to the South Fifth Avenue lot regarding possible acquisition of land for the underground parking garage;

BE IT FURTHER RESOLVED, That the DDA shall develop and implement a process for public engagement and shall consult with the Director of the AADL in preparing the design and site plan for the underground parking garage; and

BE IT FURTHER RESOLVED, That the DDA shall submit its proposed site plan to the City's Planning and Development Services Unit on or before October 27, 2008, for review and action by the City Council; shall submit to City Council for review and action any proposals to acquire land adjacent to the South Fifth Avenue lot; shall submit to City Council its plan to finance construction of the underground parking garage; and is encouraged to begin accumulating funds to pay for this project. Councilmembers Leigh Greden, Margie Teall, and Stephen Kunselman