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TO: Mayor and Council

FROM: Steven D. Powers, City Administrator

DATE: September 18, 2015

SUBJECT: Library Lot

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### **Library Lot**

The process for selecting development proposals for consideration by City Council continues. As set forth in the City's Offering Memorandum, the next step in the process are community engagement meetings regarding the development of the Library Lot. The public engagement process provides opportunity for community feedback that can help inform a final design and layout, including of the public space. The meetings have been scheduled for Thursday, October 22, 2015 (this is a change from the October 8 and 9 previously announced) from 3 p.m. to 5 p.m. and 6:30 p.m. to 8:30 p.m. at the Downtown Library—Multi-purpose Room- 4<sup>th</sup> Floor. The meetings will include an overview of the City's vision, process and timeline for the development of the Library Lot, presentations by the finalist development teams and questions, discussion and feedback from the public.

### **Background on Community Engagement Meetings**

The community engagement meetings and discussion will be facilitated by city staff and a variety of methods will be used to encourage participation by all attendees.

The goal will be to encourage active participation by members of the public; the meeting will be advertised via press release; Facebook; Twitter; website calendars; and email notification to stakeholders.

For those unable to attend in person, the community engagement meetings will be recorded by CTN. A2 Open City Hall will also be used to gather feedback regarding the proposals; feedback may be submitted to A2 Open City Hall through November 13. Staff will document all feedback provided, including the comments at the Community-wide meeting and via A2 Open City Hall.

To provide additional opportunity for community feedback, there are plans to host an open house on Wednesday, November 4 from 4:00 p.m. to 7:00 p.m. in the lobby of

Larcom City Hall. The open house will be a meet-and-greet with the developer teams, giving the community another opportunity to interact with the developers.

### **Next Steps after Community Engagement**

Following the community engagement process, the developers will have an opportunity for a best-and-final offer, as revisions to design, pricing, uses, and other project components are expected from the community feedback received. After CBRE and City staff review the best-and-final offers, a recommendation will be made for City Council regarding the selection of a preferred developer. The planned timeframe is for the recommendation to be provided by the end of the year.

Each of the nine proposals has been provided to you and are available at <http://www.a2gov.org/departments/city-administrator/Pages/Library-Lot-RFP-Responses.aspx>

The proposed uses, design, parking, public space, and return to the City will all be considerations in the recommendation to City Council. Of course, in the end, City Council will determine what is best for the city.

Both proposals reserve 12,000 square feet for public space. The offering memorandum stated that “The Ann Arbor City Council has made the commitment to the community to reserve 12,000 sq. ft. fronting the site for a civic plaza or other public space.” Both finalists proposed creative and innovative designs that use multi-levels to achieve the required amount of proposed public space while incorporating distinctive, place-making design elements. Regarding parking, the financing of the parking garage allows up to 221 spaces of the 763 spaces to be used for private purposes.

Please contact me if you have any questions or concerns regarding the proposals, including the proposals not proceeding, or the next steps in the process.