

R I C H A R D D . A H E R N • A R C H I T E C T — P L A N N E R
3 3 6 ½ S O U T H S T A T E S T R E E T • A N N A R B O R , M I C H I G A N . U . S . A .

October 19, 1964

Ann Arbor City Council
Ann Arbor City Hall
Ann Arbor, Michigan

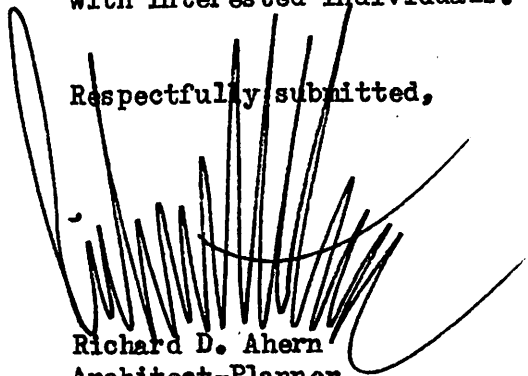
Dear Council Members:

On behalf of my client, I wish to propose the acquisition of the air rights over the Municipal Parking Lot between 5th Avenue and Division Street for the development of a residential neighborhood, to be called "Ivy Lane". More specifically, we propose the following:

1. To provide parking depressed approximately four to five feet below grade and a partial floor of parking $1\frac{1}{2}$ levels below grade.
2. The number of cars to be provided for must equal the present capacity of 194 cars plus one car for each residential unit.
3. All parking would be covered by a deck raised four to five feet above grade, to be used exclusively for pedestrians. All major entrances to buildings shall be at this raised deck level.
4. The residential units would be designed to attract members of the business, professional and academic community, people who would prefer to be within walking distance of their place of employment. The concept is to provide a mixture of townhouses with private enclosed patios, maisonettes (two tiers of townhouses) and accessory uses.
5. The developer shall construct all parking and residential facilities at his own expense and shall maintain all areas devoted to non-parking uses.
6. The City shall provide parking control devices and operate and maintain all areas devoted to parking.
7. The City will retain all revenue from the first 194 parking spaces and a certain percentage of all revenue from additional spaces, this percentage to be determined after proper appraisal by both parties. The City will be reimbursed for all loss of revenue during construction.
8. The City will reserve the right to approve all plans, not only to insure proper interpretation of the codes, but to insure a high level of urban design as well.

It is felt that the above proposal has many advantages to the City from a financial standpoint, to the business community, to those who park in Municipal lots, and to the citizens of Ann Arbor in general, who would benefit from the improved appearance of this section of the City. I shall be very pleased to have the opportunity of discussing this proposal further with members of the Council, various departments of the City, and with interested individuals.

Respectfully submitted,



Richard D. Ahern
Architect-Planner