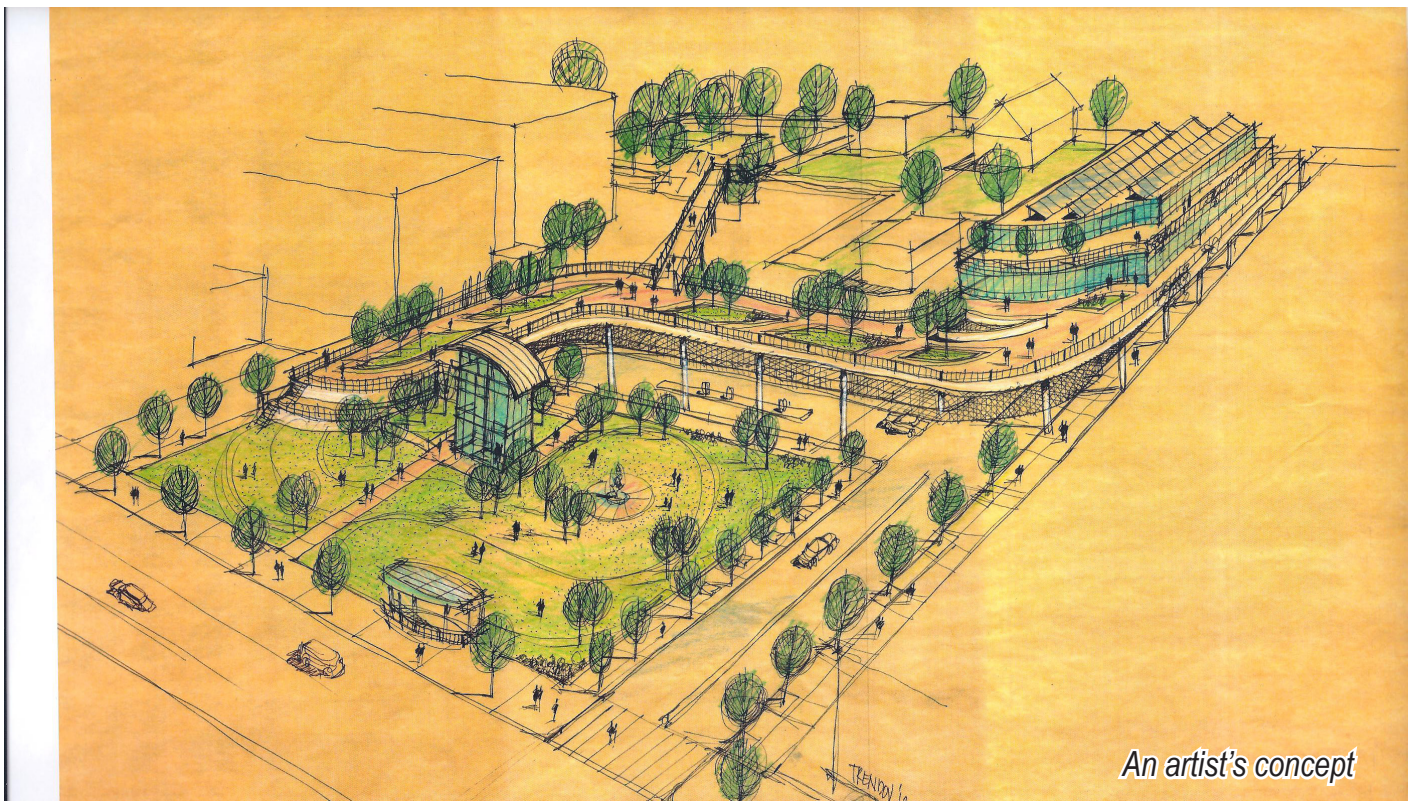


Citizen's Report on Reuse of the Top of the Library Lot
Ann Arbor, January 2013

Library Green Conservancy

**“Now is the time to
develop our central urban park”**



An artist's concept

A Green Roof Seasonal Park on Top of the Parking Lot Next to our Public Library

The City of Ann Arbor has built a huge 770 space underground parking structure on 5th Avenue next to the Public Library at a cost of over \$55 million dollars. What should go on top?

Why not seize this opportunity to create a place for people instead of cars? We can create the central park Ann Arbor currently lacks on a downtown site that the people of Ann Arbor already own. We can have a Library Green.

Citizen's Report on Reuse of the Top of the Library Lot

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- This report was prepared by citizen volunteers using donated materials and employing no paid staff or consultant.
- Drawings and photos are to stimulate discussion and “visioning” and are not intended as concrete proposals.
- When we say “park” we mean to include public open space whether green, paved, or a combination, used for relaxation, recreation, cultural events and performances and to delight passersby.
- New article on Place Making in Michigan: <http://www.pps.org/placemaking-in-michigan/>

Library Green Conservancy Mission Statement

We are a group of Ann Arbor residents who believe that the social and cultural value of a community owned public space in downtown Ann Arbor far exceeds any financial value such a space might have. We seek to encourage both public and private agencies and individuals to work together towards creating a green space on the last remaining site where it could be accomplished, the roof of the Library Parking structure. Such a space will help to make Ann Arbor even more a special city by providing a common location where people can meet for social, civic, and recreational purposes. We wish to incorporate a broad range of public input in the creation of such a facility and intend that the result will be a significant community asset, ecologically, socially, and financially.

website: <http://a2centralpark.org>



I. Choose a Park



over the Parking



Ann Arbor's Missing Central Park

The Library Green Conservancy

When the City voted down the hotel/conference center proposal in spring 2011, a group of citizens began meeting with the goal of promoting a park on the Library Lot. We call this vision for a future park “Library Green.” We formed a non-profit organization called the Library Green Conservancy. While the construction crew was busy excavating the hole for the new underground parking, we were busy meeting with members of City Council, developers, business and community leaders, adjacent property owners and neighbors to talk about our idea of a central downtown park and to listen to their concerns and suggestions. We learned a lot. We know that there are other—potentially competing—views for the future of the Library Lot. We also know that there are many people who have concerns about the possible negative impacts of public, open space—particularly in the downtown.

The Library Green Conservancy would like the City to reconsider and move to create a public place on that portion of the Library Lot now rather than waiting for some future developer. We recognize that it will take creative design to ensure that this plaza is a vibrant public space. We imagine an interactive water feature with kids playing and parents watching—an ice rink in winter. How about interactive public art like the Cube on Regents Plaza? There should be tables and chairs on the Library Lot as there are at sculpture plaza near the Peoples’ Food Co-op.

Our vision for a downtown park is informed by the concept of “place-making” through which many urban neighborhoods and downtowns around the world are being transformed. Place-making relies on economic development generated by proximity to an attractive public open space. Once a lively public plaza is created, the existing buildings near the Library Lot could be “reborn,” with new, expanded uses. New construction would occur nearby and more customers will be drawn to the area.

According to the City of Ann Arbor’s 2009 Downtown Plan, the only downtown park right now is Liberty Plaza – a relatively small public space with limitations due in part to its sunken physical design. By creating a pedestrian link from Liberty Plaza to a Library Green both places would be enhanced. It would be Ann Arbor’s downtown Diag. The Ann Arbor District Library draws thousands of people downtown. Like libraries in other cities, the Ann Arbor public library could extend itself in relation to an adjacent park.

Anyone who has used the new underground structure would agree that it is well designed – in some ways architecturally beautiful. It merits a green crown. Replace surface parking with a beautiful central public square Ann Arbor deserves.

Background

As long as most people can remember, there was a large, surface parking lot next to the library. Over the years, people advocated for it to become a downtown park. When the “pocket park” of Liberty Plaza was created in the late 1970s, many saw the potential for connecting it with the larger, adjacent Library Lot. The dream of a central park for Ann Arbor seemed attainable. Our town could finally reclaim the downtown public square we lost in the 1950s when the stately, old County Courthouse was torn down—its generous lawn replaced with more concrete. The vision of a city plaza on the Library Lot was enshrined in the 2006 Calthorpe Report, the result of a lengthy public process which proposed a “Town Square or central civic area that incorporates an outdoor meeting place, an art center, underground parking, an indoor facility and mixed-use buildings.”

The City of Ann Arbor—through the DDA—did push forward with creation of the underground parking. However, the vision of a public plaza was subordinated to a competing vision for dense development. The underground parking structure was designed with the assumption that a skyscraper would be built on top. Extra millions were spent on reinforced footings and infrastructure to support the speculative tower.

In 2009 the City issued a “Request for Proposals” (RFP) for development of the Library Lot. A long process followed during which two proposals for public parks were dismissed out of hand. A 15-story, combination hotel/conference center seemed to be the winning proposal. Upon closer examination, the hotel/conference center was determined to be economically unfeasible without a huge financial commitment from the City. City Council said no. After it rejected the “Valiant” hotel/conference center, Ann Arbor City Council sought another way to build consensus for the decision about how to use the publicly owned land downtown. To oversee a process that would solicit input from the public and help decide the future of the downtown, City Council turned to another branch of local government, the DDA.

Our vision for a downtown park is informed by the concept of “place-making” through which many urban neighborhoods and downtowns around the world are being transformed.

Successful urban parks offer activities



Interactive, playful sculptures like the Wave Field on U-M's North Campus



Campus Martius in Detroit outdoor performance in sunshine and ice skating in winter

II. A Flawed Public Process

A “robust public process” – was the charge to the Downtown Development Authority (DDA) in spring 2011 when City Council directed that it study and make recommendations for the future of five publicly owned properties. Many people probably interpreted that description to mean that the resulting process would allow for meaningful input from the entire community and that the process would be open to – perhaps even embrace and support – the ideas that emerged. Unfortunately, that has not been the case. The DDA leadership entered into this project – which it named “Connecting William Street” – with a preconceived desired outcome – dense development including a downtown hotel. The process it has designed and executed has, unsurprisingly, confirmed those preconceived ideas - resisting any contrary inputs such as lack of public support for a hotel and the persistent and overwhelming call for downtown public parks. What did the DDA do to create a public process?

- Excluded people with different views from its steering committee – a tactic proudly announced in advance by one DDA leader – and then gave no opportunity for public comment during committee meetings.
- Selectively “Cherry-picked” from past planning documents those items that supported dense development and then claimed an archival “consensus.”
- Designed an unscientific and biased multiple-choice survey as the primary means for public input. Then limited the pool of respondents by distributing the survey almost entirely online.

Analysis of the DDA’s own survey data shows that walking, parks and events/culture at the top items public wants.

- Dismissed the overwhelming pro-park survey response which was received despite the survey’s designed bias in favor of development.
- Hired a land use economist with expertise in the economic benefits of urban parks, but did not ask him to assess the potential benefits of a downtown park for Ann Arbor.
- Commissioned the consultant to conduct a special feasibility study for a downtown hotel/conference center for Ann Arbor – the same idea that was rejected as unfeasible a year earlier by City Council.
- Held a series of focus group meetings during which three development “scenarios” were presented and feedback was channeled toward selecting between “dense, denser and densest” options for new construction on the public land.

Despite repeated protests, the DDA moved forward with this process as if it would yield a true representation of what the public wants. Analysis of the DDA’s own survey data shows that walking, parks and events/culture are the top items the public wants. Those of us who tried to represent the public’s interest in downtown parks eventually concluded that there was no way to be given a fair hearing. To have the DDA overseeing a public process to determine the future of the downtown was – at least in this instance – a fox guarding the chicken coop. No amount of contradictory information would shake the fox from its instinctive appetite.



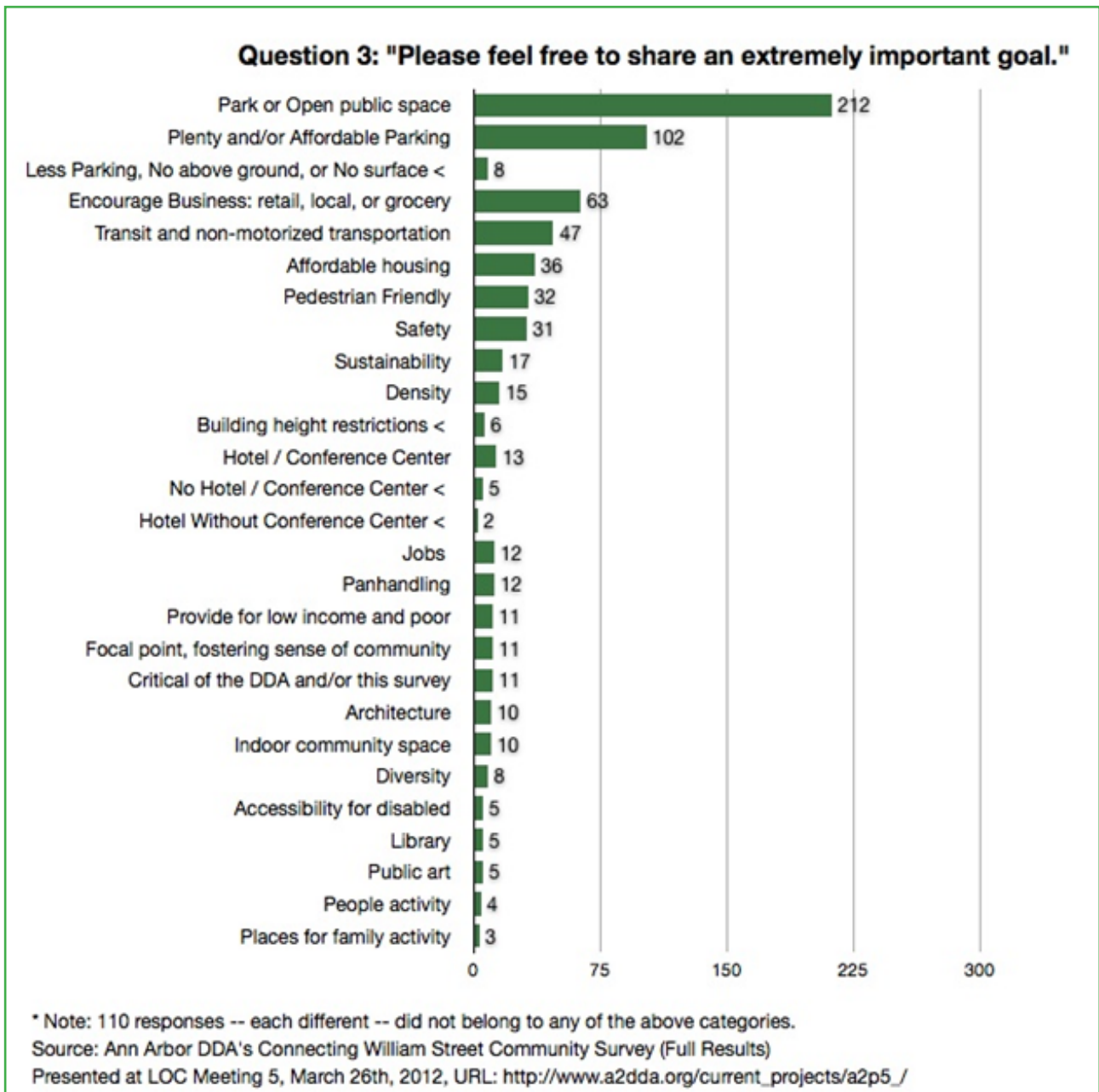
The Downtown Development Authority (DDA) has overseen a process to gather public input and make recommendations for five, publicly owned downtown sites – including the Library Lot. But the DDA has ignored the call for public open space!

The recent DDA exercise featuring “scenarios” had boxes to check for several kinds of development on five city-owned lots on or near William Street. Retail, Office, Indoor Performance Space, Residential—these were among the options. Missing was a box for Public Open Space, Urban Park, or Community Green.

The same defect marred the DDA’s online survey of public opinion in early 2012. The survey offered a dozen or so possible responses to each question, for people to choose. “Park,” or “open plaza,” or “green space,” was not offered as a choice. However, the survey included several open-ended questions inviting respondents to expand on the choices that were offered. Many people gladly named parks, green space, public

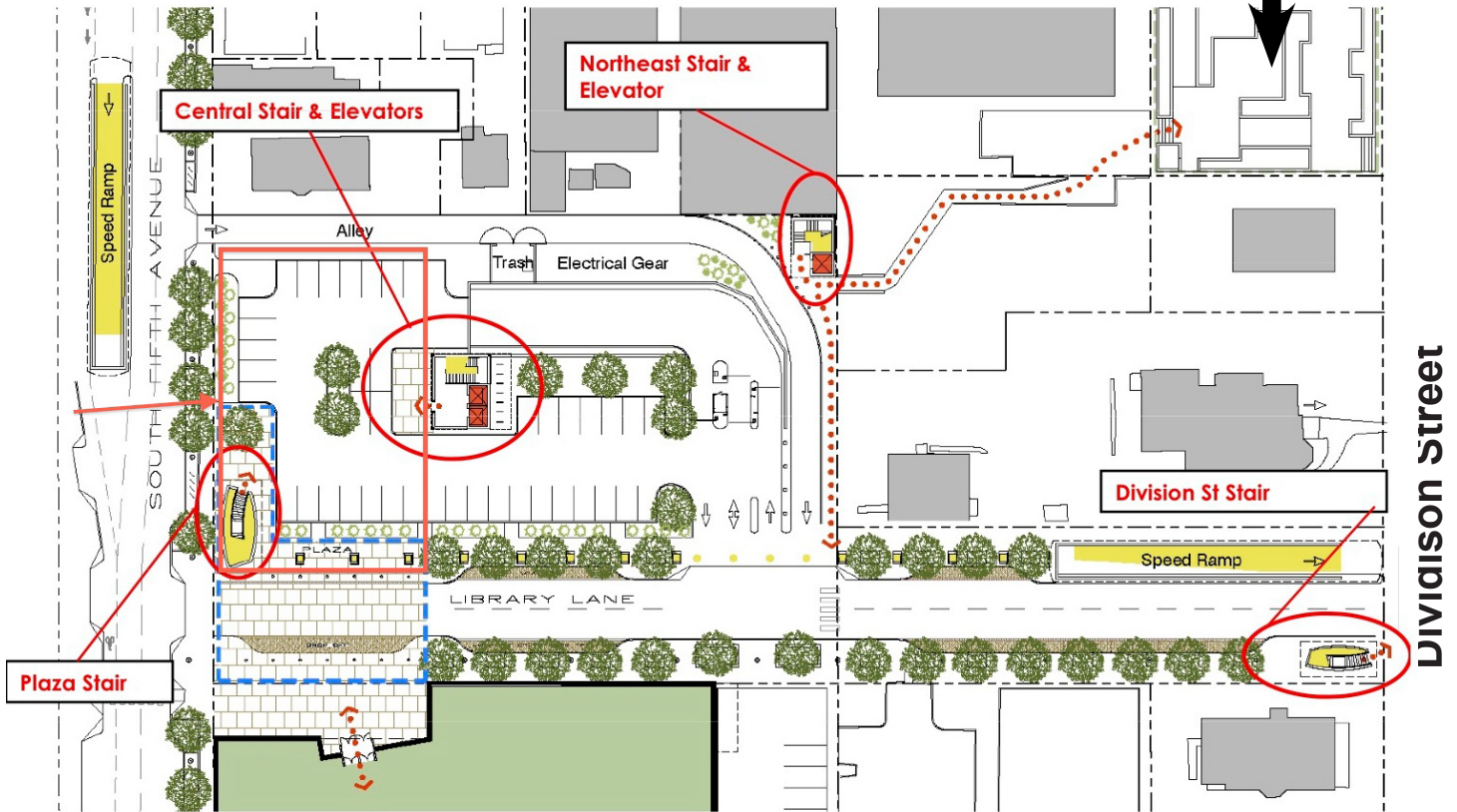
open space, outdoor performance space, and other names for what they felt was missing from the survey.

When asked open-ended questions, a significant proportion of respondents took the opportunity to ask for a park. Depending on the question, they ranged from 1/6 to 1/3 of respondents. These are people who made an effort to put into their own words what was missing from the questionnaire. Other respondents, with very few exceptions, did not oppose a park. They used the space to mention other goals. These are highly motivated citizens and voters. They have confirmed, in 2012, the results of the Calthorpe report of 2005-6.



III. Central Location

The Library Lot is well connect-
ed in all directions to become
an inviting pedestrian pathway.



Major Pedestrian Attractions

Pedestrian connections should be the theme of every proposal for every site in the DDA's Connecting William Street project. The Library Block is the key to connectivity because it has openings to east, west and north, as well as a strong diagonal pathway which, although compromised by the concrete structures on top of the parking ramp, can be restored by good planning.

The Library Green Conservancy has given careful thought to the kind of structure that should be built above the in-out ramps and the elevator towers existing on the surface now. The new structure must help pedestrians by offering a bridge

over the ramps, restoring the customary footpath from Liberty Plaza to the Library. It should house destinations such as a coffee house, play-school, art gallery, community center, or other highly active use, to bring pedestrian traffic to the park. This would bring activity throughout the day and evening and would bring new customers to merchants and restaurants on State Street, Liberty, and Main.

The Library Green Conservancy asks that the park itself remain a city property, belonging to the people of Ann Arbor in perpetuity.

Town Square gazebo concerts in Dexter and Manchester





More customers would be drawn to nearby businesses.



Let's make it possible for patrons of neighboring restaurants to carry their food to tables in the park."



Parks for all seasons



IV. Parks generate economic benefits through Placemaking

“Placemaking is the creation of a dynamic, attractive public space to revitalize and bring new investment to a downtown neighborhood.”

Placemaking Pays Off

5. Water Fountain and features,
looking Northwest from Library Lane



Economic Benefits of Downtown Parks and Open Spaces

Below are Summaries and citations for numerous studies that document the economic and social benefits of parks and open spaces for downtowns, in terms of community well-being and economic development.

http://www.pps.org/parks_plazas_squares/info/whyneed/econbenefits/

Information and resources on the positive impacts parks have on local businesses, real estate, and more.

- **Economic Benefits of Open Space**

Communities around the country are learning that open-space conservation is not an expense, but an investment that produces important economic benefits. The Trust for Public Land's entire report on the economic benefits of open space is available online.

- **Bibliography: Economic Benefits of Open Space**

The bibliography accompanying the Trust for Public Land's report contains more than a hundred citations on the economic benefits of protecting open space.

- **Real Estate Impacts of Urban Parks**

Brief case studies of how six recently built or rehabilitated downtown parks have impacted the value of surrounding properties, and a summary of previous research on the topic. Examples from New York City, Bellevue (Wash.), Atlanta, Boston and Shreveport (La.)

Economic Research Associates

- **Open Space Survey: National Association of Realtors**

Among the findings in this 2001 survey: voters' support for open space depends on costs and use (neighborhood parks, playgrounds, and walking trails over golf courses, for instance); and 50% of voters would pay 10% more for a house near a park or other open space.

- **Economic Benefits Model**

An economic model that could be used to estimate economic benefits of parks for local economies. Developed for and by the National Park Service.

- **Economic Reinvestment in All Open Spaces**

Jim Lyons, Under Secretary for Natural Resources and Environment, USDA, on the need for public investment in what he calls the "greeninfrastructure."

- **Greenway Vision Saves River and Generates Investment**

An article chronicling how Denver civic and political leaders organized the reclamation of the South Platte River into a regional greenway system, spurring not only

parkland and environmental benefits but also redevelopment of large tracts of industrial land downtown.

Project for Public Spaces/Urban Parks Institute

- **The Chattanooga Riverpark: Transforming a City and its Economy**

How a park helped this once-faded industrial town become one of the most talked-about cities in the Southeast. A Success Story from the Urban Parks Institute.

- **Why Open Space Promotes Urban Development**

A Denver business leader explains why the creation of Commons Park, along the Central Platte Valley, was a cornerstone in developing new mixed-use downtown neighborhoods.

Project for Public Spaces/Urban Parks Institute

- **Making Parks Work In Cleveland**

In Cleveland, good public spaces and parks are regarded as critical in helping the city attract highly mobile "New Economy" businesses and workers. This article reports on an effort to identify potential new open spaces downtown and build a constituency for investing in them.

Project for Public Spaces/Urban Parks Institute

- **The Benefits of Parks: Why America Needs More City Parks and Open Space**

A highly informative examination of the essential role parks play in urban neighborhoods, this white paper from Trust for Public Land includes chapters on the health, environmental, economic, and social benefits of parks and open spaces.



Economic Benefits of Urban Green and Open Spaces

Download the Environmental Benefits Fact Sheet:

<http://www.projectevergreen.com/why-green-matters/economic-benefits/>

Green spaces benefit the economy in many ways.

- **Nature increases worker productivity.** Psychologists have found that access to plants and green spaces provides a sense of rest and allows workers to be more **productive.1**
- **Landscaping renews business districts.** Greening of business districts increases community pride and positive perception of an area, drawing customers to the **businesses.2**
- **Quality landscaping means quality goods.** A recent study found that consumers would be willing to pay, on average, a 12% premium for goods purchased in retail establishments that are accompanied by quality **landscaping.3**
- **Employment and tourism boost.** Employment opportunities are associated with the creation and long term maintenance of urban open space, as well as tourism dollars of visitors from parks, gardens and civic areas (Woolley 2003).**4**
- **Increases retail activity.** Studies have proven that greenery and flowers attract shoppers and residents to urban areas...**spurring economic growth.5**
- **Business growth.** Small businesses choosing a new **business location rank the amount of open space and proximity to parks and recreation as the number-one priority in site selection.6**
- **Protects drainage systems.** The crown of a large tree is a freestanding anti-flood reservoir, in some cases intercepting so much rainfall that more than 1,500 gallons a year evaporates instead of hitting the ground. Chop down the tree, and you increase the volume of storm water a city must manage— something that especially affects older cities with **aging drainage systems.7**



Bibliography: Economic Fact Sheet:

1. 1 Virginia Cooperative Extension: Nutrient Management; <http://www.ext.vt.edu/pubs/turf/430-400/430-400.html>
 2. 2 Virginia Cooperative Extension: The Value of Landscaping; <http://www.ext.vt.edu/pubs/envirohort/426-721/426-721.html#TOC>
 3. 3 Virginia Cooperative Extension; op. cit.
 4. 4 Virginia Cooperative Extension; op. cit.
 5. 5 Wolf, Kathleen. University of Washington: _Economic and Public Value of Urban Forests; _ <http://www.cfr.washington.edu/research.envmind/urban.html>
 6. 6 University of Southern California: Teen and Adult Perceptions of Urban Green Space Los Angeles; <http://www.colorado.edu/journals/cye/>
 7. 7 Hauer, Jeanne: 'WOW! in the Warehouse District' Green-Space Project to Accelerate Downtown Development; <http://www.wowinwarehouse.com/>
 8. 8 The Trust for Public Land: "Economic Benefits of Open Space"; <http://www.tpl.org/>
 9. 9 Time Magazine: Why Are Cities Cutting Down Trees; <http://www.landscapeonline.com/research/article/9263>
- <http://www.dfw.org/Development/Urban-Design-Standards/Current-Projects.aspx>

From Downtown Fort Worth, Inc.:

Downtown Parks and Open Space Plan

With residents, tourists and a larger work force using Downtown in greater numbers - almost 40,000 employees and millions of visitors each year - the need for parks and open space is greater than ever. Fortunately, Downtown Fort Worth has significant existing green and open space that, with improved design, can provide usable places for relaxation and play.

Active public spaces, including urban parks, plazas, open spaces, and streetscape linkages, can be great public destinations and add to the livability, economic and social vitality of Downtown. The DFWI Downtown Green Space Committee collaborated for a year to analyze existing green and open spaces Downtown, and explore the needs and opportunities for new parks. This report summarizes their recommendations. Copies can be obtained by calling the office at (817)870-1692.

V. WHY DID THE DDA IGNORE THE CALTHORPE REPORT?

In 2005, the highly respected urban planning group, Calthorpe Associates along with Strategic Economics was hired by the city and the DDA to study the Downtown; to conduct a series of citizen participation workshops; and to prepare a plan for the future of Downtown based on all of the above. This was in conjunction with the A2D2 planning project which the current DDA Connecting William Street Program claims to be incorporating.

The Calthorpe study was the most public, exhaustive, comprehensive, inclusive, systematic study process ever conducted for downtown Ann Arbor.

One of the main conclusions was that the city should:

“Pursue and design a Town Square or central civic area that incorporates an outdoor meeting place, an art center, underground parking, an indoor facility, and mixed-use buildings on the library lot.”

Below is a summary of the process as well as the conclusions of that study regarding the library lot, public amenities and pedestrian-friendly design.

The Library Green Conservancy asks this question: Why did the DDA ignore this study and undertake a new study, with much less public input, which omitted the recommendations of the Calthorpe process regarding a Town Center on the Library Lot?

Below are verbatim excerpts from that Study. Any clarifying edits from the Library Green Conservancy are in italics.

To view the complete report, here is the link:

Recommended Vision & Policy Framework
for Downtown Ann Arbor
Downtown Development Strategies Project
Prepared for the City of Ann Arbor By Calthorpe
Associates and Strategic Economics December 5, 2005
FINAL REVISION - FEBRUARY 17, 2006

Introduction:

This Report outlines a series of recommended goals and policies that sets a direction for future growth in Downtown Ann Arbor.

As described below in greater detail, this Report is the product of numerous public design workshops, stakeholder input, and data gathering. Much of the vision and policy direction is a compilation from citizens and other stakeholders.

Contents:

Project and Outreach Summary: Describes the public and

stakeholder outreach effort used to prepare and refine the plan's recommendations.

Vision and Goals: An annotated list of priorities for Downtown.

Downtown Opportunities and Challenges: Describes the opportunities and challenges for Downtown by topic area: land use, urban design, housing, economic conditions, public space, and mobility. Each section concludes with a series of general policy recommendations. Steps to achieve each policy recommendation are listed in the appendix.

Vision Plan and Specific Opportunities: The section describes one potential vision for Downtown Ann Arbor and a series of specific opportunities for areas illustrated in the Structural Plan.

Project and Outreach Summary

This report is the product of a wide range of exercises - community design workshops, stakeholder meetings, data gathering, research analysis and professional opinion. This section describes the outreach strategy for the Downtown Development Strategies Project and how it has shaped the recommendations of this report.

Downtown Development Strategies Project Summary

In 2003, the Downtown Residential Task Force began to explore four types of barriers to residential development: economic, City policy, zoning, and livability. After the completion of the Downtown Residential Task Force work in the fall of 2004, Calthorpe Associates was retained to assess whether Downtown Ann Arbor zoning and development policy met the future desires of Ann Arbor residents.

To that end, the following action steps were taken:

Convene a series of public design workshops and informational meetings with City Council, Project Steering Committee, Downtown Development Authority, and Planning Commission;

Review existing site and zoning conditions;

Establish a potential Illustrative Vision to assess the existing zoning;

Conduct a Downtown market analysis;

Recommend updates to existing documents or policies; and

Consider a sequence of implementation strategies.

Public Design Workshops Summary

Several hundred community members participated in three Public Design Workshops held on July 28, September 22, and

Resume of Calthorpe Report continued

November 3, 2005. The workshops built upon one another moving from big picture development issues to specific Downtown policy questions and implementation issues.

Interactive Public Design Workshop #1

On July 28, 2005, over 200 citizens attended the first public design workshops. Citizens listened to several presentations then participated in a facilitated table exercise. The exercise allowed participants to choose one of three potential growth scenarios that highlighted three different ways for Downtown Ann Arbor to grow.

Participants included members of the DDA, Planning Commission, City Council, City staff and general citizens.

With the assistance of facilitators, teams of 6–10 citizens worked together at tables to identify where future development would be appropriate.

Interactive Public Design Workshop #2

On September 22, citizens engaged in a similar process to Workshop #1 with a presentation period and a facilitated table exercise. Common themes emerged from the first workshop exercise. These common density and design themes were synthesized into a single Conceptual Land Use Diagram.

Participants used a more detailed series of land-use chips to give specific input on identified opportunity sites.

Interactive Public Design Workshop #3

On November 3, citizens engaged in a similar process to Workshop #1 and #2. Participants were asked to evaluate, annotate, and modify the updated Conceptual Land Use Diagram –and a sketch Illustrative Vision. The participants were asked to answer a series of questions designed to solicit input on the draft plans. In addition to draft plan input, participants made general policy and implementation comments. The question topics (land use and urban design, housing, circulation, and open space) were identified as critical topics during the previous workshops.

The following goals guided the Downtown Development Strategies Project:

Goal #1:

Encourage a transparent process with public input, debate, and consensus building;

Convene public workshops that allow participants to discuss future development in Downtown Ann Arbor;

Emphasize neighborhood involvement; and

Listen to and incorporate community input.

Goal #2:

Increase the diversity of housing types and uses in the Downtown:

Reinforce and build upon the importance of Downtown as a center for jobs, cultural, and housing activities which would help keep it vibrant all day and active all year round;

Create a balance of uses;

Goal #3:

Recommend a plan that connects land use, transportation, and pedestrian-friendly design:

Reinforce and create prominent mixed use corridors with housing, jobs and commercial uses within the existing land use pattern;

Goal #4:

Recommend a set of Downtown development standards which are easy to follow and enforce:

Goal #5:

Provide the City Council with clear direction on a Downtown Development Strategy:

Consider a strategy for implementation steps;

Identify catalyst sites for short term and long term development.

Ultimately, one of the policy recommendations regarded open space, in particular, the library lot. Here are the selected policy and open space recommendations made by the Calthorpe Study.

Policy: Encourage the creation of new public spaces within the Downtown and rehabilitation of existing spaces:

Pursue and design a Town Square or central civic area that incorporates an outdoor meeting place, an art center, underground parking, an indoor facility, and mixed-use buildings: *(bold added)*

Use streetscape improvements to create pedestrian friendly spaces;

Reinforce pedestrian and bicycle connections to the Huron River Greenway along Division and Main streets;

Rehabilitate Liberty Plaza;

Encourage and provide incentives for development proposals that include publicly accessible open space; and

Study and pursue the final Allen Creek Greenway Task Force recommendations.

Downtown Ann Arbor presents a unique opportunity to create a multi-modal center. Students, families, and seniors increasingly use non-auto forms of transportation and the City should build on this momentum.

Resume of Calthorpe Report continued

Pedestrian

For Downtown Ann Arbor residents, non-motorized transportation is a crucial component of mobility. Residents of Ann Arbor are much more likely than the national average to walk to work (20% compared to 3%), and this is reflected in the high-quality pedestrian and bicycle networks.

New local-serving pedestrian and streetscape improvements should focus on connecting the core mixed-used districts (Kerrytown, Main Street, State Street, and South University) and alleviating pedestrian dead zones and barriers (Huron Street). Civic improvements including, sidewalk crossings and street furniture as well as private improvements in ground floor retail and building façade design, need to enhance the urban fabric between the districts. Streetscape improvements are often cited as the catalyst for reinvestment.

Members of the community expressed concern for the number of existing surface parking lots that are visually unappealing and detract from the pedestrian experience in Downtown:

Policy:

Use Streetscape enhancements to help improve pedestrian connections between core retail, civic, and adjacent residential neighborhoods:

Phase in a series of gateways to Downtown Ann Arbor;

Policy: Improve transit service within the Downtown connecting existing and regional transit facilities:

The Fifth Avenue civic core within the downtown is dominated by surface parking lots and inhuman building scale. The Vision plan demonstrates how the City might add a much-needed “Town Square” or central plaza. A combination of civic uses including an outdoor amphitheatre as well as mixed-use retail and office with upper-floor residential would add much needed housing, pedestrian activity, and safety to the area. The Vision also shows an improved Blake Transit Center and a redeveloped YMCA site that should retain affordability. (bold added)

Redevelop the library parking lot. This lot might be appropriate for a design competition and should include a central “town square,” underground parking, and residential uses. (bold added)

Study the impact of removing the surface parking stalls for the library lot and absorption into surrounding DDA structures.

Use streetscape improvements to create pedestrian friendly spaces.

Install new street furniture on key pedestrian linkages (benches, drinking fountains, bicycle racks).

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Library Green Conservancy

**“Now is the time to
develop our central urban park”**

Conclusion

The City has acted upon the Calthorpe recommendation to construct an underground parking garage under the library parking lot, but not on the open space park recommendations. This structure should have had a green roof, not thirty-six surface parking spaces that only serve to dissuade motorists from using the now abundant underground spaces.

The Library Green Conservancy proposes that now is the time to develop Ann Arbor's central urban park and that it should be located on top of the new underground structure. Our advocacy is for a public place, a center for community activities, of mixed and multi, four-season use, basically green and open with the possibility of an over-the-road upper level plaza and community building (low density) including a connecting way to Liberty Plaza park.

Many public spaces in America are maintained by not-for-profit “Conservancies”, organized for public benefit, run democratically by local residents in consultation and cooperation with governmental units. It was for this purpose that Ann Arbor residents created the Library Green Conservancy, open to all Ann Arborites and friends of our town in support of the Library Green vision.

The wide public agreement about public space, the library green endeavor, and the creative contributions of so many have both heartened us, and left us frustrated. The experts and professionals seem not to hear.

This “Citizen's Report” is a public dissent from the DDA report and is a product of the Library Green Conservancy.

View our web site: www.a2centralpark.org.

**“Now is the time to
develop Ann
Arbor's central
urban park”**



