

CITY OF ANN ARBOR

Community Security and Public Space **Task Force Report**

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I. Background

On February 21, 2006, City Council established the Community Security and Public Space Task Force to consider the City's current office, police, and court space, as well as, security and public space needs (see Appendix A). A recommendation is to be made to Council on or before October 15, 2006.

The Task Force has been comprised of the following:

Roger Fraser (Chair)	City Administrator
Margie Teall	City Council Member
Rob Aldrich	Downtown Development Authority Member
Roger Hewitt	Downtown Development Authority Member
Sandi Smith	Downtown Development Authority Member
Evan Pratt	Member of Executive Committee of the City Planning Commission
Josie Parker	Director of the Ann Arbor District Library
Hon. Julie Creal Goodridge	15 th District Court
Carl Luckenbach	At-large
Joe O'Neal	At-large

The Task Force held its first meeting on March 16, 2006 and met approximately every two weeks through August. Ad hoc committees met frequently between meetings, reflecting the hard work and commitment of the membership.

II. Scope

City Council established the Task Force to do the following:

- Develop a comprehensive summary of the City's existing office, court, and related space including, but not limited to, space in the Larcom Building and space leased by the City;
- Prepare a summary of the Plante Moran study outlining the City's future space needs, how those needs are impacted by the recent reductions in the City's workforce, and recommendations of the Task Force, if any, to differ with the conclusions of the consultant's findings and recommendations;
- The security, legal, and administrative issues facing the 15th District Court;
- The security, legal, and administrative issues facing the Police Services Unit;
- The administrative and structural issues facing the Larcom Municipal Building;
- The administrative, logistical, and financial issues of the current arrangement under which several City offices are disbursed in different locations; and
- The advantages and disadvantages of consolidating most City administrative, police, and court operations in one location.

The Task Force shall recommend a plan to meet future security and public space needs. The Task Force may consider, but is not limited to, one of the following options:

- Do nothing;
 - Renovate and expand Larcom Municipal Building to house all City operations;
 - Renovate Larcom Municipal Building to house some City operations, and continue to purchase/lease space elsewhere for other City operations;
 - Construct a new municipal center to house all City operations at 100 N. Fifth (in place of the existing Larcom Municipal Building); and
 - Construct a new municipal center to house all City operations someplace other than 100 N. Fifth.
-

The Task Force's recommendation shall include analyses of the following issues:

- Security (both current needs and projected long-term needs);
- Administration & logistics (Should City operations be consolidated into one location? If so, why? If not, why not?);
- Customer service (remote and physical accessibility by the public);
- Financing (How do we pay for this option without levying a special property tax millage? How can the City afford this option considering the long-term Budget problems?);
- Optimization of downtown outdoor space and interior space for public use, including meetings, performances, casual and organized activities, and public displays; and
- Other related community goals (e.g., consistency with downtown goals, transportation, etc.).

III. Process

The Task Force met and summarized their Charge as:

- Consider the City's current needs for office, police and court space, security and public space;
- Recommend a plan to meet future building space, security and public space needs; and

- Submit a written report to City Council not later than September 1, 2006. At the request of the task force, this date was subsequently extended to October 15, 2006.

The following sub-committees were established to study the major aspects of this Charge:

Site Alternatives -- Aldrich, O'Neal, Hewitt, Pratt, Pollay (see Appendix B)

The sub-committee brainstormed and came up with eighteen potential sites including in downtown, Kerrytown area, Campus area, and areas outside downtown. This large list was discussed for their feasibility and appropriateness and reduced to four key alternatives (Brown block, Kline lot, Larcom site, Library lot). Specific evaluation criteria were established and the committee ranked each site based on their criteria. The ranking produced two top alternatives -- Larcom & Library lot. The committee then re-ranked just these two sites against their criteria.

The committee concluded, "We approached our work without strong bias as the Larcom & S. Fifth (Library) lot sites both offer great opportunities for this project and benefits for the community. We concluded that the difference was too slight at this point in time to select one over the other. Much more work, dialogue, evaluation, etc. must be done by both our small group and the larger group before final 'recommendation' can be made."

Space Refinement/Parking – Goodridge, Fraser, Antil McCormick, Pollay, Bazick
The committee reviewed a space use summary which included all space owned or leased by the City (see Appendix C) and had staff re-evaluate its needs versus a prior study performed by Plante Moran. They discussed the potential of sharing meeting space with the existing library, various long-term alternatives for parking, and had massing models prepared and presented to the larger group indicating the impact to the Library and Larcom sites. Additionally, the committee requested the new Police Chief to describe the limitations on operations resulting from his existing space in Larcom (see Appendix D).

The city felt whichever site was chosen that a maximum number of underground public parking spaces should be incorporated. Consideration was given to the possibility of the Library lot being connected or servicing the library, William Street Station, and the Federal Building.

The committee concluded that the need for police and court space was of primary consideration and that at this time the space requirements established in the Plante Moran study could be reduced to 40,000 square feet for courts, 50,000 square feet for police, but also wanted an additional 10,000 square feet to be planned for either a new Council Chamber or Customer Service Center.

Public Space – Parker, Luckenbach, Teall, Smith

The committee met and brainstormed numerous opportunities and ways to develop attractive, lively, safe, and diverse public outdoor space for both casual daily use and for larger structured events (see Appendix E). The committee also endorsed

the idea of dual use municipal facilities and the desirability in some form of exhibition space within a new City Hall.

The full Task Force also received the following presentations:

- Reviewed a study and model prepared for the DDA that looked at the feasibility of building a 500+ underground parking structure, a 180,000 square foot building and civic plaza on an expanded library lot (Carl Walker Inc, and Skanska)
- Mass & design concepts for the library lot from Professor Martin Schwartz (Lawrence Technology University) and his students
- Mass & design concepts from Quinn Evans/Architects
- Preliminary Cost Estimates from Quinn Evans/Architects, Joe O'Neal, and City Staff
- Funding opportunities by City Staff (see Appendix F)
- City staff Premises behind consideration of a new facility (see below)

The Task Force discussed extensively the issues and constraints surrounding the police, court, City, and public area space and security needs including the facility needs versus affordability without new taxes, condition of existing facilities versus time to build new, desire for public space versus need for City staff, the benefits of a pedestrian versus automotive friendly site.

Furthermore, the Task Force discussed and agreed with the City's premises for the need of new facilities. These included:

- Premise: The City is committed to providing high quality municipal services to our citizens. Current City facilities compromise our ability to provide high quality services.
- Premise: The State makes the City financially responsible for its 15th District Court and the City is obligated to provide space for its Court.
- Premise: The police were located in the Larcom Building as a temporary solution in 1963. Since that time the nature of police work has changed dramatically, the number of police officers has increased, and the policies and laws surrounding policing have altered significantly how the police must operate.
- Premise: City Hall is a civic center and must be fully accessible to every member of our community.
- Premise: Decisions must be fiscally responsible, balancing the needs of today with the needs of tomorrow, and balancing this issue alongside other current issues facing the City.

- Premise: City services should optimally provide a “one stop shop”. To optimize services to our community, City services must be aggregated and centralized.
- Premise: City Hall must be the iconic symbol of its community; it represents the heart of the City.
- Premise: City Hall is a multi-use facility, servicing many needs.
- Premise: Whatever we do should be an asset to the community.
- Premise: Inaction is not an option.

IV. Recommendation

To enhance community security and public space, we believe the following represents the best interest of and for the community:

- Something must be done.
- The library lot is recommended over the Larcom site because of its central location, size of the lot, ability to integrate significant public parking, and its pedestrian friendly location.
- Opportunities exist to acquire adjacent properties, so they should be pursued.
- A City Hall is the iconic symbol of its community. A future City Hall should have a sense of design that instills a feeling of pride, when looked at is admired, and when approached feels like the heart of the community.
- The City should develop a long-term plan to house City Hall, Police, Courts, parking, and an exterior public amenity on the Library Lot.
- The DDA should build a minimum of 400 below ground public parking spaces on the library lot that can support buildings for police, courts, City Hall and possible private use on top of it.
- A police & court facility should be built without having to request a special millage from the taxpayers.
- Since the cost to build all of the City's facility needs is estimated to be greater than the City can afford without requesting an increase in property taxes, a facility for only the Police and Court should be built and occupied by January 1, 2010.
- The Police/Court facility should be 80,000 to 100,000 gross square foot and be built for approximately \$25 million (in today's dollars) with the joint financial support of the City and DDA (excluding the below ground public parking structure funded only by the DDA).

- The existing Larcom building has many shortcomings for a City Hall, is costly to maintain and operate, and is in need of replacement or significant renovation.
- The City should perform only those renovations necessary to operate City Hall until it can be replaced.
- The City should establish a funding plan to reserve for the replacement of the Larcom building on the library lot without seeking a special millage from the taxpayers. Since the cost of construction has been increasing faster than core inflation, a rapid reserve for funding a new City Hall may be less costly to taxpayers by minimizing renovation costs on the existing facility.

APPENDIX A

R-69-2-06**RESOLUTION ESTABLISHING THE COMMUNITY SECURITY &
PUBLIC SPACE TASK FORCE**

Whereas, The City of Ann Arbor is required by State law to provide an operating budget and physical space for the 15th District Court;

Whereas, The 15th District Court currently operates in space leased by the City in the Washtenaw County Courthouse;

Whereas, The current agreement for the 15th District Court space in the Washtenaw County Courthouse expires in 2008, and Washtenaw County, upon request from the Ann Arbor City Council, approved an extension of the agreement until December 31, 2009, which will require the City to find new permanent space to house the 15th District Court;

Whereas, The City of Ann Arbor operates a Police Services Unit consisting of over 150 sworn officers and civilian personnel in approximately 23,000 square feet of space in the Guy C. Larcom Municipal Building ("Larcom Building"), as moving the court into the Larcom Building is not an option;

Whereas, The space used by the City's Police Services Unit is deteriorating and includes leaky roofs and substandard space;

Whereas, Consultants retained by the City issued a report that the City's Police Services Unit requires significantly more space to ensure public safety, proper lock-up, and efficient operations;

Whereas, The Larcom Building was constructed over fifty years ago and does not meet numerous provisions of the City building code;

Whereas, The downtown area lacks open plaza space and interior space for public activities, including meetings, performances, and public displays; and

Whereas, The City Council believes that a comprehensive public process is needed to review the City's building space needs and define options for meeting the City's space, safety, and technological needs, while assuring substantial opportunities for public input and education;

RESOLVED, That a "Community Security & Public Space Task Force" is established;

BE IT FURTHER RESOLVED, That the Community Security & Public Space Task Force shall consist of the following members:

- 3 members of the Downtown Development Authority, appointed by the Chair of the Downtown Development Authority;
- 1 member of the Executive Committee of the Planning Commission appointed by the Executive Committee of the Planning Commission;
- Margie Teall (City Council);
- Josie Parker as Director of the Ann Arbor District Library;
- Hon. Julie Creal Goodridge (15th District Court);
- Carl Lukenbach (At-large);
- Joe O'Neal (At-large); and
- Roger Fraser (City Administrator), who shall serve as Chair of the Task Force.

BE IT FURTHER RESOLVED, That the Task Force may convene subcommittees as needed to address specific component issues and to obtain public input;

BE IT FURTHER RESOLVED, That the Task Force shall address and answer the following issues/questions in a written report to City Council on or before September 1, 2006:

The Task Force shall consider the City's current office, police, and court space, security, and public space needs, and perform tasks including, but not limited to, the following:

- Develop a comprehensive summary of the City's existing office, court, and related space including, but not limited to, space in the Larcom Building and space leased by the City;
- Prepare a summary of the Plante Moran study outlining the City's future space needs, how those needs are impacted by the recent reductions in the City's workforce, and recommendations of the Task Force, if any, to differ with the conclusions of the consultant's findings and recommendations;
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The Task Force's recommendation shall include analyses of the following issues:

- Security (both current needs and projected long-term needs);
- Administration & logistics (Should City operations be consolidated into one location? If not, why not? If so, why?);
- Customer service (remote and physical accessibility by the public);
- Financing (How do we pay for this option without levying a special property tax millage? How can the City afford this option considering the long-term Budget problems?);
- Optimization of downtown outdoor space and interior space for public use, including meetings, performances, casual and organized activities, and public displays; and
- Other related community goals (e.g., consistency with downtown goals, transportation, etc.).

Submitted by: Councilmembers Easthope, Teall, Higgins, Greden, and Roberts
Date: February 21, 2006

APPROVED
BY ANN ARBOR CITY COUNCIL

February 21, 2006

CITY CLERK
ANN ARBOR, MI

APPENDIX B

Site Alternatives Subcommittee Meeting

Rob Aldrich, Joe O'Neal, Roger Hewitt, Evan Pratt, Susan Pollay

March 24, 2006

A. Question : are we looking at sites to accommodate 40,000sf (courts only) or 160,000-180,000sf (municipal center)

B. Potential sites – evaluation criteria

- Right location?
- Right size?
- Problem of immediate availability – we need to be constructed by 2009, not a lot of time to acquire property
- Is this site already committed for another use?

C. “In The Box Ideas”

Campus area

Tally Hall (would accommodate the Courts only)

NBD (William/Thompson) (Courts only)

Main Street Area/Center City Area

William Street Station (old YMCA site) already programmed for 110,000sf office plus 5,000sf retail on William Street (could function as a lobby)

Kline lot

415 W. Washington

1st & Washington

1st & Huron

Greyhound Station/AACVB site

5th & Huron (Court only)

S. Fifth Avenue (Library) lot

Kerrytown Area

Ann/Main Street surface lot (court only)

4th & Catherine lot (court only)

D. “Out Of The Box Ideas”

State at Liberty

Area north of Huron/west of Main Street to connect with the greenway

Comerica Bank drive through w/Vahan building on Liberty

Thano's, the apartment building on Washington and Liberty Square

Bisect the blocks, William Street to Liberty to create more walkable streets

E. Subcommittee Recommendations

1. Regarding available locations, the larger Taskforce must determine if what we are building is a new court building, or a court/police building, or a full municipal center.
2. Regarding project phasing, this question will become clearer once it is determined what will be built and where.
3. Plan for the future: we should choose a site that can be expanded later in the future as needs change or opportunities arise
4. Underground parking - !! no more above ground parking structures

F. Subcommittee Observations

1. We looked the idea of a municipal "campus" with several buildings as well as a stand alone building. There are advantages to both. Likely given the limited amount of space we have downtown we will need to focus on building a building.
2. It is realistic to anticipate that this new municipal center will be designed with a single public entrance to control access. Thus we need to anticipate walls with no entrances.
3. There are advantages and disadvantages to placing this municipal center on a high pedestrian street. A lot of pedestrians may activate this building, but alternately this building may deaden activity on the street.
4. This is a one-in-a-lifetime opportunity to do things right. So we MUST do things right.
5. This is also a rare window of opportunity, as the City is selling a number of downtown parcels and will have access to new funds
6. The large public meeting space and the large open space out front can easily be designed for alternate uses, such as performances on Fridays and Saturdays

Site Alternatives Subcommittee Meeting

Rob Aldrich, Joe O'Neal, Roger Hewitt, Evan Pratt
Susan Pollay, Tom Crawford

April 10, 2006

Site Alternatives for a Municipal/Civic Center – Round One Investigations

Criteria	Brown Block	Kline Lot	Larcom	Library Lot
Is the site large enough? (160K-200Ksf + parking)	3 yes. 73K sf	1 yes. 52K sf	3 yes. 83K	3 yes. 65K
Does the site provide partnership opportunities?	1	1	3 County	5 Library, AATA, FMC
Does the site offer expansion opp's in the future?	1 unless under the street	0 unless under the street	5 Could eventually add Ahmo's	4 move historic properties, also UMCU
Financial feasibility?	1 Swap for Larcom?	2 We need the \$ selling Kline	3 land acquisition costs	4 Larcom to be sold
Is this a good site for city functions (police coming/going, etc.)?	3 Many entrances but not close to the fire station	0 too limited/on the edge of downtown	4 near fire station, County, also site is large	3 near AATA, Feds, Library, UM, many entrances
Is it "doable" in the timeframe we have available?	1 Owner not likely to sell	2 doable, site is vacant	3 some emp's moved during construction	4 doable
Is this site in the center of gravity downtown?	0 too far west	0 too far west	4 north/south center	6 east/west center, plus near Liberty
Is this site accessible for citizens?	3 esp by car	0 on a 1-way street, not central	3 1-way street, but convenient by car	4 very access for peds, also by car
Can we keep City operations going during construction?	3	3	1 move some employees	3
Synergy: does this site benefit what's around it/benefit from what's around it?	1	3 would benefit from Main St district	3 "gov't campus"	3 "gov't campus" and also prox. to Liberty Street
FIRST ROUND TOTALS	17	13	32	38

Site Alternatives for a Municipal/Civic Center – Round Two Investigations

Criteria	Larcom	Library Lot
Is the site large enough? (160K-200Ksf + parking)	6 yes. 83K	4 yes. 65K
Does the site provide partnership opportunities?	4 County	6 Library, AATA, FMC
Does the site offer expansion opp's in the future?	6 Could eventually add Ahmo's	4 move historic properties, also UMCU
Financial feasibility?	3 land acquisition costs	7 Assumes Larcom to be sold. The community probably won't want to sell this lot to fund a Larcom expansion, plus is smaller, worth less
Is this a good site for city functions (police coming/going, etc.)?	6 near fire station, County, also site is large	4 near AATA, Feds, Library, UM, many entrances
Is it "doable" in the timeframe we have available?	5 some employees moved during construction	5 doable
Is this site in the center of gravity downtown?	5 north/south center	5 east/west center, plus near Liberty
Is this site accessible for citizens?	5 1-way street, but convenient by car	5 very access for pedestrians, also by car
Can we keep City operations going during construction?	3 we must move some/all employees	7
Synergy: does this site benefit what's around it/benefit from what's around it?	4 "gov't campus"	6 "gov't campus" and also great proximity to Liberty Street
SECOND ROUND TOTALS	47	53

Committee recommendation: We approached our work without strong bias as the Larcom & S. Fifth lot sites both offer great opportunities for this project and benefits for the community. We concluded that the difference was too slight at this point in time to select one over the other. Much more work, dialogue, evaluation, etc. must be done by both our small group and the larger group before a final "recommendation" can be made.

APPENDIX C

City of Ann Arbor
MUNICIPAL FACILITY SPACE PLAN

	TODAY		SCENARIO #1	
	User	Sqr Ft.	User	Sqr Ft.
<u>Larcom Building</u>				
Basement	Police/Storage	10,000	Storage	10,000
1st Floor	Police/IT/Treas.	13,600	Pub. Serv./IT	13,600
2nd Floor	Chmbrs/Parking/Clerk	5,000	HR/Conf. Room/Clerk	5,000
3rd Floor	Admin/Attorney	5,843	Admin/Attorney	5,843
4th Floor	Public Services	7,550	Public Services	7,550
5th Floor	Fin. Serv.	8,240	Fin./Treas/Parking	8,240
6th Floor	Community Serv.	8,715	Community Serv.	8,715
Common Areas		17,487		17,487
Subtotal Larcom		76,435		76,435
<u>City Center Building</u>				
Basement	Pub. Serv.	1,000	Move to Larcom	-
1st Floor	Cust. Serv. Cntr	5,400	Moved to New Bldg	-
7th Floor	Pub. Serv./HR	10,000	Move to Larcom	-
<u>Washtenaw County Courthouse</u>				
1st Floor	15th Dist. Court	9,490	Moved to New Bldg	-
2nd Floor	15th Dist. Court	9,490	Moved to New Bldg	-
Subtotal County Building		18,979		-
<u>Probation Facility</u>				
1st Floor	Probation	1,000	Moved to New Bldg	-
2nd Floor	Probation	1,000	Moved to New Bldg	-
<u>Larson Building (Retirement System)</u>				
6th Floor	Pension	2,162	Stays at Larson	2,162
<u>Edison Center</u>				
Basement		6,346	Remains at Edison	6,346
<u>Miller Manor Building (Housing Commission)</u>				
1st Floor		1,500	1st Floor	1,500
<u>Fire Station #2</u>				
1st Floor		3,000	1st Floor	3,000
<u>New Building</u>				
1st Floor			Police/Chambers/CSC	26,000
2nd Floor			Police	26,000
3rd Floor			Police/Court Support	26,000
4th Floor			Courts #1, #2, #3, #4	26,000
Total New Building		-		104,000
<u>New Court Facility</u>				
1st Floor				
2nd Floor				
Total Court Building		-		-
<u>Tally Hall</u>				
Basement - Main Area				
1st Floor - Main Area				
Subtotal Main Building		-		-
Basement - Tower				
1st Floor - Tower				
2nd Floor - Tower				
3rd Floor - Tower				
4th Floor - Tower				
5th Floor - Tower				
6th Floor - Tower				
Subtotal Court Tower		-		-
Total Tally Hall		-		-
Total Municipal Facilities		126,822		193,443

APPENDIX D

Points of Interest Regarding Police Department Operations within the Current City Hall

- ▶ Since the building was built in 1962, the rules and regulations for prisoners have changed. Currently there are no proper holding facilities for incarcerated juveniles and females. We are in violation of specific rules regarding the constitutional rights of prisoners in this building. For example, this morning we had 3 juveniles in custody for motor vehicle theft. Since we lacked proper facilities for juveniles, one was held in our juvenile detainment room, another was held in an unsecured conference room (where there was no window for observation), and the third was handcuffed to a chair in hallway.
- ▶ When the building was built, there were no female officers. Once female officers were hired, space had to be created for locker rooms and bathrooms which subject the female officers to unequal not fair treatment. For example, one of the women's changing rooms was converted from a storage room.
- ▶ The building, due to its design, cannot be secured. Law enforcement's need for security can be violated without much effort. For example, the general public can drive-thru the police garage, leaving police vehicles open and accessible to the public. In addition, during City Council meetings, the general public has access beyond the 2nd floor Council Chambers leaving the remainder of the floors in the building unsecure during these meetings.
- ▶ For instances where the City of Ann Arbor should experience a major incident/case, where officers and officials from neighboring agencies might need to be called in to assist, there is no room within police operations large enough to house that many people and/or the needed technology for solving the crime.
- ▶ The number of officers has diminished over the years, yet the Police Department operations has been spread throughout the building. While we are making the best of the situation, it is a poor set up for management or efficient operations.
- ▶ Due to the design of the building, the building itself has proved to be non-functional. During inclement weather, water collects on the second floor mezzanine and runs into the first floor and basement police offices.
- ▶ While the Ann Arbor community does not have a lot of serious crime, we do not have adequate lock up space. This presents a security problem as well as a liability for the City.
- ▶ There is no adequate parking for police department vehicles on the property. This means they are being stored off-site in unsecured areas with our equipment (radios, etc) inside.
- ▶ There is no adequate space for our detectives/officers to process stolen vehicles. The property section responsible for storing evidence in cases is scattered amongst 5 locations throughout the City. The improper handling of evidence could loose a major case.

APPENDIX E

August 15, 2006

The public space committee evaluated the need for an outdoor public space as part of the work of this task force. While we did discuss the need for an indoor performance venue we ultimately focused our efforts on an outdoor civic gathering space. The discussion centered around two major decision points: the types of activities to be encouraged, and, the physical attributes required to support the activities.

Activity Type:

Two broad categories need to be encouraged. The first is the everyday casual, unstructured use of a public gathering space. This includes informal contacts, eating, reading, people-watching, push-cart vending, sunning, and possibly winter ice skating. The target audience includes office workers, shoppers, tourists, library patrons, and those conducting business in nearby city and federal government offices.

The second category is planned and staged events that take place on a very occasional basis. (Political rallies, civic ceremonies, quasi-commercial events such as "Taste of Ann Arbor". These events can take place in the space described below, but need not drive the design decision-making process. The exception is a winter ice skating rink. That will necessarily need to be included in the design.

Attributes:

We conclude that the space should be designed for the first category of uses. These activities can occur from May-October on a daily basis.

- The space should be highly visible and easily accessible without barriers to natural and smooth access from public sidewalks.
- The space should offer choices, sun or shade, hard surface or soft and with varying degrees of conspicuousness.
- There must be ample seating surfaces, for at least 100, suitable for solitary or small group occupancy
- The space must have identity as a place. It should be perceived of as an outdoor room.
- The space should be well-defined and have carefully considered relationship of its horizontal dimension to the height of its surroundings.
- The total size should be approximately $\frac{3}{4}$ to an acre. This is not too large for the casual use, but large enough for events.
- The space should include a water feature that can be used by the public year round.
- The space will not function as a park in the usual meaning of the word. While it will like have some grass, shrubs, and trees, it is first and foremost a civic plaza, an outdoor living room for the community.

Space Needs Committee
May 3, 2006

	<u>Larcom</u>	<u>Library</u> <u>Lot</u>
• Court	+	*
• Police	+	*
• Consolidate staff [what services are available @ City Hall]	+	*
• Public outdoor space [winter skating rink accessible/water feature/150 spaces for sitting]		*
• Performance center/theater [300 seats with fly space]		*
• Public parking		*
• Secured parking [court/police]	+	*
• Council/chambers in City Hall [multiplicity of use, commissions, committees, task force] [ceremonial, symbolic, traditional]	+	*
• Funding mechanism [sale of Larcom, DDA funding, parking]		*
• Creating linkages		
○ County offices	+	
○ State – Main		*
○ Downtown Library		*
○ Federal		*
○ Kingsley – Packard	+	
○ AATA		*
○ Neutral Zone		*

APPENDIX F

City of Ann Arbor
JUSTICE FACILITY - LIBRARY LOT

	CITY	
	Low-End Scenario (\$)	Quinn/Evans Scenario (\$)
<u>COSTS</u>		
● Building	\$ -	\$ (32,418,500)
● Parking Structure	-	-
● Site Work	-	(511,800)
● Phasing I Premium (12%-Library w/ 50/50 split City/DDA)	-	(1,975,818)
● Project Costs (Soft & FFE) (25%)	-	(8,232,575)
● Construction Period Interest	-	(599,025)
● Renovations to Larcom to Get Lease Savings (\$3-\$5 mil.)	-	(4,000,000)
TOTAL COSTS	<u>\$ 25,000,000</u>	<u>\$ (47,737,718)</u>
<u>FUNDING</u>		
<u>Fund Balances (Potential Use of)</u>		
● Municipal Facility Fund	\$ 7,000,000	
● Court Facility (Fund 023)	750,000	
● Water	40,000	
● Stormwater	211,200	
● Sewer	30,000	
Total Use of Fund Balance	<u>\$ 8,031,200</u>	
<u>Other Cash Actions</u>		
● Assumed DDA Contribution	5,000,000	
<u>Proceeds from Property Sales</u>		
● Sale of 1st & Washington Property	2,000,000	
<u>Borrowings</u>		
● Affordable Debt from Discontinued Leases	11,410,000	
TOTAL FUNDING	<u>\$ 26,441,200</u>	
<u>TOTAL COST</u>		
● Equity	\$ 15,031,200	
● Affordable Debt from Discontinued Leases	11,410,000	
● Debt Service on Affordable Debt (Bond - 5.5%, 25 yrs)	9,293,217	
Total Project Cost	<u><u>\$ 35,734,417</u></u>	

Note:

- Estimates assume a 100,000 square foot building is constructed above 500 space underground parking deck.
- Arrangement between City & DDA regarding their use of parking will still need to be worked out.