

11 Rules Required for a Lively Downtown Connected to Walkable Neighborhoods

- **Rule 1, Deep bench of nonprofit organizations with enlightened leadership**
For example, Josie Parker & the Ann Arbor Public Library
Cheryl Elliott & the Ann Arbor Community Foundation
Old West Side Historic Assn
4 downtown Merchant Associations
- **Rule 2, Committed Civic Entrepreneurs & Risk Taking Real Estate Developers**
Cathi DuChon & the Ann Arbor Y, Elizabeth Dean Foundation for the Dean Promenade along Main St
Michigan Theater: Collins, Wieser, Berriz
Hands On Museum: Yao and Drumm
Albert Berriz and the Neutral Zone & McKinley Towne Center
Real estate developers who best implement the community blueprint: Ed Shaffran for historic rehab & DDA, and McKinley with McKinley Towne Center
- **Rule 3, Visionary City Government Creating pushing far-sighted master plans**
DDA, City council (Calthorpe), Planning Commission
Historic District Commission, Greenfield Advisory
Density bonuses, Design Review
- **Rule 4, Expansive Multi Model Connectivity**
4 new transit systems coming to A2: 1) faster Amtrak, 2) A2 to Detroit commuter, 3) A2/Campus trolley/connector, 4) new LINK
Carbon Footprint, healthy bike and pedestrian alternatives,
Walkscore and pedestrian priority
- **Rule 5, Connected Parks, Greenways and Natural Resources**
Reconnect to the river with Allen Creek Greenway & B2B.
Bringing back the creeksheds for function and aesthetics, Greenbelt
- **Rule 6, Affordable Life Long Learning Opportunities**
Building upon the local college campus
Community college, university, libraries, public schools
Adding magnet schools, rec and ed
- **Rule 7, Belief in local diversity as a core community value**
In age, income, ethnicity, educational level
Housing types: rental & for sale options for all
- **Rule 8, Form Based Code for downtown with high density mandated**
Key elements: excite the sidewalk, retail at grade with big windows, MXD, TOD
Parking behind and underground parking
More Zipcar, mass transit, and walking
Green architecture, LEED or Energy Star rated
- **Rule 9, Financial support for the Cultural Arts**
1% for Art
Ann Arbor Symphony with Mary Blaske,
Ann Arbor Art Assn with Marsha Chamberlain
Kerrytown Concert House under Deanna Relyea
Michigan Theater with Russ Collins Ark with David Siglin successors,
- **Rule 10, Appreciation for a mix of unique local and national retailers**
Necessary to excite the sidewalk: Best downtown streets?
Mark's Carts!!
Locals set authenticity, nationals set standards and hours
- **Rule 11, Role of public schools (Pres. Bollinger comment)**