

DEAR GREENWAY FRIENDS,

Included in this *Summer Greenway News* is special coverage on your next Ann Arbor mayor! Allen Creek Greenway Conservancy asked Sabra Briere, Steve Kunselman, Sally Hart Petersen, and Chris Taylor what they will do as mayor to bring about the Greenway. So read their responses, and on Tuesday August 5, go to the polls informed. Check out our website for more complete interview transcripts. Also included is a note from Dr. Larissa Larsen, Professor of Urban and Regional Planning at University of Michigan's Taubman College. Dr. Larsen's Fall Capstone Course will work with a team of second year planning graduate students to develop a master plan for the Greenway! Exciting! Also, remember to attend our next First Tuesdays Meetup at Bill's Beer Garden on Aug. 5 and Sept. 2. Bring a friend and come for a brew! We will be talking master plan and spreading the word about this exciting time for the Greenway!

Don't forget to VOTE August 5th!
 Keep advocating for your Greenway,

 Bob Galardi, President

5 QUESTIONS, 4 CANDIDATES

ACGC interviewed **Sabra Briere, Steve Kunselman, Sally Hart Petersen, and Chris Taylor** - vote Tuesday August 5th informed! Find out about their plans for the Greenway in these selected passages. All candidates are in favor of the Greenway and ACGC is not endorsing any candidate.

- 1) What roles do you think open-spaces and green infrastructure play in balancing growth with environmental responsiveness? How can the Allen Creek Greenway be a part of that balance?
- 2) The 2010-2015 PROS Plan calls for a master plan for the Greenway. How will you promote and ensure that a master plan for the Allen Creek Greenway is completed?
- 3) What policies would you consider to provide a progressive foundation for implementing the Allen Creek Greenway?
- 4) If elected, how will you pursue:
 - a. A continued collaboration among the County, U of M and the city (and eventually, the railroad)
 - b. Coordination between City Council and City Staff to include the Allen Creek Greenway trail in the 5-year revision of the City of Ann Arbor's Capital Improvement Program (CIP) that begins this fall?
- 5) What do you need from the Allen Creek Greenway Conservancy to enable you to have a greater understanding of and commitment to the implementation of the Allen Creek Greenway Trail?

SABRA BRIERE



- 1) For me open space and green infrastructure play a significant role in creating a quality of life for the community while they are also serving an environmental role. The more people that live in our community, the more we need to ensure that we have open green space to give a psychological breather to keep the community as pretty, as beautiful, as welcoming as we thought it was when we moved here.
- 2) I have been doing that behind the scenes for several months now, so, the short answer is that [the master plan] is already in the budget, it is already in the plans for next year, it is expected to happen in 2015. The money was put aside; the challenge is to continue to keep this a priority as we try to balance the various goals. Some of that is creating the master plan, as well as going to the Land Acquisition Committee, and saying, 'Look there is land for sale, are you looking at acquiring land for the Greenway?' There are all kinds of things beyond just the master plan that are necessary. The master plan is in the works already, certainly my discussions with the staff indicate it is, but putting the resources behind it is going to be the challenge. Ann Arbor does a piss poor job at long-term planning. We [the City of Ann Arbor] don't set goals, we don't set milestones, and we don't achieve them because we add it to a large wish-list and then we go off chasing the next shiny object. We will fix a collapsing street, but we don't plan to make sure the street doesn't collapse. And the same is true when it comes to the Greenway.
- 3) One focus should be on outgrowth from our talk about the master planning, determining which lots should be purchased for the Greenway. The Land Acquisition Plan is extraordinarily important even if that Plan does not result in building the Greenway immediately. If the Allen Creek Greenway Conservancy or the City doesn't have control over the land then it is a pie-in-the-sky thing. The second focus should be using whatever means are necessary to get people across the [WATCO] Railroad tracks. We have created a link that allows us to get funding from the State [of Michigan] and the County [of Washtenaw]. The third thing is the stormwater issue. If we build a tunnel under the railroad tracks, we would theoretically be able to build that bypass also for stormwater.

4) I am a persistent sort. I have tried to explain effectively-- you need two different types of thought for the City. One is the global vision, where we want to go; the other is the ability to pay attention to the details so that you don't lose sight of how to get there. You have to get there incrementally: small change by small change. We have been really good at talking about the vision but not good at making sure the steps are in place to implement it. The City Council says all the right things but the next step doesn't happen.

5) Nothing other than a finite master plan.

ON THE CAPSTONE COURSE

Under the direction of Associate Professor Larissa Larsen and Eric Dueweke, 12 graduate students will undertake the challenge of translating the idea(s) into a conceptual Master Plan through a collaborative planning process. This collaboration will involve city staff and decision-makers as well as local interest groups and residents. Building on existing knowledge and past planning efforts, the students will compile and synthesize the history of this idea. Then, working in an inclusive manner with city staff, the students will develop a process for public engagement that includes traditional formats, such as public meetings, and may also include less traditional formats, such as disposable cameras and youth art challenges. The class deliverables will include a polished report, informational materials, an illustrative plan, and a powerpoint presentation highlighting the 'how', 'what', and 'where' of the Allen Creek Greenway.

Dr. Larissa Larsen, UM Associate Professor of Urban and Regional Planning and Natural Resources

SALLY HART PETERSEN



1) Green infrastructure is all about balance, and placemaking: locating something that cuts to the heart of downtown where you have a destination in and of itself, which is also a way to get between destinations. It is very desirable to have a balance of open space and development downtown. I've been spending a lot of time with developers trying to understand the economics of development. It is important to balance development that represents the character and heritage of Ann Arbor, the downtown and our business corridors but also allow for open space. We don't have to develop every single site. A Greenway brings people downtown-- they are more likely to shop at the Literati bookstore and take advantage of the other resources.

2) I would want to expand that categorization of stakeholders to include public-private partnerships. U of M obviously is on there but have we thought about approaching [other sources]? Especially with environmental issues, large for-profit companies are going to need to show some amount of corporate responsibility, and the Greenway allows them to do that. A key component of my campaign is finding ways to work strategically with U of M. They're going to have a new president, we're going to have a new mayor, we're going to need a new attitude.

3) You mentioned the issue of legacy. I could think of nothing more tangible than a Greenway as a legacy for a mayor. I wanted to respond to the issue of legacy because I have thought about what my legacy would be if I were mayor, and it fits with what the Allen Creek Greenway wants to do. In 2013 I wrote a resolution to form a task force to look at economic development in the city because we had no strategy. I worked with the DDA, and I worked with SPARK. We came up with a recommendation that was published in March, and the key outcome would be to broaden the task force. The mayor would lead it, and it would include the University, Washtenaw County, the DDA, SPARK, Chambers of Commerce, and all stakeholders. The whole point would be identifying the economic strategies that are available. The economy is getting better-- how to transform that into better prosperity and elevate the level of city services. That increases our bottom line, providing the wherewithal for things like the Allen Creek Greenway to happen. The thing is, we don't have the strategy. We can't tighten anymore, and we have no one directing the effort to take advantage of the improving economy and turn that into bottom line for our residents. I was very struck by Mary Sue Coleman quote on *The Ann Arbor News* soon after she took the helm of the University of Michigan. She said 'I didn't take this job to maintain the status quo; I took this job to find new ways to excel.' I read that and felt like that is my campaign in a nutshell. How are we going to find new ways to excel as a City? We need to have a strategy; the City doesn't have an economic strategy. What are examples of the City excelling? Allen Creek Greenway.

4) Economic policy. You have to actually have the strategy to develop. What is the inventory of tools that any city can have? I think of the Greenway as a form of open space development. How do we make sense of the tools that are available to us? We've taken an inventory of who's doing what, albeit haphazardly-- the DDA takes care of downtown, SPARK takes care of Washtenaw. Who's taking care of Ann Arbor outside of the DDA area? There's no one entity solely looking at economic development downtown; that's what needs to happen.

5) You've already provided it in this meeting, giving me the history of the Greenway the history of the interaction between the City and the Conservancy. I need a clearer understanding of the obstacles that you face both in terms of property ownership and funding and bureaucracy in the City. What do you need from the City to help build them?

GET OUT AND VOTE ON AUGUST 5TH!

STEVE KUNSELMAN



1) The number one importance of the Allen Creek Greenway is the stormwater management component. We have flooding along the [Allen] Creek, we have old infrastructure that needs to be upgraded over time.

2) The planning process really lies with the Parks Advisory Commission, so that has to become a greater focus of that body [City of Ann Arbor Parks Advisory Commission]. I am not one to really dictate their workload, but I am assuming that it [the Allen Creek Greenway] is important to them. What we are going to see here in the next year, even within the next few months, is that there is going to be some change in membership in PAC. When I look back in time at how I helped give voice to the skateboarders and how it resulted in a skate park, it is really kind of the same effort. At the present time we have two members, who should make sure that it [the Allen Creek Greenway] is something of interest and a priority and is accommodated. I am really excited to know that U of M is participating because we [City of Ann Arbor] do not have a lot of money to hire consultants to help out with these efforts. We have good resources at U of M, and I hope we can utilize that more.

3) Any time you have an organizational structure that has already been created and seems to be working, there is no reason to dissolve and try to emulate it some other way. It is taking the good and enhancing it. In terms of creating the entity that would become the management, maintenance, organization for a greenway, I am sure there are some ways to develop participation agreements. In terms of setting up an authority, that usually invokes a tax authority. The Huron Clinton Metropark Authority is a taxing authority. Talk about Washtenaw County Parks, that's a taxing authority. And I don't know the State [of Michigan] legislation to do something of that nature, a greenway authority. I suspect it would be very, very difficult if it is a taxing authority. I don't see that happening. I would rather see it as a partnership

between the County [of Washtenaw], the City, and joint commission with the U of M. I think this is very new ground, so I can't really speak to how it will truly come together. So I think, there are a lot of loose ends in which way to go, and I hope that would be a part of the analysis or in the master plan, what is the best organizational structure to create, maintain, for the future of the Allen Creek Greenway.

4) Picking up on some of the structure that has already been created; you don't want to reinvent the wheel. I think the interesting part is 'the railroad' - how does someone break into that realm of influence? I think that will be the challenge. I will see how far the Mayor's Office can get some traction with the [WATCO] Railroad. Making sure that the Parks Advisory Commission has it in their work plan and incorporates that, is obviously the first step. And at the same time, the City Council has the authority to make sure that its objectives are being met when PAC [City of Ann Arbor Parks Advisory Commission] is not really addressing them. The city administrator decides which staff is applied to these things, but it's a broad consensus on the City Council to ensure that it's focused. Again, there are a lot of competing interests. We have to incrementally balance where those priorities are with where the money is. I believe in building success over time, not thinking we can ever accomplish this in one defining moment.

5) The most important issue is the sharing of information. Just today, I learned a little bit more about the Greenway. We have the U of M as a resource, we have opportunities on PAC to get a little more focused, we have a project on the railroad in terms of getting access - that solves a couple of issues. There has been a little progress - it may be slow, but in terms of having the Allen Creek Greenway Conservancy as an advocacy group is what we expect, there is a lot of competition out there. You've got the Library Lot, the Border to Border [Trail], we have got other park needs, so I look for the sharing of information and advocacy.

FIRST TUESDAYS MEET-UPS

Gather this summer on the first Tuesday of every month for Meet-ups at Bill's Beer Garden, 218 S. Ashley Street. Learn more about the Greenway and meet with our Board Members, staff and other Greenway enthusiasts!

- August 5 and September 2 -
6:00 pm

Check out www.AllenCreekGreenway.org for complete versions of the interviews!

CHRIS TAYLOR



1) Environmental responsiveness strikes me more as systemwide. Green space is so core to quality of life and so core to talent attraction (talking about growth); it is core to retention. It does have an inspirational/aspirational element that we can link in with environment, but the creation of green space in this context has an effect involving the use of greenhouse gases. It has permeability, so it does protect the watershed. Green space is crucial to growth and quality of life, and it's crucial to the maintenance of cities.

2) I think that it is not going to come fully fledged. What is important is to take incremental, consistent action to get it done. For example, with the City currently dealing with 741 North Main and 415 West Washington - these things are instances where we can take single steps and build upon them. How long that takes, I don't know.

3) The Allen Creek Greenway is a grand vision and something that would be beautiful and important in the long term for the City. Fully realized, it would be a tremendous benefit. Fully realized, it would provide nearby neighbors with a wonderful resource. It would provide for folks who don't live directly adjacent (again depending on how integrated it is) a recreational resource. The articulation of a commitment to green space and open space mixed in with the urban environment also would speak well of the City.

4) If the vision were fully or incrementally realized it would be a great thing for the City. If the absence of a master plan is the primary limiting item for profits, then that should be the top priority in order to move the whole forward. I'm surprised to hear that it has been a known long-term goal and is yet an unachieved goal. The Greenway has obvious appeal, and it strikes me that it should have political currency too. Not knowing exactly what blocks it, I can't say I'll unblock it; but I'd be delighted to work with the Allen Creek Greenway Conservancy to get to the bottom of it.

5) The short answer is that you have given this much more thought than I have. A TIF capture district is one way of going about it, you could conceivably go through that as a foundation.

Allen Creek Greenway Conservancy
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BECOME A MEMBER TODAY

Visit us online at www.AllenCreekGreenway.org, call (734) 223-8247, or visit our Facebook page to learn more about membership opportunities. Tax-deductible donations are accepted via Paypal or mail to 525 W. William Street, Ann Arbor 48103

VOTE ON AUGUST 5TH!

ADVOCATE FOR YOUR GREENWAY
ALLEN CREEK GREENWAY CONSERVANCY SUMMER SPECIAL EDITION