

ANN ARBOR FARMERS MARKET INFRASTRUCTURE IMPROVEMENT PROJECT

BACKGROUND

A new farmers market structure is being proposed as an addition to the existing canopies to provide cover for existing vendors, as well as heated space for the winter market.

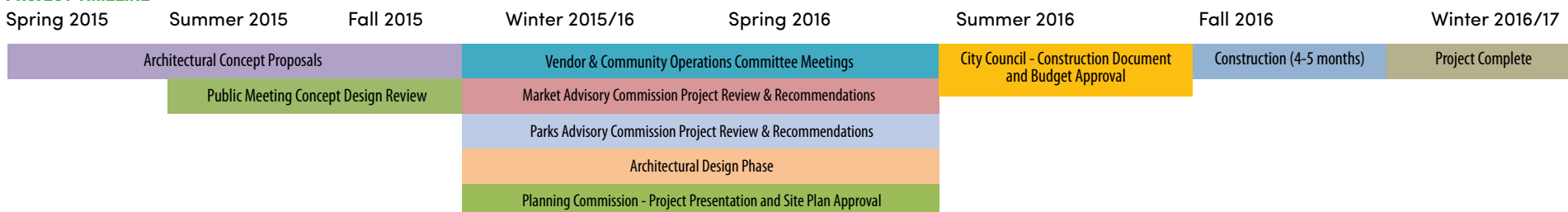
CURRENT CONDITIONS/DEFICIENCIES

- The market lacks winter infrastructure. Vendors bring heaters, tarps and tents for inclement weather, and it is uncomfortable for both vendors and customers during frigid Michigan winters.
- Inequities exist for vendors utilizing the uncovered space in the center of the market. These vendors must provide their own tents, have no access to electricity and see less foot traffic to their stalls.
- The volume of new vendor applications consistently exceeds the capacity of the existing infrastructure to accommodate these interested vendors. This condition restricts the number of new vendors able to participate in the market, limiting its potential for growth.
- The market lacks a sense of place and identity, especially on non-market days. There is no street presence or central entry point. Vacant canopies do not enhance the aesthetics of the neighborhood. On market days pedestrian circulation is unclear and does not encourage shoppers to visit all vendors.
- Public input from the Parks and Recreation Open Space Plan, the City Capital Improvement Plan, the Market Advisory Commission, the vendor and customer surveys and other stakeholder input cited a desire for more covered stall space, extension of the middle aisle and winter protection.

POSSIBLE SOLUTIONS

No change	PROS	CONS
	<ul style="list-style-type: none"> • No capital expenditure • No disturbance to market operations for construction 	<ul style="list-style-type: none"> • Does not provide any winter infrastructure • Inequities for vendors remain • Does not increase capacity for vendor participation in the market • Does not improve sense of place, street presence or the natural pedestrian circulation • Does not address identified needs in existing master plans
Wind breaks Tarps/roll-down shades attached to existing stall spaces on the main aisle of the market along Detroit Street	<ul style="list-style-type: none"> • Provides winter infrastructure through wind protection 	<ul style="list-style-type: none"> • Does not provide complete winter infrastructure (no heat) • Inequities for vendors remain • Does not increase capacity for vendor participation in the market • Does not improve sense of place, street presence or pedestrian circulation • Reduces size of existing stalls when wind block is in use • Access to vehicles behind stalls will be limited when wind block is in use • Structural modifications necessary • Significant capital expenditure
Existing structure retrofit (roll-down doors) Additional frame and end doors added to existing stall spaces on the main aisle of the market along Detroit Street	<ul style="list-style-type: none"> • Provides winter infrastructure through wind protection and heat 	<ul style="list-style-type: none"> • Inequities for vendors remain • Does not increase capacity for vendor participation in the market • Does not improve sense of place, street presence or pedestrian circulation • Reduces size of retrofitted stalls year-round • Access to vehicles behind stalls will be limited when roll down doors are in use • Major structural modifications necessary • Significant capital expenditure • Disturbance to market operations during construction
New structure Addition to existing market canopies with entrance on 4th Ave. and connecting to the center aisle.	<ul style="list-style-type: none"> • Provides winter infrastructure through a fully enclosed, heated space • Addresses inequities for vendors • Increases capacity for vendor participation in the market • Improves sense of place, street presence and pedestrian circulation • Addresses identified needs in existing master plans • Provides improved venue for community events and activities 	<ul style="list-style-type: none"> • Significant capital expenditure • Disturbance to market operations during construction • Access to vehicles behind stalls will be limited for vendors utilizing new structure • Decrease in parking spaces: 10-15 vendor spaces on market days, 15-20 public spaces on non-market days

PROJECT TIMELINE



PROPOSAL OVERVIEW

The primary function of the proposed structure is to accommodate market vendors in a heated indoor space during the winter months and to provide additional covered stall space for all market vendors year round. The new structure would create a prominent entrance on 4th Avenue, highlighting the Ann Arbor Farmers Market presence downtown.

The barn-style structure would include garage-type overhead doors that can fully open in three seasons and provide flexible space for additional vendors, as well as space for community events.

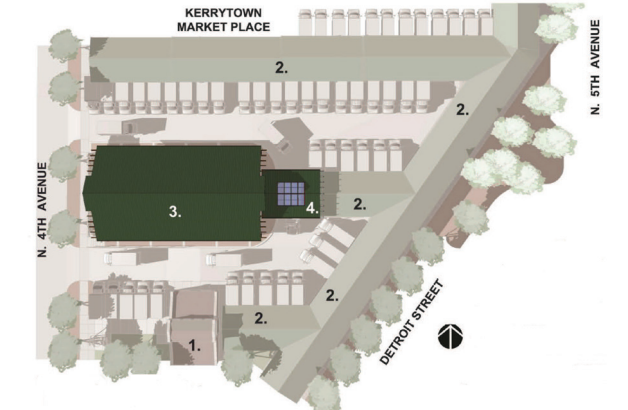
FUNDING SOURCES

Downtown Development Authority Grant, \$175,000
 Parks Maintenance & Capital Improvements Millage, \$200,000
 Farmers Market Assigned Fund Balance, \$350,000
 Developer Contributions, \$125,000
Total: \$850,000

CURRENT AERIAL OVERVIEW



SITE PLAN (DRAFT)



1. Existing Farmers Market building. 2. Existing vendor canopies. 3. New Farmers Market enclosures. 4. Drive-thru vendor canopy.

ARCHITECTURAL RENDERING (DRAFT) - ENTRANCE ON 4TH AVENUE



PROJECT WEBSITE

www.a2gov.org/marketproject | Feedback and questions can be sent directly to the Public Market Advisory Commission, pmac@a2gov.org.

