

Public Market Advisory Commission Work Session 4.10.14
Physical Infrastructure Analysis

<p>CURRENT STRENGTHS: What are the benefits and/or advantages of the markets current physical infrastructure?</p> <ul style="list-style-type: none"> • Parking density • Visibility • Open Air Nature of Market • Year-round Accessibility • Location • Electricity • Water • Roof • Bathrooms • Office 	<p>OPPORTUNITIES FOR IMPROVEMENT: What are the possibilities for physical infrastructure improvements?</p> <ul style="list-style-type: none"> • Free standing structure for sand lot area (pole barn/garage doors/covered bridge) • Extension of stalls in sand lot/expand roof line • Gutter replacement • Winter walls • Resurfacing of parking lot • Awnings • Electricity upgrades, outlets for more stalls (in sand lot) • Improving customer/walking traffic flow through market • Handicapped parking • Improved sidewalk • Adjustment of current parking for vendors • Community space • Loading zones (customers/vendors)
<p>CURRENT WEAKNESSES: What are the weaknesses in the market's current physical infrastructure?</p> <ul style="list-style-type: none"> • Market walkways dead end rather than promoting continual flow through market • Traffic (pedestrian/car) in and around market • Broken gutters, need constant repair (major expense) • Rain/wind still able to affect vendors • Limited amount of space for vendors • Poor concrete/parking lot condition • Uneven curbs • Inconsistent stall sizes • No enclosure for winter • Underutilization of space on nonmarket days • Lack of solution for storm water 	<p>BARRIERS : What are the barriers – social, financial, physical, etc. – to future physical infrastructure improvements?</p> <ul style="list-style-type: none"> • Time/effort of staff could be too much • Limit to scope of project based on budget • Disruption of market activities during construction • Historic/stylistic considerations for any new construction •

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Winterization Analysis**

Public Commentary

Bruce Upston:

- Keep in mind the winterization improvement should have an ability to cover all vendors
- If Detroit Street is utilized to add more vendors, we may see a parallel rise in the number of winter vendors
- Parking will only be more of an issue if we close Detroit Street

Jan Upston:

- Does not feel there is vendor support for the closure of Detroit Street
- Concerned about losing handicap parking on Detroit Street (please note: there are no handicap spaces currently on Detroit Street)
- Would like to return to the practice of an annual vendor meeting at Cobblestone Farm

Alex Cacciari:

- Supports the idea of a two-story pole barn in the sand lot
- Dead ends in the market are a currently problem for customer flow
- Would be willing to pay a higher fee for access to an enclosed winter market
- Wondering if there is money in the 2014 Farm Bill for the market to utilize for the winterization project

Anne Elder:

- The current nature of the outdoor space supports positivity and collaboration among vendors
- Would appreciate a more regular cleaning of trash and debris from stalls; in addition to more snow removal

Paul Bantle:

- Vendors are taking more measures to stay warm in the winter, which is in turn causing vendors to close off their spaces making them less collaborative and more private
- Would like to see green practices utilized for the improvements; perhaps solar materials for any winter awnings
- Recommend that the Commission stick to what is doable; keep it focused on physical infrastructure

Brian

- Noted public misperception that the market does NOT operate year-round
- The increase in vendors attending in the winter has created a positive feedback cycle, so that more customers come to market as well

Laura

- There is a real demand for local food through the winter

Additional Notes on Next Steps:

- Surveys for vendors/public
- Utilize A2Central Community Engagement Toolkit
- Host a public meeting
- Narrow options
- Provide estimates for multiple options
- Come up with a timeline