

## D. Sample Concept for Farmers Market Enclosure

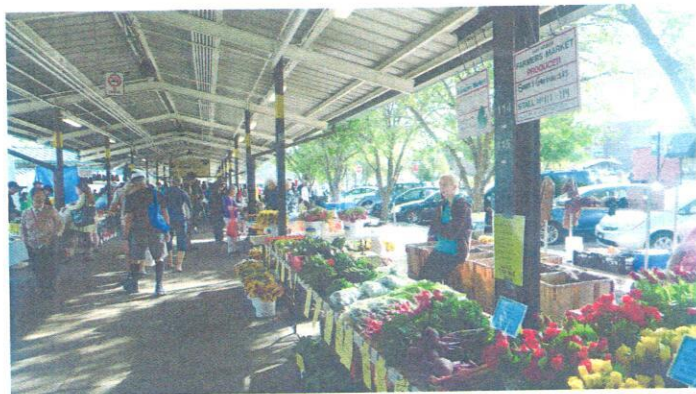
### 1. Approach

The Farmers Market is the geographic center of the Kerrytown neighborhood and, at times, the gravitational center. Ann Arbor never looks better than it does in the market on market day. Everyone shows up and people take time to connect. The vendors benefit from the light mood that prevails and the customers benefit from the goods the farmers bring to town.

On non-market days, the area becomes more quiet and the walk along Detroit Street from the Kerrytown Shops to the People's Food Co-op is still pleasant but lacks the energy of people and purpose. During those times, the market operates as a somewhat dysfunctional (in the sense that maneuverability is not intuitive), but essential, parking lot.

The challenge is two-fold:

- 1) *How do we expand the farmers market in terms of space, days of operation and season?*
- 2) *How do we enable and give purpose to a more broadly used urban park?*



#### 1) The Farmers Market

As locally grown produce becomes more common and growing techniques extend seasons, the Farmers Market could also grow and make increased market days and extended seasons more viable.

Summer Market:

Vendors, over the years, have worked out how to deliver and set up product, stage the customer transactions, keep an open a supply line to replenish goods all while maintaining personal relationships with customers. In perfect weather, it seems to be a pretty well-oiled machine.

But, what if the vendor demand expands? The transaction space between vendors and customers is filled during peak season. The potential for more transaction space in the summer only exists in areas that are now used for vendor parking (photos 1 and 3 below).

Some vendors, such as seen in photo 2 below (along Detroit Street) use mobile carts to transport goods from their trucks that are parked across Fifth Avenue. A similar approach for the vendors in some of the heavily parked areas (photo 3) may open areas, now congested by vendor vehicles, for additional transaction space. Shade could be provided by overhead tensile shade structures, as suggested on the following plans..

More vendor trucks in the Community High lot could occupy spaces all day that could, otherwise, be turned over numerous times by customers. See following parking discussion.



1. Supply line directly from panel truck



2. Supply line from remote truck to cart



3. Vendor parking on-site during market

Winter Market:

Ever since the former house on this Fourth Avenue was donated to the city, the option to build a winter market building on the site has been attractive. We have suggested a two story facility..

Portions of the existing market canopies could also be enhanced with the employment of wind breaks along the lower eave of each side. The attached sketches suggest the potential for either sliding glass panels or overhead doors.



## **2) Urban Park**

The Farmers Market is an integral part of the Kerrytown neighborhood that also includes the Kerrytown shops, the Zingerman's complex, Community High School, Braun Court, the Kerrytown Concert House and the Peoples' Food Co-op. It is a neighborhood that is active many days but quiet most evenings.

How do we best transform the market from the dual purpose of Farmers Market shopping and parking to that of an urban park that would retain the aspects we all cherish while giving us more reason to be there at night and during the slower seasons?

### ***Revenue Generating Reception Space:***

We could consider the winter market building as a two story structure designed in the vernacular of the late-19<sup>th</sup> century industrial Kerrytown shops complex. As discussed above, the lower level could provide enclosed market space that could anchor a winter market. The upper level could house a revenue generating reception/banquet space available for community events or private receptions/banquets in the same way the barn at Cobblestone Farm is operated.

### ***Temporary Street Closures:***

Mitchell and Mouat was part of a design team hired by the DDA in 2006 to re-design the Fifth Avenue and Division corridors. The final design gave special consideration to the Community High School /Farmer's Market connection. Also discussed was the potential to facilitate temporary closures of Detroit Street east and west of Fifth Avenue for special events.

### ***Transportation and Parking:***

Both the urban park and the summer market (and, in time, the winter market) may need to displace some truck and car spaces to be effectively planned. This needs to be carefully balanced with the need for parking by neighboring businesses.

A concept that first surfaced over 20 years was a partnership with the DDA and AAPS to construct a below grade parking deck on the west side of Community High School. We are not naïve about this possibility and understand it is remote at this time. However, other shifts have occurred in the last 20 years that may decrease the parking demand in Kerrytown such as an increasing density of downtown population, improved AATA service, the possibility of shuttles from the Ann/Ashly deck or the Blake Transit Center and the enabling of increased non-motorized transportation with sidewalk and bike lane improvements.

## **2. Experience Related to the Farmers Market**

For 30 years Mitchell and Mouat has been located within 4 blocks of the Farmers Market. During that time we have been fortunate enough to be involved in the Kerrytown neighborhood as both designers and community members. We believe we will have the sensitive ear needed to successfully assist Parks and Recreation Services as the Farmers Market is developed. Some of that experience has included:

### ***Fifth Avenue/Division Street Improvement Master Plan, 2006***

Mitchell and Mouat served as design consultants to Beckett Raeder, Inc.

### ***Community High School, Ann Arbor Public Schools,***

Architects of building and site improvements

### ***Washtenaw County Government Services Annex, Main Street and Ann Street***

Architect

### ***Washington and Fourth Parking Structure***

Architect

### ***Flat Iron Building at Detroit and Fifth Avenue***

Architects of recent renovations

### ***Downtown Development Authority***

John Mouat, Board Member

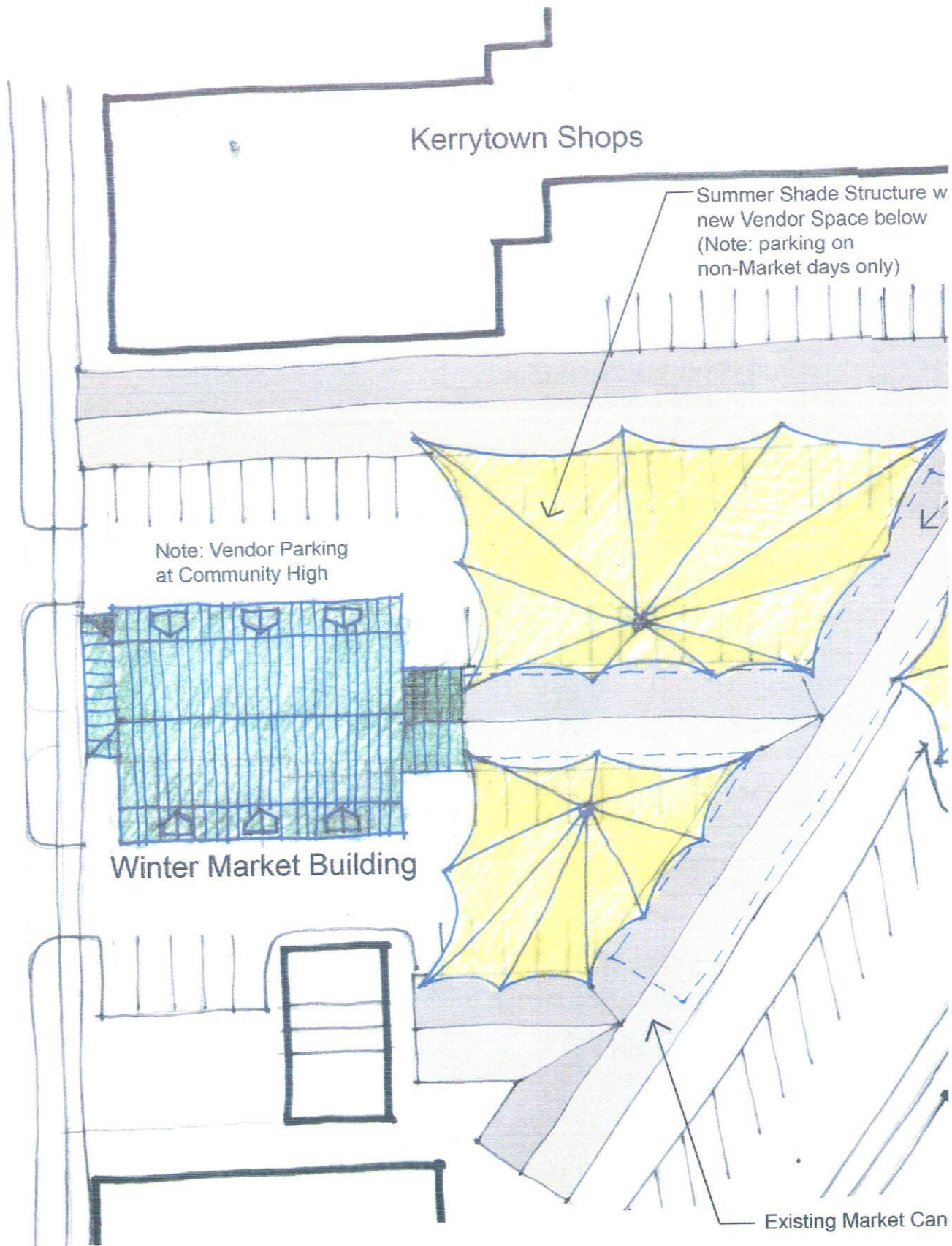
### ***Ann Arbor Design Review Board***

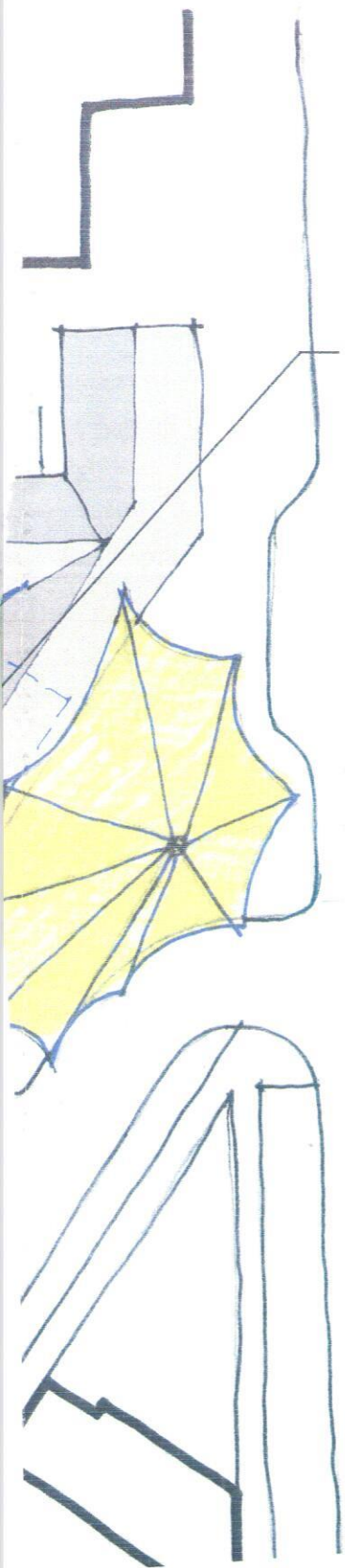
Dick Mitchell, Board Member



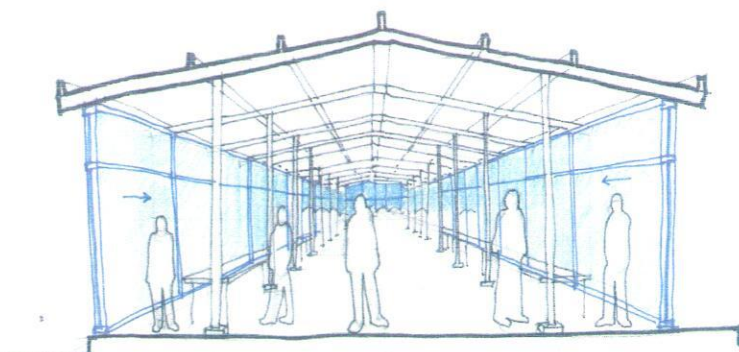
*Image of the Flint indoor farmers market*



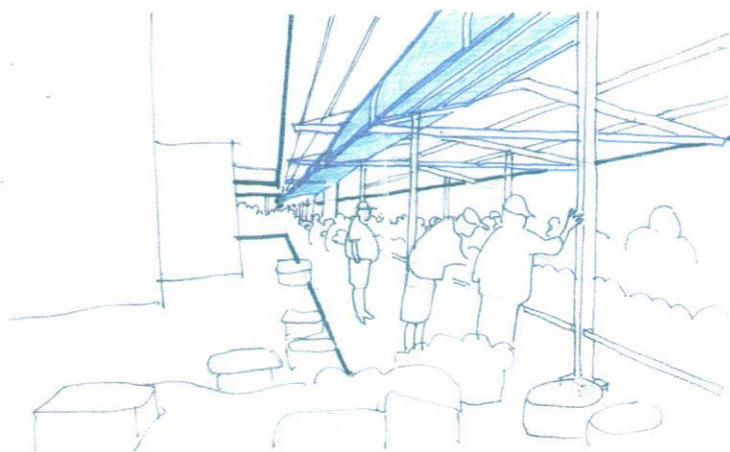




Winter Market Stalls,  
below (dashed)



Winter Market Enclosure  
Sliding Panel Option

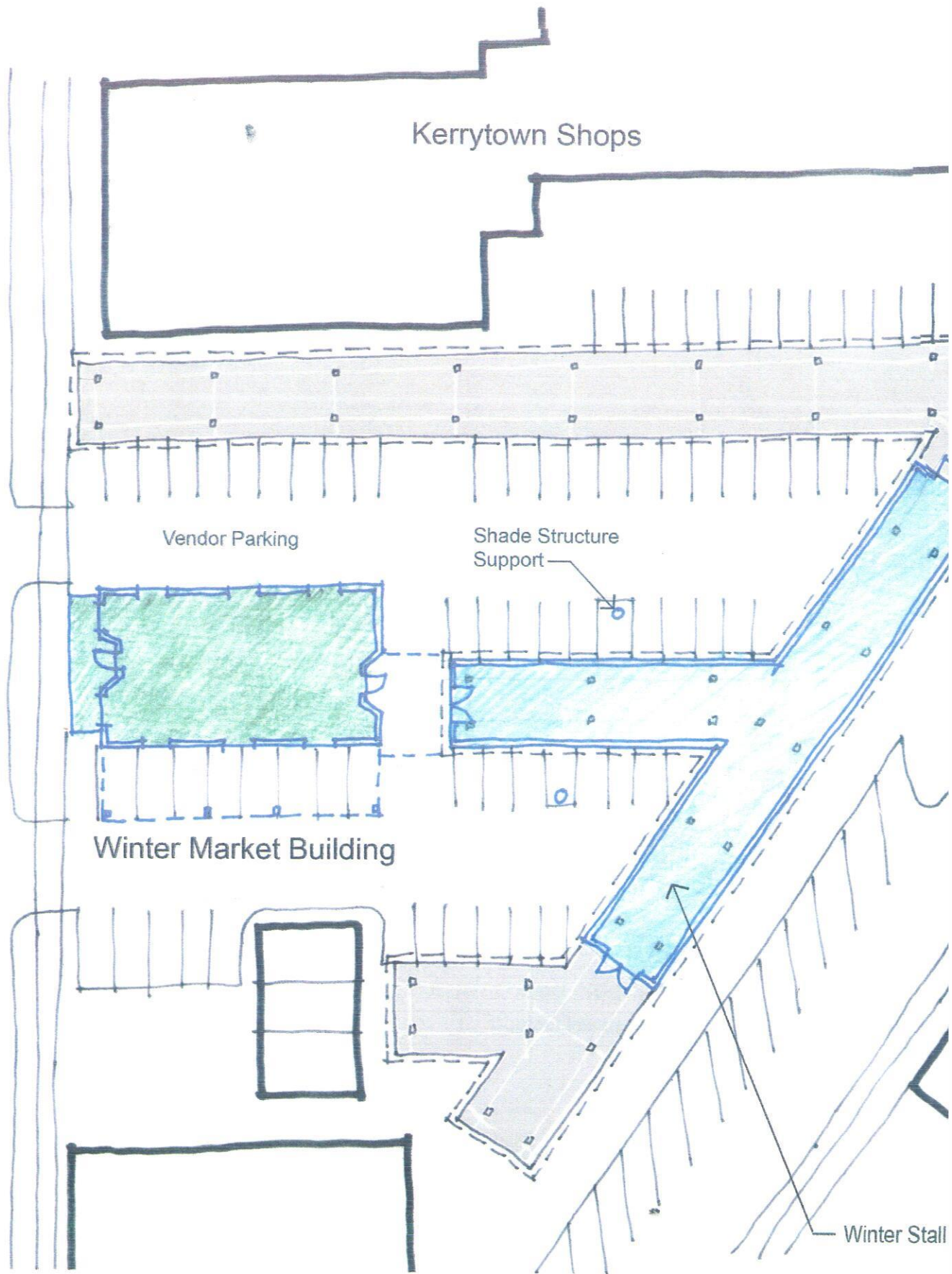


Winter Market Enclosure  
Overhead Panel Option

FARMER'S MARKET  
Enclosure Concept  
**SUMMER**  
**PLAN**  
**VIEW**  
1" = 30'-0"

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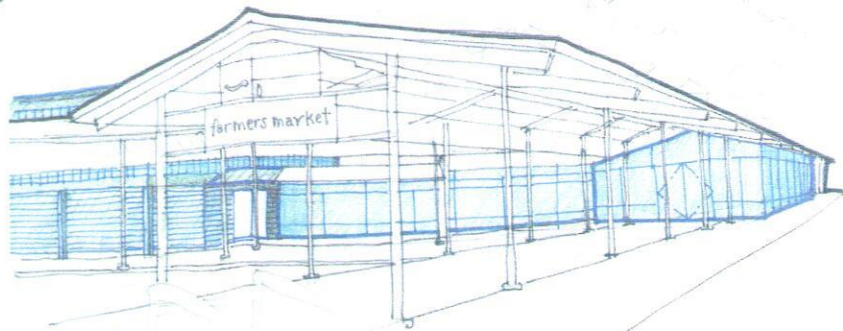
Kerrytown Shops

Vendor Parking

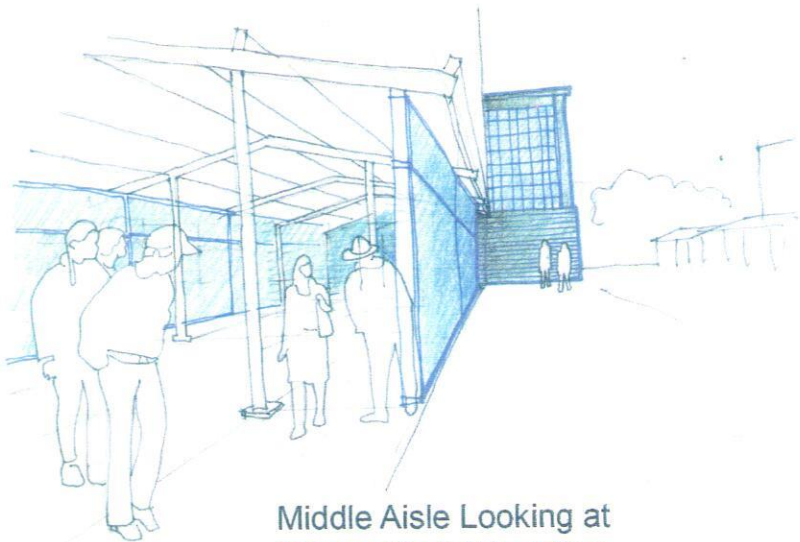
Shade Structure  
Support

Winter Market Building

Winter Stall



Detroit Street Aisle  
Looking at Enclosure Entry



Middle Aisle Looking at  
Winter Market building

FARMER'S MARKET  
Enclosure Concept  
WINTER  
PLAN  
VIEW  
1" = 30'-0"

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Enclosure