

From: Wasem
Sent: Monday, July 11, 2016 1:30 PM
To: Planning
Subject: Farmers' Market Infrastructure project

July 11, 2016

Dear Planning Commission Members:

I am sure that you have heard about the market building that the Parks Dept is proposing. At first it sounded like a great idea to have a building that could be used during the winter months to keep the vendors and customers warm. It was going to have 58 stalls. What we were not told is that each stall was going to be 7 feet wide by 4 feet deep, which would allow no room to keep extra products in the stall and space to walk and work in. After a committee of vendors was formed to make a recommendation on number of stalls, it was recommended that there could be 34-36 stalls, that some would be 8 feet by 8 feet and some 8 feet wide by 6 feet deep. Also, it is proposed that vendors who pay for 1 or 2 stalls by the year could have 1 stall in the building and vendors who pay for 3-4 stalls a year could have 2 stalls in the building. This makes the building only usable to a small number of vendors especially if everyone took 2 stalls. Larger vendors will be left out in the cold as we have been. Our family has been on the market for over 70 years and has done this every winter that we have an apple crop. The cost of the building is proposed to be around \$ 850,000. This is a lot of money for so few vendors. A lot of vendors instead would like the middle aisle extended to Fourth Avenue with a roof over the stalls like the rest of the market. We also would like the front aisle with temporary enclosures. The Toledo Market has pull down sides. Some European markets have pull up sides. We would like these ideas looked into.

From what we have heard it would be about ½ the cost. This would also not cause any of the three problems listed below. It is unfortunate that the vendors and customers opinions and ideas can't be listened to. After all this is a market and not a park. We were given a short survey (attached) and that was all. Not asked anything else. When we bring up ideas they are not listened to. If we bring it up at the market commission meeting, there is no feed back because questions cannot be answered during public comment. We are told this is a done deal. I have suggested to the market master that a meeting be held for all vendors where the project could be discussed and vendors have to opportunity to ask questions, receive answers and offer suggestions. I was told this is a done deal.

We were told this project is making things more equal for all the farmers this is not true.

Problem #1

Two stalls (#80 & 81) will be permanently eliminated in the middle aisle and numbers 77, 78, 79, 82, 83 & 84 in the middle aisle will be used for a drive through in the morning until vendors are set up and then the vendors in those stalls can set up tables there. No plan has been proposed for what will happen to these vendors. The only right thing to do would be that these

vendors could get stalls that belong to less senior vendors and that would be very upsetting to all. Some of the vendors have waited a long time to get three stalls together and in a location that works for them. I believe the parking for these stalls is eliminated, too.

Problem # 2

Parking for 7 vendors and the market master will be eliminated. These parking spaces are for some vendors that do not have parking behind their stalls. Most have big trucks and the vendors are high in the seniority list. They have been told that parking somewhere within ¼ mile of the market will be found for them. No answer for where this will be has been given. This is very inconvenient because their trucks will have to be completely unloaded and cannot be loaded at all until the end of the day. Most of these vendors are over 60 and one has much difficulty walking. During an unexpected storm they will have an extreme hardship.

Problem #3

The building will only hold about half the vendors that come in the winter. This building will take up parking that vendors have been able to use when the market is not completely full. With the addition of the condos on Fourth Avenue, parking is at a premium both for vendors and customers. The parking problem for all needs addressing first. Also, the large pot holes in the parking lot are a problem. There are two right behind our stalls. I walk through or around them all day. They are dangerous for us older folks. We have been told that they can't be patched yet a large section in the same lot next to Kerrytown was patched within the last month.

We were told by the market manager that the present sand lot where the building is to be built accommodates 18 vendors presently. If you subtract that from 36 you get a net gain of 18. You must then subtract the 8 stalls in the middle aisle and you get a net gain of 10. Are all the disruption for 10 stalls and an enclosed building holding a few vendors really worth it? NO!!

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