

From: Nancy Willoughby
Sent: Monday, July 11, 2016 10:31 AM
To: Planning
Subject: Ann Arbor Market Plans

July 11, 2016

Dear members of the Planning and Development Services,

Thank you for being interested in the market vendors' and customers' opinions about the building planned for the market. We do appreciate efforts by the Parks and Rec Dept to accommodate more vendors and provide shelter and heat for winter. It must have been frustrating over the years to try different ideas and not have them come to fruition yet.

I've been a vendor there for 30 years: as a daily and now as an annual vendor with one stall. I am a proponent of confining a new structure to fit into the currently available space without destroying currently functional aspects of the market. In the area where 18 vendors have been setting up under 10 by 10 foot canopies without electricity in the current sandlot, a structure could be built to fit in the space available right now, either as 1) a smaller version of the planned building, or as 2) a structure that fits in with the design of the current roofed structure and have pull-down sides and heat for winter (at least if it is designed in 2 rows like the current stalls). A lovely sign, as planned, could be put at the entrance. This form of improvement would cost much less than the huge building that would destroy some parking and eliminate or alter some middle aisle stalls. The money saved by doing a smaller structure could be used to maintain/improve the historical structure that houses a market that has been successful for many years.

The propose building (as planned) would affect vendors and community in several ways:

- 1) vendors with much seniority. whose parking spots would be removed to fit the new building, are forced to inconveniently park out in the community parking areas.
- 2) customer and business parking spots are taken up by those vendors' vehicles.
- 3) The new plan would eliminate 2 middle aisle stalls of vendors who have built up seniority and we do not know what will be provided for them instead.
- 4) 6 to 8 stalls would be altered and become less desirable stalls because that would be the new driveway area. They will not be able to set up until the driveway clears after others are set up. We do not know the plan for how the 3 p.m. tear-down will work there.
- 5) Congestion would be increased in the morning and afternoon as vendors park to unload and tear down and cart their products into the doorway with the ramp and try to flow and fit into the small spaces that are planned.

Concern over the parking issue has not only been complained about by customers, but has been expressed as the #1 issue by most vendors in the Growers' Association survey (surveys are never perfect, but this came up predominantly).

All around the market are designated historic districts while the current market structure is not, so it remains vulnerable to destruction and alteration. The market itself, as it has been for almost 100 years, consists of the vendors and their products. That is who and what customers come to see and purchase. The Parks and Rec Dept, management, the city of Ann Arbor and the roofed structure all support the market and

we certainly appreciate that, however, WE are the market and we are the largest group to be impacted by this and we are thankful that someone is listening.

It sounds impressive to have a new building that holds perhaps 36 vendors, (or whatever the current number is being projected by the new plans). When one considers the impact of that, such as the small size of the stall; the removal/alteration of established middle aisle stalls; the congestion at set-up and tear-down; the huge expense budget; a huge building placed next to an established successful market with the history of how that plan has negatively impacted other markets in Michigan, it seems logical to enhance and PRESERVE what has worked successfully, and only add unto it in a manner that fits in with the flow and physical layout of this thriving market.

Please consider this matter in light of those who have built up this market with hard work, wonderful products, rapport with customers, creativity and sincere efforts to contribute to a wonderful market that the community loves as it is.

Thank you for making the best decision for the most concerned.

Sincerely, Nancy Willoughby