

From: Nancy Willoughby

Sent: Monday, July 11, 2016 4:02 PM

To: Planning

Subject: REVISED EDITION OF Nancy Willoughby's 7-11-16 email Please disregard former one! Sorry!

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July 11, 2016

Dear Planning Commission & City Council Members,

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

I've been a vendor there for 30 years: as a daily & 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 empty 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 & have pull-down sides & heat for winter. It is large enough there to fit a total of 20 to 22 stalls in 2 rows like the middle aisle. A lovely sign could be put, as planned, at the entrance. This form of improvement would cost much less (maybe \$350,000) than the \$850,000 building that would eliminate some parking & eliminate or alter some middle aisle stalls. The money saved could be used to maintain/improve the historical structure that houses a market that has been successful for many years (or some other city project)

The proposed building (as planned) would affect vendors & community in several ways:

- 1) vendors with much seniority, whose parking spots would be removed to fit the new building in, are forced to inconveniently park out in community parking areas.
- 2) customer & business parking spots are taken up by those vendors' vehicles.
- 3) The planned building would eliminate 2 middle aisle stalls of vendors who have built up seniority & we do not know what will be provided for them instead.
- 4) 6 to 8 stalls would be altered & become less desirable stalls because that would be the new driveway area! They will not be able to set up until the driveway clears & 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 & afternoon as vendors park to unload & tear down & cart their products into the doorway with the ramp & try & flow & 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 concern by many of the vendors in the Growers' Association survey (surveys are never perfect, but the parking issue did come up predominantly).

All around the market are designated historic districts while the current market structure is not, so it remains vulnerable to destruction & alteration. The market itself, as

it has been for almost 100 years, consists of the vendors & their products. That is who & what customers come to see & purchase. The Parks & Rec Dept, the management, the city of Ann Arbor & the roofed structure all support the market & we certainly appreciate that, however, WE are the market & we are the largest group affected by this & we are thankful that someone is listening.

It sounds impressive to have a new building that holds perhaps 36 vendor stalls (or whatever number is being projected by the new plans). Please consider the impact of that, such as the small size of the stalls; the removal of some parking; the removal/alteration of established middle aisle stalls; the congestion at set-up & tear-down & the huge expense budget. A big building placed next to an established successful market has been done at other Michigan markets with negative impact. With this in mind, it seems logical to enhance & PRESERVE what has worked successfully. It seems to me that it would be wise to only add unto it in a manner that fits in with the flow & 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, customer rapport, creativity & sincere efforts that made this market one that the community loves as it is.

Thank you for making the best decision for the most concerned. Sincerely, Nancy Willoughby

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