



City of Ann Arbor
Formal Minutes
Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Tuesday, July 12, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

Rescheduled from 7/5/2016

10-a 16-1011

Farmers Market Enclosure Site Plan and Landscape Modification for City Council Approval - The proposed Farmers Market public project, located at 315 Detroit Street, is to construct a new 4000 square foot structure that will increase the capacity of the existing market, provide cover for existing vendors who currently must provide their own tents and do not have access to electricity, and provide heated space for the winter market. The structure will feature glass pull-down garage style doors to allow for a fully open structure for spring, summer and fall, an enclosed, heated space for winter market, and landscaping with a conflicting land use buffer modification and seating areas for public use. (Ward 1) Staff Recommendation: Approval

Jill Thacher presented the staff report.

Chair Woods read the public hearing notice as published.

PUBLIC HEARING:

Eric Kampe, 817 Pomona Road, Ann Arbor, stated that he is a vendor at the Farmer's Market and is in support of the project. He said he looks forward to seeing new life in the market, a way to draw customers in the winter. He stated that he operates the Ann Arbor Seed Company, and his sale season is in the winter and spring, during the cold time of year. He said they actively avoid the market in the wintertime because the conditions in the market are cold and there are not enough shoppers to justify his company's presence. He said this new shed could help their sales. Kampe said he understands that he is a vendor with low seniority, so he may not be able to get a spot inside of the shed, but even so, he thinks he will benefit from the added customers drawn by the presence of the shed. He said he believes there will always be parking challenges when dealing with a market in an urban environment but thinks with flexibility everyone can be accommodated.

Cayla Tinny, 1700 Warren Road, Ann Arbor, said she moved back to Ann Arbor and has been spending a lot of time with her elderly neighbor. She

stated that she goes to the market with this neighbor and buys groceries every week. She said it is a community gathering space, where those young and old can connect. Tinny said she supports this project because in the winter her neighbor can't go because he does not walk very well and cannot brave the ice and snow.

Mary Wessel Walker, 3007 Geddes Avenue, Ann Arbor, stated that she is a vendor at the Ann Arbor Farmers Market. She said her business is called Harvest Kitchen; they make prepared foods using ingredients sourced exclusively from local and organic farms. She voiced her support for the building but said she respects her farmers market elders who are worried about the changes it will bring to the market. She stated that overall there will not be one plan to make a perfect solution, but investing in the market with this building is a great first step. Wessel Walker said she hopes that upon the success of this building additional steps can be taken to increase the winterized area of the market. She stated that she knows that improving the pavement in the parking lot and repairing the gutters are other steps to be taken—hopefully before this building is constructed—but believes the construction of the building will be a way of showing that the farmers market is here to stay, and the community is investing in it and valuing it.

Jaena Field, Dexter, Ann Arbor Farmers Market vendor, said the proposed building is being constructed under the guise of winterizing the market, but what the vendors wanted was to winterize the existing stalls, not have a new building. She stated that the Toledo Farmers Market was able to winterize for just \$70,000 and they have almost the same layout as the Ann Arbor Farmers Market. Field surveyed the vendors at the Ann Arbor Farmers Market and stated that 92 percent are against the new building. She said stall fees went up 40 percent in 2015 to help pay for the new building. She stated that the parking lot is falling apart, the gutters leak, and the stalls and aisles need a good cleaning. Field explained that the stalls that will be eliminated for the new building are the last four of the middle aisle and eight parking spaces; these stalls are occupied by seniority vendors, herself included. She said the City doesn't know what they are going to do with the displaced vendors and this is a very stressful experience. She stated that the new building will encourage only one table boutique vendors that make their products in their kitchens; older vendors will not use the building because there will not be enough space. She noted that at the beginning of this process, Parks and Recreation said they were in need of a new events building. She asked why this location had to be selected with 2,088 acres of parkland in the City available. She said the building will ruin the open feel of the market and

create chaos with loading and unloading as the driveway will now be one way and not as wide. Field asked the City to think outside of the box and consider opening a second farmers market in a park or on open land. She urged the Commission not to ruin a market that is a treasure and nearly 100 years old.

Tom Blaske, 3040 Foxcroft, Ann Arbor, said he has been frequenting the Ann Arbor Farmers Market since he began school in Ann Arbor in 1969. He stated that the market is supposed to be an open, urban park. He said the farmers are up in arms over the project. He explained that the market has evolved over 97 years to become Ann Arbor's Saturday morning living room. Blaske said it is fragile and precious and worries that this project, which will reduce the number of parking spaces, will negatively impact the market. He added that it is a concern that vendor spaces will be taken away. He stated that they are not addressing the real issues at the market, such as eroding pavement and a leaky roof. Blaske said this building is not preserving a downtown urban park; it is too big. He stated that calling the new building a "modern urban barn" is a mythology. He said the building is being financed on the backs of farmers who are paying 40 percent more now than they were a year ago. Blaske said the Commission has substantial basis to reject the proposal based on the variances the petitioner is seeking and the damage it will do to the market.

Meredith Kahn, 817 Pomona Road, Ann Arbor, stated that she is a farmer and co-owner of Ann Arbor Seed Company and in support of the new shed. She said her business has been a daily vendor at the Ann Arbor Farmers Market for over four years. She stated that she is also a customer at the market, shopping weekly throughout the year for fresh, local produce, meat, prepared foods, and much more. Kahn explained that both farmers and home gardeners are familiar with the concept of season extension, which allows one to cultivate crops outside of their typical growing season. She listed examples of season extension such as row cover, cold frames and hoop houses. She noted that season extension is often what provides the first local greens of the spring and allows people to have warm weather crops such as tomatoes well into the fall. Kahn said that season extension allows farmers to do more and believes the practice is an apt metaphor for the way the new market building will enhance the experience of the Farmers Market. She explained that the market project seeks to make the market a good experience for shoppers and vendors at times when the cold can make it unpleasant or impractical. She added that the building will also activate what is now a sad, underutilized streetscape, serving as a front door to the

market, and providing a place for events and programming. She thanked Sarah Dewitt, Market Manager, City staff, and the Public Market Advisory Commission for their hard work and careful planning. Kahn stated that as a customer, vendor, farmer, and community member, she wholeheartedly supports the project without reservation.

George Gaston, 1217 Island Drive, Ann Arbor, said he is a resident that visits the market every Saturday throughout the year. He said this project is a bad idea because parking is at a premium and the vendors need the space to unload their trucks. He stated that the objective of the farmer's market is to provide produce, not boutique items, and hopes the Commission will reject the proposal.

John Ellison, 331 East Kingsley Street, Ann Arbor, stated that it seems as though he always receives a postcard about projects from the City at the eleventh hour, so something is still not working in terms of public notice. He said he is very nervous about this project, worried about changing the use of the land and having farmers have to go across the street to sell. He stated that he is concerned about the building being used as event space, as events could be loud and attract crowds. He said he would like to see regulation about the programming allowed in the building. Ellison also said he is concerned about the fee structure the City is imposing on the farmers; it must be high if there is enough of a surplus to build this building. He stated that he does not want this building to kill the market; if the farmers are unable to sell large produce such as watermelon and corn in the building, they may go to different markets to sell.

Darren Otis, Livonia, stated that she has been a market vendor for close to thirty years. She said she has noticed that many of the people speaking in support of the new project are low seniority vendors. She noted that many of the seniority vendors that have large space needs are not here. She said the logistics of parking and unloading are already difficult in present conditions and does not know how it will work when the space for parking is reduced further for the proposed building. She explained that Fourth Avenue is currently mostly handicap parking and luckily City officials don't enforce that during the unloading window; this shows how limited the parking already is, that vendors park illegally to unload. She said the building will only make this worse. Otis added that this building will take away needed parking from other businesses in Kerrytown the days when the market is not up. She stated that she has talked with people who were previous vendors at the Ann Arbor Farmers Market but have stopped attending because of the hassle of parking and unloading.

Amanda Sweetman, 1700 Warren Road, Ann Arbor, said she has lived in Ann Arbor for the past ten years and has been both a customer and helped vendors at the market. She said she has moved around a lot and always gravitates to farmer's markets because it is a great way to meet people in the community. She stated that currently, the City of Ann Arbor is letting her down with their farmer's market. Sweetman explained that there is poor infrastructure and it doesn't support the vendors. She said the seniority system puts those lower on the totem pole at a severe disadvantage, getting less space and a more obscure location at the market. She stated that she cares about the produce she purchases and wants to know where it was grown, how many miles it traveled to get to the market, but the vendors that are supported via local initiatives such as the Tilian Farm Development Center are low seniority and are thus difficult to find at the market. She said those farmers already don't have a place to park but they come every week, rain or shine. Sweetman said she wants to see a warm, welcoming community space at the market and believes the new building will help achieve this. She said the building will be a better utilization of space and add needed greenery by adding plantings. She stated that she does not agree that the market is Ann Arbor's living room; it is a place one walks through on the way to Zingerman's as a tourist. She said it is not a place she wants to go as a local resident. Sweetman said she knows the building is a change, but change is inevitable and she believes this project will benefit everyone in the community.

Carol Brooks stated that she has been a vendor for over 35 years. She urged the Commission to listen to the farmers and put up a shelter attached to dead man's alley and put sides on it. She said that power washing the sidewalks, paving the parking lot, turning on the lights earlier in the morning, and cleaning up the image of the farmer's market in general is more of a priority than a new building. She noted that poorer farmers are suffering with the way things are going now.

Jae Gerhart, 1321 Traver Road, Ann Arbor, said she works for MSU Extension as a local foods coordinator for Ann Arbor and has been a resident for ten years. She stated that she has been both a vendor and a customer at the farmer's market. She cited the Argus Farm Stop as an example of how customers will shop more when the experience of shopping is improved by creating an indoor space. She said this new building will create a similarly enhanced customer experience, making them more comfortable. Gerhart said this building will increase sales for all farmers and enhance the local food scene.

David Santacroce, 509 Detroit Street, Ann Arbor, stated that he sits on the Parks Advisory Commission and also the Public Market Advisory Commission. He said there are many misconceptions that have been aired tonight about the new building, but it is not the purview of the Commission to make their decision based on some of those misconceptions. He said he will speak not as a member of those two advisory commissions but as a Kerrytown resident for almost 16 years. He stated that adding this building will expand winter operation and that is something that is needed. Santacroce noted that the building is of the appropriate size and scale for the neighborhood. He said it also fits the needs of the neighborhood; they have done customer surveys and people want to be able to come and buy lettuce in the winter, for example. He admitted that parking is an issue; however, the DDA has data that shows that the parking lot is never at capacity during the week and weekend days when there is no market. Santacroce said even as a resident who has had people park in front of his driveway to go to Zingerman's he is still not concerned; he believes there is capacity.

Jane Klingsten, 3347 Elsinore Court, Ann Arbor, said the proposed building will not be impacting existing natural features, is a better use of existing space, and will allow for year-round accessibility. She stated that she is not a vendor so she can't speak to any vendor-related issues such as seniority, but the new space requirements may encourage the vendors to be more organized and creative about their use of space, such as laying out produce vertically instead of horizontally. Klingsten said it is not possible to just add shutters to the existing stalls because that raises the threshold to accessibility, following Title II. She stated that currently the sandlot is not particularly accessible to her. She said she likes that new greenery will be added, which will help with stormwater capture. She added that the new building may be beneficial to Community High School, serving as a group space, formally or informally. She said this project is DDA funded and is not being funded on the backs of farmers from what she understands, and feels it is a good use of DDA funds, as opposed to other projects. Klingsten stated that if vendors want the stalls to be improved, they should try talking to the Parks Department, as there is an adopt a park program that could be used for minor improvements.

Nathan Lada, 3825 Nixon Road, Ann Arbor, owner of Green Things farm with his wife in Ann Arbor Township, stated that they were very excited when they started six years ago to grow food in the community that they wanted to feed and to join the farmers market. He said this potential building could offer benefits with regards to how the market functions. He

explained that they have been discouraged by the seniority-based stall selection process; it creates a huge inequality among vendors. He said there is a perception that the market operation rules are never going to change. He stated that the longer one is a vendor at the market, the less likely one is to speak out about the inequality because generally one gets a better stall over time. Lada said it is sad that it is a joke among daily vendors that they are literally waiting for people with seniority to die to get a better space at the market. He stated that this new building will provide an opportunity for new market procedures, which will address some of these inequality issues that he finds so problematic. He added that the building will provide better accessibility in winter and improve market flow. Lada said he sees a 40 percent reduction in sales when they are located in the sand lot versus selling inside. He stated that several people tonight have talked about the new building being exclusionary to farmers, but he is a farmer that is being excluded under the current arrangement. He said he is looking into attending other farmer's markets because of this exclusionary feel and if the Commission wants to see farmers like him at the market, they should vote for this building.

Amy Kuras, Parks Planner, introduced Sarah DeWitt, Farmers Market Manager, and Keith Kohler, architect for the project. She reported that the DDA has announced that they will repair the entire parking lot, in addition to paying for a significant portion of the proposed building. She added that she currently has contractors making improvements to the existing structure, including repairing the down spouts and rust on the framework and rafters. She stated that they will be adding solar panels to the proposed building as a part of an energy fund in the City, at no cost to the market.

DeWitt said she wanted to touch on a few of the key aspects of the proposal. She stated that they focused on creating a barrier free entrance along Fourth and this design came out of significant input from vendors and residents in community meetings. She said they have tried earnestly to incorporate elements into the design that declare that it is a community space where all are welcome. She said they are also adding pervious pavement and greenery to help with stormwater as well as indicate what the City of Ann Arbor values. DeWitt said the building is attempting to enhance the user experience of the market in the wintertime as well as encourage social activity. She explained that the proposed building can serve as event space and she has been in talks with various community groups about how best to utilize the space. She added that the City already has special events at the farmer's market even without this building and that 75 percent of them have been community-wide events.

DeWitt said this is an opportunity to increase the number of vendors that can access the market as they currently cannot accommodate as many people as want to participate; the building will add 16 year-round stalls and winterize 36 stalls. She added that the building is going to have a low impact environmentally speaking; it will be minimally heated and open air during the summer. She said staff will be happy to answer any other questions that people have.

Jill Lada, 3825 Nixon Road, Ann Arbor, said she owns Green Things Farm with her husband and has been selling year-round at the farmer's market for six years and has served for five years on the Public Market Advisory Commission. She stated that they have been talking about this project for five years. She said they manage over 100 acres organically in the Greenbelt program, five miles from the market. She urged the Commission to consider who they want to invest in the most: future farmers and vendors who live and grow in Ann Arbor or those that do not. Lada stated that they sell out every week, which shows her that even if they are in the most marginal of spaces, people really want what they are selling. She said she thinks this is a valuable starting place to solving the inequality within the marketplace and meeting infrastructure needs. Lada said more housing is being located downtown and most people walk to the market, which means that parking is becoming less of an issue. She stated that there already is not enough vendor parking which is an issue they are working on and this building will hopefully address loading zones and vendor parking in a more systematic and safe way.

Noting no further public speakers, the Chair closed the public hearing unless the item is postponed.

Moved by Mills, seconded by Clein, WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be review by the City Planning Commission prior to City Council approval; therefore be it

RESOLVED, that the Ann Arbor City Planning Commission finds that New Farmers Market Enclosure adheres to City private development standards, with the exception of the following: (1) The proposed driveway width of up to 24'3" exceeds the fifteen to twenty-foot width allowed for one-way drives (Chapter 47, Section 4:20(4)(c)) and (2) Useless curb cuts must be eliminated (Chapter 47, Section

4:20(8)); and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the proposed modifications to the vehicular use, area, landscape, and screening requirements of Chapter 62 (Landscape and Screening Ordinance), because the standards contained in Section 5:608 (Modifications) have been met.

COMMISSION DISCUSSION:

Ken Clein said he and his wife attend the farmers market virtually every Wednesday and Saturday throughout the year. He stated that he has frequented the farmer's markets of all the cities he has lived in and in the cities to which he has traveled. He said he is not an expert, but a connoisseur of farmers markets, if you will. He said he loves the Ann Arbor Farmers Market but in the winter it can get pretty darn cold out there. Clein stated that he likes the idea of having an indoor space for vendors regardless of how long they have been coming to the market or what they sell. He said as he understands it the building is designed as one level raised above Fourth Avenue on a slab, necessitating a long ramp and stairs to enter, as opposed to the other sides of the market that have sloped paths with flat pads for the vendors to be on. He asked how vendors will load their goods into the shed building if it is raised.

Kuras responded that one of the constraints of the site is its slope of about six feet, and in order to make a floor that is flat, there needed to be some elevation. She said they met with vendors to discuss the logistics of loading and unloading, and there will be gates that open that vendors can drive their trucks up to directly.

DeWitt added that they narrowed the width of the walkway behind where the garage door and gates are; they initially had it wider, thinking pedestrians would be walking on both sides of the building, but vendors recommended that they keep this area pedestrian free for safety and security. She said they will have gates on the east and west side of this drive so there is not pedestrian traffic behind the stalls.

Kuras stated that there will still be a couple of feet, behind the vendors, outside of the shed to store things behind their stalls as well.

Clein asked where the mechanical equipment to heat the building will be located.

Keith Kohler, architect of the petitioner, responded that the mechanical system will be electric infrared and be suspended from the ceiling, and additional unit heaters, also electric, will be suspended from the ceiling as well.

Clein asked if the energy from the solar panels will be fed directly into the system or if it will go back into the net metering grid.

Kuras said the solar panels will be used to offset the electrical use.

Clein said he asked because he was wondering if there would be a mechanical unit on the roof, so that is encouraging. He said it appears there are no bathrooms in the building, which could make using it as an event space more challenging, although the other building could be opened while events are going on.

DeWitt said that is how they handle events now, by keeping the other building open with a Parks staff member so people can use the restroom. She added that no additional infrastructure was added for events because they wanted as much of the square footage as possible to be devoted to vendor space.

Clein asked how trash pickup will function.

Kuras responded that it will function in much the same way as it does now but the trash receptacles will be placed behind the proposed building to meet City code. She explained that there will be a shed on the side of the existing office building with an enclosure fence in front of it to provide screening. She said right now the receptacles are lined up in front of the office, but they will be better concealed now. She added that they are not adding a significant number of vendors so the trash generated will be similar to what it is now.

Clein asked if the vendors are responsible for taking their trash to the receptacles.

DeWitt said yes, which is how it works currently. She said they have trash pickup once a week currently, with two trash receptacles, two recycling receptacles, and one compost bin. She added that they could increase pickup to twice a week, but they do not believe they will need to add additional receptacles.

Clein asked how construction of the new building will affect market

operation.

DeWitt responded that it is undoubtedly challenging to construct a building at a year-round farmer's market, so their aim is to minimize the impact as much as possible by starting construction in the late fall when things are slower for vendors. She said they would like to get foundations and related things done around then and finish the building before the spring season, by May or so. She explained that it has been made clear to the architect and contractors that no construction will happen on market days and that as much as possible the existing market structure will be able to function.

Kuras added that the fence will be brought in so on market days the vendors will be able to access the stalls.

Clein asked if the project is approved will construction begin this winter.

Kuras said yes.

DeWitt added that the timeline is also due to the DDA grant funding they secured, it was sort of in their mandate that they begin construction as soon as possible.

Clein said as a frequenter of farmers markets, when there is an indoor space, selling things like baked goods and coffee in addition to produce, it would be nice to have a few more places to sit down. He stated that he knows space is at a premium.

Kuras said they are adding five or six benches in front of the building as a part of the project.

Clein stated that he was at the Columbus Farmers Market a few weeks ago and while their outdoor market can't hold a candle to Ann Arbor—they only have ten vendors or something like that—they do have a very nice covered area with tables.

Kuras stated that the City and the DDA are partnering on making improvements to Detroit Street and Fifth and she and DeWitt have been involved in discussions. She said it will include a bump out where Detroit joins to Fifth and they are interested in adding seating and trees and making it another place where people can sit down and enjoy the market.

Clein said it is a concern to many to lose parking, which is at a premium

in the City, but he is interested in having a more walkable downtown and does not think losing a few spaces here will destroy the market or the Kerrytown area. He stated that if it kept happening, there could be cause for concern, but he thinks this is a reasonable trade off in this case. He added that he would even be in favor of losing parking spaces on Detroit Street for example so more temporary stalls or seating could be added. Clein said as it is a vibrant area there is going to be some change as it grows. He thanked the petitioner for their efforts.

Briere said she goes to the farmer's market every Saturday morning, she gets there at 7:30ish and leaves at 8:30ish, so she gets the freshest strawberries, or whatever it is she is looking for that is in season. She stated that in the winter she keeps shopping until she is confronted with frozen cider. She said the concerns she has heard tonight, and received in writing, have heavily weighed the concerns of parking, seniority, and their impact on current stall owners. Briere said many current stall owners are understandably concerned because they don't know what is going to happen to the stall that they think of as theirs; the language is significant, they think of themselves as stall owners, not as someone who pays a lease and is given a stall. She noted that this is clearly a very disruptive proposal, so in the interest of understanding the project fully, she asked why they did not opt to enclose, winterize, and otherwise improve the existing stalls as the preferred option.

Kuras said they looked at multiple options, hiring a structural engineer to determine what it would take to weatherize the existing stalls. She stated that it is not a simple fix, the structures would have to be modified substantially, and as they were looking into that more questions came up regarding doors and storage; it is difficult to retrofit 90-year old structures.

Kohler said the original design was never intended for adding sides. He stated that they are adding a vendor canopy under which people can drive, and they are building it to allow for adding side curtains in the future. He explained that for the existing stalls, however, they don't know the state of the foundation and there are other accessibility issues that are problematic.

DeWitt added that they did provide a cost estimate for enclosing the main aisle of the market, which runs parallel to Detroit Street, in the memo that was sent to the Parks Advisory Commission, and that figure is anywhere from \$275 thousand to \$450 thousand. She noted that that option that would decrease the stall size of existing vendors and would not be adding any capacity to the market. She said the new shed is the option that they

see as providing the most benefit at the least detriment to existing stalls. DeWitt said that the majority of their annual vendors will be able to utilize their stalls in exactly the same way as they do now with the construction of the shed. She explained that there are a small number of vendors that will have to relocate a stall that they use now, and a few that will need instruction on how to utilize their stalls in concert with the new drive through canopy that is being constructed.

Briere noted that the designs she sees in the Commission packet are slightly different than those from the Design Review Board and asked what those differences are.

Kuras said the biggest difference is the clear story above to add relief to the large roof and add more natural light into the building. She added that they changed the configuration of the doors.

Briere said the DRB also suggested making them shatterproof glass at the bottom instead of opaque, which was a good suggestion.

Kuras responded that the DRB had many good suggestions.

Briere asked if there is a long term plan to address the shed roofs that were never intended to last 100 years.

Kuras said she is working on the Parks and Recreation Open Space plan currently, which will be available in a few months, and one of the things that has been noted is a desire to winterize more of the market. She explained that once that is listed as an objective in the plan, it will be budgeted for eventually. She also reminded the Commission that repair work is being done to the existing infrastructure currently.

Briere said she appreciated that they are proactively addressing those concerns. She stated that she also had an operations question even though it is not pertinent to the decision at hand. She said she understands that the current market operates on a basis of seniority and that those without it often find themselves in interesting places, often lacking shelter, but can find themselves under shelter if other vendors do not show up. She asked if the new shed will accommodate those that sell goods versus produce and will allow lower seniority produce vendors to move under the existing roofs.

DeWitt said no. She said her job is to allow the market rules to happen, and those pretty clearly dictate who gets to choose which stalls and how,

and that will be true of the new shed as well. She explained that there is a recommended period in which they don't annually assign those stalls on a reoccurring basis so they can see what the flow is like, and then reconvene with vendors to see if they would like to assign space in the building more permanently. She said it probably will not happen so uniformly that certain item types of vendors go inside, and part of that is because they will not permanently assign them in the first year, and part is because certain vendors will want to have their trucks with them, which is not possible for the vendors inside of the new structure. She added that she spent a great deal of time with vendors working out the right size for stalls to be inside the shed and they determined it should be no smaller than 8 feet by 8 feet. DeWitt noted that currently they have stalls that are as small as 7 feet by 5 feet, although sometimes they spill out into the parking lot a bit. She said they tried to use a footprint for each stall that any type of vendor could use the space comfortably as long as they are okay with not having their vehicle. She explained that vendors can have up to three stalls if they are a producer and up to two stalls if they are an artisan. She said there is enough flexibility that there will not be just one type of vendor inside of the building, at least in the first year.

Briere said she certainly understands the vendors' concerns about accommodating large items and the lack of parking. She stated that she has heard concerns about a lack of parking at night, when the Kerrytown Concert House has an event for instance. She said there is a lot of parking pressure in this neighborhood so even losing 21 spots becomes a big issue, not for Kerrytown alone but the Kerrytown Area, so it is something they will need to be careful about.

Sarah Mills stated that she is not as frequent of a visitor to the market as others on the Commission, but she walks her children to and from daycare through this area every day. She said that most of the time the parking lot is empty, so she thinks the information that it is underutilized apart from market days is accurate. She noted that when there are events in Kerrytown the lot can fill, and certainly on market days it is almost impossible to find parking, but she is not so concerned about the parking for peripheral activities. She said she is most curious about how the loading and unloading will be improved with this plan.

DeWitt said they have been working with the DDA determine loading zones that already exist as commercial loading zones on Fourth to use as customer loading zones. Possible zones include the space right outside of the entrance to Hollander's in the Kerrytown Shops, in front of the entrance to the new shed, or on Detroit Street. She stated that they would

like to designate those as customer pick up and drop off zones on market days. DeWitt added that the DDA has a section in their downtown parking study specifically about the farmer's market area with recommendations for helping customers navigate the market, either by parking in structures or traveling to the market by bike. She said they have heard from others that they should add more bike parking, potentially with temporary racks that would not have to be there all week. She stated that with regards to the operating rules of vendors, those changes would have to be recommended by the Community Services Area Administrator and go through City Council, and they have not yet formulated anything because the project has not yet been approved. She said these operational rules contain very specific guidelines on sign in and set up procedures, dictating where certain vendors can go and when; these present a major opportunity to improve market operations, such as specifying staggered loading and unloading times and implementing guidelines on how to utilize the one-way drive in a more efficient manner. DeWitt said this building has provided an opportunity to have conversations with their vendor committees on utilizing staggered loading zones in the street outside of hours when there is traffic or parking meter regulations and getting trucks in and out of the lot efficiently and then parking somewhere off site. She added that they are working with the Kerrytown District Association and the Kerrytown Concert House to coordinate communication about special events and guiding guests to parking spaces.

Mills added that she has been heartened in this discussion that the DDA is on board and that the improvements to Kerrytown can happen in collaboration with each other. She said there is going to be a lot of change here anyway, and it seems like there is efficiency in working together on these changes. She stated that it will be a little painful during construction, but that is to be expected, and they will come out of it with a much improved situation.

Shannan Gibb-Randall asked whether vendors can still be outside in the winter, those that may need more space.

DeWitt said yes.

Gibb-Randall asked how stormwater management will function with this building, as it has a big roof and just a small rain garden.

Kuras responded that at the encouragement of Jerry Hancock, they are doing soil borings. She said they have done calculations and the

pervious pavement at the entrance is going to pick up the surface drainage and then the down spouts are directing stormwater to the rain garden with an overflow into the area below the pervious pavement.

Gibb-Randall said she has a concern about a few of the plants they have selected for the rain garden, as they are self-seeders and could get out of hand. She stated that all the water will be coming at once and some of the plants are on the drier side. She said she would be happy to discuss this with them in more detail after the meeting. She added that she is looking forward to the changes.

On a voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 8-0

Yeas: 8 - Wendy Woods, Kenneth Clein, Sabra Briere, Jeremy Peters, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, and Scott Trudeau

Nays: 0