

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 12, 2016

SUBJECT: New Farmers Market Enclosure Site Plan and Landscape Modification for City Council Approval (315 Detroit Street) File No. SP16-075

PROPOSED CITY PLANNING COMMISSION MOTION

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 reviewed 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:

- 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))
- Useless curb cuts must be eliminated (Chapter 47, Section 4:20(8)).

PROPOSED CITY PLANNING COMMISSION MOTION

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

STAFF RECOMMENDATION

Staff recommends that the motion above be **approved**, because the public project generally complies with applicable local, state and federal laws, ordinances, standards and regulations to the greatest extent feasible; and does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare.

Staff recommends **approval** of the conflicting land use buffer modification because the proposed landscaping in the buffer meets the spirit and intent of the conflicting land use buffer requirements to the extent possible.

LOCATION

The site is located on the west side of Detroit Street, north of Catherine and south of East Kingsley. It is in the Downtown Planning Area and the Allen Creek sub-watershed.

DESCRIPTION OF PROJECT

The Farmers Market is a downtown park, owned and operated by the Ann Arbor Parks and Recreation Services. A new 4,000-square foot modern urban barn is proposed on its North Fourth Avenue frontage. The barn will provide an enclosed space, minimally heated in the winter months, to enhance the presence and function of the Farmers Market year-around.



The proposed steel and glass building measures 50 feet wide by 80 feet deep and has a completely open interior. All four sides have industrial type multi-light steel windowed garage style roll-up doors, and the roof is metal.

Site features include a barrier-free ramp off North Fourth Avenue leading to an entry patio with benches. On the east end, the proposed building will open into the center shed row. A one-way u-shaped driveway off North Fourth Avenue circles the building. Understanding that parking is a premium, the site plan was designed to only eliminate 21 of the existing 61 at-grade spaces. PL zoning has no required front open space, so parking can occur in front of the proposed building. No bicycle parking is existing or proposed on the site. Bicycle parking and an ArborBike station will remain in the right-of-way bump where Detroit Street meets North Fifth Avenue.

Landscaping is being installed around the North Fourth Avenue entry, including benches in the public right-of-way that will be maintained by Ann Arbor Parks & Recreation. Shrubbery along the westernmost right-of-way acts as a buffer between parking and the sidewalk, though a landscape modification has been requested to allow the reduced widths of 2'8" along the north parking space and 4'6" along the south. No trees will be removed as part of the project.

To address stormwater, the roof area of the new building discharges to a rain garden located along the North Fourth Avenue right of way. In addition, the first 25' of each drive entrance off North Fourth Avenue is permeable pavers. The total available storage volume exceeds the requirements for a 100-year storm.

SITE HISTORY

The 1888 Sanborn Fire Insurance Map shows most of the site as a “Wood Yard”, presumably for the nearby Luick Brothers Planing Mill at the corner of 5th Street (now N. Fifth Avenue) and E. North (now E. Kingsley). In 1908, the site is shown on Sanborn maps as a lumber yard on the Detroit Street side, and five homes on North Fourth Avenue (numbers 312-400). Prior to 1931, farmers set up a market on the court house lawn two blocks to the south and spilled onto nearby streets. The City sought a permanent market location, and purchased the lumber yard at a reduced price from the Luick family in 1931. The sheds were constructed in 1938-1940 as a Works Progress Administration project, and the current market office building was built in 1984. The last of the five houses along North Fourth Avenue was demolished and incorporated into the market in 2003.



1908 Sanborn Map

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Retail/Office (Kerrytown Shops)	D2 (Downtown Interface) Kerrytown Character Overlay District
EAST	Retail/Office/Community High School	D2 (Downtown Interface) & PL (Public Land) Kerrytown Character Overlay District
SOUTH	Retail/Office (White Swan Laundry building)	D2 (Downtown Interface) Kerrytown Character Overlay District
WEST	Retail/Office/Residential (Braun Court, Kerrytown Concert House)	D2 (Downtown Interface) Kerrytown Character Overlay District

ZONING COMPARISON CHART

		Existing	Proposed
Zoning		PL (Public Land District)	PL (Public Land District)
Gross Lot Area		21,322 SF	21,322 SF
Maximum Usable Floor Area in Percentage of Lot Area		5% (1,161 SF)	24% (1,161SF + 4,000 SF)
Setbacks	Front (N. Fourth Ave)	48'10" (to existing building)	24' (to new building)
	Front (Detroit St)	47'7" (to existing building)	47'7" (to existing building)
	Side (north)	150'5" (to existing building)	73'2" (to new building)
	Side (south)	1' (to existing building)	1' (to existing building)
Building Height		18'6"	29'10"
Parking – Automobiles		61	40
Parking – Bicycles		0	0

CITIZEN PARTICIPATION

A Citizen Participation Report has been submitted (see attached) summarizing the many meetings, activities, mailings, and events used to raise awareness, share information, and involve the public in the project.

The new Farmers Market Enclosure project has been publicly discussed since 2014. Public meetings were held and input was gathered through the Farmers Market Advisory Commission, the Park Advisory Commission, through vendor surveys, comment cards, information posted at the Market, committees composed of vendors and residents, and press releases. Information about the project has been posted on the City's website and at the Market since the inception of the project.

Meetings were held with the Kerrytown District Association to discuss the project, and input was received from surrounding businesses involved in the planning of the structure. The Vendor Operations Advisory Committee and Community Operations Advisory Committee met for several months to work through operational and community concerns. Each meeting included public input. Both the Farmers Market Advisory Commission and the Park Advisory Commission unanimously passed resolutions in support of the project.

PLANNING BACKGROUND

The *Downtown Plan* is based upon several guiding values which articulate the most fundamental elements of the downtown. These values include providing a diversity of uses and accommodating a diversity of users, and providing a viable economy, a “green” and energy-efficient built environment and transportation network and social and cultural opportunities. Dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban neighborhood and support a sustainable transportation system is a goal expressed in the *Plan* (page 22).

Some of the applicable land use goals and objectives from the *Downtown Plan* include:

Goal: Promote downtown as the center of commerce in the community. Strengthen and expand a balanced mix of downtown’s active uses, such as shops and services, restaurants, and entertainment attractions, by providing convenient transit and parking, a quality pedestrian environment, strategically located vehicular and bicycle parking, and a diverse land use context needed to support a successful retail environment.

Goal: Preserve and enhance incremental transitions in land use, density, building scale and height in the Interface areas located between downtown’s neighborhood edges and Core Areas.

Goal: Encourage new development to reinforce historic buildings’ contribution to downtown’s identity and pedestrian orientation.

The *Parks & Recreation Open Space Plan* identifies several major infrastructure needs for the Farmers Market, including repaving the deteriorated parking lot, constructing a shelter to accommodate vendors, and reconfiguring the parking lot (including where the house was demolished in 2003). This project will accomplish all of those goals.

STAFF COMMENTS

Planning -- The PL (Public Lands) district is the designated zoning district for land owned by a public entity, such as the City of Ann Arbor, the University of Michigan, and the Ann Arbor Public Schools. There are no required area, height or placement regulations. The permitted uses include indoor and outdoor public recreation along with buildings associated with the recreational use.

Public Services, Engineering – Two items do not comply with City Code: 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)); also, useless curb cuts must be eliminated (Chapter 47, Section 4:20(8)). Notes on the plan indicate that maintaining the existing drive width is desired to accommodate vendor trucks on market days, and the useless curb cut on North Fourth Avenue will remain in place until sidewalk improvements, scheduled for 2018, are completed by the city.

Design Review Board – The Design Review Board (DRB) reviewed the proposed design at their meeting of April 20, 2016 (staff report and minutes attached). The Board

concluded that given the unique character of the site and proposal, the project met the intent of the Downtown Design Guidelines, especially for street edge, entry, windows, canopy, materials and operational systems. The DRB discussed design features with the project architect and DRB suggestions were incorporated into the current proposal.

Systems Planning, Urban Forest and Natural Resource Planning – Staff supports the request for a Landscape Modification.

Prepared by Jill Thacher
Reviewed by Ben Carlisle
7/12/2016

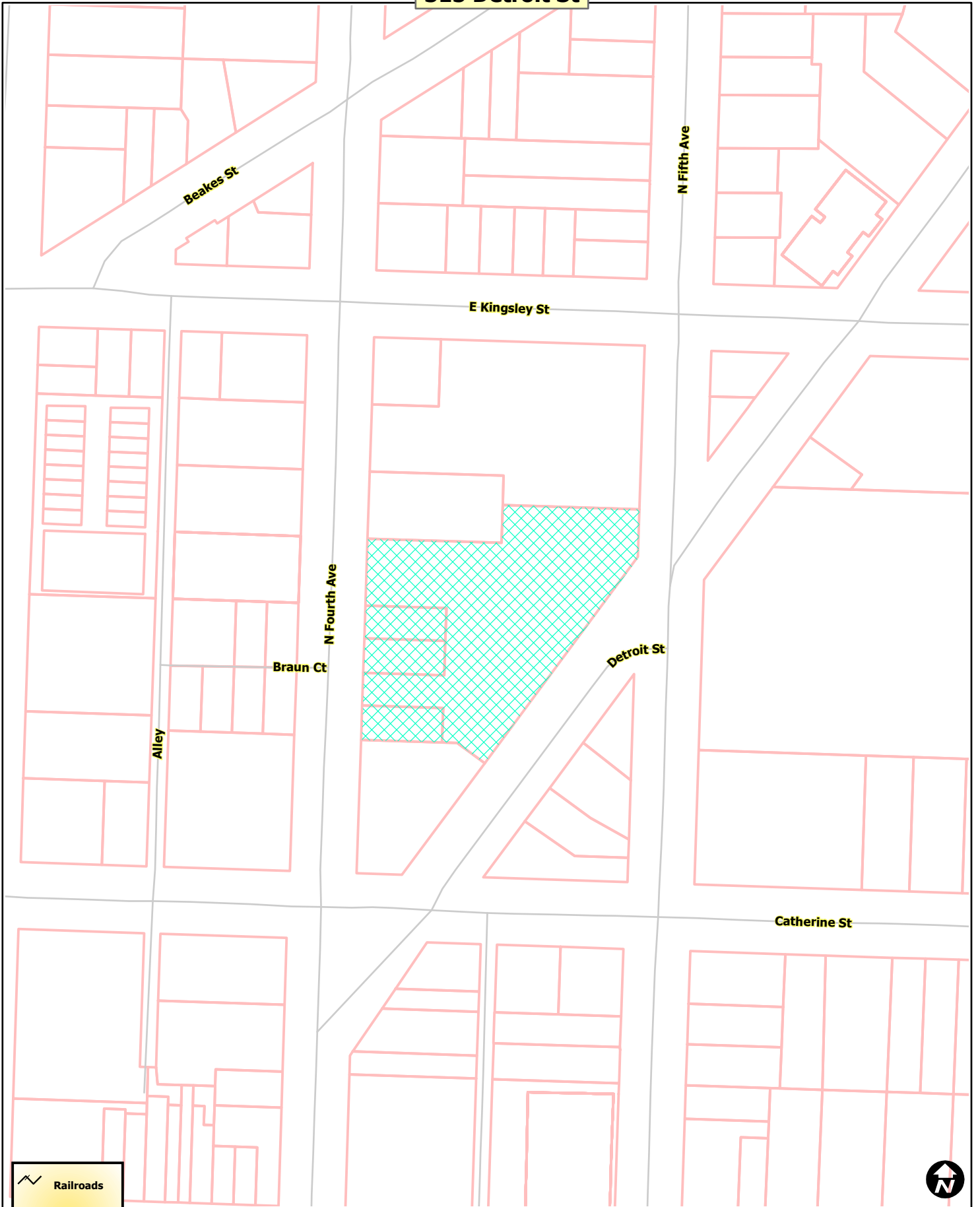
Attachments: Location Map
Zoning and Parcel Map
Aerial Photo
Sheet SP1 Dimensional Plan
Sheet SP2 Landscape Plan
CE-1 Topographic Survey
Sheet A2 Elevations
Sheet A3 Elevations
Sheet A4 Perspective Views
Citizen Participation Report
April 20, 2016 Design Review Board Staff Report
4/21/16 PMAC Resolution
6/21/16 PAC Memo
6/21/16 PAC Resolution

c: Owner: City of Ann Arbor
301 E Huron St
Ann Arbor, MI 48104

Petitioner: City of Ann Arbor Parks & Recreation
301 E Huron St
Ann Arbor, MI 48104

City Attorney
Systems Planning
File Nos. SP16-075

315 Detroit St

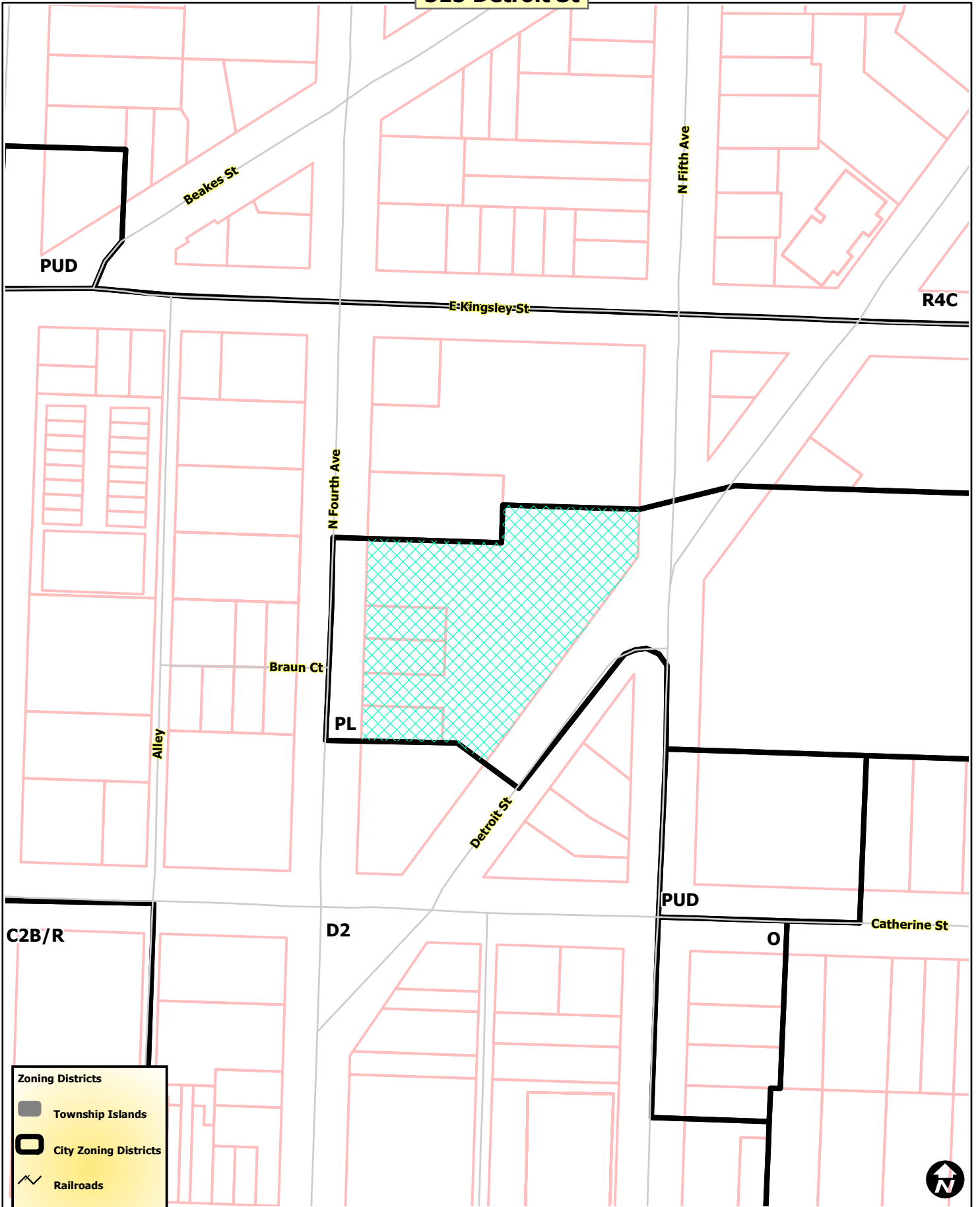


-  Railroads
-  Parcels
-  Huron River



Map date 6/16/2016
Any aerial imagery is circa 2015
unless otherwise noted
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315 Detroit St



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River






Map date 6/16/2016
Any aerial imagery is circa 2015
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315 Detroit St



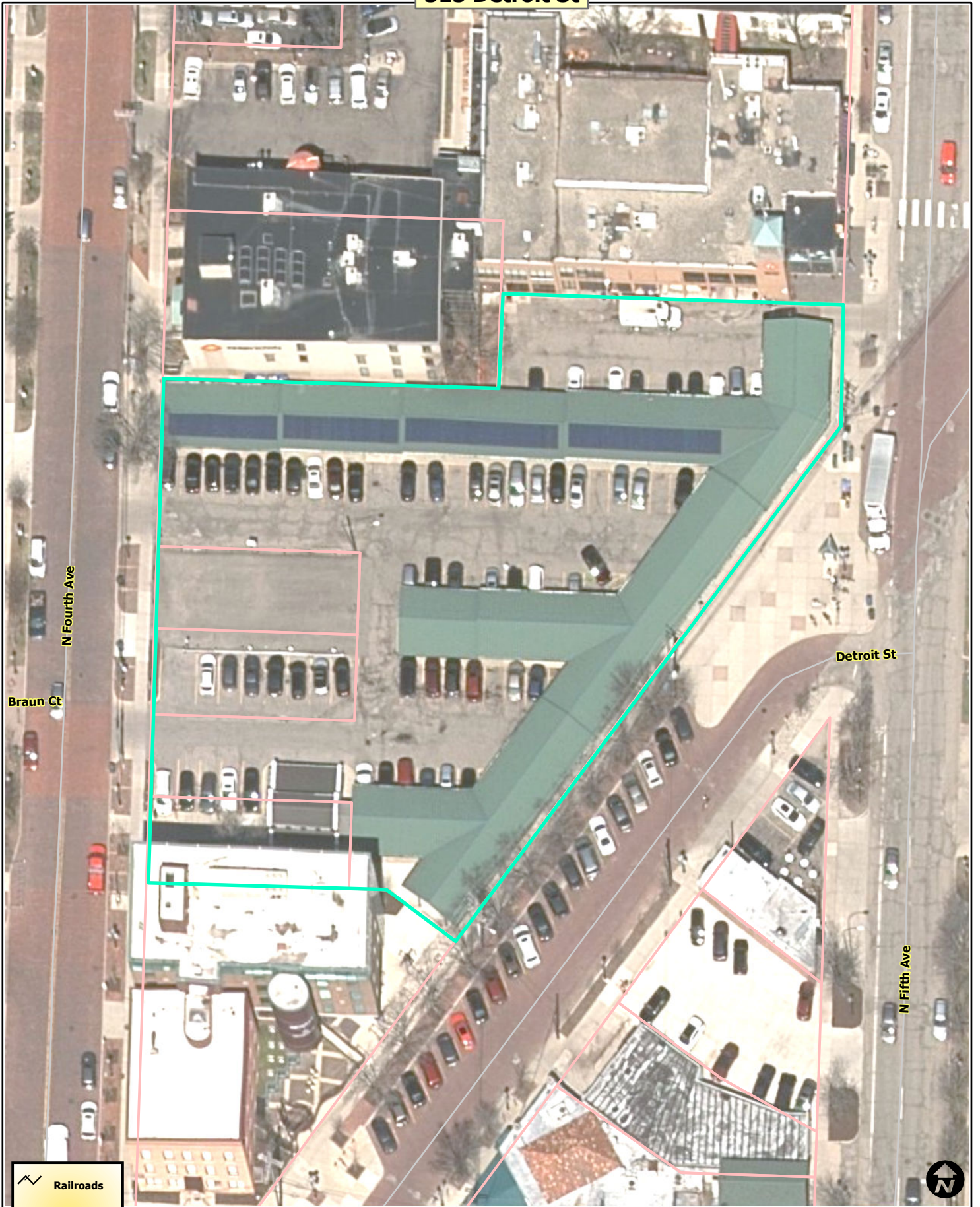
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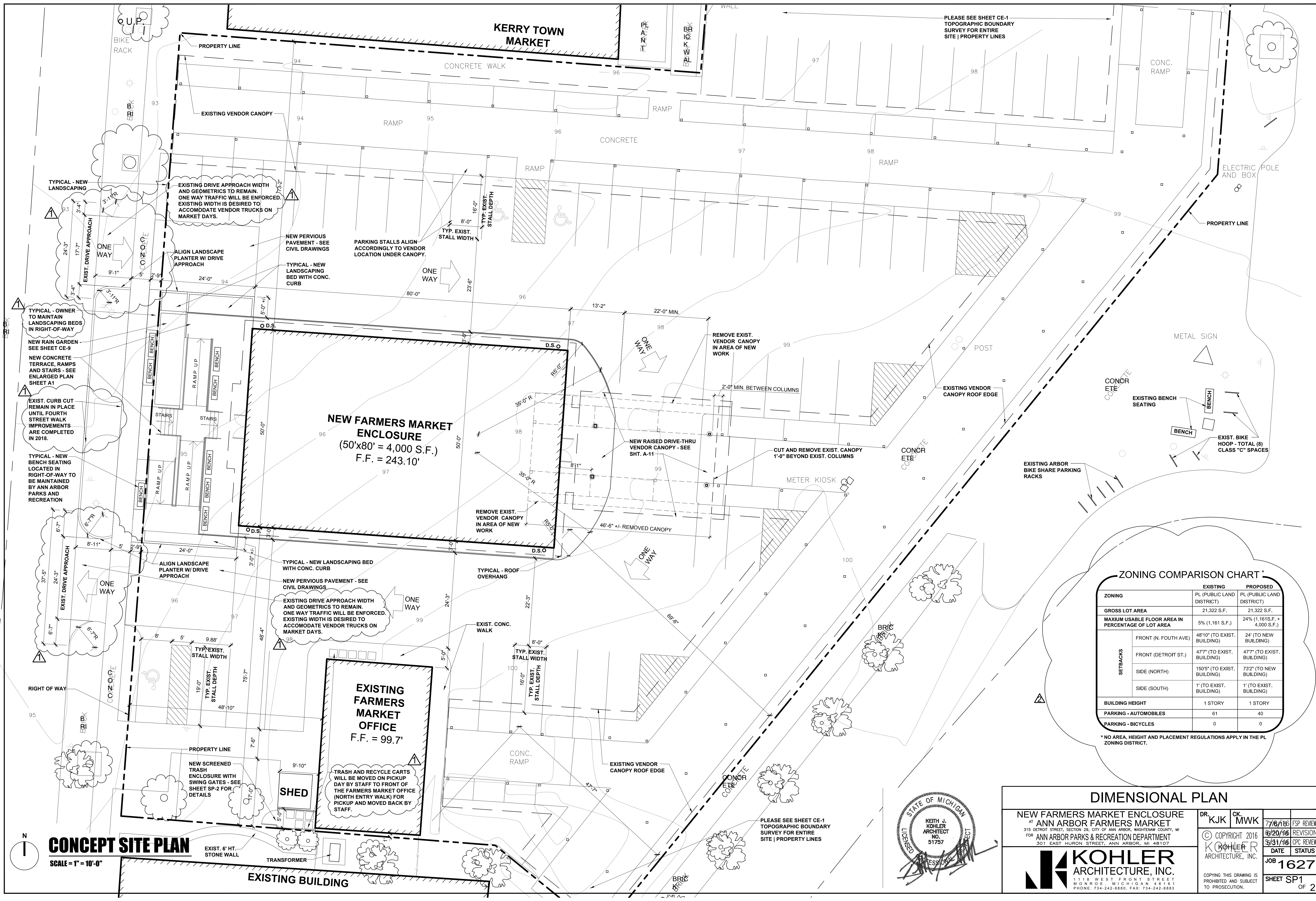
315 Detroit St



-  Railroads
-  Parcels
-  Huron River



Map date 6/16/2016
Any aerial imagery is circa 2015
unless otherwise noted
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PLEASE SEE SHEET CE-1
TOPOGRAPHIC BOUNDARY
SURVEY FOR ENTIRE
SITE | PROPERTY LINES

EXISTING DRIVE APPROACH WIDTH
AND GEOMETRICS TO REMAIN.
ONE WAY TRAFFIC WILL BE ENFORCED.
EXISTING WIDTH IS DESIRED TO
ACCOMMODATE VENDOR TRUCKS ON
MARKET DAYS.

NEW PERVIOUS PAVEMENT - SEE
CIVIL DRAWINGS

PARKING STALLS ALIGN
ACCORDINGLY TO VENDOR
LOCATION UNDER CANOPY.

TYPICAL - NEW
LANDSCAPING
BED WITH CONC.
CURB

**NEW FARMERS MARKET
ENCLOSURE**
(50'x80' = 4,000 S.F.)
F.F. = 243.10'

REMOVE EXIST.
VENDOR CANOPY
IN AREA OF NEW
WORK

NEW RAISED DRIVE-THRU
VENDOR CANOPY - SEE
SHT. A-11

CUT AND REMOVE EXIST. CANOPY
1'-0" BEYOND EXIST. COLUMNS

REMOVE EXIST.
VENDOR CANOPY
IN AREA OF NEW
WORK

46'-6" +/- REMOVED CANOPY

TYPICAL - NEW LANDSCAPING BED
WITH CONC. CURB

NEW PERVIOUS PAVEMENT - SEE
CIVIL DRAWINGS

EXISTING DRIVE APPROACH WIDTH
AND GEOMETRICS TO REMAIN.
ONE WAY TRAFFIC WILL BE ENFORCED.
EXISTING WIDTH IS DESIRED TO
ACCOMMODATE VENDOR TRUCKS ON
MARKET DAYS.

**EXISTING FARMERS
MARKET
OFFICE**
F.F. = 99.7'

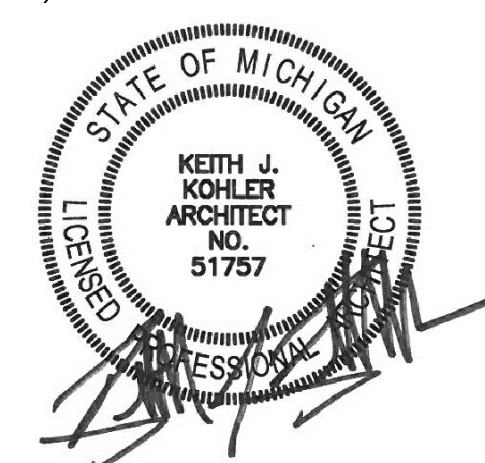
TRASH AND RECYCLE CARTS
WILL BE MOVED ON PICKUP
DAY BY STAFF TO FRONT OF
THE FARMERS MARKET OFFICE
(NORTH ENTRY WALK) FOR
PICKUP AND MOVED BACK BY
STAFF.

ZONING COMPARISON CHART

ZONING	EXISTING	PROPOSED
	PL (PUBLIC LAND DISTRICT)	PL (PUBLIC LAND DISTRICT)
GROSS LOT AREA	21,322 S.F.	21,322 S.F.
MAXIMUM USABLE FLOOR AREA IN PERCENTAGE OF LOT AREA	5% (1,161 S.F.)	24% (1,161 S.F. + 4,000 S.F.)
SETBACKS	FRONT (N. FOURTH AVE)	48'10" (TO EXIST. BUILDING)
	FRONT (DETROIT ST.)	47'7" (TO EXIST. BUILDING)
	SIDE (NORTH)	150'5" (TO EXIST. BUILDING)
	SIDE (SOUTH)	1' (TO EXIST. BUILDING)
BUILDING HEIGHT	1 STORY	1 STORY
PARKING - AUTOMOBILES	61	40
PARKING - BICYCLES	0	0

* NO AREA, HEIGHT AND PLACEMENT REGULATIONS APPLY IN THE PL ZONING DISTRICT.

CONCEPT SITE PLAN
SCALE = 1" = 10'-0"



DIMENSIONAL PLAN

NEW FARMERS MARKET ENCLOSURE
4th ANN ARBOR FARMERS MARKET
315 DETROIT STREET, SECTION 29, CITY OF ANN ARBOR, WASHTENAW COUNTY, MI
FOR ANN ARBOR PARKS & RECREATION DEPARTMENT
301 EAST HURON STREET, ANN ARBOR, MI 48107

DR. KJK CK. MWK

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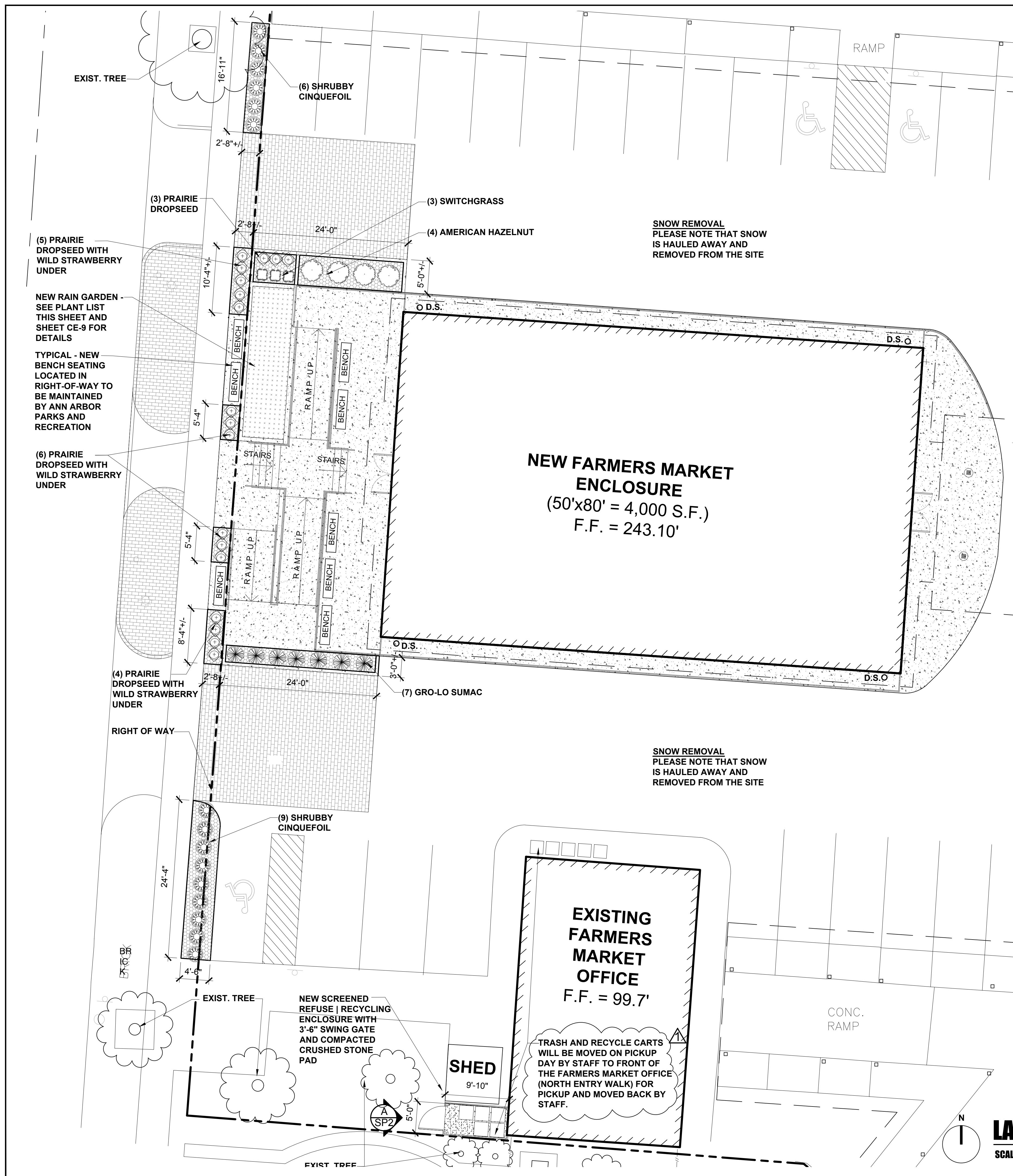
DATE: 7/6/18
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REVISION: 6/20/18
CPC REVIEW: 5/31/16
STATUS: DATE

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SHEET SP1 OF 2





LANDSCAPING LEGEND

2
SP2

PLANTING FOR LANDSCAPING BEDS

QUANTITY	COMMON NAME	LATIN NAME	SPACING
15	SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA	30" ON CENTER
15	PRAIRIE DROPS EED	SPOROBOLUS HETEROLEP SIS	18" ON CENTER
7	GRO-LO SUMAC	RHUS AROMATIC 'GRO-LOW'	4' ON CENTER
4	AMERICAN HAZELNUT	CORYLUS AMERICANA	6' ON CENTER
40	WILD STRAWBERRY	FRAGARIA VIRGINIANA	18" ON CENTER
3	SWITCHGRASS	PANICUM VIRGATUM	24" ON CENTER

AREA DESIGNATED FOR WEED BARRIER AND MULCH - INSTALL POLY EDGING ON ALL SIDES BORDERING GRASS

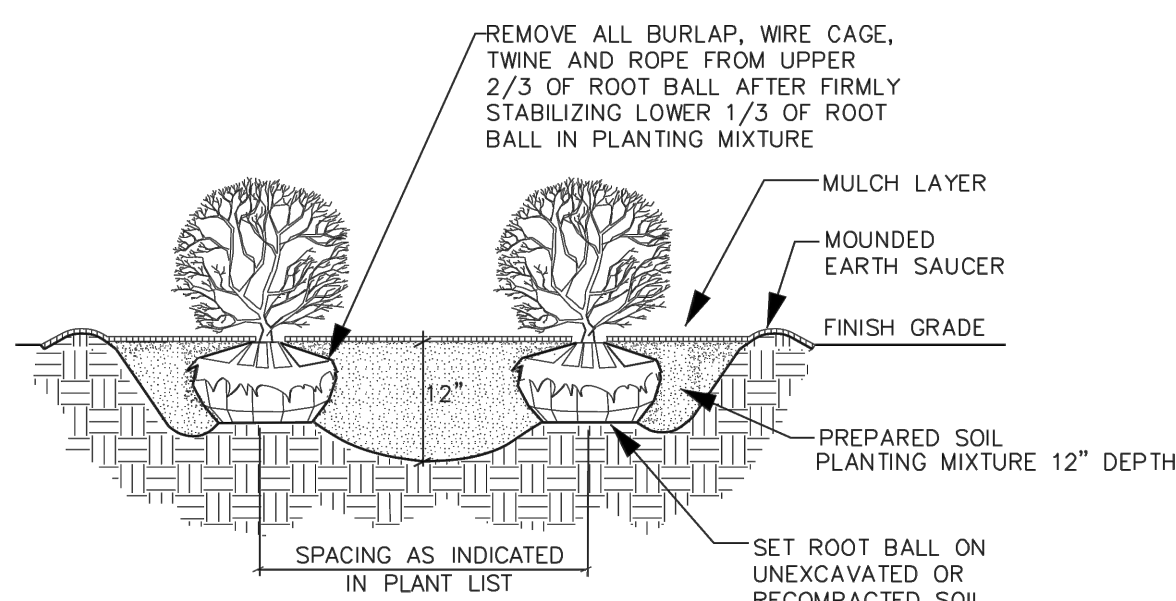
NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED OR PLANTED AS SHOWN.
2. ON-SITE TOPSOIL SHALL BE STRIPPED, STOCKPILED, SCREENED AND RE-USED.
3. PLANTING BEDS SHALL INCLUDE 15' OF PLANT MIX, COMPOSED OF 1/3' SCREENED TOPSOIL, 1/3 CERTIFIED COMPOST AND 1/3 SAND.
4. ALL PLANTINGS OF TREES, PERENNIALS AND BOULDERS SHALL BE FIELD LOCATED AND VERIFIED WITH OWNER AND ARCHITECT PRIOR TO INSTALLING.

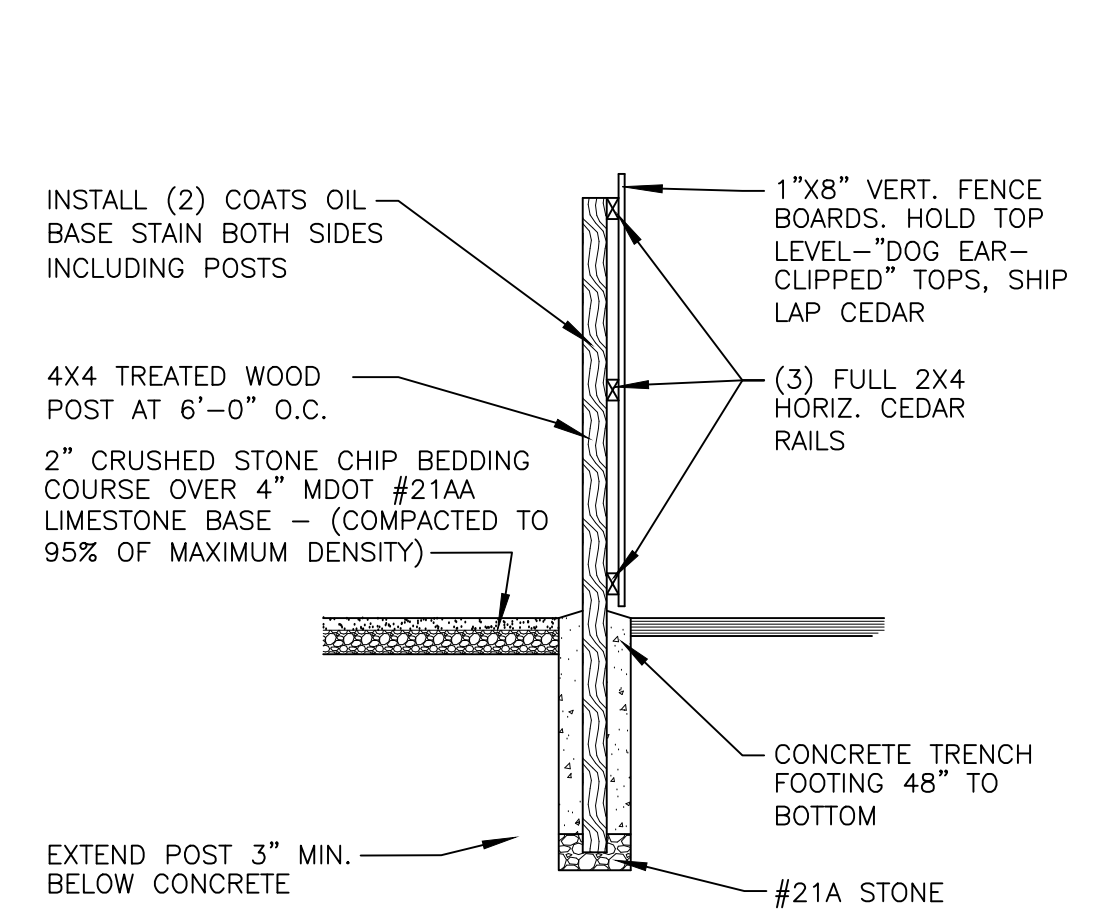
PLANTING FOR RAIN GARDEN

QUANTITY	COMMON NAME	LATIN NAME
114	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM
(THE REST OF THE PLANTS INTERSPERSED IN THE RAIN GARDEN)		
38	WILD STRAWBERRY	FRAGARIA VIRGINIANA
38	WILD ONION	ALLIUM CERUUM
38	SKY-BLUE ASTER	ASTER OOLENTANGIENSIS

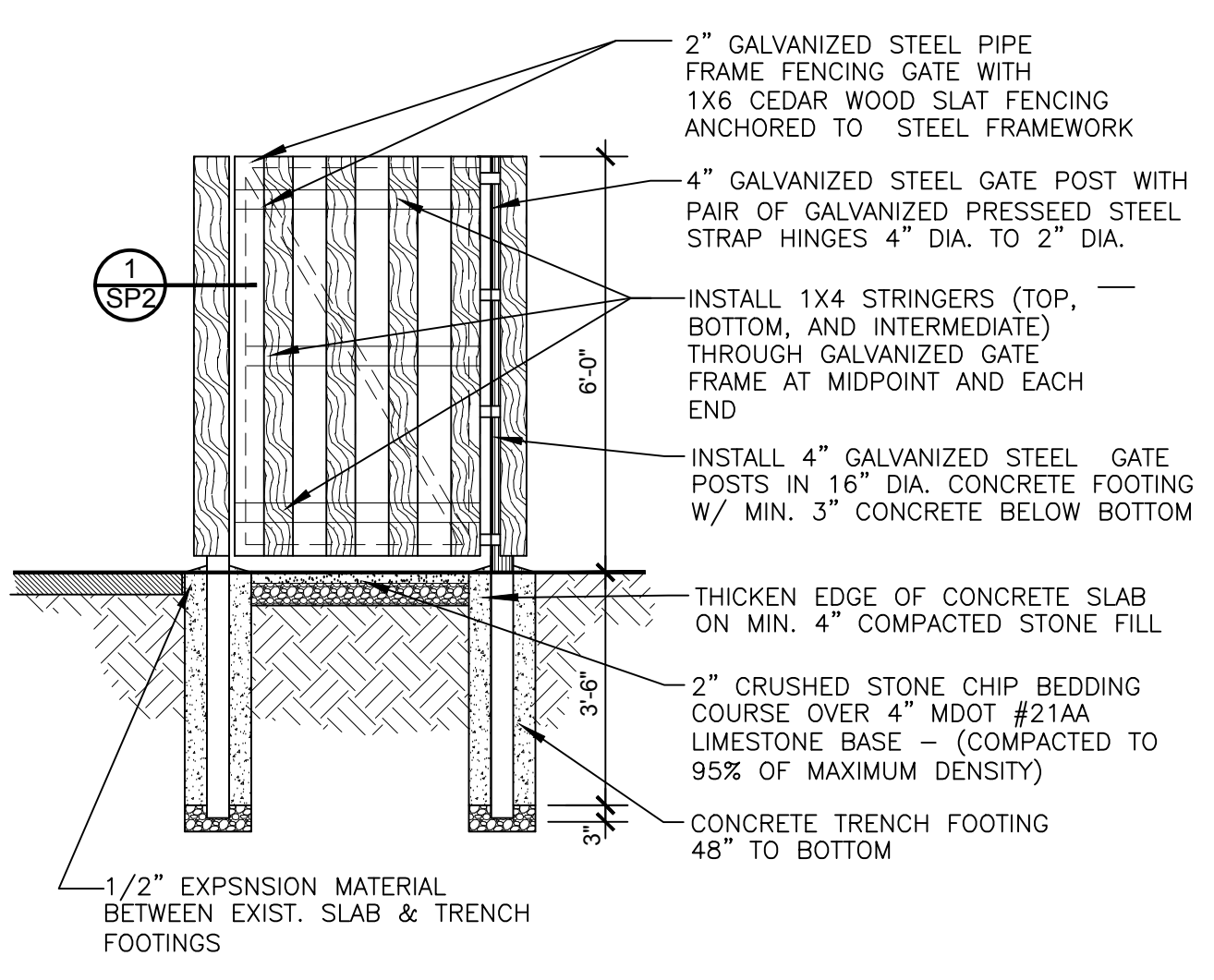
- ### LANDSCAPING NOTES
1. ALL PLANTING SIZES SHOWN SHALL BE AT TIME OF PLANTING
 2. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 3. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION. ANY DEAD OR DISEASED PLANTINGS SHALL BE REPLACED WITHIN 1 YEAR.
 4. ALL LANDSCAPE BEDS SHALL USE MULCH BEDS WITH CYPRUS MULCH - COLOR PER OWNER. INSTALL WEED BARRIER UNDER MULCH.
 5. LANDSCAPE PLAN SHALL BE MAINTAINED IN A HEALTHY CONDITION. CONTRACTOR TO MAINTAIN AS DESIRED.
 6. ALL DISEASED, DAMAGED OR DEAD MATERIALS SHALL BE REPLACED IN ACCORDANCE WITH CITY REQUIREMENTS.
 7. ALL PLANTINGS SHALL BE COMPLETED WITHIN A THREE (3) MONTH TIME PERIOD AND SHALL NOT BE PLANTED LATER NOR EARLIER THAN THE FIRST DAY OF APRIL.



2
SP2 MASS SHRUB PLANTING
B&B OR CONTAINER



1
SP2 FENCE DETAIL
SCALE: 3/8" = 1'-0"



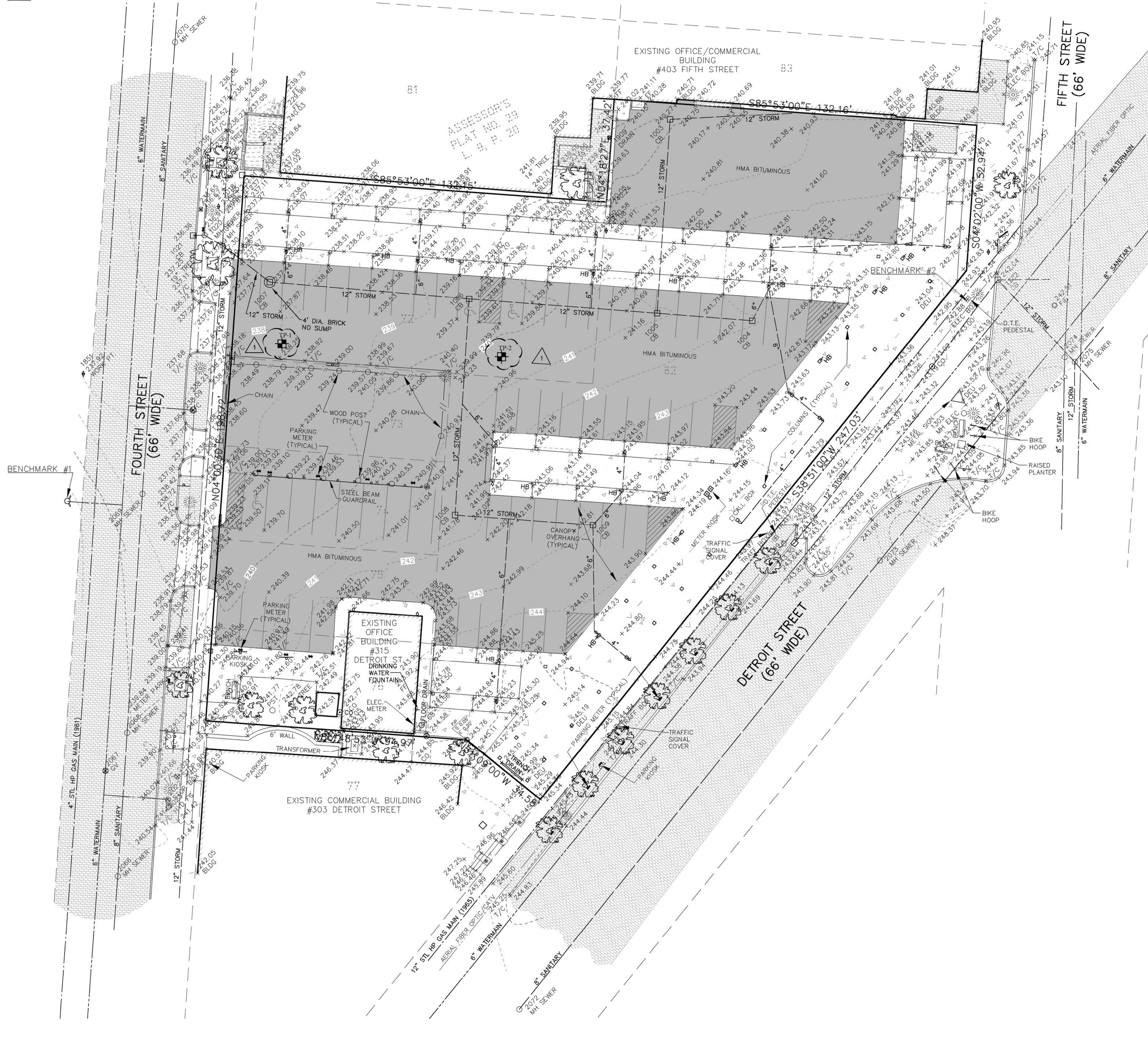
1
SP2 REFUSE | RECYCLING
CONTAINER SCREENING
SCALE: 3/8" = 1'-0"



LANDSCAPE PLAN

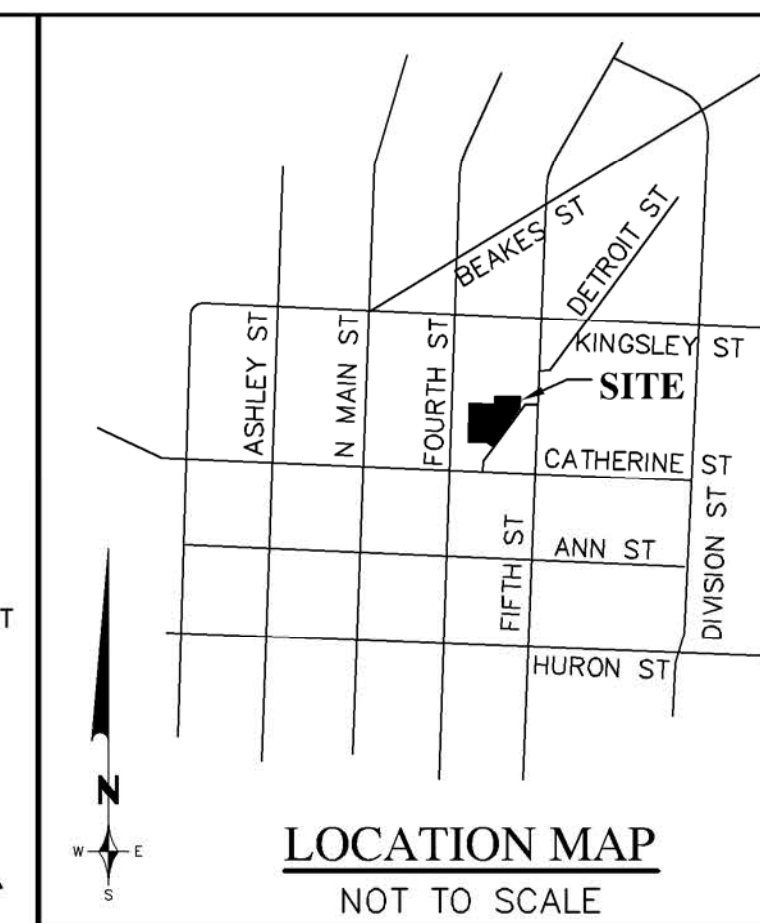
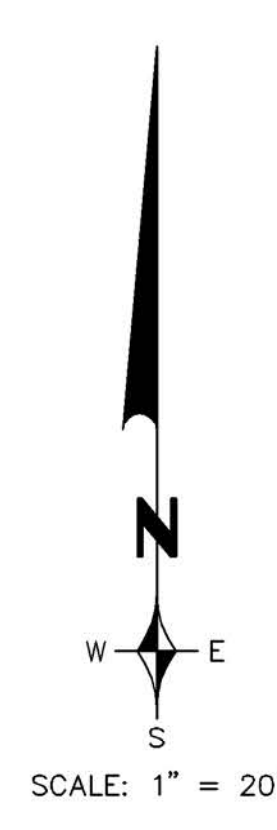
SCALE = 1/8" = 1'-0"

LANDSCAPE PLAN		NEW FARMERS MARKET ENCLOSURE	
4 th ANN ARBOR FARMERS MARKET 315 DETROIT STREET, SECTION 29, CITY OF ANN ARBOR, WASHTENAW COUNTY, MI		DR. KJK	CK. MWK
FOR ANN ARBOR PARKS & RECREATION DEPARTMENT 301 EAST HURON STREET, ANN ARBOR, MI 48107		7/6/18	FSP REVIEW
KOHLER ARCHITECTURE, INC. 1118 WEST FRONT STREET MONROE, MICHIGAN 48161 PHONE: 734-242-6880, FAX: 734-242-6883		6/20/18	REVISION
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LEGEND

- BOUNDARY LINE
- PARCEL LINE
- FENCE LINE
- OVERHEAD WIRE
- GAS MAIN
- FIBER OPTIC
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- FIB, FCI, SCI
- FOUND IRON PIPE
- FOUND CAPPED PIPE
- SET CAPPED IRON
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- WATER SHUT-OFF
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN AND POST
- GROUND SIGN
- DOWNSPOUT
- DECIDUOUS TREE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- TEST PIT



LEGAL DESCRIPTION:
 LOTS 72, 73, 74, 75, 76 AND 82, ASSessor's PLAT NO. 29, A REPLAT OF BLOCKS 3 AND 4 NORTH, RANGES 4, 5 AND 6 EAST ON THE PLAT OF THE VILLAGE OF ANN ARBOR, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

BENCHMARKS:
 1. STEAMER VALVE ON HYDRANT WEST SIDE OF FOURTH STREET, IN FRONT OF HOUSE #347. ELEV. 241.31 NAVD 88.
 2. P.K. NAIL IN CONCRETE BASE FOR A TRAFFIC CONTROL BOX. ELEV. 243.36 NAVD 88.

SURVEY NOTES:
 DUE TO ADVERSE WEATHER CONDITIONS, AT TIME OF FIELD SURVEY ANY UTILITIES THAT ARE NOT OF PUBLIC RECORD, MAY NOT HAVE BEEN LOCATED.

SOIL CONDITIONS:
 ACCORDING TO THE "USDA-SCS SURVEY FOR WASHTENAW COUNTY, MICHIGAN", AS ISSUED JUNE, 1977; THE SITE IS CLASSIFIED AS:
 FOB - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES.

NATURAL FEATURES DESCRIPTION:
 THERE ARE NO WOODLANDS, WETLANDS, WATERCOURSES, STEEP SLOPES, FLOODPLAINS AND/OR INDIGENOUS SPECIES HABITAT ON THIS PROPERTY. THERE ARE NO EXISTING LANDMARK TREES PRESENT.

UTILITY CONTACT INFORMATION:

CITY OF ANN ARBOR	DAVID FIEGEL	734-794-6410	STORM SEWER SANITARY SEWER WATERMAIN
WINDSTREAM	ALBERT PRAH	501-748-4431	FIBER OPTIC
DTE ENERGY GAS CO.	ROCHELLE CASLIN	313-235-5111	GAS MAIN
SIGMA NETWORK SERVICES/COMCAST	NICK STAMPER	419-874-9262	CATV

STRUCTURE TABLE:

POINT	DESCRIPTION	RIM	PIPESIZE	DIRECTION	INVERT
1003	CATCH BASIN	239.91	12"	S	236.31
1004	CATCH BASIN	241.88	12"	W	236.88
1005	CATCH BASIN	240.82	12"	N	236.23
			12"	W	235.83
			12"	E	235.83
1006	CATCH BASIN	239.10	12"	S	234.80
			12"	W	234.10
			12"	E	234.00
1007	CATCH BASIN	237.10	12"	E	232.44
			12"	NW	232.60
1008	CATCH BASIN	241.56	12"	N	236.36
			12"	E	236.36
1009	CATCH BASIN	242.97	12"	W	238.07
1019	STORM MH	237.18	12"	S	231.88
			12"	SE	231.98
			12"	NW	231.78
1020	STORM MH	237.04	12"	SE	231.74
			12"	N	231.84
			12"	W	232.44
1021	CATCH BASIN	236.36	12"	W	232.66
1282	CATCH BASIN	241.85	12"	SW	231.96
			12"	E	239.45
			12"	SW	239.55
2066	SANITARY MH	241.54	8"	N	
			8"	S	
2067	WM GATE VALVE	240.52	6"	N	
			6"	S	
2068	SANITARY MH	240.11	8"	N	230.81
			8"	S	230.81
2069	SANITARY MH	238.47	8"	N	229.57
			8"	S	229.57
2070	SANITARY MH	236.07	8"	N	227.17
			8"	E	227.17
2072	SANITARY MH	245.55	8"	NE	
2073	SANITARY MH	243.61	8"	SW	236.21
			8"	NE	236.21
2074	SANITARY MH	242.96	8"	N	233.86
			8"	S	233.86
2075	STORM MH	242.94	12"	SE	238.64
			12"	NE	238.44
			12"	NW	238.64
			12"	SW	238.60
			12"	S	238.84

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

TOPOGRAPHIC SURVEY

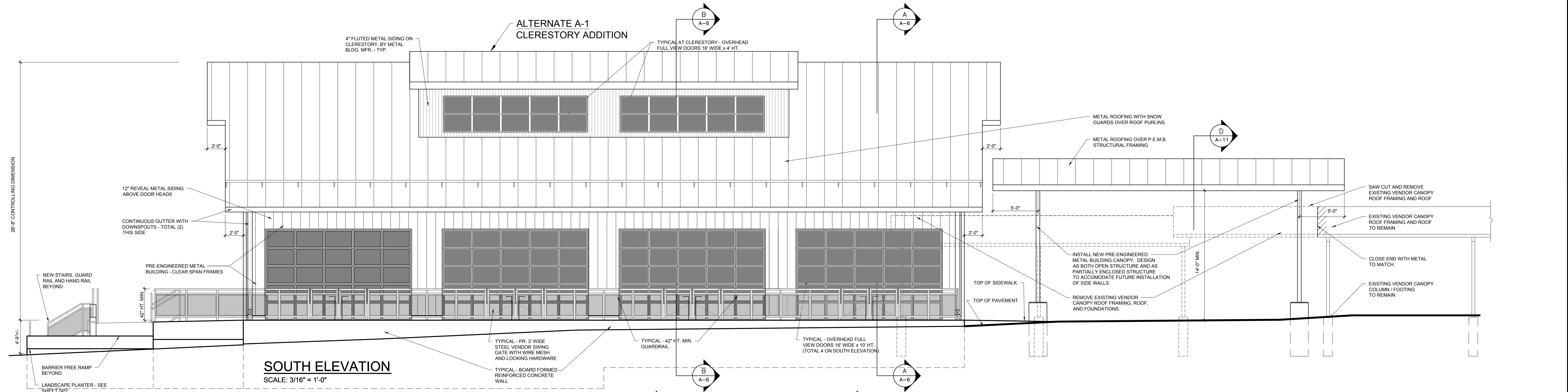
NEW FARMERS MARKET ENCLOSURE
 AT ANN ARBOR FARMERS MARKET
 315 DETROIT STREET, SECTION 29, CITY OF ANN ARBOR, WASHTENAW COUNTY, MI
 FOR ANN ARBOR PARKS & RECREATION DEPARTMENT
 301 EAST HURON STREET, ANN ARBOR, MI 48107

Z EIMET WOZNAK & ASSOCIATES
 Civil Engineers & Land Surveyors
 5580 GRAND RIVER AVE., SUITE 100
 NEW HUDSON, MICHIGAN 48165
 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com
 ZWA JOB NO. 16104

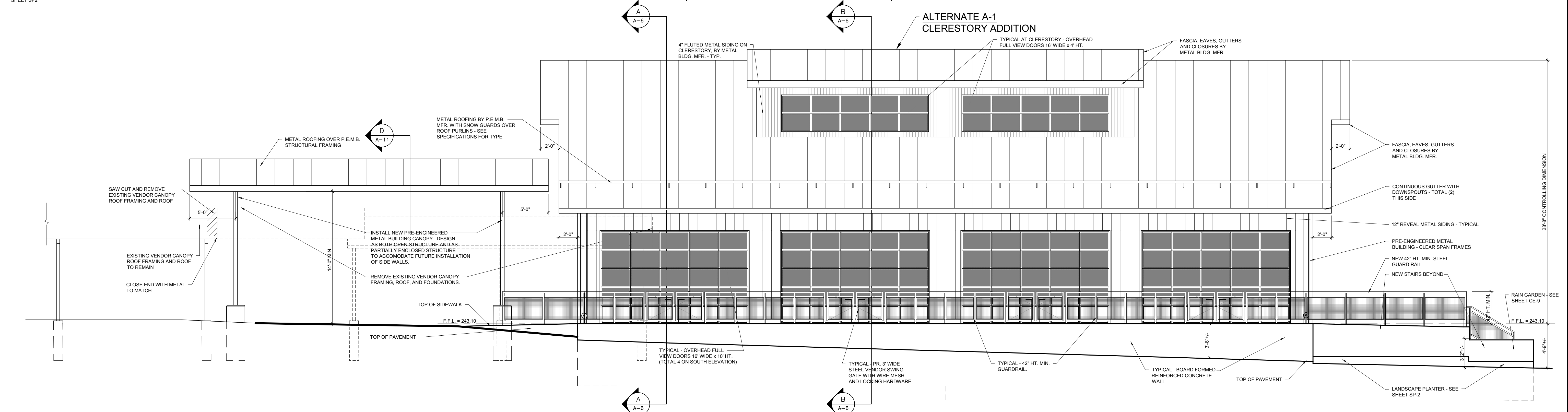
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 1118 WEST FRONT STREET
 MORHOE, MICHIGAN 48161
 PHONE: 734-242-6880, FAX: 734-242-6883

DR. PTC	CK. JW	7/6/16	FSP REV.
		6/20/16	REVISION.
		5/31/16	CPC REV.
		5/16/16	SPR
DATE	STATUS		
JOB	1627		
SHEET	CE-1		

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SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATIONS		DR. KJK CK. MWK	
NEW FARMERS MARKET ENCLOSURE AT ANN ARBOR FARMERS MARKET <small>315 DETROIT STREET, SECTION 29, CITY OF ANN ARBOR, WASHTENAW COUNTY, MI</small> FOR ANN ARBOR PARKS & RECREATION DEPARTMENT <small>301 EAST HURON STREET, ANN ARBOR, MI 48107</small>		<small>7/7/18</small> FSP REVIEW <small>8/20/18</small> REVISION <small>5/31/18</small> CPC REVIEW DATE STATUS JOB 1627	<small>7/7/18</small> FSP REVIEW <small>8/20/18</small> REVISION <small>5/31/18</small> CPC REVIEW DATE STATUS JOB 1627
 KOHLER ARCHITECTURE, INC. <small>11118 WEST FRONT STREET MONROE, MICHIGAN 48161 PHONE: 734-242-6880, FAX: 734-242-6883</small>		SHEETA2 OF 11	

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ISSUE	REF	REQMT.	DATA / COMMENTS
BUILDING CODE CHECKLIST*			
BUILDING CODE	MICHIGAN 2012		New Ann Arbor Farmer's Market Enclosure 315 Detroit Street, Ann Arbor, MI 48104 #1627
USE AND OCCUPANCY CLASSIFICATION Chapter 3			
Classification	309		Group A-4 - Assembly without alcohol Group A-2 - Assembly with alcohol
GENERAL BUILDING HEIGHT & AREAS Chapter 5			
General limits	503.1.2		Type VB
Allowable limits	1503		Height: 1-story (40) Area: 6,000 S.F.
Area modifications	506		Not Applicable New Enclosure is less than 6,000 S.F.

TYPES OF CONSTRUCTION Chapter 6			
Construction Classification	602		Primary Structural Frame 0Hr
Fire rating of building elements	T601		Bearing Walls: 0Hr Exterior: 0Hr Interior: 0Hr Non-Bearing Walls: 0Hr Exterior: 0Hr Interior: 0Hr Floor Construction: 0Hr Roof Construction: 0Hr

INTERIOR FINISHES Chapter 8			
Finish requirements by occupancy	T803.9		

FIRE PROTECTION SYSTEMS Chapter 9			
Sprinklers	903.2.1.4	Group A-4 - Not required if less than 12,000 S.F. and occupant load is less than 300.	
	903.2.1.2	Group A-2 - Not required if less than 5,000 S.F. and occupant load is less than 100.	
Fire extinguishers	906	Type 2-A (1 per 3,000 S.F.) Mount top at max. 60" above finished floor	
Fire alarms	907.2.1	Not Required if less than 300 occupants	

MEANS OF EGRESS Chapter 10			
Elevation change	1003.5, 1008.1.5		Floor elevation shall be the same on both sides of door

Floor area / Occupant Load	1004, T1004.1.2, 1004.1.2		Assembly 1/15 S.F. gross (4000 / 15) = 267 300 people maximum.
Posting occupant load	1004.3		Every space that is assembly occupancy must have a sign posting occupant load.
Egress width	1005.3		Egress = 0.27 Occupant without sprinklers Stairways = 0.37 Occupant without sprinklers
Accessible means of egress	1007		Min. 1 accessible means of egress required
Doors	1008		Min. 34" wide exit - (36" wide for ADA)
Stairways	1009, 1022		1009.10 - Max 12" rise between landings
Stair width	1009.4		Min 44" width, 80" Headroom
Treads & risers	1009.7.2		Risers - Min. 4", Max 7" Tread - Min. 11"
Exit signs	1011		Required in areas that have more than 1 exit
Handrails	1012		Must extend min 12" beyond top riser Must extend min 1 tread beyond bottom riser
Ramps	1010		Max slope = 1:12, Max Rise 30" between landings
Number of exit access	T1015.1		2 exits required > 49 people
Travel distance	1016.1, T1016.2		200 ft. without sprinkler system
Corridors	1018, T1018.1		greater than 30 people - 1 hr. fire rating
Number of exits	1021		2 exits required

INTERIOR ENVIRONMENT Chapter 12			
Natural ventilation	1203.4		Min openable area is 4% of floor area being ventilated
Natural light	1205.2		Min glazed area is 8% of floor area of room served

ENERGY EFFICIENCY Chapter 13			
			See Envelope Compliance Certificate his Sheet.

EXTERIOR WALLS Chapter 14			
Water-resistive barrier	1404.2		
Min. thicknesses	T1405.2		

ROOF ASSEMBLIES & ROOFTOP STRUCTURES Chapter 15			
Fire classification	T1505.1		
Metal panels	T1507.4.3		1. The minimum slope for lapped, non-soldered seam metal roofs without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope). 2. The minimum slope for lapped, non-soldered seam metal roofs with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope). Lap sealants shall be applied in accordance with the approved manufacturer's installation instructions. 3. The minimum slope for standing seam of roof systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope). (Section 1507.4.2)
Shingles	T1507.8		Wood shingles shall be installed on slopes of three units vertical in 12 units horizontal (3-12) or greater.
"Flat" roofs	T1507.10		Built-up roofs shall have a design slope of a minimum of one-fourth unit vertical in 12 units horizontal (2-percent slope) for drainage, except for coal-tar built-up roofs that shall have a design slope of a minimum one-eighth unit vertical in 12 units horizontal (1-percent slope). (Section 1507.10.1)

STRUCTURAL DESIGN Chapter 16			
Building classification	T1604.5		Review w/ engineer
Live loads	T1607.1		Review w/ engineer

SPECIAL INSPECTIONS & TESTS Chapter 17			
Steel inspections	T1704.3		Applies if over 25,000 SF or 15' high
Concrete inspections	T1704.4		
Level 1 inspections	T1704.5.1		Applies to non-essential facilities
Level 2 inspections	T1704.5.3		Applies to essential facilities

COMcheck Software Version 4.3.4 Envelope Compliance Certificate

Project Information

Energy Code: 90.1 (2007) Standard
 Project Title: A2 FM - Wj Clerestory - All Glass O.H. WD Doors
 Location: Ann Arbor, Michigan
 Climate Zone: 5a
 Project Type: New Construction
 Vertical Glazing / Wall Area: 56%

Building Area	Floor Area
1-Convention Center - Nonresidential	4000

Envelope Assemblies	Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof: Metal Building, Standing Seam, (Bldg Use 1 - Convention Center)		2320	19.0	11.0	0.038	0.065
Floor: Unheated Slab-On-Grade, Vertical 2 ft., (Bldg Use 1 - Convention Center) (c)		252	0.00	7.51	0.560	0.565
NORTH						
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber, (Bldg Use 1 - Convention Center)		1187	13.0	0.0	0.113	0.113
Door: Perf. Specs. Product ID WD KAL, SHGC 0.50, (Bldg Use 1 - Convention Center) (b)		145	0.00	0.00	0.284	0.550
Door: Perf. Specs. Product ID WD KAL, SHGC 0.50, (Bldg Use 1 - Convention Center) (b)		640	0.00	0.00	0.284	0.550
EAST						
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber, (Bldg Use 1 - Convention Center)		1020	13.0	0.0	0.113	0.113
Door: Perf. Specs. Product ID KN Trifab 451, SHGC 0.45, (Bldg Use 1 - Convention Center) (b)		62	0.00	0.00	0.480	0.800
Door: Perf. Specs. Product ID WD KAL, SHGC 0.50, (Bldg Use 1 - Convention Center) (b)		240	0.00	0.00	0.284	0.550
Window: Metal Frame Curtain Wall Storefront, Fixed, Perf. Specs. Product ID KN Trifab 451, SHGC 0.45, (Bldg Use 1 - Convention Center) (b)		142	0.00	0.00	0.480	0.450
SOUTH						
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber, (Bldg Use 1 - Convention Center)		1181	19.0	0.0	0.113	0.113
Door: Perf. Specs. Product ID WD KAL, SHGC 0.50, (Bldg Use 1 - Convention Center) (b)		145	0.00	0.00	0.284	0.550
Door: Perf. Specs. Product ID WD KAL, SHGC 0.50, (Bldg Use 1 - Convention Center) (b)		640	0.00	0.00	0.284	0.550

Project Title: A2 FM - Wj Clerestory - All Glass O.H. WD Doors
 Report date: 06/23/16
 Data filename: Page: 1 of 9

Envelope Assemblies	Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber, (Bldg Use 1 - Convention Center)		1020	13.0	0.0	0.113	0.113
Door: Perf. Specs. Product ID KN Trifab 451, SHGC 0.45, (Bldg Use 1 - Convention Center) (b)		62	0.00	0.00	0.480	0.800
Door: Perf. Specs. Product ID WD KAL, SHGC 0.50, (Bldg Use 1 - Convention Center) (b)		240	0.00	0.00	0.284	0.550
Window: Metal Frame Curtain Wall Storefront, Fixed, Perf. Specs. Product ID KN Trifab 451, SHGC 0.45, (Bldg Use 1 - Convention Center) (b)		142	0.00	0.00	0.480	0.450

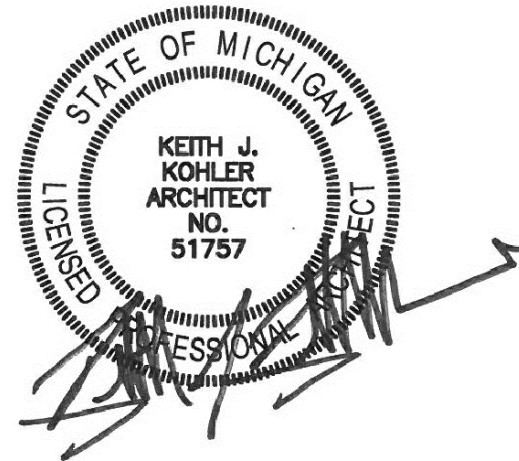
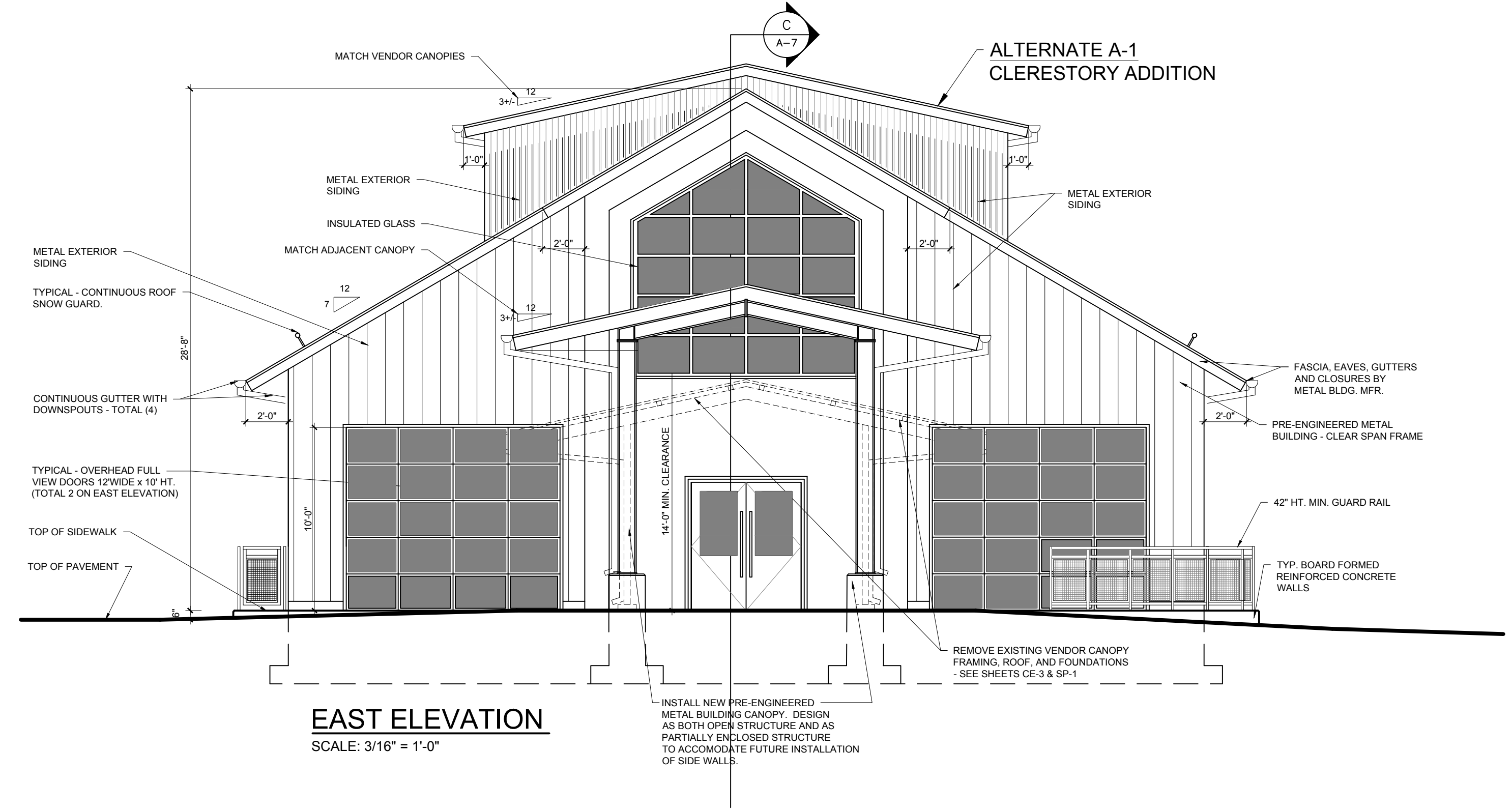
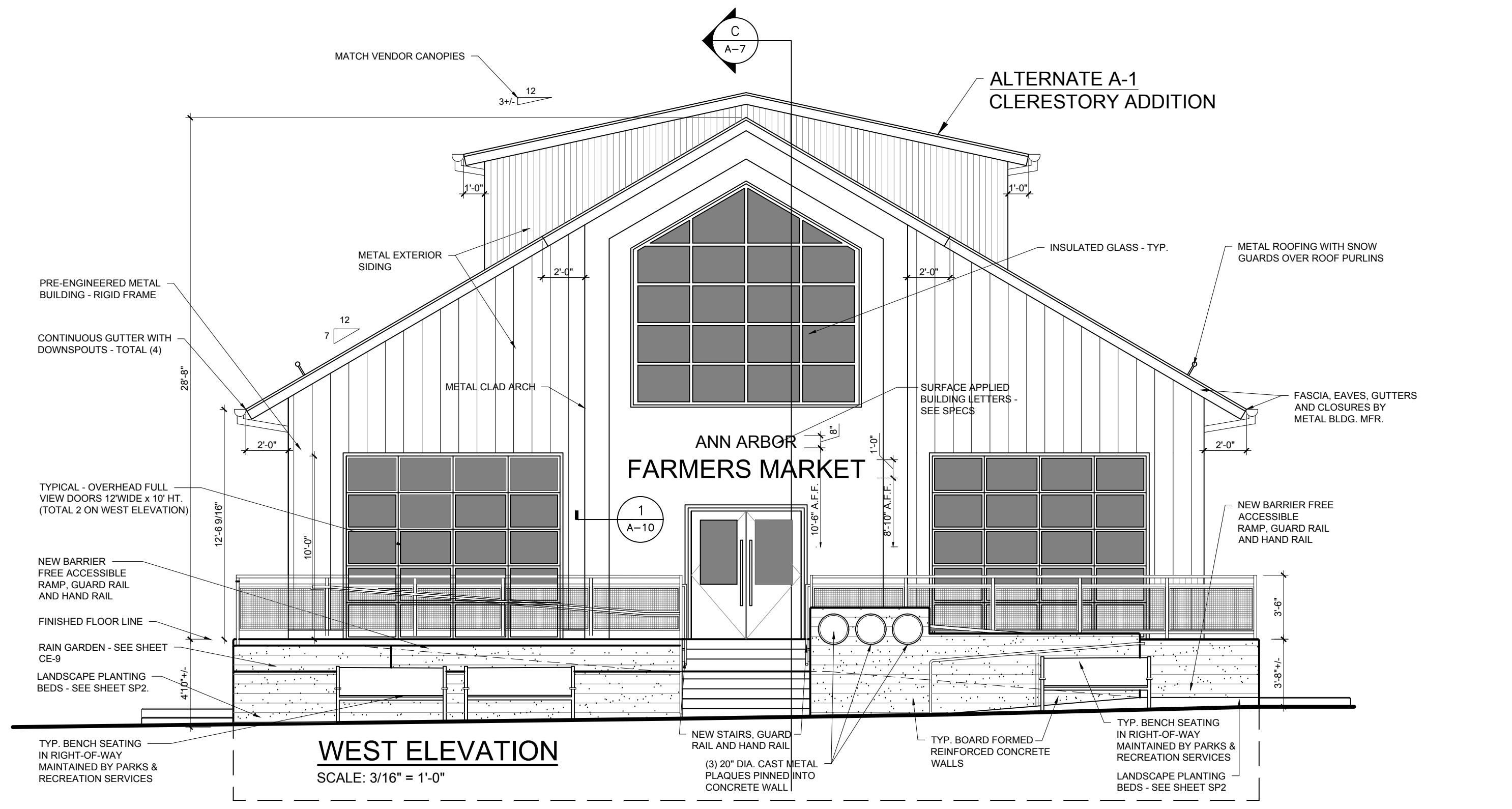
(a) Budget U-factors are used for software baseline calculations ONLY; and are not code requirements.
 (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
 (c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES - Design 5% better than code

Envelope Compliance Statement:
 Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2007) Standard requirements in COMcheck version 4.3.4 and to comply with the mandatory requirements listed in the Inspector's checklist.

KEITH KOHLER ARCHITECT
 Name: Keith Kohler
 Signature: [Signature]
 Date: 6.24.16

PLUMBING CODE CHECKLIST			
USE GROUP	REF	REQMT.	DATA / COMMENTS
PLUMBING FIXTURES Chapter 4			
Assembly	T403.1	Water Closets	1 per 75 for first 1,500 (Male) 1 per 40 for first 1,520 (Female)
		Lavatories	1 per 250 (Male) 1 per 150 (Female)
		Drinking Fountains	1 per 1,000
Location	403.3.3		Public and employee toilet facilities shall be barrier free accessible and the path of travel to such facilities shall not exceed a distance of 500 feet.



EXTERIOR ELEVATIONS			
NEW FARMERS MARKET ENCLOSURE AT ANN ARBOR FARMERS MARKET 315 DETROIT STREET, SECTION 29, CITY OF ANN ARBOR, WASHTENAW COUNTY, MI FOR ANN ARBOR PARKS & RECREATION DEPARTMENT 301 EAST HURON STREET, ANN ARBOR, MI 48107			
DR. KJK	CK. MWK	7/7/16	FSP REVIEW
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JOB 1627		5/31/16	CPC REVIEW
SHEET A3 OF 11		DATE	STATUS
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PERSPECTIVE VIEW
NO SCALE LOOKING NORTHEAST

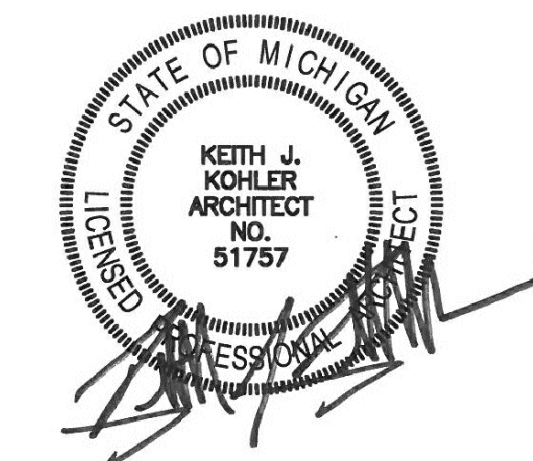
PERSPECTIVE VIEW
NO SCALE LOOKING SOUTHEAST



PERSPECTIVE VIEW
NO SCALE LOOKING NORTHWEST



PERSPECTIVE VIEW
NO SCALE LOOKING WEST



PERSPECTIVE VIEWS													
NEW FARMERS MARKET ENCLOSURE AT ANN ARBOR FARMERS MARKET <small>315 DETROIT STREET, SECTION 29, CITY OF ANN ARBOR, WASHTENAW COUNTY, MI</small> FOR ANN ARBOR PARKS & RECREATION DEPARTMENT <small>301 EAST HURON STREET, ANN ARBOR, MI 48107</small>													
DR. KJK CK MWK © COPYRIGHT 2016 KOHLER ARCHITECTURE, INC.	<table border="1"> <tr> <td>7/7/16</td> <td>FSP REVIEW</td> </tr> <tr> <td>8/20/16</td> <td>REVISION</td> </tr> <tr> <td>9/31/16</td> <td>CPC REVIEW</td> </tr> <tr> <td>DATE</td> <td>STATUS</td> </tr> <tr> <td colspan="2" style="text-align: center;">JOB 1627</td> </tr> <tr> <td colspan="2" style="text-align: center;">SHEET A4 OF 5</td> </tr> </table>	7/7/16	FSP REVIEW	8/20/16	REVISION	9/31/16	CPC REVIEW	DATE	STATUS	JOB 1627		SHEET A4 OF 5	
7/7/16	FSP REVIEW												
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SHEET A4 OF 5													
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Citizen Participation Report - New Farmers Market Enclosure

The new Farmers Market Enclosure project has been a public discussion since 2014. Public meetings held in conjunction with the Farmers Market Advisory Commission, the Park Advisory Commission, through vendor surveys, information posted at the Market, committees composed of vendors and residents, and press releases. Information about the project has been posted on the City's website at this link since the inception of the project:

<http://www.a2gov.org/departments/Parks-Recreation/parks-places/farmers-market/Pages/Market-Infrastructure-Project.aspx>

Project information has been shared and discussed at regular meetings of the Public Market Advisory Commission since 2014. Each of the meetings has included public input. Input has included a small number of vendors (2-3 who have attended every meeting) who are not in favor of the change. The Kerrytown District Association is very much in favor of the project, but has concerns about parking loss in their neighborhood. Surrounding businesses, including Argo Farm Market and the Lunch Room have shown active support for the project.

Two committees were formed to provide public input; a Vendor Operations Advisory Committee and a Community Operations Advisory Committee. The committees met during February, March and April, 2016. The public were invited to attend these meetings and provided input for the committees. The reports summarizing the recommendations from the committees are attached.

Design Review Board - April 19, 2016. At this meeting, the project was presented to the DRB. There were several attendees from the public. Comments were generally in support of the project, with suggestions made about the design.

Parks Advisory Commission (PAC) - May 17, 2016. The project was presented to PAC, including a summary of the Vendor Operations and Community Operations Advisory Committees. There were no public comments regarding the project.

Parks Advisory Commission - June 21, 2016. At this meeting a resolution in support of the project was passed unanimously. One person attended from the public and spoke in favor of the project.

At the Farmers Market office, staff have been displaying renderings of the project, handing out FAQ's, and discussing the project on an ongoing basis.

A survey of vendors was sent out in March, 2015 to obtain input about winterization of the market. The survey results are included in the attached report.

Comment cards were collected from the public over the past year, and responses are included in the attached report.

A press release was sent out in February, 2016 to announce the DDA grant to help fund the project. The press release also had an explanation of the project and is included in the attached report.

ANN ARBOR FARMERS MARKET

Infrastructure Improvement Project | Dates and Information

About the Project

Proposed infrastructure improvements for the Ann Arbor Farmers Market focus on a new market structure to expand vendor stall capacity year-round. The project is intended to serve the market's vendors, customers and staff as the market evolves and continues to provide a critical outlet for local food in the community and serves as a central community gathering space throughout the year. The market project first identified in the City's Capital Improvement Plan highlighted the need to improve winter capacity at the Farmers Market. This project is intended to realize improved stall space for the market's vendors in all seasons. The project reflects the priorities of the Public Market Advisory Commission, which has advocated for the expansion and improvement of market infrastructure for winter purposes. Parks & Recreation Services is committed to improving this park space within the downtown area of the City of Ann Arbor.

In the Office

Design boards from the architects are now on display in the market office. Stop by and fill out a comment card with your input and questions regarding the market project. Boards are available for review on Thursdays, 1-4 p.m. on Aug. 6, 13 and 20, and during market hours (Wednesdays, 7 a.m.- 8 p.m. and Saturdays, 7 a.m.-3 p.m.). Please provide feedback by Aug. 20 in order to allow adequate time for architectural revisions.

At the Market

Parks Planner Amy Kuras will be available to answer questions and take your feedback on the market infrastructure design options on Saturday, Aug. 8, 7:30-8:30 a.m. and 11 a.m.-noon.

Upcoming Public Meetings

Meetings will be held in City Council Chambers on the Second Floor of City Hall, 301 E. Huron Street, Ann Arbor, MI. All are welcome.

- Thursday, Aug. 20 at 5:30 p.m. - This meeting will focus on operational components of the infrastructure project.
- Thursday, Sept. 17 at 5:30 p.m. - Revised architectural drawings will be presented.

Email Your Input

Feedback and questions can be sent directly to the Public Market Advisory Commission, pmac@a2gov.org. All emails regarding the project will be presented and filed as part of the public process and record for this project. Any additional questions should be directed to Sarah DeWitt, Farmers Market Manager, at sdewitt@a2gov.org or 734.794.6000 ext. 42575.



315 Detroit Street | www.a2gov.org/market



CITY OF ANN ARBOR, MICHIGAN

301 E. Huron St., P.O. Box 8647 • Ann Arbor, Michigan 48107-8647

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PRESS RELEASE

For Immediate Release

CONTACT: Sarah DeWitt, Ann Arbor Farmers Market Manager, sdewitt@a2gov.org | 734.794.6255

Ann Arbor DDA Grants \$175,000 for Farmers Market Improvement Project

ANN ARBOR, Mich., Feb. 26, 2016 — On Feb. 3, the Ann Arbor Downtown Development Authority (DDA) granted \$175,000 for the Ann Arbor Farmers Market Infrastructure Improvement Project.

The funding will support the construction of a new structure that will expand market operations and improve community event space, particularly in the winter months. The DDA board supported funding for the market project, stating, “It meets the mission and values of the DDA to strengthen downtown, spark increased economic activity within the Kerrytown neighborhood, cultivate a memorable sense of place and enhance walkability along north Fourth Avenue.”

In its 97th season, the Ann Arbor Farmers Market serves as a vital retail venue for local food producers to engage with the community every week of the year. For more information about the project, visit www.a2gov.org/marketproject.

#####

Ann Arbor has 114,000 residents, spans 28.82 square miles and is frequently recognized as a foremost place to live, learn, work, thrive and visit. To keep up with [City of Ann Arbor](#) information, [subscribe](#) for email updates, follow us on [Twitter](#) or become a city fan on [Facebook](#). The city’s mission is to deliver exceptional services that sustain and enhance a vibrant, safe and diverse community.

Ann Arbor Farmers Market
Vendor Winterization Survey Results
March 2015

Q1: Vendors: 96 out of 125

Q2: Please describe your current attendance at market during the months of January through March:

Attendance:

I attend the market regularly (3-4 times per month) during these months: 20 (20.83%)
I attend the market occasionally (1-2 times per month) during these months: 16 (16.67%)
I attend the market rarely (less than 1 time per month) during these months: 18 (18.75%)
I don't participate in market during these months: 42 (43.75%)

Number of Stalls Per Week:

49 (average # of stalls taken per week)

4: 2
3: 3
2: 12
1: 37
0: 42

Q3: Please rank the factors that influence your non-attendance or current level of attendance at market during the months of January through March. (1= the factor that influences your attendance most. 4 = the factor that influences your attendance least). If the factor does not influence your attendance, please select "N/A".

The cold weather
The existing market infrastructure

Customer attendance is too low
Sales are too low

	1	2	3	4	N/A
The cold weather.	46.88% 45	10.42% 10	8.33% 8	10.42% 10	23.96% 23
The existing Market infrastructure.	11.46% 11	20.83% 20	8.33% 8	21.88% 21	37.50% 36
Customer attendance is too low.	5.21% 5	22.92% 22	31.25% 30	4.17% 4	36.46% 35
Sales are too low.	13.54% 13	17.71% 17	13.54% 13	13.54% 13	41.67% 40

Q4: Are there any other factors not listed above that influence your attendance during the months of January through March?

Low or variable availability of product during these months: 4
Other personal commitments: 4
Seasonal product not desirable during these months: 2
Road conditions to travel to market: 2
Product freezes: 2

Health: 2
Insufficient electricity at market: 1
Insufficient snow removal at market: 1
Parking space: 1
No interest: 1
Staffing issues: 1

Ann Arbor Farmers Market
Vendor Winterization Survey Results
March 2015

Q5: Please indicate whether any of the following are true for your business:

My products are not available during these months: 23 (23.96%)
I do not operate my business during these months: 13 (13.54%)
Neither of the above statements is true for my business: 69 (71.86%)

Q6: Please describe your anticipated market attendance and the number of stalls you anticipate needing during the months of January through March for different levels of winterization:

Wind breaks - Anticipated Winter (Jan-Mar) Market Attendance:

I would attend the market regularly (3-4 times per month) during these months: 30 (31.25%)
I would attend the market occasionally (1-2 times per month) during these months: 21 (21.86%)
I would attend the market rarely (less than 1 time per month) during these months: 10 (10.42%)
I would not plan to participate in market during these months: 35 (36.46%)

Wind breaks - Anticipated Winter (Jan-Mar) Number of Stalls Needed:

65 (average # of stalls needed/week)
81 (accounting for 25% more vendors)

4: 1
3: 6
2: 14
1: 40
0: 35

Garage-style door structures - Anticipated Winter (Jan-Mar) Market Attendance:

I would attend the market regularly (3-4 times per month) during these months: 36 (37.5%)
I would attend the market occasionally (1-2 times per month) during these months: 27 (28.13%)
I would attend the market rarely (less than 1 time per month) during these months: 6 (6.25%)
I would not plan to participate in market during these months: 27 (28.13%)

Garage-style door structures - Anticipated Winter (Jan-Mar) Number of Stalls Needed:

77 (average # of stalls needed/week)
96 (accounting for 25% more vendors)

4: 1
3: 7
2: 16
1: 44
0: 28

Fully enclosed space - Anticipated Winter (Jan-Mar) Market Attendance:

I would attend the market regularly (3-4 times per month) during these months: 58 (60.42%)
I would attend the market occasionally (1-2 times per month) during these months: 14 (14.58%)
I would attend the market rarely (less than 1 time per month) during these months: 2 (2.08%)
I would not plan to participate in market during these months: 22 (22.92%)

Fully enclosed space - Anticipated Winter (Jan-Mar) Number of Stalls Needed:

100 (average # of stalls needed/week)
125 (accounting for 25% more vendors)

4: 1
3: 9
2: 17
1: 46
0: 23

Ann Arbor Farmers Market
Vendor Winterization Survey Results
March 2015

Scenario planning...

Wind breaks - Anticipated Winter (Jan-Mar) Number of Stalls Needed:

*Assumes current operating system:
65 (average # of stalls needed/week)
85 (accounting for 25% more vendors)*

*Assumes 1 stall limit:
43 (average # of stalls needed/week)
56 (accounting for 25% more vendors)*

*Assumes 2 stall limit:
58 (average # of stalls needed/week)
76 (accounting for 25% more vendors)*

Garage-style door structures - Anticipated Winter (Jan-Mar) Number of Stalls Needed:

*Assumes current operating system:
77 (average # of stalls needed/week)
100 (accounting for 25% more vendors)*

*Assumes 1 stall limit:
51 (average # of stalls needed/week)
66 (accounting for 25% more vendors)*

*Assumes 2 stall limit:
70 (average # of stalls needed/week)
91 (accounting for 25% more vendors)*

Fully enclosed space - Anticipated Winter (Jan-Mar) Number of Stalls Needed:

*Assumes current operating system:
100 (average # of stalls needed/week)
130 (accounting for 25% more vendors)*

*Assumes 1 stall limit:
66 (average # of stalls needed/week)
86 (accounting for 25% more vendors)*

*Assumes 2 stall limit:
90 (average # of stalls needed/week)
117 (accounting for 25% more vendors)*

Top 3 Project Priorities from Customer and Vendor Survey Results
June 2014

	# of vendors who placed project in top 3 priority (out of 61 respondents)	% of vendors who placed project in top 3 priority (out of 61 respondents)	# of customers who placed project in top 3 priority (out of 348 respondents)	% of customers who placed project in top 3 priority (out of 348 respondents)
Installation of improved gutter system	27	44.3%	76	21.8%
Upgraded electricity	20	32.8%	56	16.1%
Creation of community space	11	18.0%	196	56.3%
Improved landscaping around the market	3	4.9%	69	19.8%
Parking lot resurfacing	12	19.7%	58	16.7%
Extension of middle aisle canopied stalls to 4th Ave	30	49.2%	192	55.2%
Construction of multiuse structure in the sand lot (for market days, event rentals, winter market)	18	29.5%	115	33.0%
Creation of loading zones for vendors and customers	21	34.4%	84	24.1%
Winter awnings or wind shields throughout the market	32	52.5%	174	50.0%

Market Infrastructure Improvement Project
Comment Card Responses
Dates: 8.1.15-8.20.15

What are your impressions of the proposed project?

Can't wait to see future development this will be a great update.

Waste of money! Winterize and repair the existing market.

Sounds great!

Sounds and looks great!

It looks like a store not a market. Logistics- how do vendors get chosen as this will down size the number of farmers- how will they deliver and pick up without causing traffic chaos in the neighborhood?

Looks fancy – I understand concept but what about existing space? This whole market is a destination for so many vendors and customers every weekend.

The buildings are nice looking, not sure we need them before we need other things. Was hoping to improve market and repairs before a building. And also hoping not to lose parking. (V)

Great! Good use of the open space

I think the idea is great.

This project will not be any advantage to the farmers who have made this a historic place for 95 years.

I prefer the layout with NO plaza and frontage 4th. (V)

This is DOPE.

I think that the production of an actual market is essential in this growing food environment. I have taken a look at all 3 presented concepts and I think either 1 or 3 would be the most fundamentally and structurally...and socially sound. The fluidity of the market is critical. I think more detailed designs inside the market are needed to further the 3 concepts.

Looking forward to an enclosed market for winter. I am excited. I come every Saturday of the year with eggs and meat it gets pretty cold sometimes in the winter. I think it would be nice to even have more room inside for vendors and customers. (V)

I like #1 up to the sidewalk but whichever I like up to the sidewalk. Vendor tents are all different styles and would not present a unified appearance. (V)

Looks awesome.

Amazing, excited to see the progress.

They look wonderful. #1 and #2 concepts

I think it's great that we will be enclosed for the fall/winter; would like to stay outdoors in the summer.(V)

Extreme Excitement

Market Infrastructure Improvement Project
Comment Card Responses
Dates: 8.1.15-8.20.15

What are your impressions of the proposed project? (continued)

I like the large windows and open design of all three concepts. I prefer the overhand design of #1&2 because it seems to fit more the aesthetic of other kerrytown architecture. Designs with the building closer to 4th are great so vendors wouldn't have to feel excluded from the market between the building and the street

We should maximize indoor space- build out to sidewalk. Once enclosed there will be increased demand for space. Sidewalk around outside may be bad- mixing pedestrians and traffic. We want foot traffic to go through the market anyhow. (V)

I like 2&3 (V)

Like the ones that go all the way to the sidewalk. Do not like that ones with plazas. (V)

Initial impression= very nice. I like location, open door concept.

Love it!

Concept 2 is the better one.

Love it!

Looks great! Looks like more space for more vendors.

Love it! This would be a great addition.

Great idea – concept two

Love it

Sharp

Brilliant!

Love it! It will be great to have an enclosed market during the winter!

Great!

Impressive. Better than I imagined. The second concept with roof pitches similar to existing shed roofs is great. Nice open air feel.(V)

I like the idea of improvements being made to the market. I think extra seating for customers should be considered. Often if a customer can sit and relax for a spell, they will then continue shopping. Are costs too prohibitive to winterize the existing structure? There need to be more detail in explaining the project. How many spaces will there be to accommodate vendors inside and around the structure? (total count?) Will there be restrooms? Sinks? Water supply? Electricity for each booth? I like the front courtyard versus coming straight up to the curb. A car valet cut in at the curb should be considered. (V)

It would be great to have the market expanded. More business and more choices for customers.

I think it is going to be amazing.

**Market Infrastructure Improvement Project
Comment Card Responses
Dates: 8.1.15-8.20.15**

What questions do you have about the project?

Is the new building going to be rented out by Parks? Is this the reason for the building?

Who will this building really service?

If this is built, what happens to existing market? We have been coming to market since 1990 nearly every weekend. We wonder why the existing structure will not be addressed now. As taxpayer, customer, I will also go online to provide further feedback.

Will building be heated and air conditioned and how will stalls be setup and used in the winter? (V)

How much of the year it is open? Fully or partially heated? Perimeter walk and farmers trucks occupying the same space?

Rental is stupid/the area is being well utilized now.

Are the politicians of the city trying to eradicate a historic area?

How will parking be impacted? How will stall assignment work in winter to ensure fairness to faithful vendors with low seniority? (V)

Cost of produce rising? Additional parking?

When is the proposed concept to be built? How long will it take? Will the market still be available during construction? Will certain farmers have designated areas in the store? Where will the food trucks go?

Where will trucks and vendors park? How will assignments for stalls be done? Summer? Winter? What is the timeline? (V)

Will the building be able to accommodate community groups/events/classes? Would the building be used other than on market days? For what? What kinds of green technology will be used? Where would our food trucks go? Could vendors park for free in county/city lots? How is this being funded?

Excellent move towards building the market. Exterior opening doors may be hit by trucks- indoor would be better. Space southwest of office and/or triangle lot could be better utilized for rest/picnic/event space. (V)

Where will farmers park their trucks daily? How many parking spaces will be lost? How or will new spaces be assigned permanently? (V)

How would you keep it warm in the wintertime?

Cost?

When will it start?

All answered

All taken care of!

How soon?

**Market Infrastructure Improvement Project
Comment Card Responses
Dates: 8.1.15-8.20.15**

What questions do you have about the project? (continued)

How soon would it be started- would there be water and power provided as in existing market?(V)

Does one view accommodate more vendor space than the others? How many parking spaces will be lost within the market proper? Will there be a designated loading/unloading zone for the enclosed structure? Will there be a designated area where there can be a valet service, where cars can pull up and have their goods delivered for loading? Has the city looking into leasing parking? (With McKinley lot lost to parking and the new housing being built in and around Kerrytown parking will be even more scarce for vendors and customers) How will the structure be heated? (solar? wind?) Is this truly a structure for the market? Or another venue for parks to host events at? (V)

How is it being paid for?

**Market Infrastructure Improvement Project
Comment Card Responses
Dates: 8.1.15-8.20.15**

What other feedback do you have?

We love concept #3!

Improve our structure and rent this out on non-market days!

What happened to the last efforts of improving the current structure with winterizing at least a portion? Do people like me, a tax payer as well as a farmers market user get a say?

We would prefer that existing space be fixed first and then the new structure be added, but the market must be open during construction.

Was thinking about a shuttle or trolley to take customers to parking garages nearby? With or without building a trolley would be interesting. (V)

All positive.

I prefer the roll/garage doors. The roofline of concept 2. The overall plan of concept 3 is my choice.

Improve the vendors area, tell the wedding facilities to part at the beach. More parking places will be eliminated.

Looks nice! (V)

I love the AA farmers market.

No I up to sidewalk (V)

Looks like good news for all

Allow dogs! Widen pathway so less crowded.

1 and 2 look pleasing to the eye. Sliding barn doors.

I like the doors for enclosing but would still prefer to have open space outside. (V)

Landscaping/masonwork on the 4th side entrance looks nice, but I wonder if there's a way to better stay with the current flow of the market where people can enter market at any point along the street. Also, more benches/places to gather/rest would be great! Could there be more space to park bikes?

Excited to have better comfort and conditions for both buying and selling produce. This is the way forward.

Stall assignment in winter should reflect vendor winter attendance in the past. Construction schedule could begin foundations in Fall, structure construction in winter, paving in spring to minimize disruption. (V)

I like the project, we need something new (V)

I prefer concept 1 only because steeper roof pitch enables structure to fit rhythm of buildings along 4th Ave better. Concept 2 is a bit more like a pole barn inserted into an older neighborhood.

Market Infrastructure Improvement Project
Comment Card Responses
Dates: 8.1.15-8.20.15

What other feedback do you have? (continued)

I like the small plaza toward street. Both would be a huge improvement.

I'm interested in a common rentable thermal tarp that could be used in outside market.

Close Detroit St. on market days

Build it

Can't wait!

Live style #1 because it looks like a barn.

Like concept two best.

Thanks for all the work that's gone into such a big project. Ann Arbor Farmers Market is a show case farmers market of Michigan since its long standing tradition so having a great facility year round is important. (V)

Anytime the lack of parking has been mentioned they refer to parking being available at the Ann-Ashley lot. Please note that many vendors have trucks too large to park in the structure and if they park on the street it will diminish the spaces left for customers. I think a trolley system that ran in a continuous loop between Kerrytown and the Ann-Ashley structure would be highly effective in solving the parking problem. People could park at the structure hop on the trolley, get dropped off, shop and then return to the structure with their purchases. (Many people will not walk to or from it their parcels are too heavy or their age or health doesn't allow it.) The Public Market Advisory Commission is just that, and Advisory Commission. The project is intended to improve stall space for vendors and the project reflects the priorities of the commission (stated in your handout literature). I attended your last meeting and it seemed like there was a disconnect between the commission's priorities versus the needs of the vendors. I realize that its hard to get a consensus between vendors, but this project seemed to be a forgone conclusion that disregarded the people/vendors that make up the market. If the project was already given the go ahead, why not state it as such and not pretend to ask their opinion. Instead just ask them to pick which option they like best. (V)

If farmers start pulling their trucks in the free lot by P.O, then dailies will not have a place to park. Right not spaces in sandlot are not permanently assigned. If all are permanently assigned will there be days when some dailies may not get a spot? (V)

MEMORANDUM

TO: Public Market Advisory Commission
FROM: Vendor Operations Advisory Committee
DATE: May 19, 2016
RE: Operational Recommendations for the Market Infrastructure Improvement Project

We, the members of the Vendor Operations Advisory Committee, in reviewing operational elements of the proposed building for the Market Infrastructure Improvement Project, make the following recommendations to the members of the Public Market Advisory Commission for your review and consideration:

Stalls and Building Open/Close Days

With regard to stall size and layout within the building, we recommend an aisle width of 10-12 feet and an average stall size of 8 ft x 8 ft. Acknowledging the variation of stall sizes among existing stalls within the market, we support utilizing multiple stall sizes to accommodate different vendor types. This could include a slightly shallower stall of 8 ft x 6 ft within the central aisle of the building. We encourage City Staff and the Commission to properly evaluate and plan for the possibility that during the winter months there may be vendors both outside and inside the building. This should include a strategy to ensure that the market looks and feels cohesive so customers will understand vendor layout and location.

We recommend that during the first year of use, no stalls be permanently assigned as annual stalls. Instead stalls in the building are recommended for daily assignment. To ensure maximization of the space for as many vendors as possible when the building doors are closed for the cold season, we recommend limiting vendors to 1 stall (for those vendors who pay yearly for 0-2 stalls) and 2 stalls (for those vendors who pay yearly for 3-4 stalls). During the market days when the building functions as an open-air space, we recommend regular stall limits as described in the Public Market Operating Rules be enforced.

For determining which market days the building will be open-air or enclosed, we recommend the following procedure:

During the months of November, December, March and April, the building should function as an enclosed space when the predicted low for the market day is at or below 32° F. We propose that the market manager send an email to all vendors 1-2 days prior to the market to inform vendors that the building will be enclosed

for the upcoming market day. On these days, cold season stall limitations will be enforced.

During the months of January and February, the building should only function as an enclosed space.

Rule Updates and Market Day Stall Assignment

In order to have flexibility as the new space becomes part of the market's operations, we recommend that these operational guidelines be utilized for the first full year the building becomes part of market operations. After that time we recommend that feedback be solicited from all market vendors and the Vendor Operations Advisory Committee reconvene to review operations for the new building. We recommend that any changes to the Public Market Operation Rules be made after the one-year review period.

As the new location for the vehicular drive thru will directly impact existing market vendors' setup procedures, we recommend the Market Manager review and propose an appropriate time for this drive thru to be operational for vendor unloading and unloading, while also identifying an appropriate time for vendors to be able to setup in the stalls located within the drive thru area.

Acknowledging the new complexities of stall and vendor parking presented by the new building, we recommend that City Staff review and propose a staggered, tiered stall assignment procedure to be implemented for all market vendors. As this process can already be challenging, particularly for daily vendors, we recommend the implementation of a new stall assignment timeline be piloted for the same one- year- period as the other operational guidelines, in this case superseding the existing Public Market Operating Rule language on stall assignment times.

We recommend that carts designed for use by the vendors (for loading/unloading and stall storage) be explored as a method to improve the stall assignment and unloading process for vendors and also to encourage vertical storage within stall spaces. We recommend these carts be purchased and managed by the Market, to support vendors in this space transition. We acknowledge that cart storage, maintenance and cost are all variables in this potential solution.

Parking

With regard to the loss of onsite vendor parking for yearly assigned, annual vendor parking spaces, we recommend City Staff identify replacement parking for those vendors whose parking will no longer be available at the market due to the new building footprint. We additionally recommend that City Staff work with the Downtown Development Authority to locate offsite parking for vendors. This parking could be

coordinated through a partnership between the Market and the DDA, allowing the Market to centralize payment and assignment as it is feasible to do so. We recommend a list of best practices be created and shared with all vendors regarding parking:

1. Identify loading zone areas that correspond to stall locations in the market; assign vendors to use specific loading zones after receiving their stall assignment (for daily vendors)
2. Direct non-truck vendor vehicles and all 2nd and 3rd vehicles of vendor employees to specific offsite parking (Ann/Ashley structure or the lower level of the County Courthouse lot for example)

We recommend the following efforts be made to improve the customer experience for parking:

1. Create parking map handouts for customers to be shared by vendors and available in the market office
2. Create loading zones for customers
3. Coordinate parking message with Kerrytown management (encourage staff to leave close parking for customers)
4. Market non-motorized transit options and reach out to growing residential population in the Kerrytown neighborhood

Further Infrastructure Improvement Planning

The committee anticipates the need for future winterization beyond this project and encourages the Commission and City Staff to include this anticipated need in long-term planning strategies and documents, such as the City's Capital Improvement Plan and the Parks and Recreation Open Space Plan.

Additionally, we recommend City Staff identify a concrete timeline and identify necessary funding for the repair of the remainder of the market parking lot that is not being resurfaced during the complete of the Market Infrastructure Improvement Project.

Vendor Operations Advisory Committee Members:

Meredith Kahn, Ann Arbor Seed Company
Donna Puehler, Grandma's Kitchen
John Harnois, Harnois Farm
Mary Wessel-Walker, Harvest Kitchen
Scott Robertello, Kapnick Farm Market
Alex Cacciari, Seeley Farm
Sally Sparr, Sparr's Flowers & Greenhouse
Jay Jermo, Super Bee Apiaries
Bruce Upston, Wasem Fruit Farm

MEMORANDUM

TO: Public Market Advisory Commission

FROM: Community Operations Advisory Committee

DATE: May 19, 2016

RE: Operational Recommendations for the Market Infrastructure Improvement Project

We, the members of the Community Operations Advisory Committee, in reviewing operational elements of the proposed building for the Market Infrastructure Improvement Project, make the following recommendations to the members of the Public Market Advisory Commission for your review and consideration:

Parking & Access

We recommend City Staff work with the Downtown Development Authority (DDA) to identify ways to encourage non-motorized and small motor transportation and access to the market. Additional bike parking as well as designated scooter and motorcycle parking would support these transportation options for market users and shoppers in the Kerrytown neighborhood, demonstrating City and DDA commitment to diverse transit accessibility in the downtown. It may be beneficial to make use of underutilized parking lot or sidewalk areas to accommodate this additional parking for bikes, motorcycles and scooters.

We recommend the market manager produce a best practice guide for market vendors with regarding to parking, identifying off-site parking options and prioritizing close parking spaces for customer use. In order to increase the effectiveness of these practices, we recommend market management coordinate with neighboring businesses with significant employee presence, including The Kerrytown Market and Shops and Zingermans, to encourage similar strategies among their employees. We see value in communication with Community High School to identify shared goals and possible areas for collaboration and support.

The formal implementation of loading zones is a crucial strategy for supporting customers in unloading and loading people and purchases around the market. It will be important that a marketing campaign be created to familiarize users with these zones and also to highlight available parking options in connection with these loading zones. We recommend the market enlist volunteers for assistance with these zones, particularly when they are first made available.

We would encourage City Staff and the DDA to consider short-term, enforced 30-minute parking in an area near the market to support shoppers who wish to make a quick visit and to encourage more frequent turnover of the parking spaces to accommodate as many customers as possible.

Park Elements & Communication

In order to further the market's identity as a downtown park, we recommend City Staff incorporate landscaping elements into the Infrastructure Improvement Project. Particularly on non-market days, additional landscaping would improve the pedestrian experience for those using the parking lot and walking through the market aisles.

We recommend the incorporation of informational and educational signage on the façade of the proposed structure. Engaging customers as they enter the market will enhance the experience of shopping at the market and provide better flow as shoppers can more quickly identify certain vendors and their corresponding location within the market. The new entrance provides an important opportunity to inform shoppers about which vendors are present, what products are available, where to find parking and information about upcoming special events at the market.

Community Use & Special Events

We support the use of the proposed structure for community and private event rentals when the market is not in use. The market offers downtown public space where the community can gather and where individuals and organizations can host events of particular significance.

We recommend the Public Market Advisory Commission seek further input on the use of the market for rentals. Stakeholders for such discussions may include City Staff (specifically Parks Customers Service, the Market Manager, and Parks Management), representatives from the Kerrytown District Association, and DDA staff. Parking is a key concern for these rentals and should be addressed in the context of these future discussions.

The market is a vibrant place that supports many small, new, local food businesses. We encourage City Staff to use the proposed structure as a unique opportunity to engage the community with these types of businesses outside of traditional market hours. Hosting food-related events and encouraging the incubation of new food businesses are examples of the ways in which the new space can be utilized in creative, dynamic ways.

Community Operations Advisory Committee Members:

Sandy Alcini, Grateful Dreads (*owner*)
Diane Black, market customer
Karen Farmer, The Kerrytown Shops (*property manager*)
Edward Lynn, neighborhood resident
Dan Murphey, market customer
Joel Panozzo, The Lunch Room (*co owner*)
Paul Schlanderer, market customer
Genia Service, neighborhood resident

able to absorb these expenses without neglecting other budgeted park needs;

RESOLVED, That the Park Advisory Commission recommend that the parks operating budget cover FY2016 operating expenses at the Ann Arbor Skatepark.

Approved unanimously.

G6 16-0746 Argo Operational Improvements 2016

Attachments: argo_canoe_livery_improvements_document_2016

D. Delacourt gave an introduction re the Argo Cascades operations. J. Landefeld provided feedback from the neighborhood meeting and actions that have happened as a result of that meeting. Staff has worked with attorney's office to work on the waiver document. More river clean up days are scheduled to handle the trash. C. Saam gave operational updates: boat numbers stay the same; moved the last river trip to 4 pm from 6 pm; Barton to Gallup continues in popularity; eliminated the four-hour Delhi trip; limiting cooler size.

H OLD BUSINESS

H1 16-0747 Update on Market Infrastructure Project

Attachments: 4 21 16 PMAC Memdoradum Resolution for Market Infrastructure Improvement Project, farmers_market_project_april_2016

C. Smith gave a quick thought on this which is a memo from PMAC to PAC which speaks to the support of this particular body. S. DeWitt and A. Kuras gave a presentation on what the Market would look like upon completion of this project. Hope to have this go to Planning Commission to July but not before coming back to PAC in June.

I COMMISSION PROPOSED BUSINESS

J REPORT FROM PARKS AND RECREATION MANAGER

C. Smith gave updates on the sanitary sewer overflow near Bird Hills. Budget will include ice rinks and the \$50K in the Park Fairness resolution; pools will open on May 28; this weekend is A2Blooms Day on 5/21 from 9-noon; Leslie Park course is hosting the amateur qualifier for LGPA on Thursday at 11 am.

K REPORTS FROM PARKS AND RECREATION ADVISORY COMMISSION

No report.

L REPORTS FROM RELEVANT COMMISSIONS, COMMITTEES, BOARDS AND/OR TASKFORCES

M PUBLIC COMMENTARY - GENERAL (3 Minutes per Speaker)

Michele Wensman, 1502 Ottawa, spoke about safety issues near the Cascades.

The City Park Planner staffed a Farmers Market booth in August 8, 2015 to discuss the project, answer questions, and obtain feedback. At that event, comment cards were filled out, and the response was generally favorable.

Postcards were mailed to neighbors within 500 feet of the site with a brief description of the project June 23rd . and to notify of the public hearing at Planning Commission.

ANN ARBOR DESIGN REVIEW BOARD

Staff Report

MEETING DATE: April 20, 2016

PROJECT: Ann Arbor Farmers Market Design Project
Project No. DR16-001

ADDRESS: 315 Detroit Street

ZONING DISTRICTS: PL Public Land, Kerrytown Character, Secondary Frontage

DESIGN TEAM: Amy Kuras – City of Ann Arbor Parks & Recreation Services
Keith Kohler – Kohler Architects
Julian Wargo – Zeimet Wozniak and Associates

PROPOSED PROJECT: A new 4,000-square foot modern urban barn is proposed at the Farmers Market, 315 Detroit Street, on its North Fourth Avenue frontage. The barn will provide an enclosed space, heated in the winter months, to enhance the presence and function of the farmers market during the entire year.



Figure 1 – Location Map

The Farmers Market has been operating at its current location since

1931. In 1973, the City acquired a single-family lot at 322 N. Fourth Ave as a life estate and took possession of the property in 2003. The home was demolished and the space has since been used for market activities.

The proposed steel and glass building measures 50 feet wide by 80 feet deep and has a completely open interior. All four sides have industrial type multi-light steel windowed garage style pull down doors. The roof is metal.

The proposed development will fill the void on Fourth with a multi-purpose building that creates an aesthetically pleasing focal point and prominent entry to the Market. Its design highlights features of the market canopies, tying the architecture of the site together, while complementing and borrowing features of adjacent structures, such as the roof of the bell tower, the industrial type windows of the Kerrytown Market and Shops, and the garage style windows of Argiero's Restaurant.



Figure 2 – Perspective Elevation

The Farmers Market is a downtown park, owned and operated by the Ann Arbor Parks and Recreation Services. One of the important goals of the project is to highlight open space features so that it is readily identifiable as an urban park.

STAFF COMMENTS:

1. The PL (Public Lands) district is the designated zoning district for land owned by a public entity, such as the City of Ann Arbor, the University of Michigan, and the Ann Arbor Public Schools. The area, height or placement regulations are “none”. The permitted uses include indoor and outdoor public recreation along with buildings associated with the recreational use.
2. All property in the downtown, whether its base zoning is D1, D2, PUD (Planned Unit Development), PL or other, has a character overlay zoning district designation. This was intentionally done to set the expectation that new development and redevelopment in the downtown, public or private, should be in keeping with the context and respect the height and placement standards of the character districts.

3. The area, height and placement regulations for this site (PL, Kerrytown character, secondary frontages) are:

	Required	Proposed
Density (Floor Area Ratio)	None	10% FAR
Front Setback	Min 0 feet, Max 10 feet	21 ft*
Side Setback	None	Not applicable
Rear Setback	None	Not applicable
Streetwall Height	Min 2 stories, Max 3 stories**	Not applicable
Offset at Top of Streetwall	Min Average 5 feet**	Not applicable
Total Height	Maximum 60 feet	30 feet

* Proposed building is set back 21 feet from North Fourth Avenue. The existing canopy structures are set back approximately 2 feet from North Fourth Avenue and Detroit Street, and the existing Market building is set back approximately 40 feet from North Fourth Avenue.

4. The proposed development incorporates all of the applicable design guidelines for context and site planning. It identifies and reinforces the positive characteristics of its own site as well as adjacent site and enriches the pedestrian experience. Consideration was given to natural systems and open space. The development improves the current parking, driveway and service area functions. Pedestrian connections are made where none currently exist and cycling and transit are incorporated.
5. The design guidelines for building massing generally are not applicable to the proposed development. Building massing guidelines focus on minimizing the impact of a new building and providing details, variation, and design treatments that break down scale. However, these concepts that simply reinforce good building design principles are reflected in the overall composition of the proposed building.
6. The proposed development also incorporates all of the applicable design guidelines for building elements. It has an appropriate street edge, entry, windows, canopy, materials and operational systems.
7. The Farmers Market is arguably the heart of Kerrytown. The existing market building and canopy structures are unlike other buildings in the neighborhood yet are a cornerstone of the Kerrytown character. The proposed building will be a seamless addition to the Farmers Market. New visitors to the market may think it has always been there.

APPLICABLE GUIDELINES: From the Ann Arbor Downtown Design Guidelines

Staff has identified the following Guidelines as applicable to the proposed project. These include Guidelines both with which the proposed project is and is not consistent. The Design Review Board may find other Guidelines are also applicable.

Chapter 1: General Design Guidelines

A. Design Guidelines for Context and Site Planning

A.1 Urban Pattern and Form. When considering urban pattern and form, the petitioner should assess the character of the adjacent streetscape, open spaces, and buildings to determine how they function as places and facilities supporting human use.

A.1.1 Identify and then reinforce the positive characteristics of adjacent sites.

A.1.2 Design sidewalk level features and facilities to provide enrichment of the pedestrian experience.

A.1.4 For mid-block sites, identify adjacent site and building design qualities, noting that a design may be appropriate for a mid-block site that best serves the area in a secondary role.

A.2 Site Planning and Natural Systems. An urban setting can be a challenging environment in which to respond to natural systems. Consider natural systems such as sun and wind patterns, climates and seasonality, rainwater harvesting, and significant individual features such as street tree patterns and landmark trees on public and private sites.

A.3 Open Space. Open spaces can include public and private courtyards, plazas, patios, terraces, alleys, and gardens. Throughout downtown, site features and elements that invite use should be provided.

A.3.1 Design an urban open space to maximize activity and usability for a diverse population of different abilities.

A.3.2 Locate an urban open space where there is a high level of existing or potential pedestrian activity.

A.4 Parking, Driveways and Service Areas. Parking, driveways, and service areas are necessary functions, which should be designed to benefit the urban experience.

A.4.1 Locate and size driveways, access points, service entries, alleys, loading docks, and trash receptacles to minimize impact on pedestrians and maintain pedestrian safety, circulation, and comfort.

A.5 Pedestrian Connections. Pedestrian connections include sidewalks, alleys and arcades that provide pedestrian access within, through and among properties. Such connections provide access to buildings, courtyards, plazas and other site elements.

A.6 Cycling and Transit. Walking, cycling, transit and other multi-modal means of transportation are to be considered in the design of streetscapes.

A.6.2 Consider use of convenient bicycle racks, including proximity to building entries, weather protection and security when selecting a location for bicycle parking and storage.

B. Design Guidelines for Buildings

B. 1 Building Massing. Building massing principles address the overall height, size and shape of a building. Although these guidelines refer to the visual aspects of structures, it is important to note that downtown zoning districts address key building massing considerations including floor area ratio, building height, streetwall height, offset and module length.

C. Design Guidelines for Building Elements

Building elements include specific design features that give character and detail to a building. They are not generally addressed by the requirements of the downtown zoning districts. Entries, windows, materials, and other building elements influence the degree to which a new building contributes to the urban fabric. Quality and creativity are most clearly expressed and experienced at this level of design.

The design of building elements should be compatible with its surrounding context. However, a wide range of styles or design themes are appropriate including creative, contemporary, and environmentally-oriented design solutions. Surfaces that have variations in depth with substantial shadow lines add interest.

C.1 Street Edge. Building elements and architectural details used at the street front have a direct impact on the quality of the pedestrian experience and should be combined to create an active and interesting street front. Creative use of materials, textures and architectural details is especially important where there are few windows at the street front of a building.

C.2 Entries. The location, spacing and general pattern of building entries impact the quality of the pedestrian experience downtown. Building entries should be located to enhance the street level experience and help give a sense of scale. Entries should be clearly defined, accessible, and located to express rhythm and visual interest along a street front. Although traditional building entry designs may be appropriate, creative and contemporary interpretations are also encouraged.

C.3 Windows. Window design and placement should help establish a sense of scale

and provide visual interest.

- C.4 Awnings.** The use of awnings is encouraged at the sidewalk level to provide shelter from the rain, to modulate natural light, and to indicate entry and provide transition from the outdoor to the indoor environment.
- C.5 Materials.** Building materials should reinforce the massing and architectural concepts and enhance the character of the building and its context.
- C.6 Building Operational Systems.** Building operational systems such as waste management, utility services, heating and cooling systems, must be carefully integrated into the design of a building and not detract from the architectural concept.
- C.7 Sustainability in Building Elements.** Consider sustainability when selecting structural and façade materials and designing functional building elements.

Kerrytown Character District

Kerrytown defines the downtown's northern edge and is the transition from commercial to residential as one moves to the east, north and west – away from the downtown. Two and three story Italianate masonry multi-use buildings with zero lot lines give way to late-19th and early-20th century wood-framed housing.

Many think of Kerrytown as home to several Ann Arbor “institutions” in the form of eateries, markets and entertainment venues. It is a lively district by day anchored by a stable retail presence, ample pedestrian elbow room and a variety of vehicular parking options. Kerrytown is a place locals like to frequent.

In the evening Kerrytown becomes more quiet. While Community High School and the Ann Arbor Farmer's Market provide vitality by day the use of each site recedes to parking at night. Evening activity in Kerrytown is limited to a number of well-spaced dining and entertainment venues in the core area between Detroit Street and Main Street, north of Miller Avenue.

Moving from the core of the Kerrytown Character District, with its brick-paved streets, into the surrounding neighborhoods the pedestrian amenities change. The sidewalks transition from continuous hardscape between building facades and the street curb into ribbons of walkway bordered by landscape setbacks and grassy street extensions. Trees become more prevalent with way-finding signage and lighting levels diminishing.

MEMORANDUM

TO: City Planning Commission

FROM: Public Market Advisory Commission

DATE: July 12, 2016

RE: Support for the Farmers Market Infrastructure Improvement Project Advancing to Design Review Board, Planning Commission, and City Council

Attached is the Public Market Advisory Commission (PMAC) resolution in support of the Farmers Market Infrastructure Improvement Project moving forward through the necessary stages of review by the Design Review Board, Planning Commission, and City Council.

PMAC unanimously supported the project's direction and purpose and the use of \$350,000.00 from the market's assigned fund balance in a resolution on May 21, 2015. The purpose of this resolution is to show continuing support of the project as it moves ahead for review by other City bodies. The primary function of the proposed structure is to accommodate market vendors in a heated indoor space during the winter months and to provide additional covered stall space for all market vendors year round. The new structure would create a prominent entrance on 4th Avenue, highlighting the Ann Arbor Farmers Market presence downtown.

PMAC will be receiving operational recommendations for the project from the Vendor and Community Operations Advisory Committees. Ongoing input from these committees has shaped the project design to best serve all users and final recommendations will be vital to the functionality of the building.

RESOLUTION ON THE ADVANCEMENT OF THE ANN ARBOR FARMERS MARKET
INFRASTRUCTURE IMPROVEMENT PROJECT TO THE DESIGN REVIEW BOARD, THE
PLANNING COMMISSION & CITY COUNCIL

Whereas, The design and construction of a new market structure to expand vendor stall capacity year-round project reflects the City's commitment to supporting local farmers, artisans and food businesses while continuing to provide access to the full diversity of our local community to shop at the market;

Whereas, City Staff have sought input from market customers and vendors regarding priorities for market improvements and have aligned this project with the input received;

Whereas, PMAC will receive operational recommendations from Vendor and Community Operations Advisory Committees which will define the operational elements of the project for best use of the building space;

Whereas, Sufficient funds have been identified for this project through the market's assigned fund balance, developer contributions, the Park Maintenance and Capital Improvements Millage, and a grant from the Ann Arbor Downtown Development Authority;

RESOLVED, That the Public Market Advisory Commission support the Market Infrastructure Improvement Project as it progresses through the required City review process.

Unanimously approved at the April 21, 2016 meeting of the Public Market Advisory Commission.

MEMORANDUM

TO: City Planning Commission
FROM: Parks Advisory Commission
DATE: July 12, 2016
RE: Support for the Farmers Market Infrastructure Improvement Project

Attached is the Parks Advisory Commission (PAC) resolution in support of the Farmers Market Infrastructure Improvement Project.

The project provides much needed, additional capacity for market vendors and the opportunity for shoppers to select from an even-wider range of products while remaining in a covered market space throughout their shopping experience. The project provides a lasting improvement to the 4th Avenue streetscape and a vibrant downtown park experience for area residents and visitors.

RESOLUTION OF SUPPORT FOR THE ANN ARBOR FARMERS MARKET
INFRASTRUCTURE IMPROVEMENT PROJECT

Whereas, The design and construction of a new market structure to expand vendor stall capacity year-round project reflects the City's commitment to supporting local farmers, artisans and food businesses while continuing to provide access to the full diversity of our local community to shop at the market;

Whereas, City Staff have sought input from market customers and vendors regarding priorities for market improvements and have aligned this project with the input received;

Whereas, The project has been guided and supported by the Public Market Advisory Commission and has been shaped by critical input from Vendor and Community Operations Advisory Committees;

Whereas, Sufficient funds have been identified for this project through the market's assigned fund balance, developer contributions, the Park Maintenance and Capital Improvements Millage, and a grant from the Ann Arbor Downtown Development Authority;

RESOLVED, That the Parks Advisory Commission supports Parks & Recreation Services in its commitment to improving this park space within the downtown area of the City of Ann Arbor.

RESOLVED, That the Parks Advisory Commission supports the Market Infrastructure Improvement Project as it progresses through the required City review process.

Unanimously approved at the June 21, 2016 meeting of the Parks Advisory Commission.