

Dear Planning Staff,

05/16/22

The Ann Arbor Farmers Market is concerned about the loss of parking spaces along Detroit street for the duration of this project, and specifically how the loss of angled parking will negatively impact vendors who rely on that area for load-in/load-out every market day. These vendors have large container trucks and other vehicles that cannot easily get into, out of, or even fit into a parallel spot, so the loss of angled parking overall and reduction of 8 total parking spots would be a definite hardship for them, especially as the project is slated to continue for two years. This will impact at least 10 vendors, many of whom have 3 stalls with a large volume of heavy products. In effect, some of our most senior and largest vendors will lose their load-in/load-out abilities as a direct result of the loss of parking. These vendors do not park in this area during market hours but certainly use it every day for load-in/out.

In addition, many of our customers, especially those with limited mobility, rely on being able to park adjacent to the market. As our parking lot is completely full with vendors on Saturdays and closed to the public as a result, losing 8 of the spots closest to the market would have a negative impact on those customers as well. Although there is some parking space for customers in the market lot during Wednesday market, customers still actively rely on the Detroit street spots. Staging the construction on Detroit street will limit access to the market for customers and for vendors. A remedy for these concerns would be to stage the construction on 5th Avenue instead of Detroit street so that our vendors and customers would not lose access to these spots.

Furthermore, we are concerned about the impact that the noise and dust will have on our vendors and customers during the construction. We are concerned that construction dust will coat vendors produce and products and make customers less likely to shop at the market as a result. As the developers are applying for a brownfield remediation permit, it seems likely that the dust will also be toxic and potentially threaten the health of vendors, staff, and customers if construction were to occur during market hours. We are also concerned that the construction noise will disrupt vendors' ability to

conduct business and customers' ability to shop for local food and products. If the market is disrupted as a place of business, this puts the economic viability of our local farms and food businesses at risk, which in turn undermines the city's sustainability goals. A remedy for these concerns would be to institute 'quiet hours' when no construction could occur, both during our Saturday market 7am-3pm year-round, and during our Wednesday market 7am-3pm May-December.

In sum, we would like everything possible to be done to limit the potential negative impacts on the market. To help reduce impacts on the market if the project is approved, we would like to see the construction staged on 5th Avenue instead of Detroit Street, and have construction not be allowed during market hours of operation. We are celebrating our 103rd birthday this year and a majority of our 120 vendors are concerned that this project will irreparably hurt the market if the development goes ahead and if these concessions are not actively pursued.

Thank you for your time and consideration,

-Stefanie

Stefanie T. Stauffer, PhD

Ann Arbor Farmers Market Manager