

City Market Proposed Development

Frequently Asked Questions

Q: *How is the City paying for the NEW City Market?*

A: The City will use funds generated by the sale of the current variation of the City Market and build a new market on the neighboring park property.

Q: *Who will build the new City Market?*

A: The City will be constructing the new Market on City property.

Q: *Will the construction of the new City Market be done with a project labor agreement?*

A: Yes, the City has committed to making the construction of the new City Market a project labor agreement.

Q: *Will the new market be an indoor structure and operate year round?*

A: YES! The new market will be an enclosed facility and will also have seasonal-outdoor space similar to farmers markets throughout the state. The enclosed facility will be open year round.

Q: *The new building will be located in the 500 year flood plain, is that a problem?*

A: No, buildings are constructed in the 500 year flood plain on a regular basis. Great care has been taken to work with the Department of Environmental Quality to ensure that construction works within applicable rules for flood plain development. To date, the response has been nothing but positive. The foundation of the

Q: *What is the difference between the flood area where the Museums are located and this new Market?*

A: The Museums (REO, Impressions 5, Riverwalk Theater, et al.) are located in a "flood way" which is the most immediate and most susceptible to damage in even more minor flood events. Conversely, the new City Market will be located in a 100 year flood plain which will flood much

less frequently by comparison, and flood events have far less potential to do significant damage.

Q: *Will the river walk be removed from the area around the City Market?*

A: No, there was a desire to integrate the river trail into the pavilion and outdoor seasonal vendor area of the City Market and that is exactly what the plan reflects. The river walk will not be inaccessible or impeded as a result of the City Market operations.

Q: *The 1999 Central Lansing Comprehensive Plan says the City Market should be expanded, isn't this proposal doing the opposite?*

A: The 1999 Central Lansing Comprehensive Plan states:

"This site has great potential for many different uses that would contribute to the Commerce Center due to its visibility, central location on the river, and proximity to the stadium and Lansing Center. The site design should respond directly to the river and surrounding attractions. The site could be renovated and expanded as a full service farmers market with cafes and seasonal retail. Hours of operation should be adjusted to improve the market's availability to the shopping public. A sophisticated pedestrian promenade and plaza should be created in association with this expansion and should be developed in coordination with other riverfront improvements"

The new City Market plan hits on all of these points. The new market moves just a few dozen feet to maintain its central location and to interface better with the river. The proximity to Oldsmobile Park and Lansing Center is maintained. The operations of the market will be expanded to better serve as a full service farmers market and will include space for cafés, restaurants, juice bars, and other similar functions. A center piece to the landscape plan of the new city market is the sophisticated pedestrian promenade and plaza that will interface directly with the river trail. This entire

project is working in accordance with a \$3.2 Million grant that will be used to renovate the west bank of the Grand River between Michigan Ave. and Shiawassee Street.

Q: *I heard the developer has already asked for a \$1 million dollar grant to clean up the City Market property, how can they do that? Also, should I be worried about the environmental condition of that property?*

A: The Lansing Brownfield Redevelopment Authority, not the developer, applied for the Grant to clean up the property as a component of the proposed development. The contamination is in the ground below the asphalt on the City Market property. Left untouched, the contamination is not an immediate threat to the area. If development is to take place the dirty soil will have to be dealt with in a careful and expensive manner, which is why the EDC has applied for money meant to assist with these extraordinary costs.

Q: *How does the city market property qualify for the grant and what is the deadline for application?*

A: The property qualifies by being a contaminated site, in a large urban city, with a proposed economic development project on site. The application is awaiting City Council support to be finalized, which must occur prior to the end of July 2008.

Q: *Will there be space available for the current Vendors in the City Market?*

A: All vendors in the City Market at the time of the opening of the new market will be guaranteed a space in the new market.

Q: *The plans for the new city market includes a kitchen incubator, is there one in the current city market? What is it?*

A: No, there is not a kitchen incubator in the current market, it's a feature that would be new to the proposed market. A kitchen incubator is a location for entrepreneurs who need a commercial kitchen to create their products but wouldn't otherwise have access to one. An example could be a person who wants to cook, bottle, and label their own line of jellies and jams, but doesn't have a permanent location to get started.

Q: *Will there be a time when the old market ceases operation before the new market is open?*

A: No, there will be no interruption of service of the City Market.

Q: *The DNR Grant that was used for the riverfront park seems to indicate that the area is to remain as outdoor recreational space forever; doesn't this prohibit the City from having an enclosed structure?*

A: No, the DNR Grant that was used for the riverfront park was only attributable to the areas of the park between Shiawassee Street and Saginaw, not the area of the proposed new market.

Q: *Isn't the new market going to be smaller than the existing market?*

A: While the structure will be smaller, the space will be more efficient. The H layout of the current market does not facilitate the most efficient use of the available space. Also, the functional size of the market will be increased by the multitude of indoor and out-of-door vending spaces. **Most importantly, the new market will have the same amount of rentable vendor space as the current market.** Additionally, in the winter months, the current variation of the City Market shrinks by almost 50%, and thus in those months the proposed market will actually be almost 50% larger than the current version.

Q: *What if the new market is so popular that the structure isn't big enough?*

A: The new market is being built with the potential for expansion in mind.

Q: *It has been said that the current market is an "energy hog." Will the new market be any better?*

A: The proposed market will be built with modern materials and an energy and environmentally friendly design. If possible, the new market will have the ability to generate some of its own power on site.

Q: *The current market has nearly 170 spaces on site for its patrons; will the new market have available parking on site?*

A: Yes. The current market only uses 30-45% percent of the available parking at its peak times. The new market will have a set amount

of spaces available for shoppers on museum drive, adjacent to the market. Additionally, LEPFA, the operators of the Lansing Center, will keep dedicated spaces for market customers during market hours in the lot that is less than 100 feet from the front door of the proposed market. In addition to that, the City is exploring offsite parking with a fun Tractor Trolley that will transport shoppers from their cars to the market, which will be convenient for shoppers and fun for families! The City is also exploring the idea of "Market Days" in the neighborhoods, where a tram or trolley will pick people up on Saturday mornings to take them to the City Market and then take them back home later that day.

Q: *Why not renovate the current market?*

A: The current market is celebrating its 70th year in 2008. While it has been a great building, it's getting tired. The funding sources for maintaining and renovating a 70 year old market are scarce, if they exist at all, and the lack of high density residential development surrounding the market does not ensure its viability over the next 70 years. With the proposed adjacent development, the immediate population of residents will help ease many of these concerns.

Q: *Why were no bids taken on the property after the developer made their proposal?*

A: When the City of Lansing was given the proposal for the City Market property and the new market, the developer had already purchased nearly all of the surrounding property. As a result, the City of Lansing was given a comprehensive development plan that included property immediately north of the ballpark and further north of Shiawassee Street between Cedar and Larch. As a result, the City of Lansing chose not to request bids on the site due to the fact that it would be impossible for another developer to provide as comprehensive of a development plan. Additionally the proposed developer of the City Market site displayed a strong desire to maintain the operations of a City Market in this area of the downtown. This provided the City the opportunity to ensure market operations for another 99 years. Finally, the Gillespie Group is a local developer who has a vested interest in seeing this project out to completion, and is very unlikely to pick up and leave. They also have a proven track record in the Lansing area.

Q: *The City Market's hours don't always fit with my schedule, will anything be done to remedy this?*

A: Currently, the Market Manager and the President of the Lansing Entertainment and Public Facilities Authority are writing a new business plan for the market operations. The business plan will look at all facets of the operations of the City Market, from hours of operation, vendor rental rates, parking, marketing, and other related items. We expect this will be available to the public later this summer.

Q: *Since the announcement in October 2007, what has happened?*

A: We have listened, learned, and worked to improve the project. The best evidence that we can provide that there has been a legitimate, inclusive process in place is the fact that we have changed the plan and compromised in the following ways:

- Four season market, not just three
- Project Labor Agreement
- Functionally the same size as what is currently in place
- A kitchen incubator
- A new business plan in development
- Stake-holder input
- Meetings with dozens of Lansing based organizations
- Energy efficient design

Q: *Is a referendum for the sale of the property required?*

A: No, after reviewing the 1935 purchase of the current city market property, as well as the use of Urban Renewal Grant funds in the 1970's the City Attorney has concluded that a public vote is not necessary for the sale of the property.

Q: *Don't Urban Renewal Funds stipulate that land cannot be sold?*

A: Yes, but only for a specific period of time. In this instance, that stipulation expired in 1989.

Q: *Does the building's historic nature make it prohibitive for sale and redevelopment?*

A: No, the current city market is a state recognized historic structure based solely on its

age. It is not a local or federally designated one, which would be based more on its architecture. This does not impede the construction of a new city market.

Q: *What about the local, organic character and components of the new city market?*

A: The City, along with the USDA Architect, Michigan State University Specialists, and local architects have gone to great lengths to make sure that the intangible qualities of city markets are captured in Lansing's market design. The product, we feel, not only captures the spirit of the city market, but enhances it as well.

Q: *Who was involved in designing the new City Market?*

A: The City brought in a local architect, an architect from the USDA who specializes in urban city markets, and farmers market experts from Michigan State University to meet with vendors, shoppers, and citizens to design the proposal for the new City Market.

Q: *Will the developer utilize development incentives on his project? What exactly is his project?*

A: Yes, this type of development is very expensive and very tricky to pull off. This is a very common trend in older city centers that have multiple past uses on site. As a result, economic development incentives help defray some of the extraordinary costs, like bringing in up-to-code utilities, removing contamination, and putting in proper foundations. The developer has proposed a four story mixed use residential structure overlooking the river, with retail and commercial bordering Cedar Street.

Q: *Where did the contamination come from?*

A: Prior to being a City Market, the property was formerly used as a filling station, a foundry, a sheet metal shop, a machine shop, and as a galvanizing plant. This contamination is still in the ground and will have to be removed and treated as a part of the new development.

Q: *What is going to happen to the restrooms located in Riverfront Park?*

A: Public Restrooms will be a component of the new city market; they will be designed in a way to make them safe, attractive, sanitary, and publicly accessible even when the market isn't open. Currently, the facilities located in the park are closed at most hours of the day and thus are not typically accessible.

Q: *If the new city market is going to be on City park land, doesn't that mean the city market will be operated by the City's Parks Department?*

A: The new market will be on dedicated park land, which also means that it can never be sold without a vote of the public. The market itself will be a park department facility, however, there will be an operating agreement with the Lansing Entertainment and Public Facilities Authority to continue management and oversight of the market.

Q: *Isn't there an ordinance placing the official city market location at its current site?*

A: Yes, if the Development Agreement for the sale and development of the current City Market site is approved the ordinance will have to be amended to reflect the proposed location of the new market.