
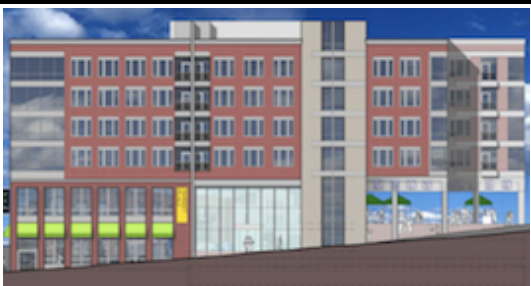
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TASK FORCE CRITERIA	WOODARD PROPERTIES	SHANK AND GRAY	EQUITABLE PARTNERS	WVS
Permanence	Achieves permanence, offers indoor/outdoor space for year round market, multiple day/wk possibilities	Permanent structure, but currently does not plan for market more than 1 day/wk.	Achieves permanence. Parking may pose limitations for market use	Permanent home totally dedicated to market use. No user conflicts
Vendor Access	1 grade level entrace/exit to vendor area, 1 parking garage entrance/exit	2 entrances for vendor access: one on South St. and one on Second	2 entrances to vendor area, South and Second Streets	2 wide truck entrances off Water, plus 2 large non-vehicle entrances, off 2nd East and West
Visibility	Grand entrance on 1st street axis, visible and connected to Downtown Mall.	No entrance from 1st street axis. Activity and signage highly visible from Water, 2nd and South, partial view from Mall	Not visible from mall, grand plaza entrance on Water, smaller entrance plaza on SW corner of South and Second.	Grand entrance on 1st street axis, visible and connected to Downtown Mall
Vendor Parking	Plaza level: 48 truck spots, 67 without trucks; expandable to 2nd St., and underground garage level could hold 32 vendors	Vendors may choose to park in stalls as before. 96 stalls on market level	Vendors may choose to park in stalls as before; 95 stalls on grade level, 21 stalls on Second St.	Flexible space allows for 28 truck stalls, 140 regular stalls which can be used without trucks or combine 2 and use with trucks
Pedestrian Access	Grand entrance, walkable pass-through spaces on all sides	Entrances on South and Second and from parking garage.	Grand entrance Plaza on Water St., entrances from gargage, on 2nd and South St.	Grand entrance on Water, two entrances from Second W and Second E. One entrance from parking garage.
Flexibility in Public Use	Market/civic plaza on non-market days; indoor/outdoor pavillion space	Not flexible; planned for market 1 day/week, parking 6 days/week; will be cold for year round market	Planned for parking or special uses when Market not open; coop included on market level	Spaces are open, covered or enclosed for maximum flexibility of use in all seasons.
Miinimize User Conflicts	Plaza and pavillion available for year-round weekday markets, different times	Increasing market days/times must compete with parking	Increasing market days/times must compete with parking	Open plaza market space has no non-market parking use.
Ammenties: restrooms, potential for shelter, shade, seating, water and electicity	All amenities; canvas sails provide shade	All ammenities. 30 ft. high ceilings provide shelter, shade	All amenities; gathering places at Water and South St entrance plazas. Garage ceiling offers permanent shelter	All ammenities including market shed for 40 vendors, public restrooms, gathering and seating spaces, covered and open spaces.
MARKET VENTURES CRITERIA	WOODARD PROPERTIES	SHANK AND GRAY	EQUITABLE PARTNERS	WVS
Build on success of weekly outdoor producer only market	Potential to operate multiple days/week, and year-round	Increasing market days/times must compete with parking	May have to negotiate for miltiple day/wk market. Retractable garage doors offer indoor space for winter	Has outdoor/indoor and open air capability. Can grow to multiple days/week, year round and provide multi-use.
Maintain open air experience distinct from supermarkets	Open air plaza with movable shades, southern exposure gives direct sunlight	Increasing market days/times must compete with parking	Open on all sides for summer, interior will need lighting	Open air (mostly interior) plaza is ~20,900 sq. ft. 60 stalls under building. Market Hall has 40 interior stalls for winter/bad weather
Accomodate phased growth of City Market	Yes, allows for expansion in days and seasons of operation	Competes with parking garage, not amenable to winter operation	Parking competes with multiple day/week market. Retractable garage doors provides protection for year round market.	No user conflicts. Allows market to grow at rate determined by public demand for goods and services.
Create a dynamic downtown place that attracts the region’s residents and visitors	Yes: residential, office, market, retail, co-op pavillion	Yes, residential, retail, farmers market	Yes: residential, retail, co-op space, farmers market	Yes; residential, retail, restaurants, dedicated Market Space
Special Features	Plaza oriented to South and East for sunlight; Grand entrance on 1st St., pavillion for winter use and market co-op; civic plaza; shade sails	Maintains current lay-out of city market, provides permanent shelter, light well is unique design feature	Retractable glass garage doors provide year round capability, protection from elements. Co-op space for local brewery, cideries and wineries. Space is designed for multiple uses.	WVS market design offers an open air market with a market shed and other flexible spaces with no user conflict. The design covers both parking lots.
Space devoted to market level, not including side streets	1 block: 32,000 sq. ft. open plaza 2 blocks: 64,000 sq. ft. open plaza	Partial .81 acre block: 35,150 sq. ft. (?? sq. ft. open interior plaza). 1 block: ~43,000 sq. ft. currently, no plan for 2 blocks	Partial .81 acre block: approx. 30,000 sq. ft.; currently, no plan for 2 blocks	2 blocks: 53,000 sq. ft.
Notes: all RFP's provided the minimal requirements of providing space for 105 10x10 vendor stalls, replacing 105 public parking spaces, providing amenities (electricity, water, public restrooms, gather spaces/seating, shade/cover), vertical mixed use development including retail/business on Water St., conformity with good architectural and design practices. This comparison emphasizes the needs of the market, and does not take into consideration costs, architectural and design styles, tax revenues, mix of building uses, and the many other considerations necessary for a complete evaluation.				