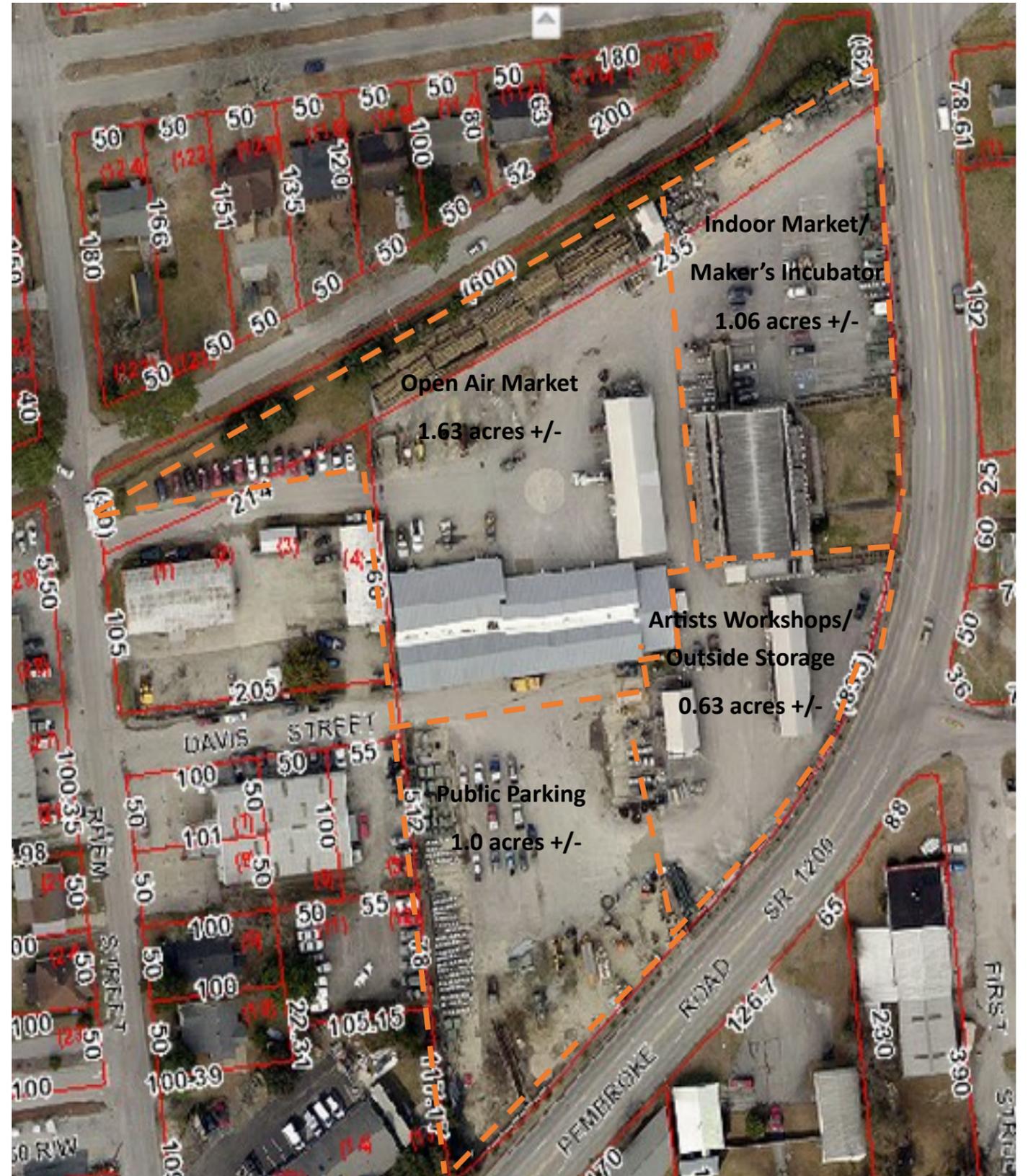


# Current City Warehouse Facility



4.59 acres +/-

# City Market Re-Use Concept



Indoor Market/  
Maker's Incubator  
1.06 acres +/-

Open Air Market  
1.63 acres +/-

Artists Workshops/  
Outside Storage  
0.63 acres +/-

Public Parking  
1.0 acres +/-

## City Market Re-Use Concept

City Staff is considering the re-use of the 4.6 acre warehouse site on 1<sup>st</sup> St as a “City Market” with multiple uses and a focus on fostering and incubating new businesses, especially in agriculture, food sales, arts and crafts and small scale manufacturing:

- Onsite parking up to 160 spaces.
- Vendor parking, public parking and pedestrian areas would all be separated.
- Total outdoor vendor space of 12,200 sq.ft. across 25-30 covered bays.
- Total indoor space of between 5000-8000 sq. ft. available for more permanent arrangements or those preferring indoor sales.
- Additional 6000-7000 sq ft. of flexible storage and workshop space would allow for the City Market location to serve multiple purposes and eliminate the need for moving products off-site on a daily basis.
- Approximately 1/4 acre or 10,000+ sq. ft. of flexible open space would allow for large gatherings or opportunity for additional tent vendors on a temporary basis.
- Dedicated spaces for other uses such as a concert stage, food vendors and possible restaurant incubator would create additional attractions and make the City Market a gathering spot and destination outside of downtown.
- Easy access to Highway 70 would facilitate increased traffic and would provide for easy sign advertising opportunities for visitors.
- Vendors on site would enjoy the growing list of area amenities attracting customers to this area: YMCA, Lawson Creek Park and the soon-to-be completed Riverwalk greenway to downtown.
- The City Market site would become a regional attraction and a focal point at this gateway into the City. It will grow in popularity as future City improvements such as new landscaping, sidewalks and bike lanes in the area create a more walkable and enjoyable experience for visitors and spur new investment in the surrounding area.

# City Market Re-Use Concept with Existing Facilities



# Proposed Multi-Use City Market Master Plan



# Proposed Multi-Use City Market Master Plan



# Proposed Multi-Use City Market Master Plan



Proposed parking lot landscaping, landscape buffer with new fence, road diet to 3 lanes and new sidewalks and bike lanes on 1st Street.

# Proposed Multi-Use City Market Master Plan



Proposed parking lot landscaping, landscape buffer with new fence, road diet to 3 lanes and new sidewalks and bike lanes on 1st Street.

# Proposed Multi-Use City Market Master Plan



Primary building is easily accessible with loading dock and has 5,000 sq. ft. between offices and large 2 story open showroom for an indoor market or makers incubator. Drive-in basement has space available for storage or workshops. Adjacent vendor lot has 41+ spaces with flexible sizes to accommodate trailers. Gated lot has 23+ spaces and 13+ garages for workshop or storage use.

# Proposed Multi-Use City Market Master Plan



Proposed separate 80+ space parking lot with public access off Rhem. Pedestrian breezeway to connect 15+ front vendor booths to 16+ rear booths.

# Proposed Multi-Use City Market Master Plan



16+ covered booths in the rear rows accommodate vehicles or trailers as well as goods and surround a common space with a flexible area for future events and/or additional vendor tents. Additional 13+ parking spaces available outside gates for overflow parking on weekends and during events.

# Proposed Multi-Use City Market Master Plan



Common area could feature a stage to help provide an additional entertainment attraction during the weekend. Spaces available for mobile food vendors as start-ups to brick and mortar establishments in downtown or the Gateway.

# Proposed Multi-Use City Market Master Plan



Brick building to right of open area faces stage and has bathrooms. Could be offices for farmers market, internal displays or eventually a start-up restaurant or café with outside covered dining area.