



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE

Meeting Minutes

Monday, April 21st, 2008

4:30 p.m. to 5:30 p.m.

PDA Conference Room

Committee Members Present: Bruce Lorig, Gerry Kumata, Patrick Kerr, Bruce Burger, David Ghoddousi

Other Council Members Present:

Staff Present: Carol Binder, James Haydu, Terry Plumb, Marlys Erickson, Tamra Nisly

Others Present: Dale Wittner, Duncan Thieme, Ken Johnsen, Sue Beller, Ellen Von Wandruszka, Richard Marshall

The meeting was called to order at 4:30 p.m. by Bruce Lorig.

I. Administration

A. Approval of Agenda.

The agenda was approved *by acclamation*.

B. Approval of March 24th, 2008 Minutes

The minutes were approved *by acclamation*.

C. Announcements and Community Comments

Dale Wittner asserted that every other committee has a provision at the end for public comment and he would like to see this included on this agenda. It was agreed.

II. Preschool Discussion

A. Second Floor Down Under

i. Discussion regarding Remodel

Carol described status of preschool remodeling noting the proposal is to position the preschool on one floor which would mean relocating several residential tenants and the prep area for the Pike Place Bakery. She allowed that there was some concern regarding shared use of the corridor and that the hope would be to keep storage if possible. Bruce Lorig stated he is inclined to support the movement of the Preschool on one floor. Bruce Burger asked if the number of children would increase. Richard Marshall, the architect working with the preschool, responded that if consolidated they could increase capacity to 54 students and 6 infants. Burger inquired about the residents to which Carol answered that she is very confident that they could be relocated if they desired and they would likely get better apartments ultimately and moving expenses could be covered. She added that these were never meant to be housing as they were initially artist studios, manufacturing spaces, or storage. Burger said it would be desirable to add infant care. Richard responded that this has been an interest of the childcare but

they need to progress cautiously. Lorig asked how much support they get from the Foundation. Marlys said they receive operating support but have also committed to raising funds for their renovation. Carol reviewed the expense for relocating the bakery as it will be more expensive than originally thought although this may create space for another business which could offset the cost. Gerry asked about the corridor to which Richard answered that it is not ideal to have a shared corridor but it is part of the location. Duncan noted the need for exits for both uses; storage and preschool.

ii. Decision regarding Remodel

Burger moved that the committee would propose their support for the plans for the preschool remodel and the relocation of the existing five residential tenants. Kumata seconded.

For: Lorig, Kumata, Kerr, Ghoddousi, Burger

Against:

Abstain:

The motion passed unanimously. There is discussion that the residential unit on the first floor with an entrance on Western would not need to be relocated in this scheme.

B. Playground Relocation

i. Update

Carol noted that at the previous renovation meeting there was a vote to develop the Hillclimb staircase which would mean relocating the preschool playground. Since that time the involved Preschool stakeholders have met with the representatives from the State regarding the regulations when considering moving the playground on the garage across the street or above the Fairley across from Matt's. The outcome after this meeting was that having the students cross the street to get to the playground is now off the table and so they are exploring the option of incorporating the playground into the Hillclimb design and on the Fairly roof. After further discussion Duncan said he is studying this option. Richard, the architect working with the preschool, noted that the current playground is 1700 square feet and the hope would be to keep the same amount of space.

ii. Direction

It was determined that SRG would continue to work on incorporating the playground into the Hillclimb stair design and the Fairly roof option and try to get some rough estimates of cost.

III. **Action Item Proposed Resolution 08:24**

Carol reviewed the Proposed Renovation Plan and the cost estimates and noted that the resolution was regarding approval of this plan. Lorig asked what they will use this for. Jan responded that the city will be submitting their proposal to City Council on May 6th and the resolution would properly define between the city and the Market what is going to be done with the levy money. Ken added that this is good document. Carol summarized that during the past month staff has been working with the Capital Advisory Committee Chairs and the city is very supportive of approving this amount although some councilmembers are drafting a resolution to study the parks proposal. They have done some polling regarding combining the two but we are urging them that we would be better going up alone. Jan added that City Council passed a resolution today forming a Parks Levy Task Force there is 60 days to come up with a proposal.

Burger moved and Gerry seconded.

For: Lorig, Kumata, Kerr, Ghoddousi, Burger

Against:

Abstain:

Proposed Resolution 08:24 passed unanimously. Carol noted that they made a few wording changes and she will send to Jim Savitt for his review and assistance in wording this resolution.

IV. **Concerns of Council Members**

Lorig stated that it was his understanding that the committee was to approve budget items. Carol responded that the Finance committee must approve contracts and so the contracts for SRG Design

Development and SOJ will be reviewed tomorrow. Lorig asked if this included Rhoda Lawrence and Carol clarified that she is already under contract. Duncan reported that they presented to MHC two weeks ago and it was well received. It was agreed that the four decisions that need to be approved by the Historic Commission are the installation of an elevator in Flower row, the installation of new public stairs, the removal of the sky bridge, and the construction of new Mechanical and Electrical service room. Terry added that they presented the full concept to the entire Commission and it went very well. Gerry said that by the next meeting they should have preliminary approval. Duncan noted that the challenge is the due dates as they ask for the documents three weeks in advance. There is discussion regarding how to move forward. Duncan stated that the Commission will need to approve the four elements and then they'll discuss how the childcare would fit into that. Carol added this they will get written approval and are following the process recommended by the MHC. Duncan said he has received thanks from several commissioners regarding the process thus far. Lorig stated that he would like to have a motion made recommending to the Finance Committee that they support the resolution. Gerry made motion that they recommend the two contract resolutions to the Finance committee. Burger seconded.

For: Lorig, Kumata, Burger, Ghoddousi

Against: Kerr

Abstain:

The recommendation passed.

Lorig asked about the As-Builts. Duncan said they are 40% finished and the Land Survey is done and the DD team is in place. Lorig said he wants to meet in two weeks. Duncan reported that they are also working on another window proposal for MHC and it is likely they will be opposed to the sunscreens or awnings. Carol asserted that this is a component of the efforts they are making to become sustainable and save energy. Terry stated that this will be the biggest proposal they will have brought to MHC and they will have to show complete design. There is discussion regarding when the committee will next meet. Lorig stated that it is important for the committee to have oversight. Burger communicated that they should be acting as the Board and that Ken and Terry should be overseeing the project. Patrick said he doesn't feel they are getting all the information. Burger responded that it is not the job of the board to get all the information. Gerry added that this month they did not meet for four weeks and there has been really good progress made and that is because they gave them time to do what they needed to do and didn't micromanage them and he is happy with the process. It was agreed that Duncan would send an email in two weeks that would explain their progress. It was agreed that the committee would meet in a month.

James passed out packets with all the feedback from the public meetings along with questions from the website and noted that they haven't received any feedback since the Mayor's proposal. Jan commented that the Mayor's office is hearing from questions regarding funding from property taxes and why not tourism. Carol added that the DSA passed a resolution to support the renovation.

Dale asked for clarification of residential interiors in the Capital Wish List. Carol answered that this is to upgrade the common areas and provide ventilation and better lightening and these were not included in the levy. Dale also stated that in terms of the meetings it is the public's business and decisions should not be made via email. Burger asked that a monthly budget update will be included at the next meeting.

V. Adjournment

The meeting was adjourned at 6:00 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Tamra Nisly, Executive Assistant