



**Pike Place Market Preservation and Development Authority (PDA)**

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**CAPITAL RENOVATION COMMITTEE**  
**Meeting Minutes**

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**Monday, May 11<sup>th</sup>, 2009**  
**4:30 p.m. to 6:00 p.m.**  
**PDA Conference Room**

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

**Other Council Members Present: Gloria Skouge**

**Staff Present: Carol Binder, Anita Neill, John Turnbull, Joe Parr**

**Others Present: Duncan Thieme, Keasa Jones, Ken Johnsen, Rich Cardwell, Jan Oscherwitz**

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 April 13<sup>th</sup>, 2009 Minutes  
The minutes were approved by acclamation.
- C. Announcements and Community Comments

**II. Tour of Level Three DownUnder**

Before the meeting, the committee took a short tour of the third floor DownUnder. While on the tour, Carol pointed out the new temporary location of the Preschool and the numerous signs that had been placed to direct customers to open businesses. Carol also wanted committee members to note the retail tenants that were on the floor. Patrick pointed out the vacant spaces and all agreed that it would be good to activate these spaces temporarily with sales activity or at least other tenant advertising and displays.

**III. Construction Design Update**

- A. Hillclimb Finishes  
Duncan gave an update on the details of the design of the Hillclimb focusing on the inspiration for the design and the materials that were to be used. He noted that the design would have an open air feeling while using concrete and colorful foliage and greenery.

Bruce B questioned if the design had been approved by historic. Duncan and Carol responded that the design has been approved and the final approval would be for the detail finishes only, they did not foresee any problems with it being approved.

Duncan further reviewed in detail the design with poster boards and samples of products to be used. The idea of the design was to keep with the area theme and Market feel. The bathrooms were designed to be similar to each other with tiling designs and an open welcoming feeling. Universal

figures and signs would be used to direct people into the north restrooms. A point of interest in the design included using the tiles to spell out in Morse code, 'meet the producer' on the wall. Bruce B. asked if security would be improved with the new design of the bathrooms. Duncan replied that they were designed to create a more cheerful atmosphere and tough materials were selected to deter vandalism.

Bruce L. questioned if there were plans for the sky bridge to be taken down. Carol responded that currently it was a major detour route to the Market during the renovations and had no plans to remove it at this time. It would be determined after the completion of the project if continued to be an important entrance.

Duncan reviewed the plans for the elevator lobby designs at Western Avenue and at the Arcade level. He noted that the design was to include durable and visible graphics to draw people's attention to the lobbies. An element he would like to see added was a large neon sign on Western Avenue to mark one of the main entrances to the Market, not unlike the other neo signs placed at the other major entry points to the Market. Duncan additionally noted that another porcelain tile mock up would be installed on the arcade for durability testing, later; a smaller version of the same mock up would be installed. A small recess has been left in the design of the Hillclimb steps; the purpose was to provide an opportunity for a donor fundraiser, for example a mosaic installation.

#### B. Construction Progress

Joe Parr gave the following construction update; a 550 ton crane was scheduled to arrive on the renovation construction site on Thursday May 14<sup>th</sup> to lift a drilling machine onto the Hillclimb. Western Avenue would be temporarily closed for one-half hour and down to one lane traffic during the remaining time of the construction. Friday the installation of the piles would begin. By June 25<sup>th</sup> the sewer piece portion of the shoring would begin. By mid August, most shoring activities should be completed and concrete work would begin.

It was discovered from the design assist team that all new electrical feeders were not necessary and much of the existing conduit could be used. The design and location was therefore redesigned and the budget was reduced.

Preliminary design work for phase two was to begin soon. For coordination purposes, the 1<sup>st</sup> and Pine plumbing and water heaters originally set for the second phase would be started in the first phase.

Carol noted that John, Joe and Steve were working collaboratively with their different aspects of what would be most advantageous for the Market renovations. A Tenant Coordinator had been budgeted and would be added to the renovations team. This person would be responsible for tenant communications and working closely with John Turnbull and Chris Caster. The design committee of the Historic Commission preferred to have the windows restored and would not recommend to the full commission the window replacement proposal. The PDA was working with the City, the DPD and Deep Green People to gather more information about the energy issues, although this is not the only sustainable objective in the proposal. The maintenance issues and long term cost of such are vital to the continuation of the Market as it is today.

Patrick Kerr left at 5:32 p.m.

#### IV. Non Levy Projects Update

John distributed a hand out and gave the following update on the relocation of the Pike Place Bakery. Due to renovations it was necessary to move the current bakery production location. Originally a new location was sought after within the Market and downtown area but no affordable or appropriate space was located. The tenants agreed to an offsite production space and preferred one in Renton. Cecilia identified an appropriate location however the cost estimates were a lot higher than originally planned. This was due to numerous factors including the age of their equipment, the cost of removing and replacing equipment with code compliant equipment and other related moving expenses. The tenant qualified for federal relocation benefits because of the CDBG funding for the childcare but these funds would not be sufficient and a resolution would be necessary to allow further funding of the Bakery relocation. There was some urgency as the Bakery needs to be moved out by the end of August.

John then gave a brief review of proposed projects that could be incorporated with the Phase I renovations.

**V. Concerns of Council Members**

Gerry noted concern for the cost of relocating tenants. Carol noted that the next phase, planning would begin further out therefore allowing more time to adjust to unforeseen impacts.

**VI. Public Comment**

**VII. Adjournment**

The meeting was adjourned at 6:02 p.m. by Bruce Lorig.

Meeting minutes submitted by:  
Anita Neill, Executive Assistant