



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, August 10th, 2009
4:30 p.m. to 6:00 p.m.
PDA Conference Room

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

Other Council/Committee Members Present: Gloria Skouge, Josh Anderson, Jan Oscherwitz

Staff Present: Carol Binder, Joe Paar

Others Present: Rich Cardwell

The meeting was called to order at 4:35 p.m. by Bruce Lorig, Chair.

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of July 13th and July 27th, 2009 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Levy Project Update

- A. Phase I
Joe reported that the Hillclimb grading and shoring portion of the levy project was nearing completion. The Sewer work on Western Avenue was to begin in a couple of weeks. Because the line was under the sidewalk instead of the road, several tenants would need to vacate so the work crew could reach the lines. The concrete work to the Hillclimb would start at the beginning of September upon completion of the shoring. Changes to the DBM design and complications with the shoring work have been resolved. Two more complications have risen while digging, the pilings were deeper than originally thought and a large concrete slab was unearthed. Parts of the slab would need to be removed to make room for the electrical vault.
- B. Phase II
Joe reported that SRG had begun on the design and structural elements of Phase II and would give a presentation at the September Capital Renovation meeting. Included in Phase II were the Triangle building, the Sanitary building, the Corner Market and the Sanitary Courtyard deck. During the renovations, about 18 units would be affected and tenants would need to be relocated. A relocation specialist would be hired to help with the project.

Bruce B. questioned if there were other alternatives other than having to move tenants out. John responded that that was not possible, in the past when tenants were allowed to stay during construction it caused a lot of problems and this work was more disruptive.

III. Non-Levy Projects Update

John gave an update on the non-levy projects. He reported that Carol was talking with the City about any unforeseen complications with the proposal for the non-permanent awnings and bollards on Pike Place.

Some desing work had begun for a commerical kitchen space to be located in the old World Chili space. The next step was to gather estimates on the cost, leasing strategies and how the kitchen space would affect the surrounding tenants.

John passed around a handout and reviewed the current tenant use space of the third level of the Downunder. He noted that during the electrical and mechanical portion of the Phase I renovations would be an opportune time to make use changes to the level. He proposed that after the preschool vacated, the current tenants move to the south end of that level and change the direction of the staircase so the north end could be closed off and used for studio and shared gallery space or other uses of the entire north end. This would allow for a variety of uses and access at separate hours would be permissible. There was a long discussion about the cost and dynamics of the proposal. Patrick, as a tenant of the third level Downunder, expressed his dislike for the idea and didn't want to move. He felt that the empty spaces should stopped being used for storage and be filled with merchant or food vendor tenants.

In general the Council agreed that it was a good time to take a look at the possibilities and options of what to do with the vacant space in the third level DownUnder. Bruce B. suggested that various ideas be gathered from diverse sources. Carol noted that it would be helpful to staff if Council would define what the measure of success should be, circulation, rents, tenant sales, etc. It was decided that staff would put together a report with a cost analysis and several ideas on how to utilize the third floor DownUnder space that would increase pedestrian traffic to the area.

IV. Concerns of Committee Members

Bruce B asked if the Foundation had heard back about any of the appropriations that were applied for the Preschool. Carol responded that the Federal allocations did not move forward and the New Markets Tax Credit allocation would be decided upon sometime in late October.

V. Public Comment

None

VI. Adjournment

The meeting was adjourned at 5:27 p.m. by Bruce Lorig, Chair.

Meeting minutes submitted by:
Anita Neill, Executive Assistant