



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, June 30th, 2008
4:30 p.m. to 6:00 p.m.
PDA Conference Room

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

Other Council Members Present: John Finke

Staff Present: Terry Plumb, Carol Binder, Anita Neill, Tamra Nisly, James Haydu, Bob Beckstrom,

Others Present: Jan Oscherwitz, Ken Johnsen, Duncan Thieme, Rich Cardwell, Dale Whittner, Geof Logan, Paul Dunn, Ellen Von Wandruszka, Martha Lester, Meg Moorehead, Marlys Erickson, Ben Kirschner

The meeting was called to order at 4:31 p.m. by Bruce Lorig.

I. Administration

A. Approval of Agenda.

The agenda was approved by acclamation.

B. Approval of June 16th, 2008 Minutes

The minutes were approved by acclamation.

C. Announcements and Community Comments

Dale reported that this past Saturday he recorded 1,098 people used the Hillclimb and the elevator in a 1 hour period. Additionally Dale proposed the idea of an aerial tram that would transport people to and from the Market and Western Ave. He noted that it would be a great way to make money.

Paul Dunn questioned if it was possible to tear out the current elevators and put in two new elevators that were redesigned to go from Western to the Market as opposed to tearing up Flower Row. He also questioned if it was possible for the Market to purchase a garbage truck and have garbage picked up frequently and regularly. Duncan responded that a frequent pick up would be difficult with the level of crowds at the Market.

Ben stated that he did not feel it was necessary to add another elevator to the Market. He also noted that the Market was already crowded and people find their way up to the main Arcade without the addition of another elevator. He questioned the Council as to how many more people did they want to attract to the Market that was already overly crowded. Bruce L. responded that bringing more people and better circulation through the Market was part of the goal with the renovation.

II. Hillclimb Review

A. Stair / Plaza Design Modifications

Duncan reviewed the two designs for the staircase on the Hillclimb. Patrick designed a sketch that modified the second and third level by moving the staircase back in order to create more space for the pre-school. Duncan noted that about 200 square feet were added by pushing the stairs back. The pros and cons of each design were discussed; however the cost of each design had not been configured.

It was decided that Duncan would gather information about the costs, pros and cons, the natural flow of the design, the square footage for the pre-school and opportunities for landscaping for each sketch design. The information would be presented in a way that highlights each item and was easily understandable to everyone. Bruce L. noted he would like to see something in a week and give Patrick time to review the information before presented to everyone at the next Capital Renovation meeting.

People broke out into separate discussion groups.

B. Elevator Options

Duncan reported on the elevator options, design and described the pros and cons of each. He stated that the goal was to have more vertical transportation, better accessibility to the Market and a more accessible entry from the Hillclimb. Carol noted that the underlying goal was to not disturb the existing tenants' spaces. There were 7 elevator options that were discussed as follows,

Option 1 was to increase the size and performance of the Fairly Building elevator. Duncan noted that this was doable but it does not increase the capacity by much and the elevator was needed for other purposes.

Option 2 was to utilize the Leland elevator, but the elevator does not run from Western Avenue, serve the arcade or level 5. Duncan noted that it would be possible to renovate the elevator but that would displace a lot of existing retail space.

Option 3 was to install an elevator on Flower Row, however this would displace retail and the entrance on the lower level would be far back into hill.

Option 4 was to install an elevator on the flat spot on Flower Row. There was a discussion about ADA compliance. It was pointed out that it was not required to make it ADA compliant as long as there was sufficient signage to ADA routes.

Option 5 & 6 were from the schematic design drawings that were proposed for the Hillclimb stairway and the design has moved away from these stand alone elevators in the Hillclimb for a variety of reasons.

Option 7 was to utilize the LaSalle elevator. Carol noted that due to our commitments with the city this was not a viable option.

III. Mechanical Update – Duncan / Joe

Patrick left at 5:11 pm

Duncan reported that it was discovered that the roof cannot support the weight of the boiler equipment and fan coil units. The most likely location now is in the garage, in the space below the Food Bank. The mechanical and engineering team is working on finding the best solution and investigating all the details and will come back with more information and recommendation in the near future.

IV. Levy Oversight

A. Discussion Regarding Adding Oversight Members to the Capital Renovation Committee per request of City Council.

Martha from the City of Seattle spoke about the need for an additional oversight committee composed of citizens that would be added to the Capital Renovation Committee. The proposed committee would be 3 non voting members that the mayor would appoint. Of the 3 members' one would be for finance, one for project management or construction and one representative of the constituency. Martha noted that this would likely be an amendment to the Levy legislation.

Bruce L felt this was redundant. Martha and Carol explained that it would be helpful to have an outside view. Bruce L. was concerned that constituency would not have any knowledge of the projects but if that person was knowledgeable in the constructions business that would be helpful.

Geof stated that the purpose of this committee was to ensure good communication, in a timely and effective fashion which would mitigate project problems and gain public and make it easier to sell the idea of the levy to the public.

There would possibly be a vote regarding this committee on Thursday at the COW meeting.

V. PDA Project Decision Making

Bruce B. noted that the council voted to spend \$50K on the design research of non-levy projects which included the proposal of looking into moving the PDA offices. Bruce noted that he will be sending out an email to the full council requesting them to note what would be important to them regarding the non-levy projects list. A report will be given on the responses at the next Capital Renovations meeting.

VI. Concerns of Committee Members

Carol reported that she and Cecilia met with the Downunder tenants last Friday afternoon and reviewed the sheet, 'Pike Place Market Work Program for "Other Renovation Projects"'. They explained to the tenants that they would have a chance to give input. In general they got a good feedback from the tenants and that some would be ok with a move while others wanted to stay. It was noted that if tenants were to be affected by projects they would be spoken to pro-actively. Carol stated that the ultimate goal was to not disrupt the tenants if possible. It was also discussed that keeping the tenants informed was important in keeping the level of chaos down.

Geof stated that the PDA should learn from the past and be careful and open with communication so there are no misunderstandings or ideas of hidden agendas.

VII. Public Comment

Dale questioned Carol as to whether or not there has been a discussion with Soammes Dunn tenants. Carol responded that they have spoken to them regarding the extent of the schematics, which were not detailed, but did include the restrooms. Dale claimed that he has spoken with one tenant and they claim that no one has contacted them. Carol noted that it has been a while and they are may be thinking more recently.

Dale stated that he had spoken with a tenant who had been refused a lease and wanted to know if this was part of the agenda of the renovations to force people out. Carol stated that all tenants are on a lease and that this tenant was probably on a month to month carry over lease. She further explained that leasing guidelines are clearly defined and have not changed with the renovations.

The next Capital Renovations meeting will be in 2 weeks, July 14th.

The City of Seattle public hearing and the open house prior will be tomorrow.

VIII. Adjournment

The meeting was adjourned at 5:51 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant