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

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**CAPITAL RENOVATION COMMITTEE**

**Meeting Minutes**

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**Monday, March 10<sup>th</sup>, 2008**

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

**PDA Conference Room**

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

**Other Council Members Present: John Finke, Gloria Skouge**

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

**Others Present: Sue Beller, Ken Johnson, Duncan Thieme, Rich Cardwell, Jan Oscherwitz, Dale Wittner, Val Thomas**

The meeting was called to order at 4:30 p.m. by Gerry Kumata, Vice Chair.

**I. Administration**

**A. Approval of Agenda.**

The agenda was approved by acclamation.

**B. Approval of March 3<sup>rd</sup>, 2008 Minutes**

David Seconded and Gerry moved.

The minutes were approved unanimously.

Bruce Lorig joined at 4:35 p.m.

**C. Announcements and Community Comments**

**II. Discussion regarding Historic Approach**

Carol reported that staff is keeping a binder with a record of what documents have been provided so if anyone is interested in getting another copy they can contact the Executive Assistant. Terry reviewed the strategy for communication with the Market Historic Commission. He, along with the help of Rhoda Lawrence, will be putting together historical documentation of the buildings along with photographic evidence and a written program describing the change, as well as, the goals for the change. They will also have a discussion regarding how the guidelines conform to the project. They have presented the early concepts to the Design Review Committee and the Full Commission and are now going in with the individual sections. Rhoda will be assisting in putting together the presentation and helping present as well. Lorig said that it was his understanding that Terry and Rhoda would get together with Heather to discuss this in advance. Terry said they have meet with Heather and noted that her concern for Hillclimb was protecting the view and the sidewalks proposed on Pike Place. She also recommended not having permanent changes to Pike Place. Kumata said he was concerned that they have a protocol for the design as if they go to DRC and then to the Full Commission. Terry said he has addressed this with DRC and they said they can only make a recommendation. Gerry asked how they will get approval and then buy-off

for the plans. Duncan asked if there was a way to get approval for the whole plan. Burger said he would not like for the committee to proceed with the detailed drawings and then not get approval from MHC. Carol responded that they will start getting preliminary approval as soon as they have the design. Lorig stated that it was best to take only one issue to MHC at a time and so this process could take several months. Terry answered that the Hillclimb is the only design that is crucial in terms of timing. Val Thomas noted that their presentation of the design concepts to the DRC in the 1970's occurred much later and stated that it may not be appropriate to do this so early. He asked if it might be easier to take this to the Full Commission for approval rather than bringing it to DRC first. Terry communicated that this was based on a recommendation from Karen Gordon. Rich Cardwell commented that they only went to MHC three times and then with rough schematic designs in the 1970's. Lorig asserted that they need the Full Commission's buy-off on the schematics. Carol said that they can readdress this with Karen. Lorig asked if the committee wanted to vote on how to proceed with the sidewalks for Pike Place. After some discussion the committee determined that they do not want to proceed with designs for a sidewalk on Pike Place but would explore other options for parking. The committee will make this recommendation to Full Council.

### III. **Cost Estimate through April, 2009**

Carol reviewed the spending to-date and noted what is underway. Lorig asked about the land survey. Duncan said it is almost finished and just going through final approval. Terry commented that the company doing the survey did a very good job and the results should be very helpful. Carol also showed the committee the financial plans for moving forward noting design services and other technical services. She asked this group to concur about how they would like to proceed and it was determined that they would bring a proposal forward at the upcoming Finance meeting with the help of Ken Johnson. She noted that this is the budget line item that the council asked to have removed from the 2008 capital budget. She added that both the mechanical and electrical elements are included in the SRG contract. It was agreed that Gerry will present this resolution to the Finance Committee and then move it to Full Council and that these funds would come out of the Capital Reserve to later be reimbursed from the levy. Carol said this is similar to what was done for the LaSalle. Burger said he would like to see a document that explained what they would do in its entirety. Ken said that moving this forward will insure that this project will not suffer due to loss of momentum.

A motion was made that the committee recommend this change in the budget to the Full Council through the Finance Committee and that this change would take them through the end of the year. Gerry moved and Lorig seconded.

Jan said the City Council may not have a proposal until July. Burger stated that he would like to know how much they are committing to before the date that City Council makes their recommendation. Carol explained that even though they are putting this in the budget they will still bring each contract to the Council noting the budget line item. John asked if there is a drop pencil included in the contract to which it was answered that there was. He also stated that it will be good to clarify these parallel tracks in the presentation; the Mayor's funding, PDA spending, and the ability to stop at any time. Duncan added that the design will take them to a place where another contractor can pick up if need be.

For: Lorig, Kumata, Ghoddousi, Burger

Opposed: Kerr

Abstain:

The motion passed.

Patrick said he is opposed to spending more until they have the City Council recommendation and he is concerned about the estimates. There is discussion regarding the estimate. Lorig said this is an incredibly complicated engineering project and Terry said this project is 80% engineering and that is very expensive.

### IV. **Hillclimb Progress**

Duncan presented sketches to the committee and reviewed how the central plant will fit into the new concepts. There is much discussion regarding the plans specifically the initial entrance/stairs from Western. Ken said he is hearing many different points of view. Duncan will study this further and will come back with more development.

**V. Review of Existing Pike Place concepts**

Duncan also presented a potential new location for the Economy elevator which would create less intrusion to current tenants. Dale stated that any nooks and crannies that were created with the new Hillclimb stairs could become security problems. Duncan said this is a consideration in all the designs.

**VI. Adjournment**

The meeting was adjourned at 5:55 p.m. by Bruce Lorig.

Meeting minutes submitted by:  
Tamra Nisly, Executive Assistant