



Pike Place Market Preservation and Development Authority (PDA)

**CAPITAL RENOVATION COMMITTEE
Meeting Minutes**

Monday, March 24th, 2008

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

PDA Conference Room

Committee Members Present: Gerry Kumata, Bruce Burger, David Ghoddousi

Other Council Members Present: Gloria Skouge

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

Others Present: Sue Beller, Dale Wittner, Paul Dunn, Duncan Thieme, Ken Johnsen, Jan Oscherwitz

The meeting was called to order at 4:32 p.m. by Gerry Kumata, Vice Chair.

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of March 17th, 2008 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
James announced that the Mayor is coming to the Market tomorrow to announce his Levy proposal. Carol added that the next step will be to forward this on to City Council for their decision.

II. Approval and Direction

- A. Soames Dunn
Carol said there have been several iterations of the plans for the Soames Dunn but it is important to revisit the purpose of making changes to the building which were to add public restrooms and improve the activity in the front of the building. Duncan reviewed the previous options along with two new options one of which would keep the tenant mix the way it is. Terry stated that the question is what is the goal of changing the building if they are keeping the same tenant mix and should they invest that kind of money if they aren't going to change this. Gerry responded maybe it should be changed and that the idea was to make better use of the Soames Dunn. Carol said if they don't change anything than there would not be a retail return. Gerry noted that adding even one potential business would be good and they would increase seating so the tenants would have an improved space with new floors and fixtures and these would also be better spaces for future business. Carol reminded everyone that this is not in the levy and will be funded by the PDA so they need to make sure the return is there. Ken said the restrooms will be funded by the Levy but that the renovation timeline will allow plenty of time to talk to the tenants about what should be done. Gerry agreed. Duncan commented that the ice cream shop might be more successful if it was reconfigured. It was agreed that option D would be the direction they'd like to pursue.
- B. Review of Design Development Proposal
Duncan reviewed the recommendations for the Economy Elevator. Carol said they would like to narrow this down to one or two options so that they can discuss how it will affect tenants. Duncan

reviewed the floor plans with the committee. It was agreed that Option A was not ideal. Option D would be least invasive but would interfere with DeLaurenti's. Carol asserted that she would like to get the committee to agree that they would not do A and C. Gerry said the hard thing about Option D would be the interference to the DeLaurenti's. Carol said this might be worth at least discussing with them. Gerry stated that the reason for putting in an elevator was to get rid of the ramps. Duncan responded that they could get rid of the ramps but it was his understanding that most of the elevator options were developed so as to make as little change as possible. Gerry commented that the problem with the Atrium is that so much space is given over to circulation. He added that he would like to see what the other options were for the Atrium as that is a part of the motivation for bringing in an elevator. Duncan said the question is the attitude about the First Avenue entry as it was his understanding that the entrance was needed. Carol commented that this brings the discussion full circle again as the previous feedback was not to change anything and now it sounds like they are saying they want to make changes. She asked if they can come up with something that keeps the entrance and has a down ramp. There is discussion regarding how an elevator could affect the theater.

III. Discussion of Committee Process

A. End of Schematic Design/ Transition to Design Development

Carol reported that Schematic Design has come to an end and Ken Johnsen joining the project team as the project moves forward. Ken said many of the projects he has worked on have had high visibility and generally they set up a client group to help review decisions and this group meets once a month to see a monthly report which includes key issues and the money development. He noted that this should be less of a working committee dealing with design issues and should now be at a place where staff reports on the budget and schedule and gets direction. He added that moving into the next phase will be the challenge and it is his recommendation that the committee begins to meet once a month. Burger agreed that this was a more appropriate role for the PDA Council and it committee. There is discussion about when to meet. Duncan noted that it would be best to set a date on the calendar. Gerry said he would also like to set a schedule but that does not want Duncan rushing to report at the designated time if he is not ready as it is his experience that this is not efficient for the design team. He said he would like to set the meetings and if they need to move the time then the committee can be contacted. Ken said the reporting mechanism should be about the status of the project and less about the details. Burger asked what decisions the committee should be approving to which Ken responded that changes to the schematic design would need reconfirmation. Duncan asserted that he has solid direction for the Hillclimb and the next meeting will be to address the design development of this area. Ken reminded the committee that the Economy Elevator is not part of Phase One so they do not need to solidify the details of this and noted that they will also be reporting on the progress with the Historic Commission. Gerry said he is also interested in the mechanical development and how it will impact the interior spaces and so the committee would like to be aware of what things will change. Ken said will put together the proper reporting mechanism and make sure to get the correct material out ahead of time. Carol added that they will also begin to hold internal meetings with the relevant PDA Departments.

IV. Concerns of Council Members

V. Adjournment

The meeting was adjourned at 5:44 p.m. by Gerry Kumata.

Meeting minutes submitted by:
Tamra Nisly, Executive Assistant