



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE

Meeting Minutes

Monday, March 3rd, 2008

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

PDA Conference Room

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

Other Council Members Present: Gloria Skouge

Staff Present: Carol Binder, Terry Plumb, Tamra Nisly

Others Present: Duncan Thieme, Sue Beller, Ken Johnson, Dale Wittner, Jan Oscherwitz, Ernie Sherman, Val Thomas, Jerry Thonn

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 February 25th, 2008 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments

II. Overview of Total Market Capital Needs and Funding Sources

Carol noted that there are some projects that will be funded via the levy proposal but that other projects will need to be funded in other manners and that they need not think of these as separate plans but rather as separate funding components. Lorig said that the committee needs bring their recommendations to the Full Council by the end of the month, as well as, bring Ken Johnson on board and move forward with the preconstruction bid for the GC/CM. Burger suggested that further requests be accompanied by all expenses and the deadlines so that they have a sense that they are in control of this process.

III. Hillclimb

- A. Presentation of past ideas
Duncan presented the sketches developed from the charrette and the committee reviewed the drawings which included the incorporation of the central plant and several landings and plazas from Western to Pike Place. There is discussion regarding best design for this space. Duncan said it has been a struggle to design the elevator in Flower Row but he is still working out this option. He asked how the committee like the switch back idea for the stairs and there is consensus that they did.

IV. Soames Dunn

A. Presentation of past ideas

Duncan reviewed his direction from the committee and stated that the goal is to keep existing tenants, keep the existing stair, create an open public seating area, and put in new restrooms. Lorig stated that it was his understanding that recreating the front façade was so that they could see street activity. Val added that they did not want to change the space of the knife shop and would like to focus on an open counter business for the front of the building. There is discussion regarding how much the staircase is used. Duncan said it has been his observation that many people rely on those stairs. Lorig asserted that creating seating is most important and that they want to keep the same tenants there but just create better open space.

V. Review of the List of 35

The committee reviewed the list of renovations per Bruce Lorig's document. Burger asked for clarification about what is levy funded. The committee went through the list item by item noting this. (Please see attached documentation, Exhibit A). There is discussion regarding whether the preschool is part of the levy. It is determined that it is not but is part of the overall scope of work include in the other projects. Burger noted that it would be useful to have a symbol denoting levy/non-levy funding for each item on so that it would be more easily recognizable. It is agreed. The preschool playground will need to be included in the core levy funded work, however, as it will be replaced due to the new Hillclimb plan.

It is noted that Lowell's windows have been replaced and staff will still revisit the aluminum clad window issue with MHC. Terry said there are provisions in the Department of Interior Standards for replacing windows on a high rise building and Rhoda will help present this to MHC.

A special constituency meeting has been called for by Lorig to discuss potential plans for the Economy Building and Patrick said this is a great start and has averted panic. Ernie said this is an opportunity to improve the building and if they give in to the demands not to make any changes they would be remiss. Carol said that they have to come up with something that everyone is in favor of. Ken said they could take these projects and highlight the levy and non levy items and Lorig said he would like to see the costs estimates for them also. Jan clarified that the Mayor would submit his levy proposal the first of May and Council would decide in June if they will approve this package and so the numbers should not change after May.

Patrick Kerr left at 6pm.

Gerry stated that all the renovation projects are interconnected and that makes MHC input so very important. It is determined that the plan for how to proceed with MHC will be on the next agenda so as to discuss this further. Carol added that they have kept the MHC Design Review Committee up to date and have brought them the potential plans for the Hillclimb and Pike Place but there have not been definitive decisions.

VI. Concerns of Council Members

VII. Adjournment

The meeting was adjourned at 6:05 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Tamra Nisly, Executive Assistant