

RENOVATION NEWS & UPDATES

April 2011

For tenants of the
Pike Place Market PDA

Wrapping Up Phase II in advance of Summer

Construction crews have been working extra hard since January to complete the second phase of renovation work. As spring arrives, we will be getting ready to reopen the Sanitary, Corner and Triangle buildings. Phase II has been much more disruptive than the first round of renovation that ended a year ago. Then, most of the work was in hallways and common areas; few businesses had to close for very long. This year, when the buildings reopen, over 30 businesses will return and over 20 apartments will reopen after being closed for a year. Many shops will require extra work to prepare their stores for customers. The move back schedule is essentially in two parts.

The first part is the completion of the work funded by the Renovation tax levy. This work includes repair and upgrades to the public market's infrastructure. In other words, the **Shell and Core** of the buildings involved. This work includes:

- **seismic (earthquake-proofing) structural upgrades** to the buildings
- **mechanical upgrades** such as improvements to building ventilation, heating, and cooling of common areas and stores, along with a new central cooling plant to provide refrigeration to many businesses and transfer that heat to other uses
- **electrical upgrades** including new transformers that improve the efficiency in how power is brought to the buildings and, as a result, improve the power grid to the area
- **safety and access improvements** include a new elevator for pedestrian access as well as fire alarm and fire suppression improvements
- **plumbing upgrades** involving replacing pipes that have out lived their useful life with new (often larger) stainless steel waste lines that serve foodservice operations

After the shell and core work is completed, we will need to coordinate the second part of the move back, which is the final work to make spaces functional for the businesses. This **Tenant Improvement (TI)** work:

- ranges from **minor work to the reconstruction** of an entire kitchen
- can take **days or weeks** to complete
- usually involves **other contractors** than those working on the shell and core
- has the PDA **working with each returning tenant** to coordinate their repair work so that they can reopen as quickly as possible

We expect businesses to start moving back the first two weeks of May. Most will need to prepare their stores and complete their TI's. If all goes well, most shops will open by June.

Sanitary Market Updates

Shell and core work on First Avenue is completed and several shops will be ready to open soon. We expect **Pan Africa** to open this month and other shops on that level in May.

New public restrooms in the Sanitary Market are expected to open in May.

Choice Produce, Earth Wind and Fire, Kitchen Basics, La Mexicana (Mexican Grocery), Lamplight Books, Market Diner, Three Girls Bakery, and Pike Place Creamery will be able to start their move back in early May.

Jack's Fish Spot will take the longest to rebuild.

Other Building Updates, *back page*

Renovation Public Meeting May 17 in PDA Conference Room

Join us on Tuesday, May 17, for the next joint public renovation meeting with the Market Constituency. It begins at 6:00 p.m. in the PDA Conference Room. These meetings are held every other month, so the next meeting will be July 19.

Phase III Public Meetings Scheduled; Join Us on March 24 to Learn More

The next phase of renovation work is set to begin in September. Work will involve adding an elevator and seismic upgrades to the Economy Market, reworking the brick exterior of the Stewart House, and adding new public restrooms to the Soames Dunn building. Work is expected to last six to eight months.

The work will require some businesses to close or relocate but not nearly on the scale of Phase II. Closures will affect the Market Theater, the Economy Atrium, and Economy offices. The lower Economy Atrium level and Market Theater will be closed for six months.

The PDA has scheduled a number of public meetings on Phase III. The first meeting is Thursday, March 24, and future meetings will be held April 28, May 26, June 30, July 28 and August 25. All meetings are on Thursdays from 6:00 - 7:00 p.m. in the PDA Conference Room.

If you are unable to attend but have questions, you can send them to renovation@pikeplacemarket.org.

For more information, visit
[pikeplacemarket.org/
renovation](http://pikeplacemarket.org/renovation)



Triangle Market

Most shell and core improvements are completed and tenants have moved back except **Copacabana** and **Mr. D's Greek Delicatessen**. Copacabana and Mr. D's will start their TI work in early April.

Corner Market

Shell and core work will be completed in the Corner Market Building in late April. There will then be quite a bit of build-back in tenant spaces. Some businesses will be able to open sooner than others.

The **Crumpet Shop** and **Left Bank Books** will likely be the first to reopen. The Crumpet Shop is scheduled to start TI work in early April and Left Bank Books in late April.

The new elevator serving all three floors of the Corner Market Building is scheduled to be in use mid-April.

The **CanCan**, **Corner Produce**, **Frank's Quality Produce**, **Oriental Mart** and **Shy Giant** are scheduled to start their move back in early May but most will not open until late May, after further TI renovations.

The three large restaurants in the building—**Chez Shea**, **Matt's in the Market**, and **Pike Place Bar and Grill**—will be doing final touches on their own remodels at the start of summer, but will remain open throughout.

Other Work

Pure Food Fish reopened as scheduled in early March. **La Buona Tavola** moved back to their space in the Triangle Building.

Corner Produce has moved temporarily to a container on Pike Place.

The storage area in the Triangle Building should reopen in April, while storage in the Sanitary Market will be among the last spaces vacated by the contractors and not available until August.

Phase II Renovation: We're (Mostly) Open for Business

A number of merchants have been affected by Phase II work, resulting in temporary closures and moves. These include:

Temporarily Moved to Street Market on Pike Place:

Corner Produce
Pike Market Creamery
Quality Cheese
Choice Produce
El Mercado Latino
Mr. D's Greek Deli

Temporarily Relocated:

Can Can to Economy Market Building 2nd floor
Oriental Mart to the Post Alley Market Building
Three Girl's Bakery & Lunch Counter to Economy Atrium
Quality Produce to Main Arcade across from Uli's
Rummage Hall to Soames-Dunn building and Heritage Center
Ageless Acupuncture to 3rd level DownUnder
Gary's Tex Mex to Soames-Dunn building
Left Bank Books to Economy Arcade (old Best Flowers space)

Open with construction in or near their business:

Chez Shea
BCRA, Inc.
Bayou on 1st
Cafe Yarmarka
Cinnamon Works

Re-opened: Pike Place Fish, Place Pigalle, Benavi's, Pure Food Fish, La Buona Tavola, Pan Africa

Falafel King
Healthy Bodies
Lo Priore Brothers
Made in Washington
Matt's in the Market - seismic bracing/heavy construction inside, but still open
Mee Sum Pastries
Metsker Maps
Milagros
Pike Place Bar & Grill - seismic bracing/heavy construction inside, but still open
Pike Place Chowder
Pike Place Flowers
Pike Place Naturopathic
Seattle's Best Coffee
Sisters
Soto Voce
Spore Design
Steelhead Diner

Anticipated Re-Opening in May or June:

Bohemia Massage
Copacabana
Crumpet Shop
Earth, Wind & Fire
Jack's Fish
Kitchen Basics
Lamplight Books
Market Diner
Old Duffer's Stuff
Shy Giant
Stilnovich Produce

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Have questions? Send them to
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