

RENOVATION NEWS & UPDATES

May 2009

For tenants of the
Pike Place Market PDA

Demolition Begins on Market Hillclimb; Hillclimb Stairs to Close

Construction fences were scheduled for installation on Western Avenue at the end of April and, pending final permits, the heavy demolition will begin as the Hillclimb is cut away to provide the space for the Market's new electrical service vault and new elevator lobby. Work will extend to the top of the hill where a large drill will sink in pilings to hold up the hillside. During May and early June, the walkway at the top of the Hillclimb that connects the Market Hillclimb stairs to lower Post Alley will be closed for safety reasons.

Also pending the final permits, the Hillclimb stairs from Western Avenue to level 2 Down-Under will be closed at the end of April. With the skybridge working as the new customer detour route (and the elevator on the west side of Western Avenue up and running), the main Market entrance from the west will be at the entrance to level 3. A wood construction barrier around the Hillclimb stairs will mark the obvious—and noisy—construction area throughout the summer. By the end of the year, a new outside stairway from Western Avenue will open.

We expect heavy construction equipment, dump trucks, concrete trucks and concrete breaking jackhammers to be a steady presence on Western Avenue throughout the summer months.

Construction Relocations Have Begun

The Pike Place Market Preschool will vacate their two classrooms on level 2 Down-Under and the outdoor play area. They will be moving into new temporary classrooms built in converted store spaces vacated on level 3 Down-Under and a new play area on the Lasalle roofdeck. They are expected to start using the new spaces May 4.

The PDA is working with Rotary Grocery to redesign the grocery store into a smaller footprint. This will allow the business to continue to operate through construction.

Madame Lazonga's Tattoo moved across the street to 1529 Western, just in time to celebrate their 20th anniversary.

Design Teams Continue Planning

Chris Caster of the PDA continues to lead the electrical and mechanical design team

and contractors through the Market, double-checking the details of renovation work. In the course of their investigations, they have met with many tenants and identified some valuable alternatives that we hope lead to simpler construction and cost savings.

Schedule Update: Most Interior Work after Summer

Turner Construction has confirmed their intent to delay as much of the interior construction work of renovation inside the Fairley and Leland Buildings until after Labor Day. Work this summer will include the Hillclimb, plumbing work on Western, and the electrical plant at the garage. Chris Caster and John Turnbull have been meeting with many tenants, providing a one-on-one briefing on what work is scheduled for their space. Please call John Turnbull at 774-5319 if you have specific concerns or questions about what is currently planned in an area of interest to you.

Renovation Public Meeting on May 19

Please join us at the Senior Center on Tuesday, May 19 beginning at 6:00 p.m. for an update about Phase I Renovation Work. Learn about upcoming scheduled activities and ask your questions about the renovation.

Mayor Nickels Marks Start of Renovation

On April 23rd, Mayor Nickels took part in an event on Western Avenue to announce the start of the renovation work. The event included an unveiling of our new directional signage and pigs installed on Western Avenue, which will help point out the Western Avenue entrances into the Market during Phase I of the project.

Where are the Upper Hillclimb Trees?

The trees and landscaping of the upper Market Hillclimb were the first to go in advance of demolition work to begin in May. But the trees may not be gone forever, at least in part. Most of the birch trunks were donated to Market crafts community member Kris Sacksteder, doing business as Weird Woods. After a year of seasoning the wood, we hope to see these Market originals return as custom boxes and birdhouses. We are currently looking for a new location to designate as the Ernest B. Sherman bird sanctuary. Many of the remaining reusable materials on the Hillclimb are to be salvaged by the RE Store (a retail store in Ballard that accepts usable building materials).

Other Renovation News

Design/Construction Progress

The duct cleaning we originally planned for DownUnder was going to be much more extensive and expensive than we originally thought. We put it on hold, and now plan to do a more limited testing of only the vertical shafts. This work, scheduled for late May, should be less intrusive and take place in fewer tenant spaces.

In late April, with the Hillclimb work quickly approaching, Turner Construction began establishing an office and presence on-site.

Financing/Levy Update

We are notifying all commercial tenants in the Leland and Fairly Buildings that we are required to make a technical change to their lease. The change is related only to our New Markets Tax Credit financing for non-levy renovation costs, and doesn't impact any other tenant/landlord issue.

Construction bids are coming in well within our total March 2008 cost estimate. However, many more tenant impacts are being discovered as we drill down the detail design and construction plans. These impacts will result in a significant increase to this budget line item, and will most likely

Renovation Objectives at the Pike Place Market

There are three objectives for this renovation:

Repair the buildings and the infrastructure

- Electrical
- Heating, cooling, and ventilation
- Plumbing
- Major building repairs

Increase accommodations for easier accessibility with new restrooms and elevators

Improve public safety (make buildings safer in case of fires or earthquakes)

For more information, visit
pikeplacemarket.org/renovation

Have questions? Send them to
renovation@pikeplacemarket.org

increase the Phase I budget over the earlier schematic design cost estimates.

Communications News

Approximately 15 Market tenants and residents were in attendance at the March public meeting about the renovation, as well as two Western Avenue property owners who live outside the Historic District. John Turnbull shared highlights about tenants in the 3rd level Down Under moving out as well as the build-out of the temporary preschool space. There were many questions about noise and dust mitigation once construction starts. The April public meeting about renovation Phase I is set for Tuesday, April 28 at 6:00 p.m. in the Pike Market Senior Center. The May meeting will take place on Tuesday, May 19, also at 6:00 p.m. at the Senior Center.

Renovation information on the Market website continues to be updated. A new page has been added to the site that focuses on the PDA Council and its committees. The page has information about each committee's structure and activities, as well as all meeting agendas and minutes. Find it by visiting pikeplacemarket.org and clicking on "PDA Council & Committees" in the right hand column.

Non-Levy Project Discussions Return to the Agenda

In April, the PDA Council's Capital Renovation Committee reactivated discussions on potential improvements to the Market that could be coordinated with the levy funded repairs.

Levy funded repairs include adding new public restrooms in the Sanitary Market and Soames Dunn and providing elevator access to the upper floors of the Economy and Corner Market Buildings.

Non-levy projects address how to improve retail space and possible redesign of building spaces to provide more functional spaces for the future. Specific areas of study are

- improvements for festivals and street vending on the west side of Pike Place
- improvements for public seating areas especially at the Soames Dunn
- alternatives for reconfiguration of the Economy Atrium
- enhancing the "night zone" of Lower Post Alley

Need more info?

Call the PDA office
if you have questions or
need more information.
206.682.7453
pikeplacemarket.org/renovation

