

# RENOVATION NEWS & UPDATES

February 2010

For tenants of the  
Pike Place Market PDA

## Phase I Work in Full Gear

As planned, renovation work took off at full speed in January after a month of work scheduled at night and in non-retail areas.

With the arrival of the first of the year, the south public restrooms were closed for a full remodel that's expected to take six weeks, Pike Place Bakery moved its baking operations to Renton, Polish Pottery Place relocated to a different storefront for six weeks of work inside its shop, and we began a series of short term business closures on Level 4 DownUnder to clear shops to allow for plumbing work on the ceiling. In some cases, we were moving three decades of accumulated inventory, and discovering walls and windows that had been long lost to views. No hidden treasures or missing children were reported found.

Work continues renovating the south public bathrooms in February. We anticipate that workers will complete tile work by mid-February. When the south public restrooms are complete, we'll move to the north public restrooms and they will then close for their own renovation.

We are trying to adjust the construction schedule for the last half of February in recognition that there may be more potential shoppers in the Market due to the Winter Olympics, which take place in Vancouver, Canada (February 12 - 28).

## MEP: Mechanical, Electrical, and Plumbing Update

A significant milestone was reached the first week of January with the completion of the new transformer vault for City Light in the Hillclimb. City Light crews have taken over control of the space and will be installing the new electrical gear that is part of the Phase I levy work. The roof of the vault will be the play area for the Pike Place Market Preschool. New electrical panels have been installed and feeder cables are being connected through February.

Plumbing replacement work has moved to the upper floors of the Market. Drain lines to the major restaurants, vegetable stands and fish markets were replaced in January. Floor drains inside kitchen areas and arcade level shops will be repaired or replaced in February. The work time varies by each drain and its condition. Some will be simply re-caulked, while others (especially in cases where leaks have damaged the floor underneath) will require extensive repairs. Our goal is to minimize business closures but some may be inevitable.

Meanwhile, on Western Avenue, work finally resumed on replacement of the main sewer connections. During excavation last summer, contractors discovered several old clay pipelines connected to the sewer. Confirming that these were not active lines and other related design modifications held up replacement of the line. We expect this work to be completed by early February.

The new hydronic system (which works to circulate hot and cold water) is coming together at several levels. The pads for the chiller units north of the garage and installation of boilers inside the garage was completed in January. The piping to the Main Market was completed across the Skybridge and connected to the lower floors through shafts inside the building. Several late night and early morning crane lifts raised pipe (as well as a new emergency generator) to the roof of the Fairley building.

## Renovation Public Meeting February 22 in PDA Conference Room

Please join us for our next public meeting about the renovation on Monday, February 22, in the PDA Conference Room. The meeting begins at 6:00 p.m. We'll give updates on Phase I and Phase II renovation work and answer your questions. See you then.

## Drop-In Meetings Continue First and Third Thursdays

We are continuing to offer drop-in meetings twice monthly with Renovation Director John Turnbull. Meetings are informal and will be the first and third Thursdays of the month: 5:00 - 6:00 p.m. on the first Thursday, 9:30 - 10:30 a.m. on the third Thursday at the PDA office.

## 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)

## Phase II Planning Continues

Phase II of the Market Renovation starts in earnest this summer when the Sanitary Market apartments are closed for 11 months of building renovation. First stage of work involves removal and replacement of the large central roof deck courtyard. All building residents have been contacted by the PDA's relocation assistance coordinator who counsels them on finding an alternate residence and identifying relocation benefits. Many hope to move back to the building when work is completed.

During the months of December and January, field crews combed through the Sanitary, Corner and Triangle buildings double checking the strength of walls and floor connection, fine tuning the design of seismic braces that will be installed during renovation and other work. The goal is to make sure that the retrofits to strengthen these buildings are not overdesigned, saving money, time, trouble and inconvenience when work is done next year.

## Phase II Scheduling and Tenant Impacts

As the design work progresses on phase II, we are getting closer to figuring out the details of schedule and sequencing of the work that will begin this September. Unquestionably, all tenants will be impacted and many more required to close their businesses and for longer, than was necessary in Phase I. The PDA is working with each business owner to define the level of impact as accurately. Among the areas hardest hit are the basement storage areas of the Triangle and Sanitary Market buildings, all business on the Pike Place level of the Sanitary and Corner Market Buildings, and a dozen or so businesses which will have new steel brace frames installed inside their shops. Mitigation measures for affected tenants have routinely included costs of moving, providing temporary storage, and rent abatement. For Phase II, we will do our best to find ways to keep businesses open in temporary locations.

Each tenant has a unique situation and set of construction issues. In some cases, we hope to be able to keep businesses functioning close to normal; others will require construction barriers inside their shops; some

## Art for the Hillclimb

An installation by local artist Dan Webb has been selected as the public art component for the Renovation project. Webb proposed a series of cast aluminum figures carrying lit globes entitled "Short Cut" to be installed on the new Hillclimb staircase. If approved by the Historical Commission, the figures will begin at the top of the new staircase and descend to Western Avenue, defying gravity and whimsically walking across the walls of the buildings surrounding the new stairway.

Webb was selected by a Public Art Committee comprised of six members, each representing a different community (including an artist, a merchant, a gallery owner, a former art commission member, and the PDA Council). The committee helped draft, post and circulate a Call to Artists and sixty-four artists responded from all over the nation. Based on examples of past work, the committee narrowed the group to five finalists and asked each to develop an idea for the Hillclimb.



*This drawing by artist Dan Webb depicts a figure walking sideways down a column on the Hillclimb.*

Webb's idea was the unanimous choice. The committee liked its scale (each figure will be 24-30" tall), the uniqueness of the idea, and Webb's united artistic vision. If all goes well, the new sculptures will be installed and begin delighting visitors in May.

will be offered a chance to relocate elsewhere in the Market; still others asked to consider setting up temporary shops on Pike Place. Some existing business locations will be converted to other uses and those tenants will have to relocate permanently. Many business owners are taking this opportunity to examine if they want to invest in upgrades to their stores. The PDA may assist tenants who want to take a look at how they might redesign their businesses. Several have already started on this process. We've started a list of architects and contractors who are familiar with the Market for referrals. While the PDA will be scheduling one-on-one meetings with each tenant, anyone interested in getting started sooner should contact John Turnbull at the PDA at 774-5319 or [john@pikeplacemarket.org](mailto:john@pikeplacemarket.org).

## Business Loans from City of Seattle

Tenants choosing to invest in upgrading their spaces or equipment and maybe even funding operating costs during the renovation may find a very attractive source of financing with the Grow Seattle Fund. This program, sponsored by the City of Seattle

and coordinated with City Light energy conservation program rebates, has attractive financing terms for small businesses with good operating history over five years. The features of the program are especially well suited to businesses replacing outdated or defective heating, cooling and lighting systems and a perfect match with systems upgrades funded by the levy. Additional information about this program is available from Cecilia Hall at the PDA (774-5279 or [cecilia@pikeplacemarket.org](mailto:cecilia@pikeplacemarket.org)) or Ken Takahashi at the City of Seattle's Office of Economic Development (684-8378 or [ken.takahashi@seattle.gov](mailto:ken.takahashi@seattle.gov)). Also visit [seattlegov.economicdevelopment](http://seattlegov.economicdevelopment) for more information.

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

Have questions? Send them to  
[renovation@  
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