



**Pike Place Market Preservation and Development Authority (PDA)**

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**CAPITAL RENOVATION COMMITTEE**  
**Meeting Minutes**

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**Monday July 12<sup>th</sup>, 2010**  
**4:30 p.m. to 6:00 p.m.**  
**PDA Conference Room**

**Committee Members Present: Bruce Lorig, Gerry Kumata, David Ghoddousi, Jan Oscherwitz, Tony Puma**

**Other Council Members Present: Gloria Skouge**

**Staff Present: Carol Binder, Anita Neill, Joe Paar, John Turnbull**

**Others Present: Ken Johnsen, Duncan Thieme, Royce Bixby**

The meeting was called to order at 4:31 p.m. by Bruce Lorig.

**I. Administration**

- A. Approval of Agenda.  
The agenda was approved by acclamation.
- B. Approval of June 14<sup>th</sup>, 2010 Minutes  
The minutes were approved by acclamation.
- C. Announcements and Community Comments  
None

**II. Preschool Update – Carol Binder**

Carol reported that there was not much to update on the preschool however they may hire a construction coordinator / consultant to assist them in their evaluation and decision process. Carol noted that it would be most advantageous of the PDA to allow the preschool to shift their space designs North to free up the interior space adjacent to the would be playground. This would allow for more flexibility in the PDA's use of the space and better utilization of the interior and exterior spaces.

Gerry Kumata joined at 4:36 p.m.

Tony asked if further mitigation could be done to the playground. Carol responded that significant measures had already been taken and City Light would not allow anything to be done in the interior of the vault. Bruce Lorig asked if there were other possible spaces within the Market for the playground. Carol responded that if the preschool was flexible and were given some leniency in the regulations, there were other possible locations including, the Heritage Center, stay at their current location, the PCI North or Desimone parking lot. Properties outside of the Market were investigated but were not large enough nor did they meet the requirements of the preschool.

Tony asked what would be done with the unused playground. Carol responded that nothing had been discussed in detail but there were ideas for a food service space, restaurant, coffee / wine bar, or public events space. Gerry asked staff to create a list and prioritize the possible uses for the space. Carol responded that she would complete this over the next week.

### III. Phase I Update – Joe Paar

**Action Item:** Proposed Resolution **10-44:** Authorization for Contract Authority – Additional Freezer and Cooler Connections – Phase I – Turner Special Projects

Joe reported that there were significant benefits gained from tenants that were hooked up to the cooler connection and now wished to amend the prior approved contract to include two additional freezer and cooler connections as well as enhances performance features. \$53,592 of the \$150,000 would be allocated from the PSE Conservation Grant. In the original contract, 20 tenants were to be hooked up and now would like to add Lowells and Market Galbee. Additionally temperature sensors and water bypasses would be tied into the system to detect malfunctions with the coolers and prevent damage and loss to tenant merchandise and space.

Gerry Kumata moved and David Ghoddousi seconded

For: Bruce Lorig, Gerry Kumata, David Ghoddousi

Against:

Abstain:

Proposed resolution **10-44** passed unanimously.

### IV. Phase III Update – Duncan Thieme & Ingrid Krueger (Royce Bixby)

#### A. Design Presentation and Discussion

Duncan reviewed the current design and design concepts for the Economy Atrium and the Soames Dunn buildings. It was discovered during exploratory work that there would not be a need for additional brace frame on the north side of the Economy. This was good news. The structural work would be strengthening the ties of the upper floor to the walls. Duncan stated that since this was the structural requirement we could add the additional space on the upper floor without further structural upgrades, and that the electrical capacity was sufficient to accommodate the additional space. Duncan continued to review the before and after design drawings for the Economy Atrium. Some of the changes included, with most of the changes occurring at the main arcade level, a pedestrian walk in from First Avenue and an elevator with a new lobby at the Post Alley level.

Tony asked if the old World Chili space was to be used as some type of kitchen demo area. Carol replied that it was a possibility but the PDA would prefer not to take on the responsibility. Instead the PDA would rent out the space to a tenant in order help generate revenues.

Bruce L asked if there were still plans to permanently close off the Economy Arcade from the South and if so, how would it affect the design planning of the Economy Arcade space. Carol replied that those plans have been put on hold, but she would follow up with the owners of the South Arcade. There was further discussion about the design concepts including closing off the arcade door permanently and the proposed staircase from the new pedestrian walk was awkward and lead to a dead area.

David Ghoddousi left at 5:17 p.m.

Duncan reviewed the current design and design concepts for the Soames Dunn building. The majority of the work would impact the street level with a minimal impact to the basement. The idea was to open up the area to increase retail sales and entice additional foot traffic to the area. The designs included enlarging and reconfiguring the bathrooms, opening up the front entrance by adding window roller doors and extend the sidewalk out to allow for outdoor seating. The stairs to the maintenance shop would be relocated to the back under the existing stair going up. There was some discussion about possibilities for the use of the space including a large seating area, a mini 'market' including flower farmers and increasing Bavarian Meats space. On that note, Bruce L inquired about design efforts for the Downunder space that would entice more people to the area. Carol noted that

pedestrian traffic had already increased and tenants were very pleased with the installation of the new cooling units. She also noted that two additional Busker performer spots would be placed on the Hillclimb and the old Parrot Shop was now available to be leased out.

Proposed resolution **I 0-44** was moved to the consent agenda by acclamation.

**V. Concerns of Council Members**

None

**VI. Public Comment**

None

**VII. Adjournment**

The meeting was adjourned at 5:56 p.m. by Bruce Lorig, Chair.

Meeting minutes submitted by:  
Anita Neill, Executive Assistant