



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday October 11th, 2010
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi, Patrick Kerr, Joshua Anderson, Jan Oscherwitz

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, Anita Neill, John Turnbull, Joe Paar, Brittney Farrow, Kateesha Atterberry

Others Present: Ken Johnsen, Ellen Greene, Liza Couchman, Sarah C Yaeger, Michael Yaeger

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 September 13th, 2010 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
Michael and Sarah Yaeger spoke about their opposition to the redesign of the Economy Atrium, particularly the filling in of the top floor. Sarah briefed Council on their report which included a brief history, suggestions for improvements to the Atrium and a signed petition, a copy was submitted to the minutes for the record.

Gerry Kumata joined at 4:39 p.m.

It was the new Executive Director, Ben Franz-Knight first day, everyone introduced themselves.

II. Levy Projects Update – Joe Paar

- A. Review of Projects & Budget
Joe gave the following update; Phase I was completed on schedule and within budget, only the formal close out was left to complete. The Phase II field work was moving forward with only a few structural and pipe changes. Tenant relocations were also continuing smoothly. Phase III was moving forward and on schedule with set budgets. Changes orders would be presented at the December meeting.

Joe handed out and reviewed the core market infrastructure projects status as of October. He briefly described and explained the list of core levy required projects, which ones were completed and what

was to be completed in Phase II and Phase III. The Stewart House electrical systems were in adequate shape and removed from the list. Some items on the list including the structural canopies of the Stewart House were not as bad as first thought and was determined that the PDA maintenance could complete the necessary repairs. Ken noted that a walking tour could be given in the next meeting or two when majority of committee members present.

III. Phase III – Economy Atrium Design

A. Presentation – John Turnbull

John T distributed a packet of design drawings depicting Phase III of the renovations in the Economy Market Building. He continued to describe the drawings and changes to the Atrium starting at the lower level noting that there would be an addition of an elevator, public restrooms and seating. He noted that it would be an opportune time to fill in the Atrium at minimal cost. There had been some mention from the Constituency presentation meeting that there was opposition to the fill in from the community. Moving forward, design plans would be presented to MHC next week. Council would need to come to a decision in the next month or so but the designs could move forward with the Atrium fill in and removed at a later date. John continued to review the design drawings noting that 1200 sq feet of rentable space would be added with an average of \$24 per sq foot of gained revenues. Bruce L asked what the estimated cost would be, Joe estimated around \$200k, the low cost was mainly due in part to no code or seismic upgrades would be necessary. There was some discussion on the pros and cons, pros including additional foot traffic and evening activity in a spot that historically had poor retail space due to the lack of elevator.

Bruce L asked if the plan was for the PDA office to move to the space. John noted that it was a possibility but regardless the Market was always in need of additional space particularly with the loss of space with the renovations. There was some discussion on the opposition of the PDA using the space for offices and the lack of expectations for the use. Council requested that staff had a direction in use before moving forward with the plan.

Bruce Burger moved that the PDA moved forward with plan in presenting to MHC and bidding out the design plans for filling in two thirds of the top floor of the atrium, Gerry Kumata seconded. There was further discussion on why Council members were for or against the fill in of the Atrium. Liza Couchman noted why she was in favor of the floor fill in, to create and make it a more functional, welcoming space and encouraged Council to move forward with the project. Michael Yaeger voiced his opposition to the fill in of the Atrium. Ben noted his commitment to Council on presenting ideas for use of the space by the full Council meeting.

For: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi

Against: Patrick Kerr

Abstain:

B. Decision

See above.

IV. Concerns of Committee Members

Jan Oscherwitz left at 5:37 p.m.

David asked if the spiral staircase in the Soames Dunn would be removed. Joe P responded that that staircase would be extended to the basement, the main stairs to the basement would be filled in and the back corner stairs would remain. Joe further noted that this topic would be further discussed with a walk through at the next Capital Renovation meeting.

V. Public Comment

None

VI. Adjournment

The meeting was adjourned at 5:42 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant