



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, September 14th, 2009
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Bruce Lorig, Bruce Burger John Finke, Patrick Kerr

Other Council Members Present: Joshua Anderson, Jan Oscherwitz, Tony Puma

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

Others Present: Marlys Erickson, Duncan Thieme, Ingrid Krueger

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 August 10th, 2009 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Presentation on Design and Structure Elements of Phase II

Duncan gave a presentation on the design and structure elements of Phase II, what elements had changed and why. Phase II includes the Corner Market the Triangle Building and the Sanitary Market and parts of the First and Pine Building. He noted that this phase included the installation of the heating and cooling system across Pike originating from the west side of the Market. The Design Development Drawings would be completed in October and permits would be obtained by early next year. Two things learned from Phase I included the extent of the tenant impacts and the timing of identifying problems early. Duncan continued to review the scheduling of Phase II.

Joshua Anderson joined at 5:05

There were four main areas of change from the Schematic Design to the Design Drawing. Poster boards were used to illustrate the changes that occurred. The changes included slight changes to the structural supports, position changes to the elevator in the Corner Market, Design changes to the bathroom in the Sanitary Building and the electrical system requirements. There was a change in placement and the addition of seismic bracings to several of the buildings. The elevator was designed to reflect and be consistent with other elevators in the Market and tie into the bathroom tile concept. The bathroom was designed to reflect the concept for the bathrooms in the main arcade with the use of black and white tiles and universal figures. There was some discussion regarding the issues of where to place the transformer which needed to be large enough to handle the new system. The most likely location would be the new rummage hall area. There was some discussion about the displacement of tenants during this portion of the renovations.

John T. gave an impromptu presentation on concept plans for the Economy Market as part of the Phase III renovations. He reviewed concept plans, floor by floor, beginning at Post alley and in the market theater, moving up to the atrium main level and ending with the top floor. There would be minimal changes to the Market Theater, the atrium level of the arcade with see the biggest changes with the removal of the ramps, installation of an elevator and demonstration kitchen. The top level of the arcade would be partially floored which would offer additional tenant or office space. The concept was designed to improve vertical circulation in the atrium.

Bruce B questioned if the Historic Commission had been briefed on the design. Carol and John replied that it would be reviewed with the tenants first. They did not foresee a problem with Historic approving the designs because it reverted to what the Atrium was like historically except for the addition of the elevator. Patrick questioned how the design plan would improve revenue. John replied that the design was not intended to directly improve revenue but increase circulation to that part of the Market and was part of the plan to activate underutilized space. John noted that additional space on the top floor would be rentable space.

III. Budget Update

Carol gave the following levy budget update; phase IA will come in at budget however with all the unexpected complications the allotted contingencies would be used up. Phase IB was bid now and the contracts issued. Project management expenses were expected to be slightly over budget. The necessity of time and money devoted to tenants was unforeseen and additional staff became a necessity.

Bruce Lorig asked Marlys if the Foundation was able to raise all the funds needed for the Preschool renovations. She replied that funding was short of the goal by about \$600,000 but was hopeful about obtaining New Market Tax Credit funding and would know by October.

Marlys requested permission from the committee to place a second Rachael the pig at the bottom of the new Hillclimb steps. The pig was being housed in the Heritage museum and would need to be bronzed into a piggy bank then strategically placed at the bottom of the Hillclimb steps. The committee agreed that this was a good idea.

IV. Concerns of Committee Members

None

V. Public Comment

None

VI. Adjournment

The meeting was adjourned at 5:57 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant