



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE

Meeting Minutes

Monday, February 4th, 2008

4:30 p.m. to 5:30 p.m.

PDA Conference Room

Committee Members Present: Bruce Lorig, Gerry Kumata, Patrick Kerr, Bruce Burger, David Ghoddousi

Other Council Members Present: Gloria Skouge

Staff Present: Carol Binder, Terry Plumb, James Haydu, Tamra Nisly

Others Present: Val Thomas, Jan Oscherwitz, Sue Beller

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 January 28th, 2008 Minutes

The minutes were approved by acclamation.

C. Announcements and Community Comments

II. Economy Atrium Alternatives

Carol reported on the recent public meetings and stated that there are now questions regarding the renovations along with responses posted on the PPM website. She added that staff held another meeting with Economy Atrium tenants in order to give them accurate information and to report that staff will recommend that no public restrooms and no atrium infill be added to the building based on input from the community at large. Bruce Lorig responded that he felt it would be a serious mistake not to do some infill when there is an opportunity and that the cost of maintaining space in the Market is very high and bringing more retail space would help with this. He said he would like to explore other options with less infill. James responded that while staff understands that there is opportunity here they are hearing from the city, from other tenants, and from the press that it would be a mistake to pursue the infill of the Economy Atrium. Burger added that he would like to understand the concerns about the infill. Carol noted that the preference is to maintain the open space and most of the tenants do not want any change at all. They are also hearing that the PDA is driving out the small tenants to bring in chain stores, which is untrue. James said staff is engaging the Historic Commission in these matters as well so MHC can help dispel some of the misinformation. Sue Beller stated that the Atrium is used steadily although not heavily and could use better seating. Gerry said the problem with the area now is that most of the space is taken up by ramps but the elevator will change that need and then the space can be improved. Terry added that the ramp is too steep for handicap accessibility. Burger said that the committee's goals are the same as the merchant's goals and the question is how to assure them that this is so and guarantee them the space will not be disrupted without compensation. Carol asserted that they are continuing to hear that the cost needs to be worked on and this piece is consuming so much energy when it is not an enormous part of the renovation package. Gerry stated that this area could be improved significantly and many of the people who are voicing objections are concerned about any change at all. Bruce Lorig responded that this

space will change no matter what as they will be adding elevators and therefore the ramps could be removed which would add more space. Jan asked if the infill was something that could be done separately from the levy funded improvements. Carol stated that people are willing to pay for the repairs but not for the other improvements. Lorig said the PDA can pay for this and they need a plan for a whole Market. Burger commented that if they are going to fund some projects outside of the levy than it would be best to determine this later. Lorig disagreed as he is reluctant to proceed without a total plan. Val said this is the beginning of a good plan and the value to the Atrium is the seating so this could be improved, along with circulation and retail. There is consensus that restrooms would not be pursued in the Economy Atrium. Burger asked if there is anything that the Economy tenants want. Terry answered that it is his impression they want an elevator but not if it goes through their space but most retailers essentially don't want to see any change Sue suggested doing a drawing that would show how beautiful the space could be and how it could increase circulation. Carol summarized that what she is hearing is the restrooms are out but the committee wants more designs with removal of the ramp, enhancement of common space, and more seating. This is the agreed direction.

III. Discussion of February Schedule

Carol handed out the proposed schedule. There is discussion of cost per square foot for the PDA offices. Lorig asked Terry for a layout of the proposal. Patrick said it will not work to put the PDA offices in the Down Under as the other tenants would not like it. Lorig said the PDA offices are not big enough and if the renovation is to last for the next forty years then they need to find somewhere to put them. He added that Down Under retail should be improved as they could potentially be located closer to the new Hillclimb which should improve business. The committee reviewed a proposal for putting the childcare all on one level. It is noted that this is not in the levy proposal and so the funding has yet to be determined.

Bruce Burger mentioned doing a walk through with all Councilmembers prior to the February Full Council meeting. There is a discussion about where they should tour. Lorig inquired as to whether the landscape architect's proposals would be available by the end of the month for the walk through. Terry said yes, they should be. James will email the survey response from the tenants to Committee. Carol said staff is trying to get this committee to come to consensus in order to make some decisions. Lorig asked if the committee if they were ready to vote. Gerry asked if by next week they could see new cost estimates and how the plans will affect the other floors. Burger said he saw three benefits to renovating the childcare; they could care for more children, offer a better quality of childcare, and provide better retail but that he would like to know what would be the bottom line if they did not move forward in this direction.

IV. Staff Presentation of Complete Funding Package

Carol said that staff has been working on other funding options and there are also some common area problems in the residential buildings that will not be part of the infrastructure proposal such as tenant improvements and so staff will be investigating other new tax credits and are looking at applying for new market tax credits as well as other appropriations and self funding.

Bruce Burger left at 6:03 P.M.

V. Concerns of Council Members

Lorig said he had thoughts on the Soames Dunn Building and handed out drawings and reviewed his ideas for the committee.

VI. Adjournment

The meeting was adjourned at 6:06 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Tamra Nisly, Executive Assistant