



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, January 14th, 2008
4:30 p.m. to 5:30 p.m.
PDA Conference Room

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

Other Council Members Present:

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

Others Present: Rich Cardwell, Val Thomas, Jan Oscherwitz, Duncan Thieme, 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 7th, 2008 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
Carol stated that this week they should finish the schematic design review and then at the next meeting they will discuss the financial and economic implications in the next couple meetings. She will also be giving a renovation update at the Full Council meeting which will include communications, construction and design, politics, and financials.

II. Remaining Schematic Design

- A. Response to Pike Place
Duncan passed out new drawings based on the previous meeting conversation.

Jim Savitt joined at 4:39 p.m.

Duncan said these options addressed how to handle traffic and included permanent canopies at both ends of Pike Place, as well as, concepts for installing bollards rather than sidewalks. There is discussion of the presented options. Bruce asked how they could get Market customers to come to public meetings to share what they would like to see for Pike Place. Sue Beller added that it is her experience that most people are not parking when they shop as they either live or work downtown. James added that there are many conflicting views as the comments from merchants on the street are that their customers did park when they shopped. Carol said a survey could be done in Freshwire to

garner input. Duncan continued that in the spring they could also do a survey to get the opinions of people who are on the street. Carol responded that staff is currently working on a survey for Market merchants and this could probably be used for customers on the street as well. She added that they will be bringing all the options to MHC in order to get their input. Bruce stated that, in terms of schematic design, they probably had taken the investigation far enough. It was agreed. It was further agreed that for the time being the most important place in the Market to address was the south end. Duncan asserted that was his preference and recommendation as the architect to include some sort of sidewalk on Pike Place. There is a discussion of the competition between high stall and farm tables. Jim said that whenever they emphasize farmers then they are naturally creating competition. Discussion of whether the south end would be a great place for flowers. Val said keeping the farmers has always been difficult even when they were doing the 1970's renovation and that the produce has always been the priority.

B. Remaining schematic design for the Soames Dunn Building

Duncan reviewed potential design plans for the Soames Dunn created new public space, showed some consolidation of the north side retail, and added public restrooms. The goal was to pull the retail expression out to the front of the street. Rich stated that he liked the current façade of the knife shop. Duncan noted he was responding to the direction from the Committee to open up this space to the public. Bruce said he did like the large opening for that reason. He wanted to see more retail in the area and the public space reduced. Duncan said he looked at the code issue for the stairs and it would affect the geometry of the design. There is discussion of removing the elevator that hasn't worked in many years. In both plans Emmett Watson's would not be changed, significantly. Val communicated that he struggled with the big restaurant spaces and asked if it would hurt to open up the front of the building to the street. Bruce asserted that this is an opportunity for a café expression. Carol said there is a significant amount of take out food available near by without any seating and they could use that seating. There is discussion is what is the right profile to the front of the space. Rich asked if Duncan could figure out a way to leave the knife shop as he felt strongly that that would be best. There is consensus regarding moving the seating more towards the center of the building, and perhaps adding another small retail storefront on the street.

C. Central Plant Alternative

Duncan studied the Central Plant concepts and did find a way to build it above ground. The goal will be to create a stair from Western up the Hillclimb that is as pleasant and open as possible. There is discussion of putting at least part of the playground on the roof of the Fairly which could be accessed by the Leland elevator but it is noted that the question will need to be pursued with the City in terms of exit strategies. Some amount of money would be saved by not installing the central plan underground.

D. New Stair at the North end of the Fairley Building

Duncan presented three stair options for connecting the Down Under to Western Avenue but each would affect retail space more than desired. Bruce commented that another choice would be to reverse the existing stairs. Duncan said there are three staircases in this area that don't work well so maybe the answer is to activate the entrance to the staircase on Western Avenue. Val said he liked the three concepts in particular the image that has a straight connection. Patrick said he disagreed. Gerry responded that perhaps they could light the area better and change the paint to create a visual connection. Patrick asserted that he liked the idea of flipping the stair and creating office space at the other end which would create retail that would open directly onto the Hillclimb stairs and that he wanted his store to stay right where it was.

III. Adjournment

The meeting was adjourned at 5:55 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Tamra Nisly, Executive Assistant