



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE

Meeting Minutes

Monday, May 19th, 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: John Finke

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

Others Present: Duncan Thieme, Ken Johnsen, Ellen Von Wandruszka, Rick Zieve, Sue Beller, Dale Wittner, Jeff Manson, Richard Marshall, Ben Kirchner

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 April 21st, 2008 Minutes

The minutes were approved by acclamation.

C. Announcements and Community Comments

Dale thanked the committee for adding public comment to end of meeting.

II. Hillclimb

A. Design Update Phase I

Patrick asked Bruce Lorig if he read the comments from the public meeting distributed by James. There is discussion that they should review these prior to the Hillclimb Design conversation. James summarized the comments stating that attendance was very good at the Market public meeting and was attended by tenants of Flower Row, as well as, members of Market Historic Commission. The Flower Row tenants were concerned about the feasibility of an elevator from Flower Row to Western and stated that they did not know enough about the Hillclimb plans.

Jim Savitt joined at 4:36 p.m.

Ben Kirchner said he would like to understand more about the plan and he was concerned as he would lose space. Lorig commented that the issue is how to create handicap access that would reach the main floor and where to locate an elevator as it will be disruptive no matter where it is. Ben responded that it seemed ludicrous to remove the weather safe stairway to put another staircase. Lorig said this is to provide better access for everyone and they are still working on how this will work and have not reached a definitive conclusion. Ben took issue as to whether MHC preferred this

option but was in agreement that an elevator is good but thought it would be better to put it on the outside. Lorig responded that some MHC members said that it was their opinion it was better inside the building. Terry said he was at a MHC meeting and the commissioners stated that they would have difficulty with the elevator on the outside although there was no decision but the committee took this as direction. Duncan proceeded with his report noting that the biggest development is the addition of playground space and after series of meetings it became clear that the playground must remain on the Hillclimb. It has been determined that the playground needed to be at least 1,500 sq ft to accommodate the playground and must have a play structure with six feet of fall space all the way around it and a portion must be open to the sky. Due to these determinations Duncan reviewed the space proposed which included a change to the stairs that were previously proposed. The new plan would still include a plaza at Western. He also reviewed the new proposed changes to the vault room and noted that the ventilation of the vault is an issue as it must come through the entry landing. Lorig asked about the landing and if the stair could be opened up. After discussion there is agreement that the goal is to keep the playground, accommodate the vault, and make the entrance more inviting. It was agreed that this is the right direction Patrick asked about cantilevering the playground several feet to the west so as to widen the stairs. Duncan said they will investigate that as well.

Duncan said another development was that enthusiasm was waning for Seattle Steam and they are investigating the use of other fuels including waste vegetable oil to power the heating and cooling systems as the vegetable oil waste is currently sold to another company for biodiesel. This would be great as the Market has this resource currently and would be a great message about how green the Market could be and they would not need much room to process the oil. The details will still need to be worked out. Gerry asked what the alternative would be if they could not process the oil onsite. Duncan responded that this could be processed offsite and then bought back. Ken added that once they figure out the logistics this would be good for the Market as this is where the industry is going and it would be great to participate. John asked if there was an odor. Terry said there would be some odor but it should not be significant. Duncan added that it would make more sense to locate the boilers on a roof somewhere in an enclosed space in order to manage the processing.

Duncan has also been reviewing LEED options with Terry and Joe Paar and they would like to work toward a certification. Using the vegetable oil would be a large boost to this rating. John asked about securing the supply of oil since it belongs to the tenants. Duncan said currently they dispose of the oil themselves and so if the system is changed this commodity could be sold and the discount would be passed on to the tenant. John would like to carefully review this for the leases to be certain that oil could be secured as they don't want to build a system that is based on a commodity that might not be available. Duncan said any system that used vegetable oil could also run on diesel.

Duncan updated the committee regarding MHC and the approval process. This has been a difficult process but after talking with Karen Gordon and Heather McAuliffe they have created a list of items for approval. Lorig asked about the list. Duncan responded that this includes the elevator and the excavation of the Hillclimb for the central plant specifically the need for the elevator and images of its view impact from various locations. Ken said a date has been scheduled for this briefing but will take a minimum of five weeks to receive the approval. Terry said Karen Gordon really supported the process and the list he was given came directly from her. Burger asked about timing. Duncan responded that if they really don't like the design it will affect the construction schedule. Terry added that the windows on the west elevation are the concern and they are talking to the State's Historic Preservation Officer about this. He stated that overall MHC was very positive and said the plan demonstrated that we have listened and understood the requirements. Burger asked Duncan if he wanted to add anything about Flower Row beyond what was discussed. Duncan commented that the proposal to lengthen the opening of the stair is what is heavily on the minds of those on Flower Row as the elevator does not remove tenant space although they are concerned about a crowding problem by the elevator. Duncan added that there is a feeling that there is a strong wind tunnel and opening it up could affect that. Ben said it would be helpful to see the plans and that the tenants that live about would be affected. Duncan asserted that that would find a way to make it work but it hasn't been determined yet but the committee will need to decide how they would like to proceed. Lorig said they need to determine how important that is now previously they determined that it was important to see into the Down Under but no decision has been made.

III. Levy and Financing

Carol reported that the city will be delivering the ordinance on June 3rd and will include the projects that the Market is committing to done with the levy money. Ken added that he is very comfortable with this approach and that the city will be doing the financing for us and they are taking the interest rate risk and the Market is taking the construction risk. John asked for a copy of the list of alternative projects to which Carol responded that she would email that to him. It was noted that at this point no decision has been made about anything outside of this levy projects. Carol stated that they are investigating other financing opportunities for the projects outside the levy.

Terry reported that they have gone through the initial scoring of the submittals and after selecting two candidates to bid, Turner Construction is the winner. Ken said Turner's fee was superb and they received the highest rating. They will start getting them involved immediately.

IV. Concerns of Council Members

V. Public comments

Ellen commented that she liked the idea of having the playground nearby but there were several things she would like them to consider; keeping the trees, vault safety, and where the preschoolers will go while the playground is being worked on.

Bruce Lorig said he would like to meet in two weeks and he would like to work on the agenda. It was determined that the committee would meet in two weeks.

VI. Adjournment

The meeting was adjourned at 6:01 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Tamra Nisly, Executive Assistant