

# RENOVATION NEWS & UPDATES

May 2011

For tenants of the  
Pike Place Market PDA

## Welcome Back to Phase II Tenants

Phase II Renovation work is progressing on schedule in the Corner, Sanitary, Triangle, and 1st and Pine Buildings. We expect that almost all the tenants will be back in place by the start of summer.

The installation of major brace frames, plumbing upgrades, and electrical improvements will wrap up in May, as well as the completion of new restrooms.

Tenants are anxious to get back and operating out of their permanent homes by summer. We thank everyone—tenants and customers—for their patience and understanding during this time.

### Sanitary Building

Commercial tenants moving back throughout May and June; some residential tenants moving back late April and early May; new public restrooms open in May

### Corner Market Building

Most commercial tenants moving back in June (a few expected to open in May); new elevator and tenant restrooms open June

### Triangle Building

La Buona Tavola recently moved back; Copacabana expected back in May and Mr. D's in June

## Phase III Beginning Soon

Planning work for Phase III continues, which will include the Economy Building, Stewart House re-clad, and Soames Dunn renovation work. We have completed negotiations with Turner Construction for this work and took a resolution to the PDA Council in April.

Phase III work will commence in earnest after Labor Day with isolated work taking place outside of public and active commercial spaces during the summer to allow for a break from renovation during the months of July and August.

We are planning to relocate Stewart House residential tenants while their building is undergoing construction. They will likely be relocated a half floor at a time (six to eight tenants) for a few weeks in Sanitary Market apartments.

## Financing Means More \$\$ for Renovation Work

We recently finalized the second New Markets Tax Credit financing which includes the Economy Building, Corner Market, Sanitary Market, Triangle Building, Soames Dunn and Stewart House. The NMTC financing resulted in just over \$5.8 million in net equity that will be invested in tenant

relocation and restoration and the Stewart House Reclad, an important complement to the Levy-funded renovation work being undertaken in Phase II and III.

## Reducing Fat, Oil and Grease in Waste Lines

City of Seattle Public Utilities and the PDA Maintenance staff are taking measures to reduce fats, oils, and grease from entering and damaging waste pipes and entering wastewater systems. Upgrading these pipes and systems are another significant improvement underway with the levy renovation.

Like for Phase I, new grease removal devices, or grease traps, are being installed in food service operations in the Phase II buildings. The result of these changes means less waste enters the waste pipes and trash. The new grease traps provide a way to collect fats, oils, and grease before it enters pipes. The waste is collected and recycled.

In addition, the new waste pipes connected to foodservice operations are stainless steel instead of cast iron. These pipes will help stop the accumulation of material that escapes the new grease traps. This means less clogs, back-ups, and headaches for businesses and PDA Maintenance.

## Renovation Public Meeting May 17 in PDA Conference Room

Join us on Tuesday, May 17, for the next joint public renovation meeting with the Market Constituency. It begins at 6:00 p.m. in the PDA Conference Room. These meetings are held every other month, so the next meeting will be July 19.

## Phase III Public Meeting on April 28 and May 26

Upcoming public meetings about Phase III will be held April 28, May 26, June 30, July 28 and August 25. All meetings are in the PDA Conference Room from 6:00 - 7:00 p.m. If you are unable to attend but have questions, please send them to [renovation@pikeplacemarket.org](mailto:renovation@pikeplacemarket.org).

## Trailers Leaving the Street

The five cargo containers on Pike Place will leave the Market in June. Since last fall, these containers have provided temporary homes for several retail businesses that would have otherwise closed. The containers made it possible for shoppers to do retail shopping on Pike Place while the sidewalks on the east side of the street were closed for work.

## Storage Back Soon

The Triangle basement storage lockers are expected to return for craft vendor use in June. Commercial and residential storage in the Sanitary Market and the Sanitary laundry room are also expected to open in June.

For more information, visit  
[pikeplacemarket.org/  
renovation](http://pikeplacemarket.org/renovation)

