

RENOVATION NEWS & UPDATES

August 2010

For tenants of the
Pike Place Market PDA

Join Us for a Hillclimb Celebration on August 17

Official opening ceremony for the Market Hillclimb is scheduled for the Market's Anniversary on August 17 at 10:00 a.m. We expect to have completed the entry lobbies for the elevator stops at Western (adding glass tiles) and the Main Arcade (complete with green plaster and neon) by then. We also expect to have completed the installation of Dan Webber's art. On a more mundane level, we plan to install a good amount of new pigeon prevention, as it seems that our feathered friends like to roost on all of the new pipes.

Restoration of the decorative light on the historical vent stack behind the clock may take a bit longer. The 100 year old cast iron was pretty rusty at the base as the old concrete was pretty crumbly, so the foundation to the column was rebuilt to provide support for the new 1000 pound replica of the historic light fixture.

Hillclimb Terraces Uses

The Hillclimb has provided four new levels of public space in the Market and we are continuing to explore ideas of how to put them to best use. This summer we will experiment with adding several new performer locations. We are also looking for ideas for temporary uses of the new terrace at level 2 which has its own security enclosure. The Pike Childcare plans to use the terrace as outside play area have changed so we now have an opportunity to put it to more public uses—with suggestions range from outside dining for a new food business to general uses for special events. We are also looking at the way customers walk through the space and are indentifying possible locations for new directory signs, seating areas, etc.

Demo Underway in Sanitary Market Building

In late June, we started demolition of stucco walls and outside decks in the Sanitary Market apartments. The initial test of what happens when we jackhammer the concrete deck proved that sound does transfer well in the old building—several tenants saying they felt like Apache helicopters were overhead. Thankfully, that was just a test and the contractor has confidence that future work, schedule to begin in mid July, will be a bit quieter. Demolition work will be limited to 7:00 - 10:00 a.m. The loud scuffle of wheelbarrows moving heavy loads to the dumpster will occur through the day for three weeks of heavy work. Two tenants will be relocated from directly underneath the work area. Dust protection will be provided to others.

The debris from the Sanitary roof demolition will be transferred to a dumpster on Pike Place, which will be located in front

of Three Girls Bakery. Installation of the three-story scaffold tower for deliveries to and from the deck scheduled for mid June was delayed a month to preserve parking spaces as long as possible. The tower will be in place for about 10 months.

Across the street from the scaffold tower, we have removed the recycling station that occupied Pike Place for a decade. The new recycling station on Western Avenue is now in full operation. We are counting on the extra space to make it easier to handle the heavy loads of garbage from the Market (35 tons a week) and to make better use of recycling options for paper, glass and compostables. Parking may return to the old coral area for the short term but the space will be used for most of Phase II construction period for temporary storage and temporary selling spaces for merchants displaced this winter.

Renovation Public Meeting August 16 in PDA Conference Room

Please join us for our next public meeting about the renovation on Monday, August 16, beginning at 6:00 p.m. in the PDA Conference Room. We'll give updates on Phase II renovation work and answer your questions. See you then.

Drop-In Meetings Continue First and Third Thursdays

We are continuing to offer drop-in meetings twice monthly with John Turnbull, Director of Asset Management and Development. Meetings are informal and will be the first and third Thursdays of the month: 5:00 - 6:00 p.m. on the first Thursday; 9:30 - 10:30 a.m. on the third Thursday at the PDA office.

Renovation Objectives at the Pike Place Market

There are three objectives for this renovation:

Repair the buildings and the infrastructure

- Electrical
- Heating, cooling, and ventilation
- Plumbing
- Major building repairs

Increase accommodations for easier accessibility with new restrooms and elevators

Improve public safety (make buildings safer in case of fires or earthquakes)

Condenser Work this Month

During the month of August, we will start work to convert about a dozen of the Market's large coolers and freezers to work with the new central plant. This is part of the overall energy efficiency strategy behind the design of the central plant. The work primarily involves replacement of air cooled with water-cooled equipment for restaurants and fish market coolers as is funded with New Market Tax Credits.

Demo of Leland Roof

For six weeks following 4th of July, the roof deck for the Leland apartments is another construction zone as the roof underneath the deck is replaced as a part of long term building improvements. Tenants concerned about the loss of open space during the summer months have been offered use of the new terrace deck on level 2 of the Hillclimb.

Other Projects Added to Phase II

The calendar of work for Phase II, taking place from June 2010 - June 2011, has become more complicated as other projects have been added.

In addition to the significant construction activity in the Pine, Sanitary, Triangle and Corner Market Buildings, we will be resurfacing the floors around the three fish markets on the west side of the street and have added a major project—replacing all of the brick siding and roof decks for the Stewart House. The fish market work involves replacing tile flooring with more durable slip resistant waterproof epoxy surfacing, colored a medium gray to match concrete (and conceal gum). The work requires that the

business and surrounding areas be closed, so look for closures of City Fish in October, Pike Place Fish in January, and Pure Food Fish in February. More detailed schedules about what businesses will also be affected, location of customer detours, and other planning work will be worked out this summer.

At the Stewart house, funding from New Markets Tax Credits has made it possible to add the brick siding and roof deck projects to the list of Levy funded repairs to the Market buildings. The new portion of the Stewart House (with brick siding) has had a terrible history of chronic leaks whenever there are high winds and light rain or heavy rain and light winds. After decades of efforts to patch, the only real solution is to peel the brick and roofing off and reinstall them with added layers of weather protection. This work could take six months and while all businesses should remain open throughout, there will be protection scaffolding around the building for the duration of work. Current plans are to start this in February 2011.

Pike Place Restrictions Planned for Winter Months

Our plans for January continue to include closing down large portions of the Sanitary and Corner Market Buildings, with temporary selling spaces provided for many vendors on Pike Place. All parking on the west side of the street will be put towards temporary uses, as scaffold on the frontage of the Sanitary Market will occupy several parking spaces and the balance of curbside parking will be needed for merchant deliveries. Come January, we expect that the first block of Pike Place (from First Avenue to Pine Street) will be closed to general traffic and access limited during the day to deliveries only. The restrictions will probably be in place for four months.

Phase III Planning

As if Phase II is not enough, we are already looking forward to plans for Phase III. We'll make structural upgrades to the Economy Market, including the addition of a new elevator in that building, and add public restrooms to the Soames Dunn Building. Work is expected to start in fall in 2011.

Upcoming Construction Schedule Highlights

August

Relocation of Pike Place Chowder kitchen, Dog Alley, Ageless Acupuncture, Bohemia Massage

Condenser replacement work starts for fish markets and restaurants

Construction access tunnel built in Metsker Maps

September

Rummage halls closed and move to Heritage Center on Western Ave.

Sanitary tenant bathrooms closed

Through connections built between Sanitary and Corner Market buildings; in Metsker Maps on 2nd floor and Chez Shea on 3rd floor

Pike Place Barber moving

House of Woks closing

North entrance to Sanitary Market Cooler closed

Current Tenant Relocations

Dog Alley (permanent move)

Pike Place Chowder kitchen (permanent move to old Dog Alley space)

Milagros (temporary move)

Rummage halls (permanent move)

Ageless Acupuncture (temporary move to DownUnder)

Bohemia Massage (temporary move)

New Entries

Chez Shea

Matt's in the Market

Other Big Impacts

Market Diner - most of seating area closed in September; entirely closed fall through spring

Sanitary bathrooms - closing; new public restrooms open late 2010

Street Trench - work scheduled for three weeks in September; access on Pike Place restricted but open

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

Have questions? Send them to
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