

# RENOVATION NEWS & UPDATES

April 2009

For tenants of the  
Pike Place Market PDA

## Renovation Schedule: What's Happening in the next 60 Days

As renovation work draws near, here are some upcoming projects and when we expect them to happen:

- Hillclimb elevator on west side of Western Ave. re-opens - by early April.
- Tenant relocations from Western Avenue shops and Preschool - completed by end of April.
- Construction fence installed on Western Avenue; sidewalks closed on east side - last week of April.
- Contractor equipment arrives; demolition work begins on Western and Hillclimb - first week of May. Expect noise and dust from equipment and construction barriers on all sides of Hillclimb during excavation for new utility vault and elevator pit.
- Complete relocation of storage, artists studios, and production bakery on second floor above Western - end of May.
- Miniature Car Shop moves and Rotary Grocery remodels to allow for elevator construction - May.
- Tower crane - probably installed in late summer, perhaps August.

## Supplemental Financing Approved For Renovation Work

In February, the PDA Council approved creation of a new PDA entity to channel an additional \$2.8 million in funds to help fund costs of renovation. These funds, from a federal program of New Market Tax Credits, will allow the PDA to pay for other project expenses that will be important to the future of the Market but not paid for by Levy funds approved last year.

## Ventilation Cleaning Planned Down Under

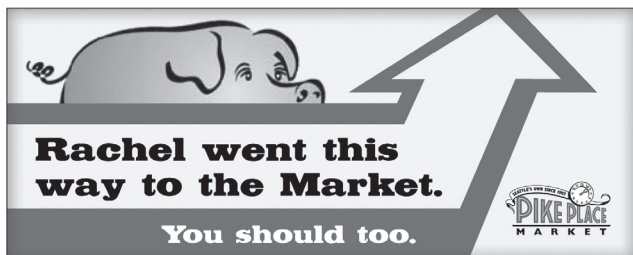
The lower floors of the Market are hot in the summer and cold in the winter—and have been that way for a long time. Although some improvements were made 30 years ago, much of the ventilation system has broken or been modified so it barely works. Fixing the system is one of the big tasks for Phase One of the Levy-funded work. But before it can be fixed, we have to find out

*Ventilation, back page*

## Directional Signage Set for Western Ave.

At the end of April, the PDA will unveil a set of new detour signs and directional markers to help customers find their way into the Market while the Market Hillclimb is closed for construction this summer. The old skybridge and the elevator on the west side of Western Avenue will be brought back into operation so pedestrians can continue their journey from the waterfront to Pike Place with little interruption. Signs and detours will be in place until the end of the year when the new Hillclimb stairs are slated to open.

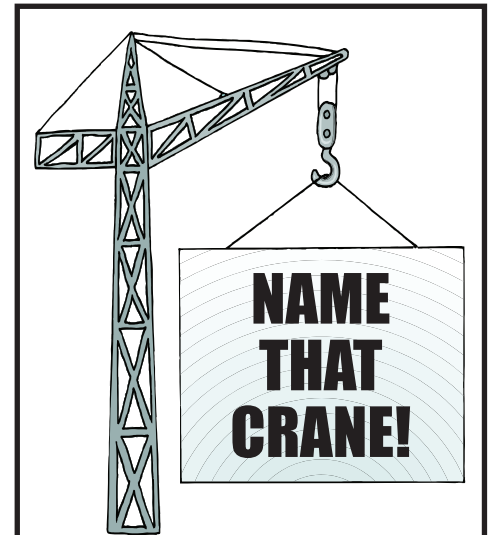
An example of our Renovation signage.



## Keep Up-To-Date by Reading Renovation Website

There's a wealth of renovation information on our website at [pikeplacemarket.org/renovation](http://pikeplacemarket.org/renovation). Read it to stay up-to-date. You'll find details about Phase I work, dates of upcoming meetings, and much more. Click on the Tenant Information page (in the left hand navigation) to read current Tenant Alerts and to review past issues of this newsletter.

Have renovation questions? Email [renovation@pikeplacemarket.org](mailto:renovation@pikeplacemarket.org). We'll reply to your question and then post both your question and the answer on the Questions and Answers page.



## Enter Online to Name Our Construction Crane

Our construction crane will most likely go up in August. We'd like to have a name for our crane, which will be featured on a banner on the crane. For more information and to submit your suggestion, go to [pikeplacemarket.org/renovation](http://pikeplacemarket.org/renovation). Entries are due by June 1.

## Ventilation, from front page

how well it works and that means increasing the pressure in the system to check for leaks. A thorough search of collective memory has failed to turn up any memory of the last time the system was cleaned—so that makes for 30 years of accumulated dust.

Before we test the system, the system will be cleaned (by vacuuming with large hoses) in late March or early April. Cleaning crews will need access to business spaces after hours; Chris Caster will organize and schedule the details of this work. Affected tenants will get more specific information about times and dates through Market Renovation Tenant Alerts.

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## PDA Meetings with Tenants Continue: Update on Mezzanine Elevator

Sound View Café hosted a meeting of mezzanine level DownUnder merchants to discuss how a new elevator stop will affect their floor. When the renovation is complete, a long-closed elevator entrance will be reopened on the mezzanine, near the bottom of Flower Row. Tenants are concerned that the new lobby functions well and is a safe, secure, and attractive entrance to their floor. Among many ideas, one is to take full advantage of the elevator and new lobbies to provide more effective directory signage and directions to Market businesses at all levels.

## 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)

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

Have questions? Send them to  
**[renovation@pikeplacemarket.org](mailto:renovation@pikeplacemarket.org)**

## Turner Construction Selects Primary Subcontractors

After a competitive selection process, Turner Special Projects has announced the winning bidders for electrical and mechanical work for Market renovation. Prime electrical subcontractor will be Cochran Electric, while heating, plumbing, ventilation and fire safety will be handled by MacDonald Miller. Both are locally owned firms with extensive experience in public work and high profile projects. They will be engaged early on, giving input on the final designs for new infrastructure to make sure that the most efficient plans are used in renovation.

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## MHC Reviewing Fairley Windows

The PDA has made several presentations to the Market Historical Commission seeking approval to replace the windows on the west side of the Fairley Building (or Main Market), which were installed as part of the 1970's renovation.

The Commission is concerned that the windows could be historical features. The PDA contends that the windows were a poor choice for the last renovation, have severely rotted and are not worth replacing in kind, but with new windows that work better and conserve energy.

The MHC has asked for information on energy conservation, design details and testimony of Market merchants before making its decision. A final hearing is expected at a MHC meeting in April.

## City Light Considering Solar Energy Demonstration Sites

Seattle City Light has approached the PDA looking to identify good sites to demonstrate the potential for solar electric energy (photovoltaics or PV) as part of renovation. City Light has a history of working with the Market to reduce energy costs through many conservation programs.

This time, they are looking for ways the Market—or, more specifically, the roofs of the Market—could be used to help collect some of that solar energy that bakes the west side of the buildings in the summer. Possible demonstration sites include Steinbrueck Park and Western Avenue, where collectors could be tied to power security lights and neon signs. The potential for solar energy capture at the Market is pretty large with excellent exposure.

## Need more info?

Call the PDA office if you have questions or need more information.

206.682.7453

[pikeplacemarket.org/renovation](http://pikeplacemarket.org/renovation)

