

# RENOVATION NEWS & UPDATES

December 2010

For tenants of the  
Pike Place Market PDA

## Phase II Work Now in Full Swing

This summer, the scaffold in front of the Sanitary Market provided Market customers and businesses with a taste of what serious renovation would look like once Phase II started. In October, we started business relocations and by November, several businesses had closed their doors for the long season of renovation. This month, there will be no mistake. There is heavy construction throughout the Market and by January, it will be noticeable just about everywhere you go in the Market. We are happy to report that a lot of hard work and careful planning is proving its worth. The Market is in serious disruption but most are able to continue to live, work and shop in the middle of the confusion. Here's an update on Phase II work taking place around the Market.

### Street Market: Now Open

The first two of five temporary retail stands opened on the east side of Pike Place in October. **Choice Produce** and **El Mercado Latino** moved from the Sanitary Market to customized portable containers to make way for construction inside their permanent business spaces. Choice Produce is now operating by City Fish and El Mercado Latino is behind the 3rd section of daystalls. Within days of moving, the two retail shop spaces they left on Post Alley were gutted and a large hole cut into the floor for a new concrete and steel frame, which is one of 18 being added in Phase II work to improve earthquake safety. The two businesses will be on the street for almost six months.

In mid-December, two more containers will arrive on Pike Place. One container will be fitted for **Quality Produce** and the other will be shared by **Quality Cheese** and the **Pike Place Market Creamery**. Just after the first of the year, the fifth trailer will move into place on the street just north of the Market clock. Corner Produce will make its home there for four months; we have delayed their move until the holidays are over and decorations moved from the street.

The temporary spaces are well fitted with

power, ramps, and water supply for sanitation. They are temporary and will be removed from the street at the end of Spring 2011.

### Sanitary Market: More Changes

The move of Choice Produce and El Mercado Latino is not the only change in the Sanitary Market. Because of the impact of construction, the **Market Diner** and **Gary's Tex-Mex** have closed their businesses in the building for the duration of remaining work. Gary expects to relocate in the Soames Dunn building (the former location of Saigon Cafe) in January. **Three Girls** plans to move to the Economy Atrium for temporary relocation this month.

Meanwhile, the site of the former rummage hall has been completely transformed into new public restrooms. We are working to get these facilities open by Christmas. The search for a good rummage hall location continues and we are now planning to move the inside location (now on Level 3 DownUnder) to the rear of the Soames Dunn building for the winter. The Western Avenue location will remain available as a second selling opportunity until late spring 2011.

The opening of new public restrooms in the Sanitary Market will not come too soon. With construction in the First and Pine Building and Corner Market Building, we have lost most of the functioning restrooms in those buildings. In January, the **Pike Place Bar and Grill** will lose theirs as well. Turner Construction is working at top speed to rebuild the designated women's room in the First and Pine building by mid-December and open a new unisex restroom on the First Avenue floor of the Corner Market by the holidays.

Tenants of the large walk-in cooler in the rear of the Sanitary Market have had to shuffle inventory around during the month of November as the cooling units were relocated and connected to the new central plant. Next year, several tenants will lose their

See **Phase II**, back page

## Renovation Public Meeting January 18 in PDA Conference Room

There will not be a public renovation meeting in December. Starting January 18, we will hold a joint meeting with the Market Constituency every other month beginning at 6:00 p.m. in the PDA Conference Room.

## First & Pike Entrance Closed Starting January

The First and Pike entrance to the Market will be closed in January for several months to all but delivery vehicles. This temporary change is necessary due to the renovation work that will be taking place.

## Planning for Phase III

### Soames Building

In November, the PDA Council and Market Historical Commission reviewed final design directions for the renovation of the Soames Dunn building. The primary goal of renovation in this building is to install new public restrooms at the rear of the building (where tenant restrooms and storage areas are now located). Other changes include relocating the stairway to the basement and improving building ventilation. Discussions in November focused on potential reconfiguration of retail areas in the building to provide more storefront space on Pike Place and the layout of public seating. Future discussion will focus on the merits of widening the sidewalk in front of the building (which would replace five parking spaces).

### Economy Building

The Market Historical Commission is to review final design proposals for the Economy Market changes in December. Proposed changes include a new elevator, additional floor space for the upper level, and minor changes to **Il Bistro** and the **Market Theatre** on the Alley level. Work is expected to begin after Labor Day 2011.

## Phase II, from front page

cooler space as we take out one wall of the cooler to build seismic frames but we expect to keep most of the cooler operational.

We are already looking ahead to working with tenants on moving back to the building in late spring of next year.

## Post Alley Market: Night Work

The major construction is over in the Post Alley Market Building. In the last few months, the contractors have been very busy behind the walls of Milagros and neighboring spaces in the First and Pine Building. They have excavated a large trench to install new electrical service to the building and poured the concrete walls and ceiling for a new large electrical room—doing almost all of this work with small tools during the night and in early mornings. In order to keep the Market functioning during the day, debris has been hauled out by wheelbarrows and concrete has been pumped in from across the street over the top of Pike Place (the pipe running to the scaffold) or through a hole in the sidewalk on First Avenue. **Milagros** will be ready to return to their former space by mid-December.

## City Fish: Floor Repair and More

On October 19, we closed **City Fish** so we could remove the tile floor in front of the business and replace it with a much more skid-resistant epoxy topping. This work required closing the section of the Arcade in front of the fish market and forced customers into a detour on to the street, with some detriment to vendors. The floor work went quite well and was due to be completed ahead of schedule.

Not surprisingly, this renovation work got a bit more complicated than we first expected. With the fish market closed, we were using the time to upgrade the cooling equipment for the large walk-in cooler and freezer to work with the new central plant. In the course of prepping the space, we knew that this would be the time to replace the cooler boxes. What we didn't plan on was discovering that the boxes concealed a decades-old problem of rotted wood structure on the west side of the building. A special effort by Turner Construction crews made necessary repairs over a weekend to keep the schedule in place. **City Fish** was expected to open in mid-November but on a makeshift status until the new replacement cooler boxes could

be installed. Temporary cooler space was to be provided on the street. By the first of December, the remaining evidence of the repairs was the new floor and a temporary repair to the north column in the space which had also rotted through from water damage over the last decades.

## Triangle Building: More Tenant Moves

The basement storage and kitchen area for **Mr. D's** was closed for construction in October. A new red trailer parked in front of **Mr. D's** is intended to be his new temporary kitchen for the six months of work inside his space, but getting permits to open has been a bit of a challenge. We hope that gyros and baklava are back on the street by the time you read this.

During the month of December, we will start construction of the concrete and steel brace frames in two storefronts in the Triangle building. **The Confectional** will keep its ovens where they are but will move its retail counter from the Triangle Building to the former **Best Flowers** location (south of Pike Place Fish). This temporary location will extend through the holidays. **Cinnamon Works** will lose access to its primary front counter. They plan to relocate their sales windows to the north and south sides of the space from mid-December through mid-January. At the start of the year, we plan to relocate **La Buona Tavola** to the North Arcade next to Moon Valley in temporary Daystall location.

## Corner Market Building: Elevator Work

The big work that began in this building started at the former House of Woks with excavation of the pit for a new elevator. By early November, the elevator core had been cut through the building to the roof, removing the barber shop and lobby to **Chez Shea** upstairs.

**Shy Giant** closed for the construction season in November. The rest of the tenants on the ground floor will be closing for three to four months on January 1 with most expecting to move to temporary relocation spots.

## Hillclimb: Holiday Sales

This holiday season, we are pleased to announce that the Market farm tables may expand to the Hillclimb on the level 2 terrace. The location, convenient to Western Avenue, may be a new site for holiday plants, garlands, cider and more.

## Stewart House: Leak Repairs

We have been meeting with businesses and residents of the Stewart House to plan for the major construction that will start in their building in January. This project involves making permanent repairs to water leaks by replacing all brickwork on the outside of the building, replacing windows in the brick section, and installing new roofing membranes in the courtyard. Scaffold will go up on Stewart Street in mid-January and on Pike Place in February. The work will last through the spring and we hope to be done a few weeks after Memorial Day. Aside from the usual problems of figuring out where to locate the dumpster, we are working on a detailed schedule that will allow residents to anticipate when it would be a good time to take a break and get away from construction inside their units. We are setting up a few units for temporary occupancy as we expect the work will require most tenants to be out of their apartments for a few days at a time.

## Fish Markets: New Floors

Get used to the new floor at **City Fish** because more is coming soon. In January, **Pike Place Fish** will close for a month and the same surfacing will be put down to replace tiles that continue to break and crack under heavy use. This will require that **Don and Joe's Meats** and **Place Pigalle** close for most of the month as well. Construction barriers will obstruct half of the entrance to Flower Row but it will be open to traffic.

In mid-January, **Pure Food Fish** will close for an expected six weeks to replace the red tiles in their retail area and cooler with new red epoxy flooring. We expect to uncover some structural rot in the wood structure so the schedule can only be an estimate until we tear things apart. This work will extend to the Arcade and require that pedestrians detour outside of the building. **Benavi's** will be closed for most of this time and surrounding tenants will be affected as well. The PDA is working with all tenants to figure out temporary arrangements to keep some business activity going.

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

