

RENOVATION NEWS & UPDATES

January 2011

For tenants of the
Pike Place Market PDA

Major Renovation Really Begins

The Market Renovation enters its most disruptive stage in January. In previous months, Turner Construction has been busy working in building basements, on roof, and in the back halls. With the arrival of the new year and the end of the holidays, work moves to the main floors of the Sanitary, Corner, and Triangle Buildings. Sixteen more business will be closed for up to four months

as work gets underway tearing up floors for new plumbing and cutting out walls, storefronts, and ceilings to install new seismic braces. Construction crews will be working two shifts to complete work as soon as possible with the goal of have most shops back in operation in May.

Business Relocations Are Underway

In **December**, the following temporary business moves and changes took place:

- **City Fish** remodel was completed and the new walk-in freezer and cooler installed. One of the old wood columns next to City Fish was removed to repair rot. Six more columns are to be replaced in coming months.
- **The Confectional** moved its retail counter from the Triangle Building to the old Best Flowers storefront in the Economy Market.
- **Cinnamon Works'** storefront was closed for construction of a new steel frame. The shop-space was reconfigured to allow customers to buy rolls and cookies from windows on either side of the store.
- Two new containers arrived on Pike Place to serve as future business spaces for **Quality Produce**, **Pike Place Creamery**, and **Quality Cheese**. A third (and final) temporary container arrives the first week of January for **Corner Produce**. The five containers and one cooler will remain on the street through April.
- **Three Girls Bakery** relocated to the Economy Atrium (to the former site of World Class Chili).
- **Mr D's Greek Delicacies** finally opened in the red trailer on the street in front of their storefront.
- **Milagros** moved back to their regular storefront. **Oriental Mart** moved in as a temporary tenant in the back of the 1st and Pine Building.
- Our search for a good temporary home for the Rummage Hall continued as the Down-Under location moved to a new spot—the rear of the Soames Dunn building, in the area formerly used as seating for Saigon Café.

In **January**, these relocations and closures will take place:

- **Pike Place Fish** and **Place Pigalle** will close for the month while floor tiles are removed



In the midst of construction, Mr. D's is now open for business in their temporary trailer.

See **Relocations**, back page

Renovation Public Meeting January 18 in PDA Conference Room

Starting Tuesday, January 18, we will hold a joint public renovation meeting with the Market Constituency every other month beginning at 6:00 p.m. in the PDA Conference Room. Look for our next public meeting in March.

Street Closed at First & Pike to Vehicle Entry (Except Deliveries)

Pike Place between First Avenue and Pine Street remains closed to general vehicle traffic from 6:00 a.m. to 6:00 p.m. to allow for construction activity and temporary business operations on Pike Place. PDA security guards erected the barricades on December 13, with instructions to only allow cars and trucks making business and construction deliveries onto the street. Regular traffic and on-street parking begins north of Pine Street and City Fish. This closure will be for five months.

Market Insider Now Sent by Email

Starting with the January 2011 issue, the Market Insider will no longer be inserted in tenant invoices. Instead, it will be emailed to commercial and daystall tenants and made available to residential tenants through their building managers. It is also available on the Market website (go to pikeplacemarket.org, click on Publications & Events, then on Market Insider). Renovation News will still be sent to tenants with their monthly statements.

If you are a PDA tenant and do not receive the Insider via email, please contact Sue Gilbert Mooers at sue@pikeplacemarket.org or 774-5259 to be added to the email list.

Relocations, from front page

from the Arcade and new epoxy flooring is installed. **Don and Joe's** will remain open, although the butchers will have to use a ladder to get behind their cases. A pedestrian detour route will remain open for shoppers to use the Economy Arcade, Lasalle, Flower Row, and public restrooms. In February, the second phase of work in this area begins with a three week closure of the Arcade entrance under the clock/behind Rachel the pig. Detour routes will be provided but will be very tight.



The new epoxy floor at City Fish. Pike Place Fish and City Fish will be closed for floor repairs in January.

- In the middle of the month, **Pure Food Fish** closes down for another section of floor repairs. This work could last up to six weeks and may involve repairs to damaged wood structure underneath this business and the center of the Main Arcade. **The Athenian** may close for a week during this project to allow for repair of their walk-in cooler floors. **Benavis** will be closed at the same time and **Uli's Famous Sausage** and **Market Grill** will operate from limited storefronts.
- **La Buona Tavola** will temporarily move from the Triangle to the North Arcade, next to Moon Valley.
- Businesses closing for four months without temporary relocations are **Jack's Fish Spot**, **Copacabana**, **Earth Wind and Fire**, **Kitchen Basics**, **Lamplighter Books**, **Crumpet Shop**, **Old Duffers Stuff**. As of the time of this writing, possible relocation plans were being discussed for **Gary's Tex Mex** (who may reopen in the former Saigon space in the Soames Dunn Building) and **Can Can** cabaret (who may move to the former Top of the Market space). These moves would take place in January for about four months each.
- The public restrooms in the Sanitary Market and a new restrooms in the Corner Market are now expected to open in January.

Stewart House Project Delayed

The reclad project (replacement of windows, brick siding, and roofing) of the Stewart House has been delayed with the January start date postponed at least three months. After receiving initial bids, the PDA has decided to take a second look to see if the work can be done less expensively. The delay does not have a bad impact on the overall schedule and frankly provides a bit more time to arrange for financing arrangements and most importantly relocation plans for the 45 residents of the building who will have to be moved from their apartments for three weeks.

Economy and Soames Dunn Project Plans in Place

The Market Historical Commission approved the general renovation plans for the Soames Dunn and Economy Buildings (at the November and December meetings, respectively).

In reviewing the plans for the Soames, where the major change is the addition of new public restrooms, the Commission and PDA Council encouraged the PDA staff to work with three existing business tenants in the building to see if the renovation would allow for a redesign of storefronts to provide each with more functional space and Pike Place access. Work on design options will be underway in January and February.

The major design elements proposed for the Economy Market include a new elevator, changing entry ramps from First Avenue to a more level entry, changing the

interior stairs, and increasing upper floor space (covering part of the atrium). At their December meeting, the MHC consented to most of these changes but held back approval of design plans for the upper floor, due to many concerns about the design. The PDA plans to meet with our architects to review the plans and may go back to the MHC for additional design review in January.

Planning New Tenant Spaces

The PDA and project management staff are working closely with several tenants to plan their move back to their newly renovated building and remodelling of their spaces before they open. Depending on the amount of work done by renovation and the need for simple improvements to business spaces, some of this work can be done during major renovation and some will have to wait for special permits. The workload includes: **Pike Place Market Childcare**, **Jack's Fish Spot**, **Oriental Mart**, **Mr D's**, **Quality Produce**, **Quality Cheese**, **Copacabana**, **Matt's in the Market**, **Pike Place Bar and Grill**, and many others.

The renovation has opened up several spaces for new businesses. Please check the PDA website for a current listing of commercial spaces available for lease. Go to pikeplacemarket.org, then click on Applications & Permits, followed by Open a Business.

For more information, visit
pikeplacemarket.org/

