

MINUTES

Pike Place Market Constituency General Assembly & Pike Place Market Public Renovation Update Meeting • September 21, 2009

ATTENDANCE

Tom Graham, chair; Teagan McDonald, vice-chair; David Ghodoussi, Patrick Kerr and Gloria Skouge, PDA Council representatives; Liza Couchman, members-at-large; James Haydu, Geof Logan; Joan Paulson, Mike Skouge, Stephen Sprenger, John Turnbull, and Dale Witt, members; S.C. Andersen, LaSalle Apartments resident; Garrett ???, resident; Jay Hitt and Tim Tracey, Unexpected Productions; John Macklin, PDA; Issie Sine, Best Flowers and Sanitary Apartments resident; Evan Wallace, Fix/Madore Homeowners Assn.

CALL TO ORDER

The meeting was called to order at 6:03 P.M.

APPROVAL OF AGENDA

In the absence of changes or additions, the agenda was approved by acclamation.

RENOVATION UPDATE

Chair Tom Graham welcomed PDA Director of Asset Development John Turnbull and Director of Communications James Haydu to present an update on the Pike Place Market renovation, who stated that Phase I is on track other than two-week schedule slippage due to additional excavation work needed in the Hillclimb. Highlights of Phase I work scheduled through Spring of 2010 and leading into the 12- to 14-month Phase II affecting primarily the Sanitary, Corner, 1st & Pine and Triangle buildings with substantial impacts to commercial and some residential tenants, include:

- Work will include upgrading electrical, plumbing and heating systems, seismic retrofitting, new elevators, and new public restrooms.
- Heating and cooling lines will also be looped to the Market's east side buildings across Pike Place.
- The Sanitary Market roof deck will be replaced to avoid continuing a costly repair cycle, necessitating a 4-month relocation of residential tenants and a currently unknown number of commercial tenants.
- Seismic upgrades to the Triangle, Sanitary and Corner buildings will be built in place, necessitating space-intensive heavy steel and concrete work during the process, but will not result in appreciable loss of leasable space after completion.
- The Fairley and Leland buildings require lesser reinforcements, and the LaSalle building has been pronounced earthquake worthy.
- A new elevator in the Sanitary Market will affect the House of Woks, Pike Place Barber, Chez Shea and the space informally known as Rummage Hall 2.
- A new public restroom is planned for the space informally known as Rummage Hall 1.
- A new electrical vault in the 1st & Pine building will entail digging trenches through the Sanitary and Corner buildings.
- Sewer work may also necessitate trenches.
- Currently anticipated impacts include:
 - Sanitary Apartments to be closed and tenants relocated for several months;
 - Sanitary and Triangle buildings' storage inaccessible;
 - Rummage Hall to be relocated, with some difficulty anticipated due to load-in/load-out parking needs); and
 - Sanitary Market restroom closed.
- Five impact mitigation levels have been established, from notice to relocation assistance, with possible eligibility under Seattle Municipal Code Sec. 20.84, but does not extend to rent credit for space not taken, compensation for loss of sales due to business interruption, or compensation for remodeling planned for space not impacted by renovation.
- Future phases include work in the Economy Market Atrium to add an elevator to facilitate building access.
- This and ongoing renovation communications can be accessed at www.pikeplacemarket.org/renovation.

During discussion, the following points were made:

- Visitor access to and from the Waterfront is difficult, especially after 7:00 p.m. when Market staff and merchants are gone.
- The long-term picture on commercial storage is that, while staff continue to look for opportunities to replace storage as current facilities are lost to the renovation, demand may not be satisfied without the addition of a building.
- Temporary storage measures may include off-site private storage, such as Third Avenue Storage, or pods in the parking garage.

- Covering the outside daystall slabs seems to an overlooked feature of the renovation.
- Costs for the renovation to date are mostly on-budget, with few opportunities for major savings and impact mitigation requiring more staff time and mitigation expense than anticipated.
- Economy Market plans may be accelerated, and contrary to any rumor that the Market Theatre may be asked to leave, the hope for renovation to result in increased all-day activity.
- “Big stuff” is being accomplished under the renovation, but there is a perception that “little stuff” (such as the LaSalle garbage chute) requested for years is not being attended to.

The General Assembly expressed appreciation for the thoroughness and clarity of the presentation.

During the break following, quorum was lost.

Remaining Constituency members discussed the possibility of resolutions regarding Renovation Phase II signage and commercial storage.

The meeting was effectively adjourned at approximately 7:30 p.m.

Respectfully submitted,

Liza Jayne Couchman
Acting Secretary