

RENOVATION NEWS & UPDATES

June 2009

For tenants of the
Pike Place Market PDA

Getting Around the Western Avenue Construction: Detour Routes and More

Construction work has begun on Western Avenue, where construction fences and detour routes are now in place. We've installed large detour signs on the fence along Western Avenue and placed large pink pigs at main detour spots.

The detours are necessary because the stairs and elevator at the base of the Hillclimb at Western Avenue have been closed and are being demolished to make way for the new underground electrical vault and stairwell.

With our work about a month underway, our signage has been a work in progress. We've continued to make changes and improvements and will continue to do so. The Market can be a confusing place for newcomers—so having detours routes makes for an even more complicated situation.

We've posted detour signs on the Hillclimb Skybridge and DownUnder, to help direct shoppers to the new routes. The stairs or elevator on the west side of Western Avenue can be taken up to the skybridge over Western Avenue. Once across the street, the detour goes inside the Fairley building. Shoppers can continue up on foot or can use

the interior elevator to travel up one or two more floors.

A map outlining the detours has been distributed to DownUnder businesses to hand out to customers. An updated version is reprinted below. The map can be viewed or printed from our website at pikeplacemarket.org/renovation. For additional copies, contact Erin Struck at 774-5278 or erin@pikeplacemarket.org.

As the map shows, there are numerous ways to travel from the Market to Western Avenue. The detour route on the Pike Market Hillclimb is open for 7:00 a.m. - 7:00 p.m. The Garage Skybridge and elevator can be taken to Western or below; it's open 7:00 a.m. to midnight. There are two routes that offer 24-hour access: taking lower Post Alley to Union and then to Western, or walking north on Pike Place to Virginia and then turning on Western.

Turner Construction has a street flagger named Ruby working Western Avenue at the Hillclimb during construction hours to help pedestrians and drivers. Meet Ruby and learn how she's helping Market visitors by reading the article on the back page.

Renovation Public Meeting on June 23

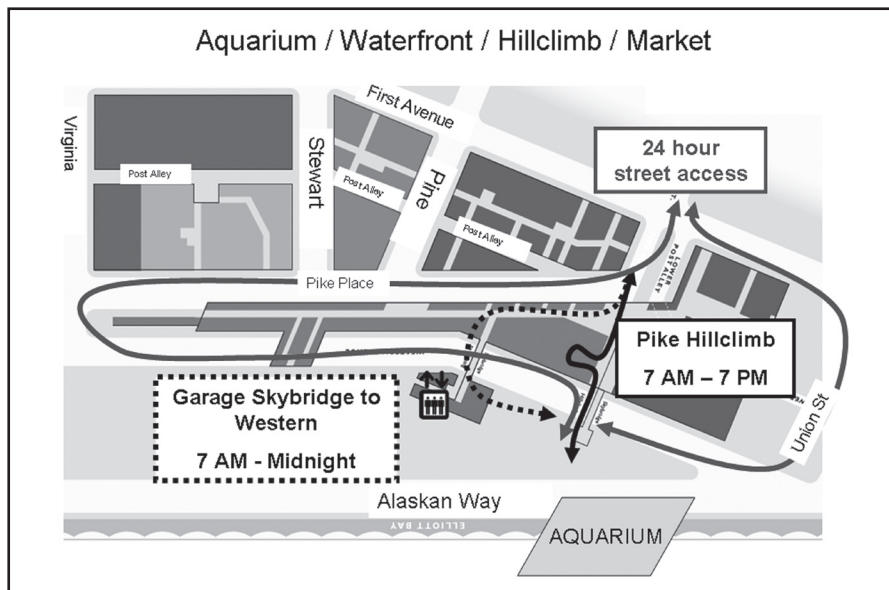
Please join us at the Senior Center on Tuesday, June 23 beginning at 6:00 p.m. for an update about Phase I Renovation Work. Learn about upcoming scheduled activities and ask your questions about the renovation.

Construction Times: What's Allowed?

We've had a few questions about when construction can take place. Construction times allowed by the Seattle Noise Ordinance are Monday - Friday 7:00 a.m. - 10:00 p.m.; weekends and holidays 9:00 a.m. - 10:00 p.m. Jack hammer work can begin at 8:00 a.m. When there's work we need to do at night, we will apply for a Noise Variance and follow its guidelines.

Individual Meetings Coming Soon for Leland, Fairley, and LaSalle Businesses

In June, we will be scheduling one-on-one meetings with business owners in the Leland, Fairley, and LaSalle Buildings to discuss how upcoming construction will impact their space.



Renovation Updates

Construction Drawings are Complete

Final plans for construction inside the Leland and Farley Buildings are now complete. We've used good advice that we've received over the last few months and feel the final plans will result in a much less disruptive and more efficient construction project. There has been an intense effort on the part of our design team and engineering consultants to fine-tune where electrical, ventilation, and plumbing improvements will be made. We've also talked with many tenants about the impact of the work on their spaces and will continue those conversations.

Construction On the Hillclimb

In mid-May, we started excavation and demolition in the upper Hillclimb area above Western Avenue in preparation for building the new electrical vault and outside stairway. We expect excavation to continue through mid-July with demolition through the end of July.

Whenever possible, our contractor is using a machine called a robotic cruncher, which breaks up the concrete with a large claw-like pincher. While this is a quieter way to do this demolition work, there will

be unavoidable work that will need to be done with jack hammers over the next two months.

We are auger casting 25 pilings in the upper Hillclimb, which means we will create them by drilling large deep holes and filling them with concrete and a steel I-beam. These pilings will help hold up the hillside. This method results in much less noise and fewer vibrations than setting the pilings with a pile driver, which essentially forces pre-made pilings deep into the earth.

Looking Ahead: Closure of Leland Elevator and Arrival of Crane Tower

In June, the Leland Apartment elevator will close in preparation for the new public elevator that will be in its space. The existing elevator will be removed and the shaft will be increased in size and extended from Western Avenue to the Main Arcade.

In August, we'll complete the hillside excavation and start building the new electrical vault by preparing for and beginning the concrete work. Also in August, we expect to set up the crane tower that will be used for lifting forms used in the concrete work we'll do to build the vault, stairway and walls.

Other Updates

Residents, businesses, and services have been on the move in preparation for renovation. Residents in the artists studios on the second floor of the Fairley Building have moved out. Three of these five tenants relocated to available space in the Market.

We're moving forward with plans to move Pike Place Bakery's prep and baking space to an off-site location. We'll have more details on this move later this summer. The Bakery's retail space will remain where it's currently located under the Market clock.

The Pike Market Childcare & Preschool opened in their new temporary quarters on May 4. Their new outdoor play space is on the LaSalle deck, which meant making some nice changes (including landscaping) to the space.

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

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

Meet Ruby, our Western Avenue Ambassador

Look for the pink construction hard hat on Western Avenue and you'll have found Ruby. She's on duty Monday through Friday from 7:00 a.m. - 3:30 p.m., the hours that Turner Construction is in operation. Some might call her the "street flagger," but John Turnbull of the PDA calls her "our Western Avenue ambassador and gatekeeper"—and that sums up Ruby's responsibilities pretty well.

Ruby says, "I love helping everybody—and I want to keep it positive." She approaches people coming up the Hillclimb stairs and directs them to the Market, giving them a choice of routes (up the elevator to the Hillclimb Skybridge or down the street to the next pink pig). She hands out maps and offers to take photos of visitors by the pink pig. She tells visitors that "we're adding a nice new stairway and an elevator, making the Market better for everyone."

Ruby also helps keep pedestrians safe by helping them cross the street where the sidewalk is closed and, when needed, she directs street traffic (for example, when equipment is being moved). Her goal is no injuries on the job.

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)

Need more info?

Call the PDA office
if you have questions or
need more information.
206.682.7453
pikeplacemarket.org/renovation

