

# RENOVATION NEWS & UPDATES

October 2010

For tenants of the  
Pike Place Market PDA

## Phase II Activity Goes Into High Gear

Work on Phase II improvements gained greater visibility in September as Pike Place was closed between First Avenue and Pine Street to allow for the excavation of a trench across the street. The trench will hold piping and utilities that run from the new central plant to the Triangle, Sanitary, Corner, and First and Pine Buildings. Excavation was scheduled to last up to four weeks and will include a new sewer connection to the Sanitary Market in front of Choice Produce. One lane of traffic will be left open at all times for deliveries and emergency responders on Pike Place. The street is to reopen to the public for the holiday season but will be similarly closed for several months beginning January.

Several businesses moved in September to make way for renovation work in the Market. **Dog Alley** relocated to the Fairley Building on level 4 DownUnder, in a large space where owner Beckie Lindley will consolidate her other business Merry Tales (previously located in the South Arcade). The new location will open under the Merry Tales name.

The PDA has provided **Pike Place Chowder** with a new commercial kitchen in the First and Pine Building. The new facility is much more open to view and we hope will be an added attraction to the First and Pine Building.

**Milagros** will lose access to half of their space for several months while new utility trenches are dug and a utility vault built next to their store. A temporary setup for Day of the Dead merchandise will be featured during October.

**House of Woks** has closed for good, to make way for the new elevator in the Corner Market.

**Pike Place Barber** owner David Squire has reopened his business as Squire Barber at 112 Stewart Street.

Both **rummage halls** have moved to the other side of Pike Place. On September 1, we opened the new rummage location on Western Avenue in the Market Heritage

Center and a day later, another location was opened on Fairley level 3, across from Holy Cow Records. Initial reports from vendors were that the locations had some benefits and they hope that regular customers will search them out.

A bustle of activity at the end of August succeeded in clearing the storage areas of the Triangle and Sanitary Market buildings as we prepare to do construction work in the basements of those structures. The PDA has worked with tenants to find short term locations to store important business inventory. Decades of debris made their way to dumpsters on Pike Place.

To make room for the construction of the elevator shaft in the Corner Market, we have made alterations to **Chez Shea, Matt's in the Market** and **Pike Place Bar and Grill**—generally providing new entrances outside of the construction zone.

## Future Business Moves

More business shuffles and changes will soon take place.

**Three Girls Bakery and Lunch Counter** will be relocating to the Economy Atrium in the former World Class Chili in late October or November.

**Shy Giant Frozen Yogurt** will close for the season of construction in November and reopen in the spring.

We are working with **Mr. D's Greek Deli** to find a suitable location for a food trailer to operate from during the winter. We are hopeful that we will find a temporary location for **La Buona Tavola** as well. Other businesses in the Triangle building should remain open for business with minor disruptions, although the **Copacabana** will be closed for six weeks or so starting sometime in January.

The Street Market for temporary businesses will start appearing in October with

**Future Moves, on back page**

## Renovation Public Meeting October 18 in PDA Conference Room

Please join us for our next public meeting about the renovation on Monday, October 18, beginning at 6:00 p.m. in the PDA Conference Room. We'll give updates on Phase II renovation work and answer your questions. See you then.

Please note that our November public meeting will be on November 15, continuing our usual scheduling of the third Monday of the month. The December meeting will be moved up two weeks, and will be held on Monday, December 6.

## Tenant Meetings Planned for Late September

Two late September building meetings have been planned. We encourage commercial tenants in these buildings to attend and hear the latest news from John Turnbull about renovation plans in their buildings.

The first meeting, for Economy tenants, will be held on Tuesday, September 28 beginning at 5:30 p.m. in the PDA Conference Room. This update will be part of the September Constituency meeting.

The second meeting, for Soames-Dunn tenants, will be held in the former Saigon Restaurant space on Wednesday, September 29 beginning at 5:30 p.m.

## How to keep up to date with what is happening?

Look for new updates on construction projects on the information board installed below the scaffold on Pike Place, in front of the Sanitary Market.

### **Future Moves**, from front page

the first of two customized containers delivered to serve as temporary homes for **Choice Produce** and **El Mercado Latino**. These will be lined up along the west side of Pike Place. In January, they will be joined by other businesses—**Quality Produce**, **Quality Cheese**, **Corner Produce** and **Pike Place Creamery**.

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## **Phase I Work Continues**

While work started in earnest on Phase II in September, several projects remain underway in the Leland and Fairley Buildings where Phase I work was officially completed this last summer. Among those projects:

Repair and replacement of the roof deck at the Leland building was completed a week before Labor Day.

Repair of the fish market floors will begin later this month with replacement of the tile in front of **City Fish** with a no-slip epoxy floor. The new owners of City Fish plan to replace casework and refrigeration equipment at the same time.

New electrical power runs to the North Arcade were started in late September, with the goal of reducing the number of black-outs on craft tables from circuit overloads. Along with this work, we are installing additional power to feed street events along the length of Pike Place.

In later September, we also started work on about 15 coolers in the Fairley and Leland buildings, converting them from air-cooled to water-cooled units tied into the new hydraulic plant. The first conversions included **Don and Joe's Meats** which had to replace its freezer box at the same time. In preparation for the thawing out of their original freezer, the PDA accounting staff temporarily relocated their office to move computers and paperwork from underneath the leaky floor. Don and Joe's relocated to the Corner Market to take the space formerly occupied by Fero's Meats for the two weeks of construction.

### **What about the Fairley Building windows?**

The last major improvement planned for the Leland Fairley building is replacement of the deteriorated windows. The PDA has still to provide a design that is acceptable to the Market Historical Commission so we

will be going through another winter with leaks and drafts on the west side of the Market.

## **Future Stewart House Work**

The PDA and Turner Construction have finished plans for repairs to the exterior of the Stewart House. This is a major project to address chronic building leaks from wind and rain over the last 30 years. The Stewart House (the 1980's-era newer portion) will be covered with scaffolding beginning in February. The building will be tented to keep out water and all of the brick facing will be removed. In addition, all of the windows will be removed from the brick portion of the building and the roof and deck replaced. When completed in 10 months, the building should look pretty much as it does now, but with many layers of new waterproofing and better construction details. Businesses will stay open and apartments occupied throughout. No work is planned on the old portion of the Stewart House, which was built in 1902.

## **Phase III Planning in Final Review**

At the end of September, the PDA and SRG Architects presented final design proposal for renovation Phase III, involving the Economy and Soames Dunn Buildings. As with Phase I and II, a significant part of the work involves replacement of plumbing lines, additions to the hydronic cooling system, and improvements to the electrical system.

The signature features of the Economy Market renovation include a new elevator located outside Studio Solstone (that will go from the Market Theater to the top floor) and converting the interior ramps to level terraces for public seating. The PDA is seriously considering expanding the upper floor of office space in the building as well. Meanwhile, the Atrium was filled with scaffolding during the last half of September as we repaired the skylights. Major work on the building begins next September, with a couple business closures.

At the Soames Dunn Building, renovation will focus on providing long-needed public bathrooms for the north end of the Market. In addition, we will be using this

opportunity to open up the center hallway, reconfigure shop fronts on Pike Place, add more public seating areas, expand some of the retail space, and relocate stairs and the cash machines. Work on the bathrooms will also start next fall.

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## **PDA Non-Levy Building Repairs Continue through the Fall**

There is more happening with Market renovation than the major levy-funded projects. The PDA usually funds over a half million dollars worth of ongoing repairs to Market facilities every year, with much of that scheduled for winter and fall when crowds have thinned out. This year, the PDA has repaired and painted the sidewalk canopies of the First and Pine Building, Sanitary Market, Corner Market, and Triangle Buildings. By late September, scaffold work was up in the Economy Market to repair the skylights to the Atrium and more scaffolding appeared on the new Hillclimb for repairing the windows on Flower Row.

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

Have questions? Send them to  
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