



PIKE PLACE MARKET PDA
Former Chefsteps Redemise
1501 Pike Place, Suite #300 & #317B



Agenda

- Goals & Objectives
- Existing Conditions & Context
- New Lease Area Plans

Goals & Objectives

- **Reconfigure** two existing lease spaces to maximize potential for future tenancy
- **Rightsize** the new spaces to better align with maximum size guidance in the MHC guidelines
- **Maximize** visibility and daylight through the newly demised lease spaces to the public corridor
- **Ensure building** code compliance of new and existing demising walls and exits

Goals & Objectives

MHC Sections Referenced

2.6.6: New Businesses Preferred to Expansions. In the interest of maintaining a diverse mix of businesses and because of the importance that owner-operators play in establishing the character of their business, growth through the introduction of new, independent start-up enterprises in the Market is strongly preferred over expansion of an existing business in the Market. The PDA proposed redemise will create more opportunities for new businesses by subdividing one of the largest lease spaces in this area of the market.

2.6.10: Size limits. In the interest of maintaining the Market as a collection of small businesses, the maximum commercial area of any one business shall be limited to 2,000 square feet unless there are exceptional circumstances. The 2,000 square feet limitation shall include only the areas where the public physically receives services and not the areas that are not open to the public. The areas that are not open to the public should not exceed 50% of the square footage of public space. In the Economy Arcade, however, businesses are limited to one stall space regardless of size.

The PDA proposed redemise will create (2) primary lease spaces within the 2000sq area guidance, instead of the current configuration of (1) lease space close to 4000sqft.

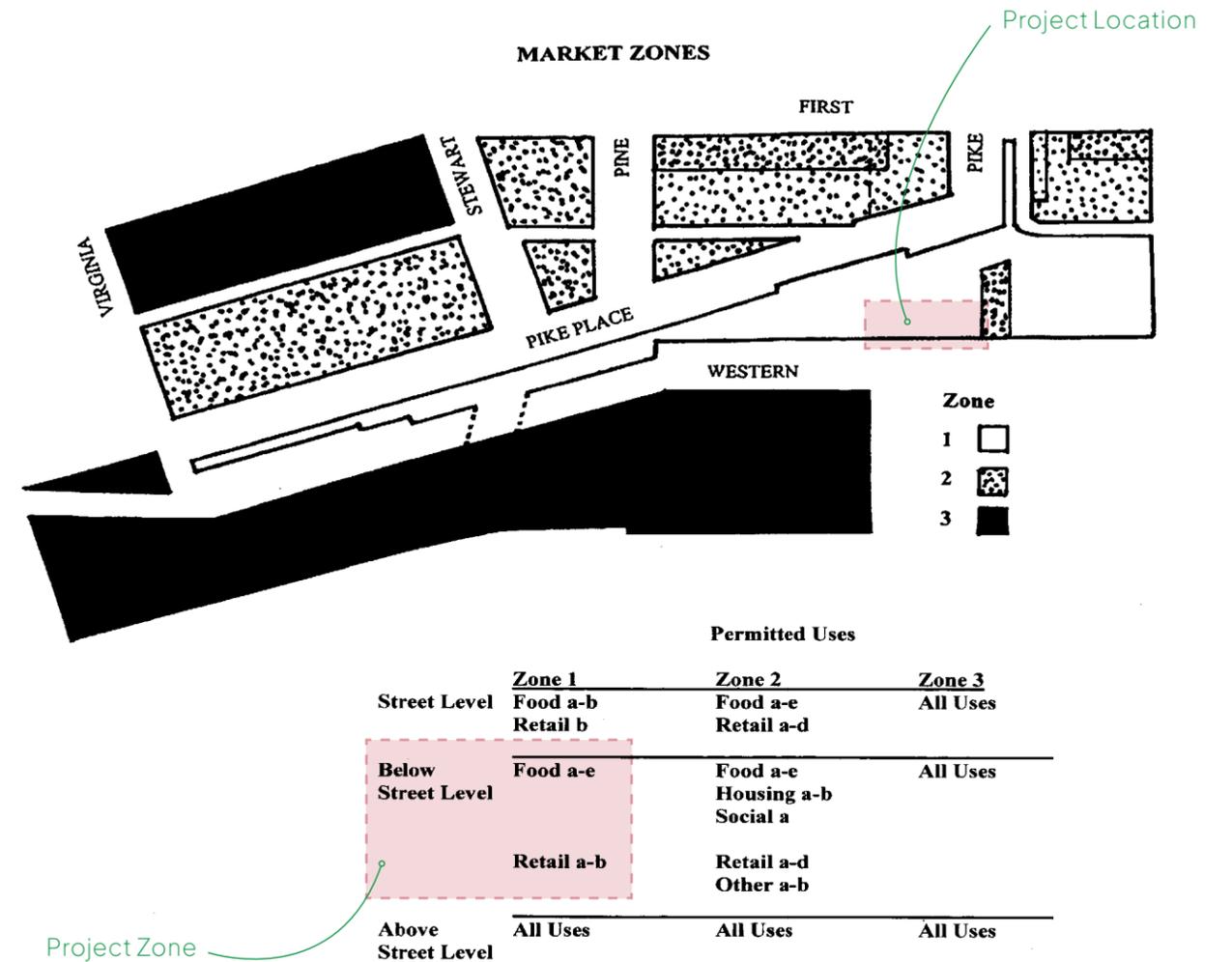
3.2.4: Buildings, structures and the spaces between should **relate easily and openly to the external public areas.** Building facades should have a greater proportion of voids than solids on pedestrian levels.

The PDA proposed redemise will improve the connection of newly demised spaces to the pedestrian corridor on L4 of the Downunder.

3.4.1 Shop fronts. (a) Merchandise must be easily visible from the main pedestrian ways. Open shop fronts are preferred.

3.8.7 Public views of, into, through or from the Market are a cherished public amenity and shall not be diminished.

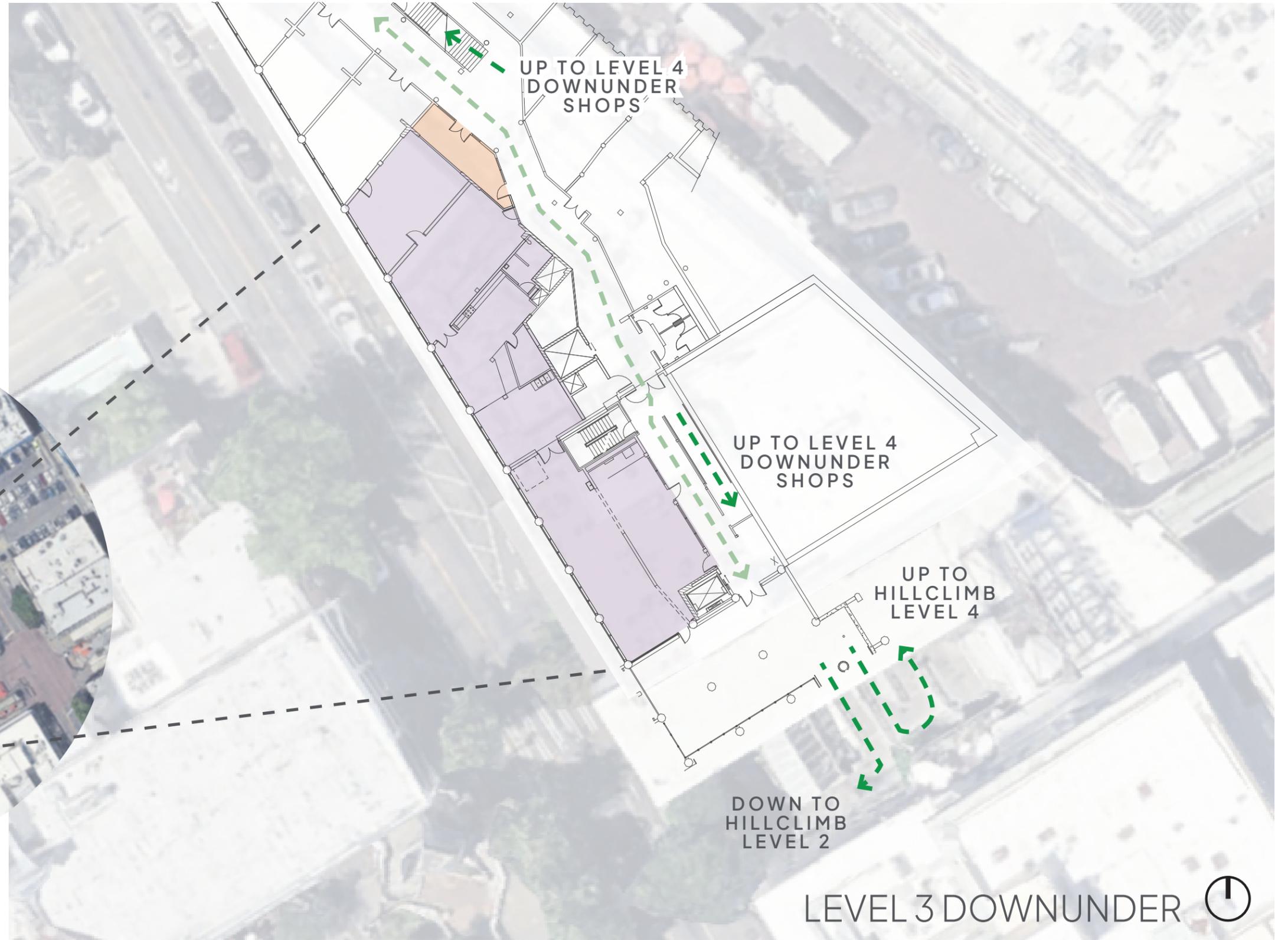
The PDA proposed redemise will increase visibility from the public areas into and through the newly redemised shops to the Western windows. This will also increase daylight coming into the Downunder.



Site Context

-  **Current Area: Suite #300**
Former Chefsteps
-  **Current Area: #317B**
Former Dave Ryan Pop Art

VICINITY MAP



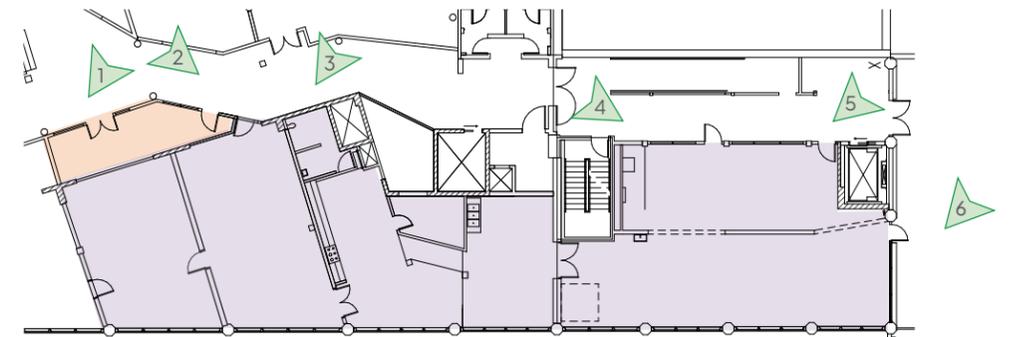
Existing Conditions - Storefronts



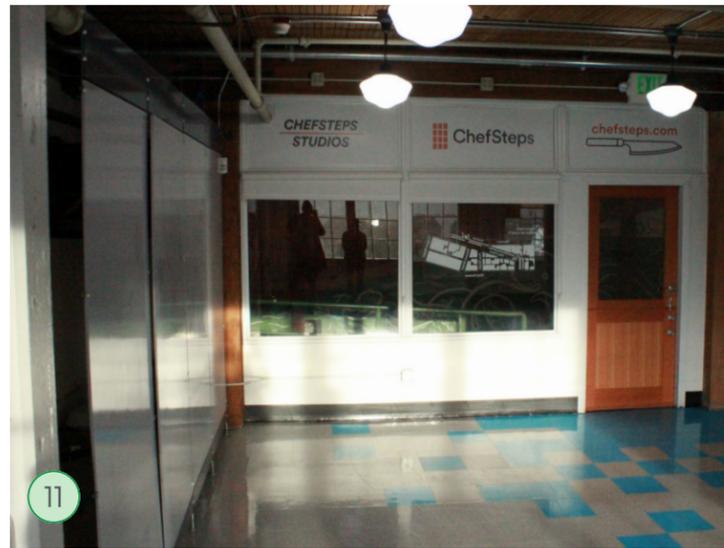
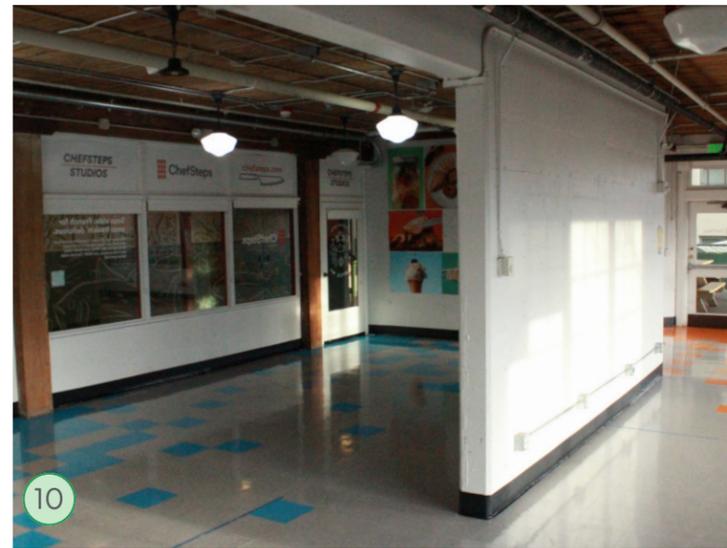
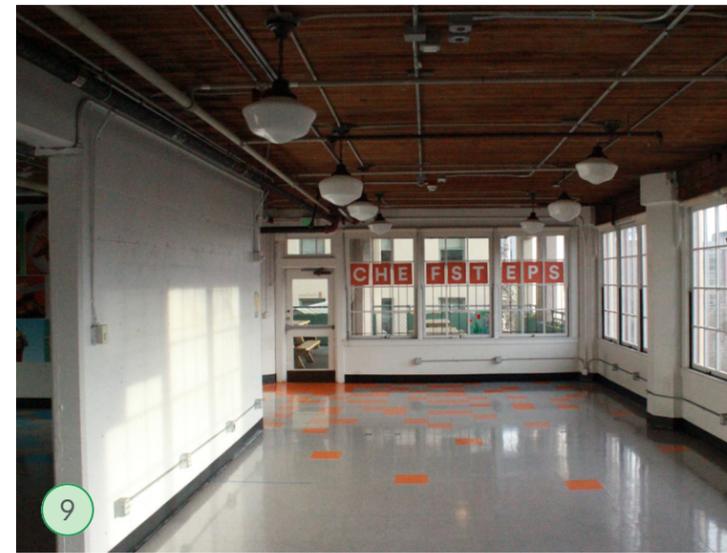
← #317B
Former Dave Ryan Pop Art



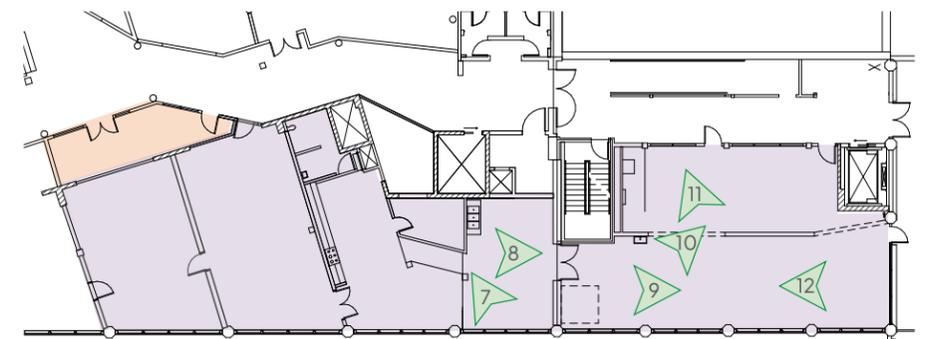
← Suite #300
Former ChefSteps



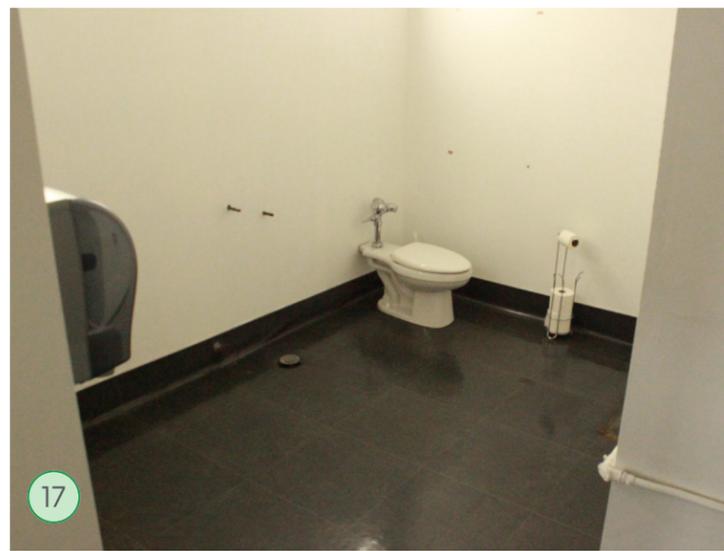
Existing Conditions - Suite #300



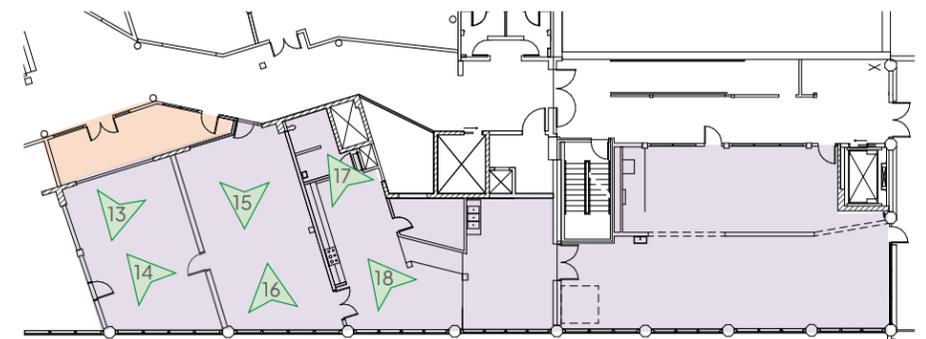
← Suite #300
Former Chefsteps



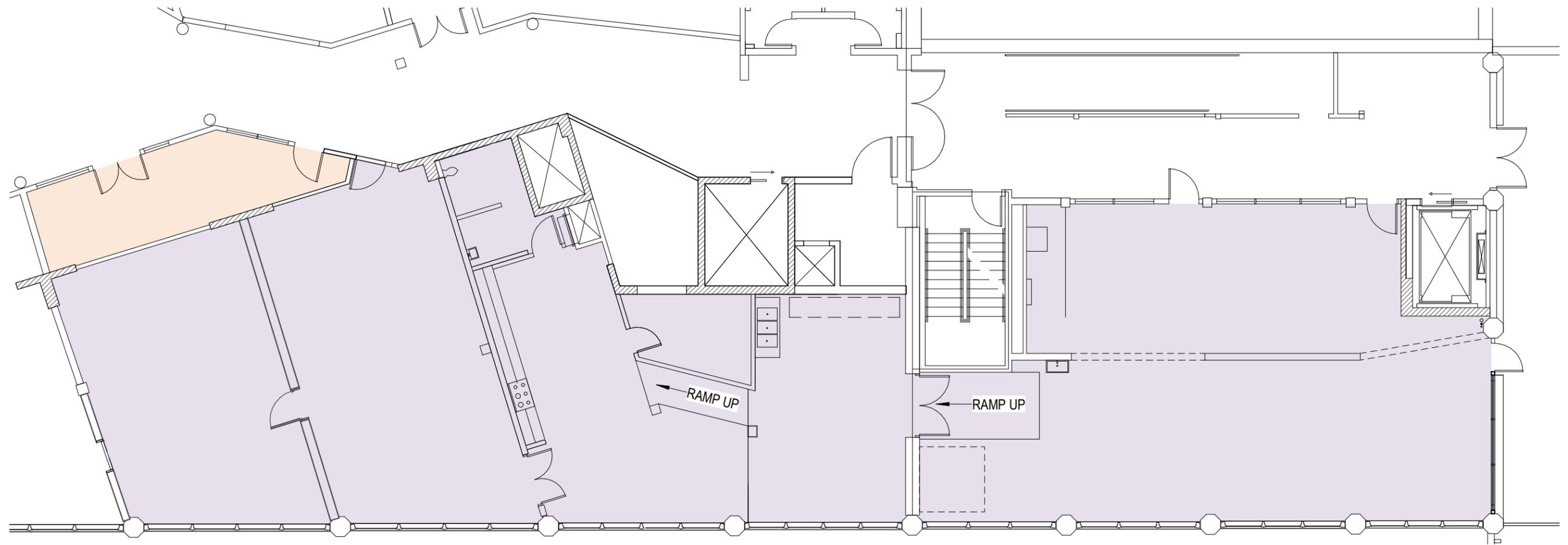
Existing Conditions - Suite #300 North Side



← Suite #300
Former Chefsteps



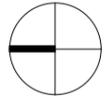
Design Proposal - Existing Lease Space Plans



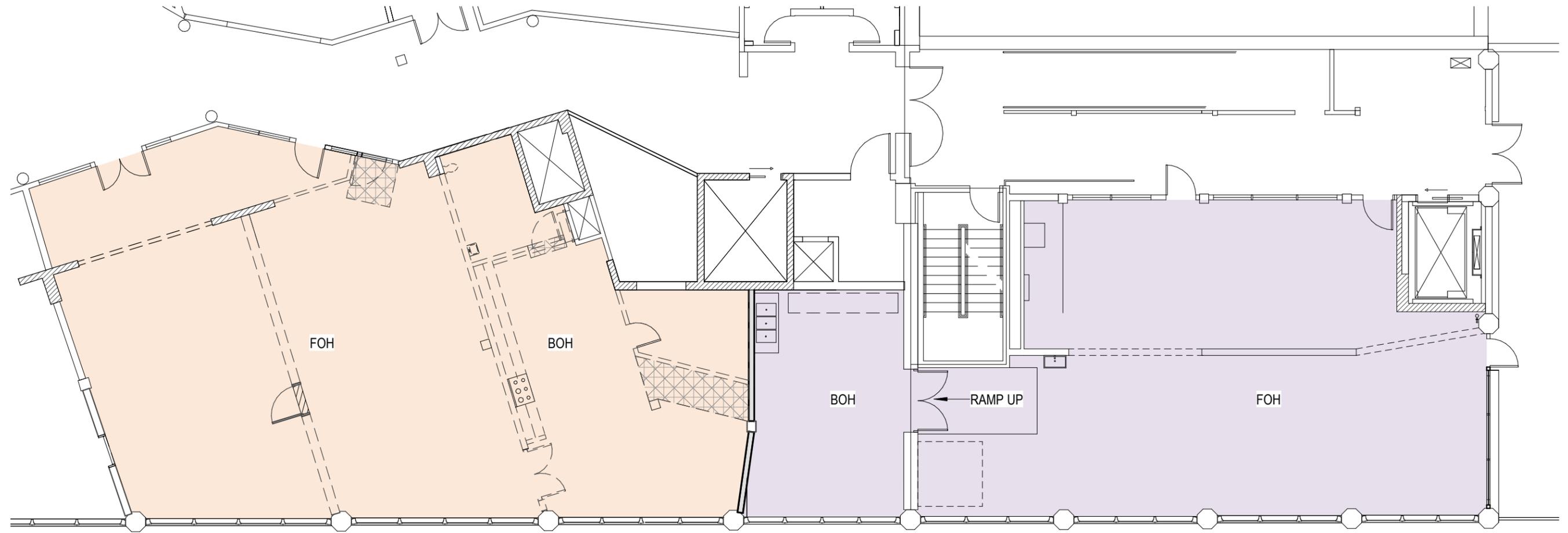
- Current Area: Suite #300**
 Former Chefsteps
 3,860 sq ft

- Current Area: #317B**
 Former Dave Ryan Pop Art
 235 sq ft

- (E) OVER HEAD TO REMAIN
- DEMOLISH
- (E) TO REMAIN
- DEMO (E) WALL
- DEMO (E) FLOORING
- DEMO TBD
- (E) WALL TO REMAIN
- (E) CONCRETE WALL TO REMAIN
- WALL



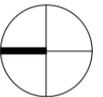
Design Proposal - New Redemised Space Plans



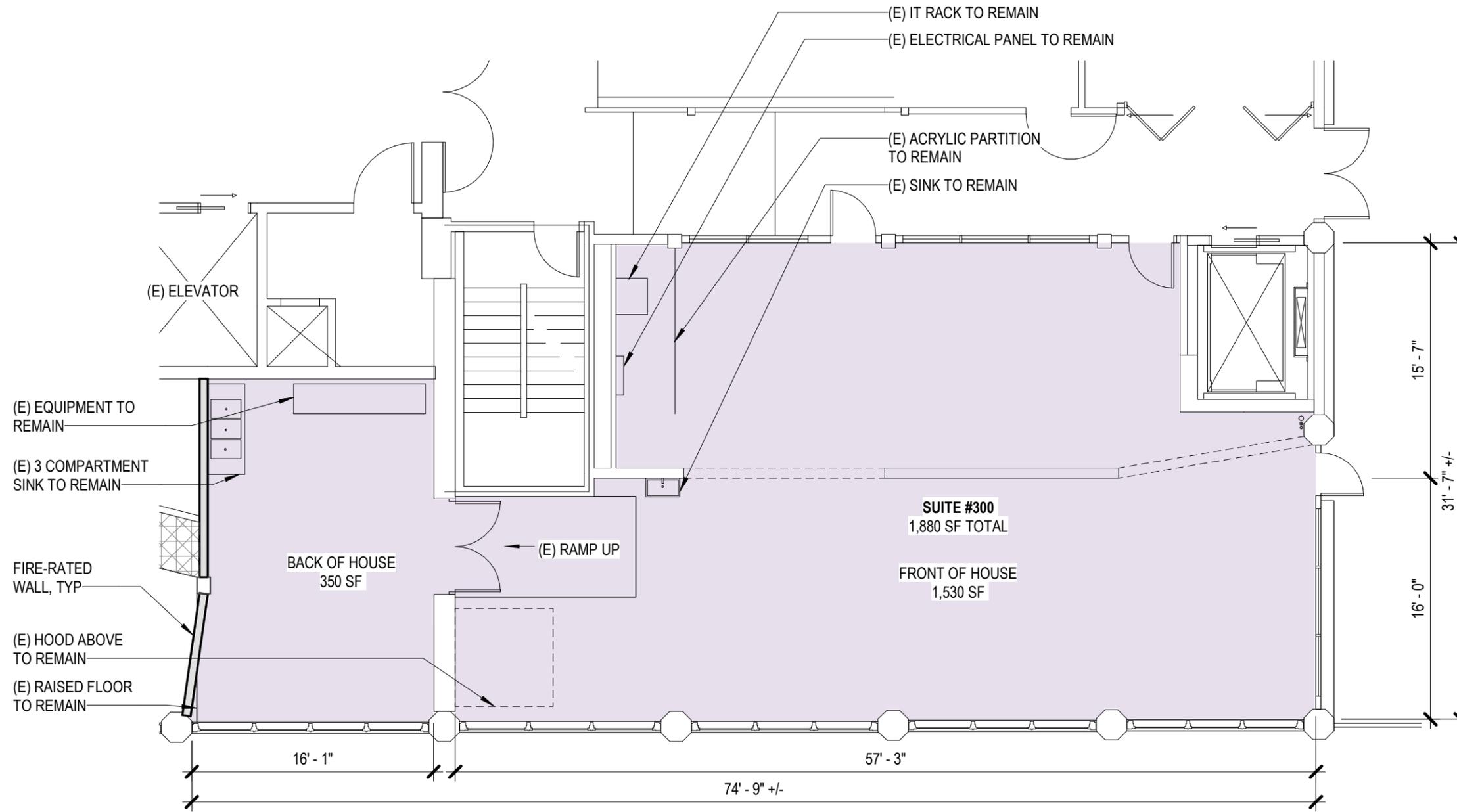
New Area: Suite #300
 1,880 sq ft Total
 1,530 sq ft Front of House
 350 sq ft Back of House

New Area: #317B
 2,215 sq ft Total
 1,535 sq ft Front of House
 680 sq ft Back of House

- (E) OVER HEAD TO REMAIN
- - - - - DEMOLISH
- (E) TO REMAIN
- - - - - DEMO (E) WALL
- ▣ DEMO (E) FLOORING
- ▨ DEMO TBD
- (E) WALL TO REMAIN
- ▨▨▨ (E) CONCRETE WALL TO REMAIN
- ▬ WALL



Design Proposal - Suite #300



SCOPE

- FIRE-RATED DEMISING WALL
- EXISTING FLOORING TO REMAIN. REPAIR AS NECESSARY WITH LIKE.
- EXISTING EQUIPMENT TO REMAIN
- EXISTING LIGHTING TO REMAIN

EGRESS REQUIREMENTS

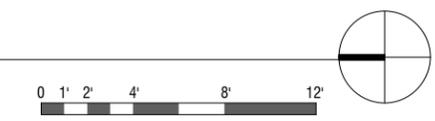
- AFTER REVIEW, NO ADDITIONAL EGRESS IS REQUIRED BASED ON ASSUMED OCCUPANCY AND USE.
- MAX OVERALL DIAGONAL DIMENSION: 77'
 - DISTANCE BETWEEN EXISTS REQUIRED IN SPRINKLERED SPACE (1/3 OF DIAGONAL): 26'
 - ACTUAL DISTANCE BETWEEN EXISTS PROVIDED: 32'

LEGEND

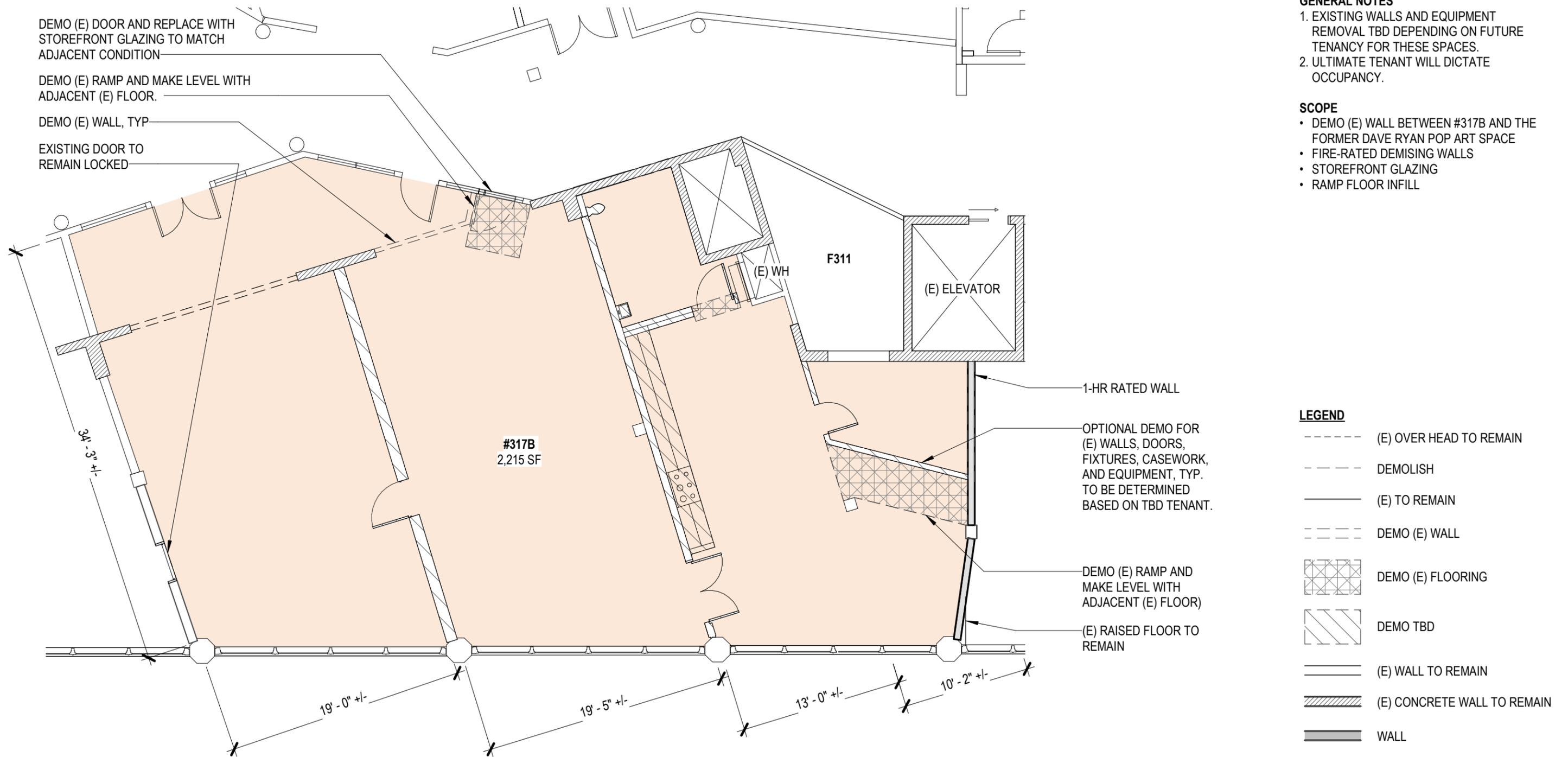
- (E) OVER HEAD TO REMAIN
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- ▨ DEMO TBD
- (E) WALL TO REMAIN
- ▨ (E) CONCRETE WALL TO REMAIN
- WALL

1 LEVEL 3 PLAN - 1501 Pike Place Ste #300

SCALE: 1/8" = 1'-0"



Design Proposal - #317B



GENERAL NOTES

- EXISTING WALLS AND EQUIPMENT REMOVAL TBD DEPENDING ON FUTURE TENANCY FOR THESE SPACES.
- ULTIMATE TENANT WILL DICTATE OCCUPANCY.

SCOPE

- DEMO (E) WALL BETWEEN #317B AND THE FORMER DAVE RYAN POP ART SPACE
- FIRE-RATED DEMISING WALLS
- STOREFRONT GLAZING
- RAMP FLOOR INFILL

1

LEVEL 3 PLAN - 1501 Pike Place #317B

SCALE: 1/8" = 1'-0"

