

Pike Place Market Master Plan "Eco-Charrette"

Sustainability Workshop—

AGENDA

Pike Place Market Eco-Charrette Sustainability Workshop

4:00pm – 6:00pm

May 25th, 2023

1. Review Agenda, Goals & Timeline (5 min)

2. Background (30 min)

Sustainability Framework: Four Focus Areas (5)

Energy & Resilience

Food & Resources

Health & Wellbeing

Equity & Community

Precedents (15)

Policy Context (5)

Building Emissions Performance Standards

Review of existing facilities reports and data

What We've Heard (5)

Facility Tours & Listening Sessions

Tenant feedback

3. Q&A (5 min)

4. Workshop Activity (75 min / 15 min per Focus Area)

a. Prioritization

b. Brainstorm Multi-benefits & Overarching Vision

5. Next Steps (5 min)

THE SUSTAINABILITY ACTION PLAN WILL SUPPORT THE MASTER PLAN GOALS.

Goal #1: Celebrate the multiple identities and authentic character that are essential to PPM, fulfill its social impact as the “Soul of the City,” and continue to embrace principles of greater diversity, equity, and inclusion (DEI).

Goal #2: Preserve the physical plant while improving operations, enhancing visitor experience, and embracing environmental sustainability.

Goal #3: Reorient PPM to a local audience with a business model that makes PPM a place for people who live and work in Seattle to shop and gather. Ensure a “seat at the table” on relevant local policy issues.

Goal #4: Build PPM’s financial strength.

Goal #5: Ensure PDA governance structure supports implementation.



Master Plan timeline: PDA meetings by phase

MARCH
Kickoff

MAY
Eco-
Charrette

JUNE
Opportunities,
Constraints & DEI

OCTOBER
Scenarios

DECEMBER
Draft Master
Plan

2023

2024

Assessment

Scenario Development

Master Plan

Stakeholder Engagement

Develop Sustainable Action Plan

THE SUSTAINABILITY ACTION PLAN

The action plan is a roadmap.

It will articulate what to prioritize to meet and make progress on sustainability and carbon neutral goals for PPM.

It will summarize partnerships and relationships required to achieve these goals and will articulate alignment with policies and objectives.

THE SUSTAINABILITY ACTION PLAN **WILL NOT**

The action plan will **not** create mandates or directives.

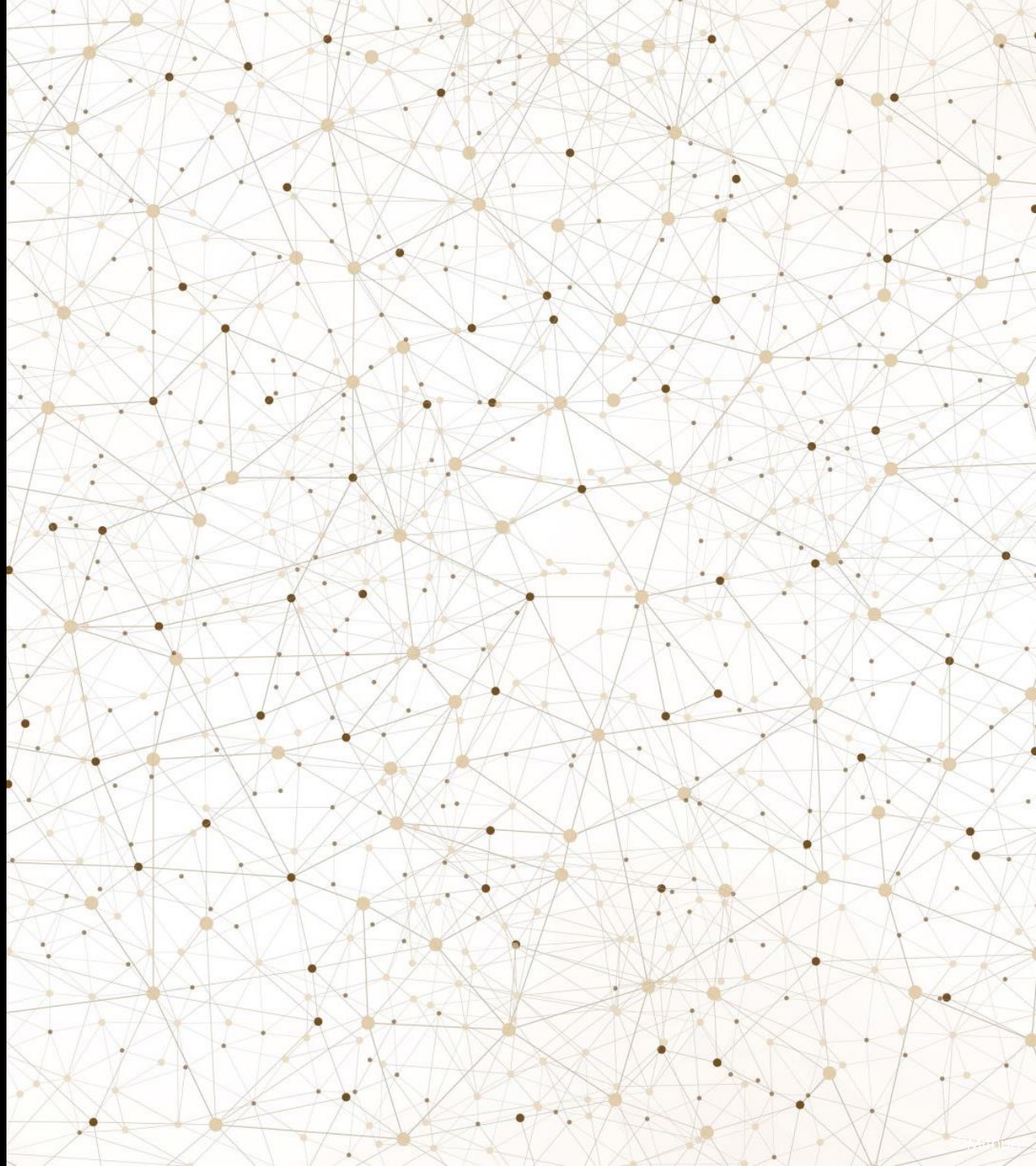
The action plan will **not** be an execution plan but rather a plan to suggest what you would need to study or what you might implement in order to reach a goal.

The action plan will **not** include a cost/benefit analysis or other technical reports.

SUSTAINABILITY WORKSHOP GOALS

- Build a shared understanding
- Understand your priorities
- Identify potential focus areas
- Develop your sustainability definitions, vision and story

The purpose of this workshop is to **guide** the next steps, define PPM's sustainability **vision**, framework, and offer a **menu of options** for achieving sustainability goals.



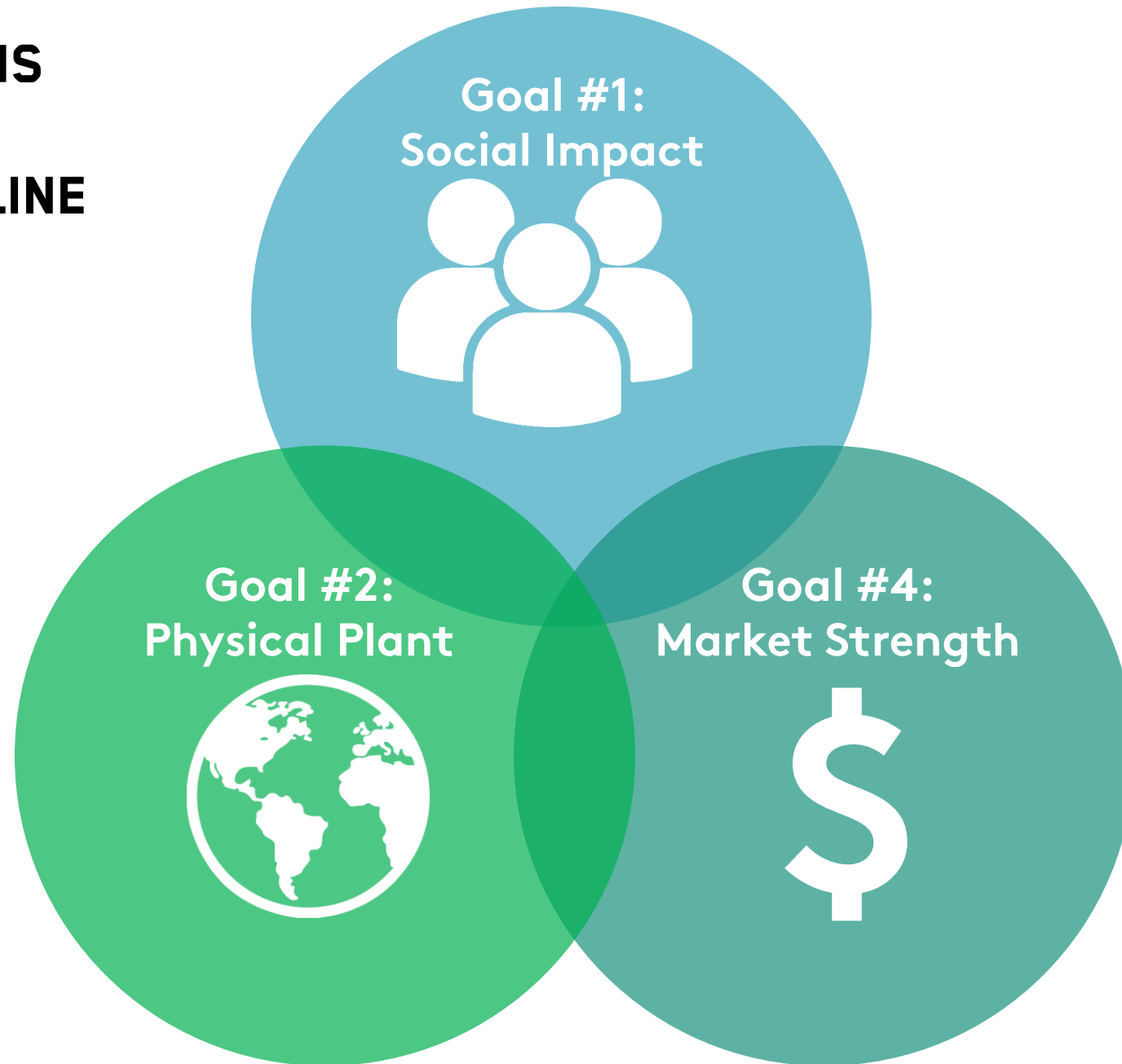
SUSTAINABILITY WORKSHOP PRINCIPLES

- **Iterative Process.** This is a starting point. Not looking for answers today. This information will help inform your decision making throughout the master plan process.
- **Ground and Align.** Establish an understanding of existing conditions, carbon neutral mandates and parameters.
- **Converge and Connect.** This is a safe space for brainstorming and dreaming. We will begin to ideate goals and strategies.
- **Prioritization and Pathways Forward.** The aim today is to identify shared values and begin to outline priorities and time horizons that will shape the sustainability action plan.



Sustainability Frameworks—

SUSTAINABILITY IS DEFINED BY THE TRIPLE BOTTOM LINE



FOUR FOCUS AREAS ARE PROPOSED FOR THE SUSTAINABILITY ACTION PLAN AND ARE SPECIFIC TO PIKE PLACE MARKET.

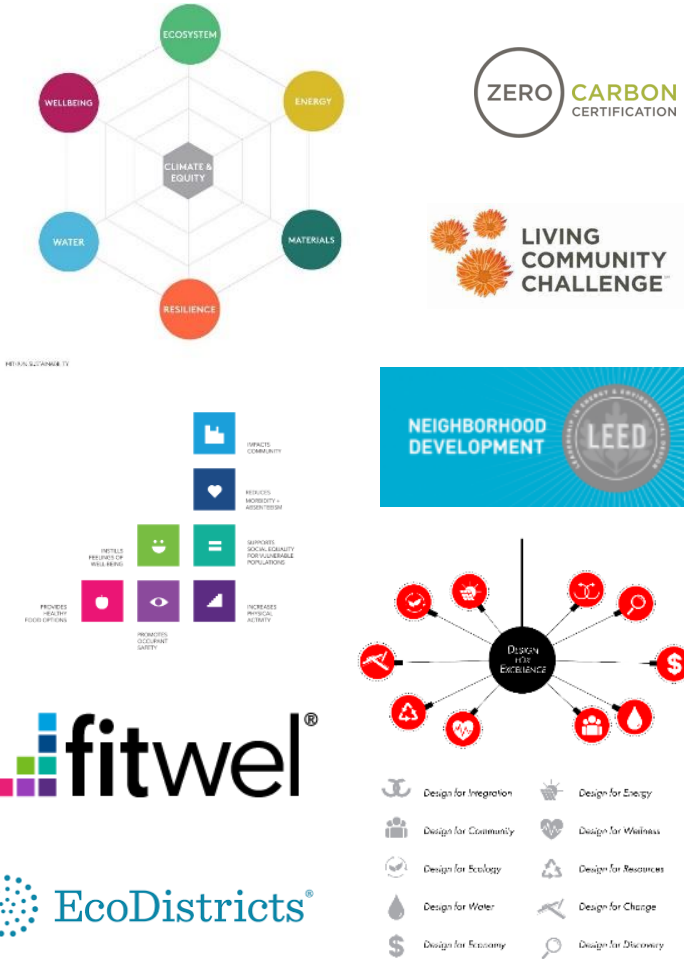


ENERGY & RESILIENCE

FOOD & RESOURCES

HEALTH & WELLBEING

EQUITY & COMMUNITY



Borrowing from these leading green building and sustainability frameworks, we propose an adapted framework specific to Pike Place Market: Four Focus Areas



DEFINING QUESTIONS FOR EACH FOCUS AREA

ENERGY & RESILIENCE

“How can Pike Place Market reduce energy use and eliminate dependence on fossil fuels while **improving performance, function, comfort and operational stability over time**? How will Pike Place Market plan and **design for emergencies and for vulnerabilities** associated with the long-term **effects of climate change**?”

FOOD & RESOURCES

“In what ways can the sustainability action plan support the goal of reinforcing Pike Place Market’s **legacy of food and relationships**? In what ways can the market **build and operate with foresight, avoid known harmful materials**, encourage **transparency of carbon and supply chain**, and use **life cycle assessment** to understand the potential environmental impacts of products or services?”

HEALTH & WELLBEING

“In what ways will the Pike Place Market Sustainable Action Plan provide guidance for **the design of the built environment for the physical, mental, and social well-being of all**?”

EQUITY & COMMUNITY

“In what ways will the Pike Place Market Sustainability Action Plan engage with communities to **create optimal opportunity for all groups**, especially for those who have experienced **socioeconomic disadvantage or historical injustices**?”

Precedent Projects—

San Francisco, CA Ferry Building Market



1898
1 Building
Along city's waterfront
Sustainable Practices

London, UK Borough Market



1850s
Multiple Buildings
Urban and along city's river
Food & Sustainability Pillars

Toronto, ON St. Lawrence Market



1850s
Multiple Buildings
Urban
Sustainability & Operations Action Plan

FERRY BUILDING MARKET SAN FRANCISCO, CA

- Completed in **1898** as a ferry terminal along the city's waterfront
- During the 1990s, a plan evolved to **restore the historic building with a new mix of uses.**
- Use of the first floor as a **marketplace with a focus on local and sustainable products** was introduced.
- Today, the Ferry Building is nationally known as a **destination for local residents and tourists alike**



FERRY BUILDING MARKET

SUSTAINABILITY PRACTICES

Zero Waste SF Ordinance 2020

Compost and recycling on site, 90% of waste diverted from landfill, compostable packaging. No plastic since 2009.

Sustain the intersection of Urban-Rural economies

CUESA Seller Pledge: 15-point sustainability practices, worker welfare, biodiversity, water conservation, reduce food waste, animal welfare, market to chef program & foodwise kids' program

Clean Energy & water conservation

Powered by 100% renewable energy to conserve water, low flow toilets

Healthy indoor environment

Contemporary mechanical system that includes a 100% outside air option, taking advantage of San Francisco's temperate climate green cleaning products in the building

Outreach and engagement

Trainings for the house staff of restaurants and merchants reduce dangerous electronic waste getting into the landfill

Food equity and access

Farmers Market Center for Urban Education about Sustainable Agriculture, Foodwise program doubles cal-fresh/ebt customers' buying power with market match incentive



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FOOD & RESOURCES



FOOD & RESOURCES

CUESA SELLER PLEDGE

Center for Urban Education about Sustainable Agriculture

- Using practices that are environmentally sound, humane, economically viable, and socially just.
- Actively inform consumers about our products and our growing or production practices.
- Build and maintain healthy soils through sustainable farming practices.
- Production practices that conserve valuable water resources.
- Production practices that conserve energy and use renewable energy sources whenever possible.
- Adopt and use production practices that limit the use of synthetic insecticides, herbicides, fungicides, and fertilizers.
- Use no genetically modified organisms (GMOs), irradiation, or synthetic post-harvest treatments.
- Production practices that promote biodiversity and protect beneficial organisms.
- Use growing and handling practices that ensure food safety.
- Adopt and emphasize humane practices in animal production systems.
- Reduce food miles and promote sustainability by emphasizing local sourcing, sales, and marketing.
- Pay a living wage and treat farm and kitchen employees with respect.
- Commit to transparency through clear labeling of products, including origin and production methods.
- Work to reduce food waste by directing unsalable but edible products to people who need it.
- Support agricultural markets and infrastructures that allow small farms and businesses to thrive.



BOROUGH MARKET LONDON, UK

- Borough Market's historic character – around **1,000 years of history** – is part of its appeal, but their focus is progressing forward.
- The Market is run by a **charitable trust for the benefit of the community**.
- Now acts as a **beacon for sustainable food production, short supply chains and social connection**, drawing visitors from far and wide.



BOROUGH MARKET

MARKET PILLARS

Iconic

Borough Market is a world-class produce market with 1,000 years of heritage and the platform to be a significant influence.

Distinctiveness

We offer access to British and international produce that is unique to its producer or exceptional in its quality.

Sustainability

We act as a beacon for ethical, sustainable practices, both as an institution and through the actions of our traders.

Provenance

We require supply chains to be short and transparent and we are active in sharing the stories behind our traders' produce.

Community

The Market provides a hub for a mutually supportive community of traders, producers, shoppers, cooks, residents and visitors.

Social connection

We aim to harness the power of food to build connections between people, whatever their geographic and cultural background.

Innovation

The Market is an agile, forward-looking organization, committed to nurturing new talent and embracing innovation.

Expertise

We value our traders' knowledge, expertise and love of food and encourage them to share it with the public.



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HEALTH & WELLBEING

EQUITY & COMMUNITY



HEALTH & WELLBEING

Tackling Food Waste

- Committed to reducing food waste
- Twice a week, volunteers collect surplus food from traders
- The food which is no longer perfect but still good to eat, is given to more than 20 charities to help feed vulnerable people across London.
- Since 2014, Borough Market has prevented more than 80 tons of food from being thrown away – enough for 200,000 meals and counting.

Minimizing Impact

- Nothing is sent to landfill, recycle as much as possible
- Coffee grounds are turned into biofuels and fertilizer
- Food waste is sent to compost
- Plastic bags and single-use bottles aren't sold – bags are made from cornstarch
- Water fountains supply the equivalent of 1,750 bottles per day
- Institutional approach to waste disposal and power use



Food Policy Principles

- **Social & economic sustainability**
Conditions for traders and tenants to make a fair profit and for the trust to bring in the revenues needed to function day-to-day while also investing in the future.
- **Knowledge & transparency**
Shoppers are able to easily access information about the provenance and cultural context of the food
- **Health**
Support food education and the development of cooking skills, particularly in disadvantaged communities
- **Accessibility**
Visitors with specific needs, including people with disabilities and the parents or guardians of infants and young children, should have the opportunity to shop here and be supported in doing so
- **Equity**
Development of an equality policy to include the management of diversity and inclusion



ST. LAWRENCE MARKET TORONTO, ON

- The St. Lawrence Market Complex is **comprised of three main buildings**: The South Market, the North Market and St. Lawrence Hall
- The South Market contains **over 120 specialty vendors**
- The North Market is primarily known for its **Saturday Farmers' Market, begun in 1803**
- The **10,000 square feet** of showroom space is available to rent
- St. Lawrence Hall, **built in 1850**, today houses retail businesses on the ground floor and City offices on the second floor
- The third floor is **available for weddings and other special events.**



ST. LAWRENCE MARKET

STRATEGIC PLAN FOR OPERATIONAL & ENVIRONMENTAL EXCELLENCE

Ensure a high standard of **cleanliness and maintenance of buildings**, leased spaces and common areas throughout the complex

Uphold high standards of **food safety and public health** Improve safety and security measures for the public, tenants, employees, and properties of the complex

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Invest in **sustainable and efficient buildings**

Improve **waste management and reduce waste**

Support a robust and sustainable **regional food system**



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ENERGY & RESILIENCE



ENERGY & RESILIENCE

Energy & Sustainability Goals

Safety & Security Measures

- Develop and implement comprehensive crisis contingency plans for each property
- Educate employees and tenants about risk management practices and emergency response procedures through training courses and engagement

Sustainable & Efficient Buildings

- Progressively retrofit the historic properties to achieve greater operational and environmental efficiencies
- Work with the Environment and Energy Office to perform an energy consumption audit
- Monitor tenants' electricity consumption through a metering system in order to encourage less consumption
- Invest in upgraded lighting systems

Waste Management

- Explore the feasibility of implementing an improved solid waste management system
- Explore opportunities to install a water sub-metering system

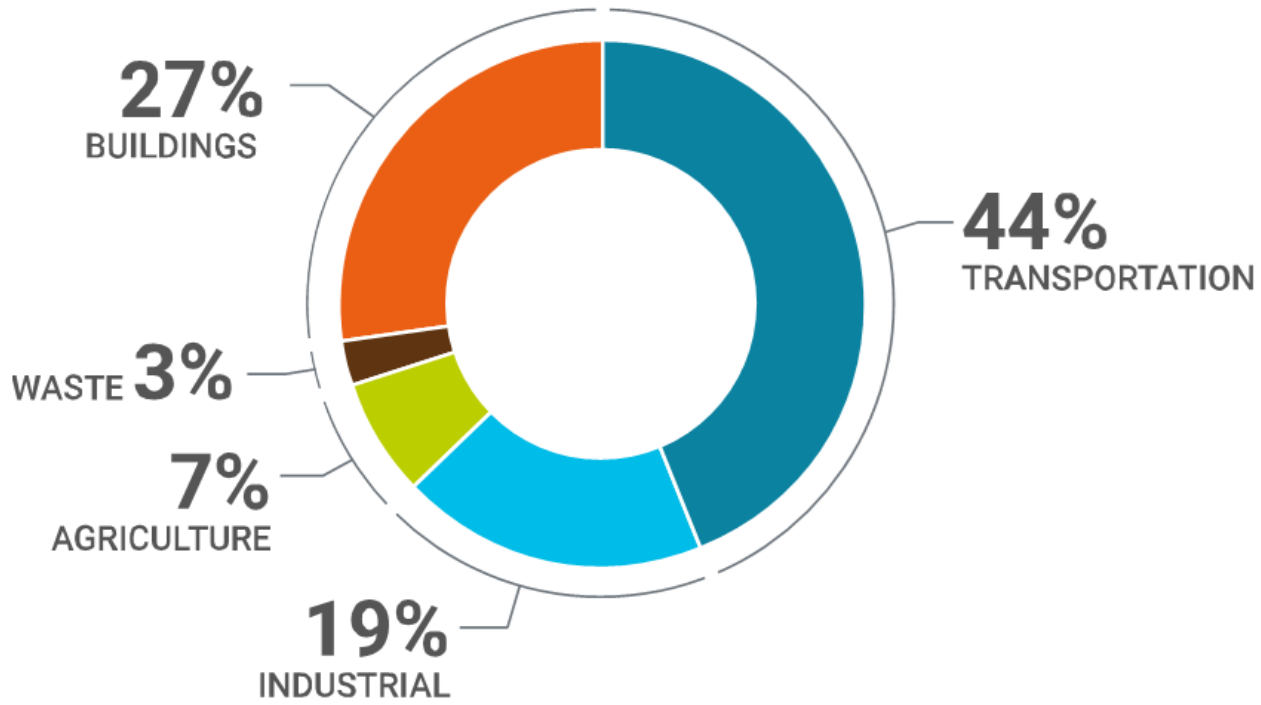


Policy Context—

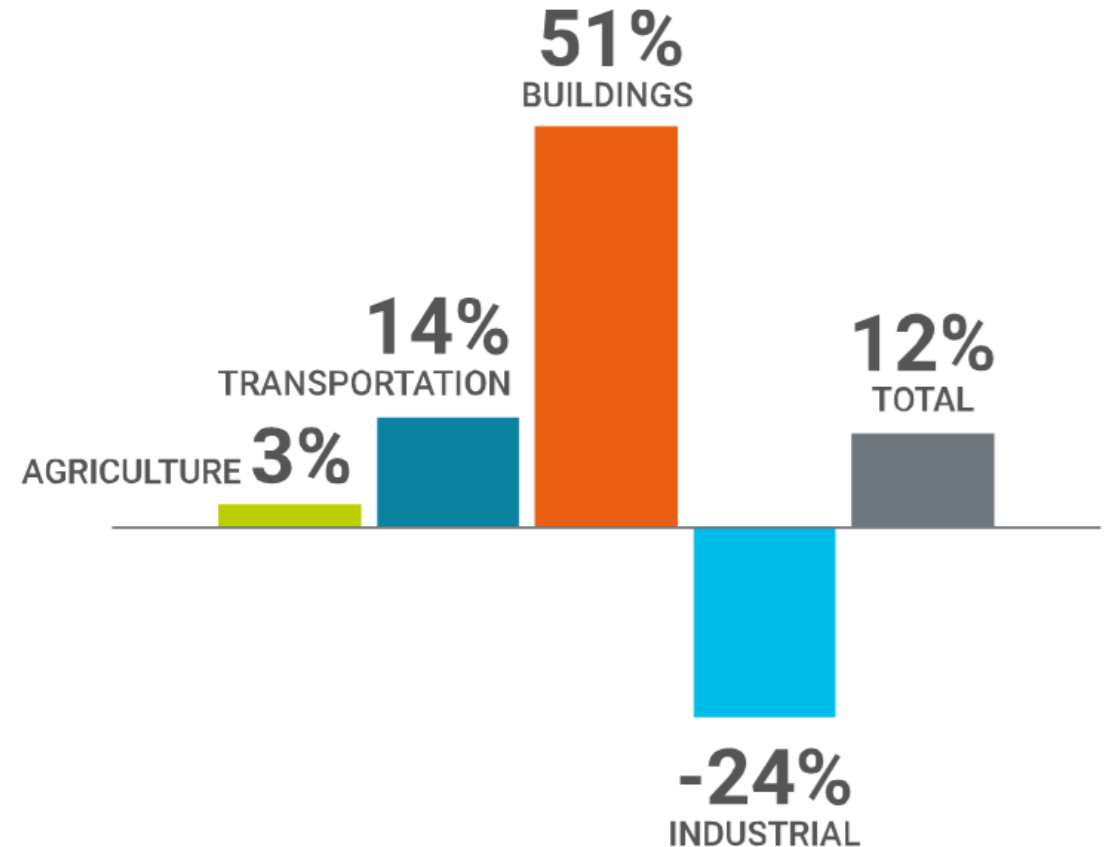
ENERGY PERFORMANCE

Building Emissions Performance Standards: Why?

Buildings are the second largest source of greenhouse gas emissions in Washington (2015)

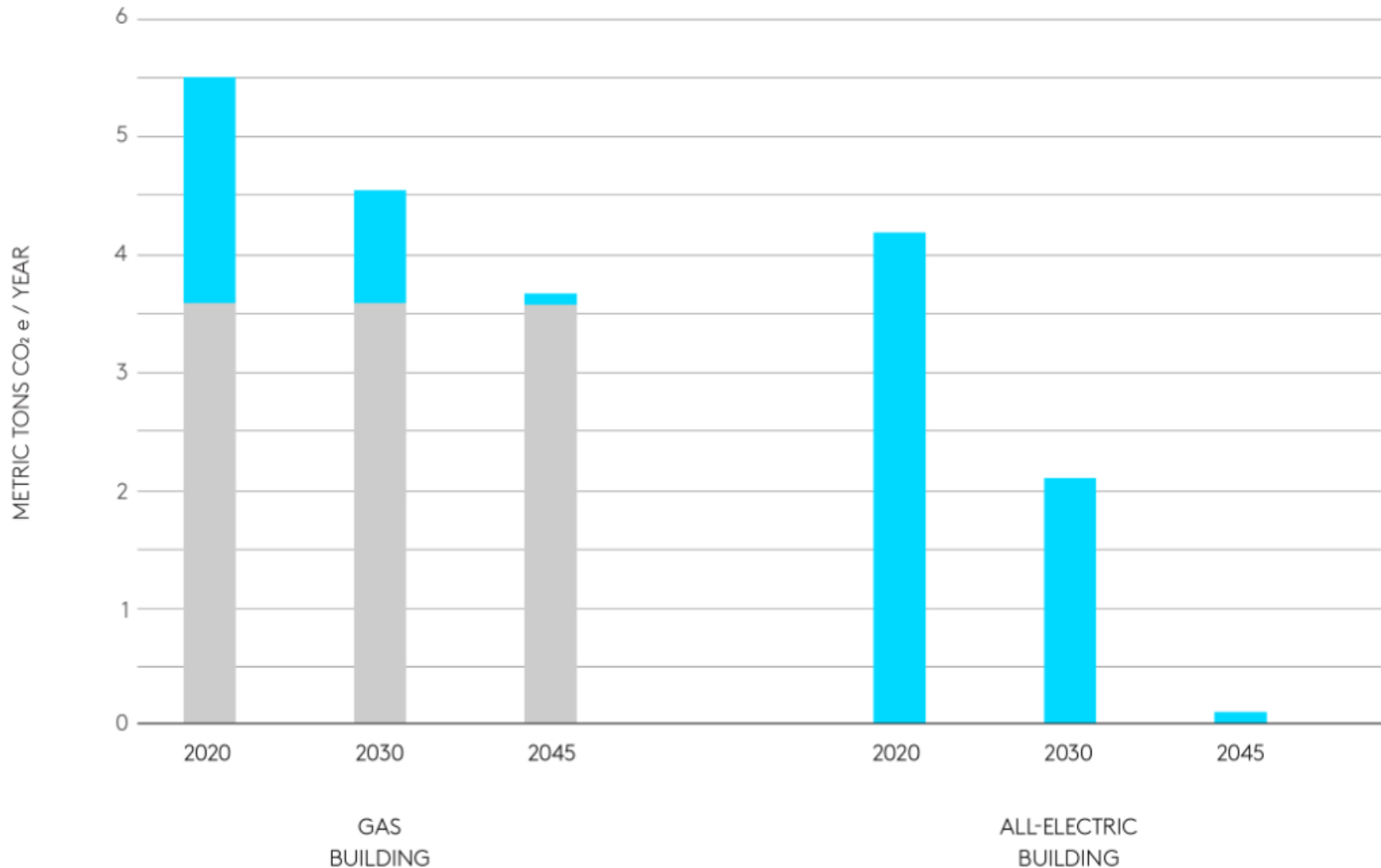


As Washington's population has grown, greenhouse gas emissions from buildings jumped significantly from 1990-2015



FACILITIES ASSESSMENT:

Why Electrification (no Natural Gas) is important



Annual Greenhouse Gas Emissions from Energy Use Compliant Building in 2019

Including Gas or Propane in a building is a guaranteed Carbon footprint in perpetuity. Only all-electric buildings have a pathway to zero emissions over time.

EMISSION TYPE

- GAS
- ELECTRICITY

ENERGY PERFORMANCE TWO BUILDING EMISSIONS PERFORMANCE STANDARDS WHICH MANDATE CONFORMANCE



WASHINGTON STATE CLEAN BUILDINGS ACT

HB-1257

Seattle Building Emissions Performance Standard A High Impact Solution to the Climate Crisis

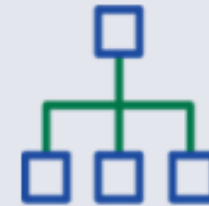


These performance standards are similar but not equivalent in what they are measuring. Both are evaluating site energy use but Seattle BEPS goes deeper in that it looks at Sources of Energy Use, including carbon emissions, penalizing fossil fuel sources in favor of cleaner grid energy.

What is a Building Emissions Performance Standard?



Sets carbon-emissions targets that buildings must meet over the next two to three decades.



Provides a framework to improve building energy efficiency and transition to cleaner energy.



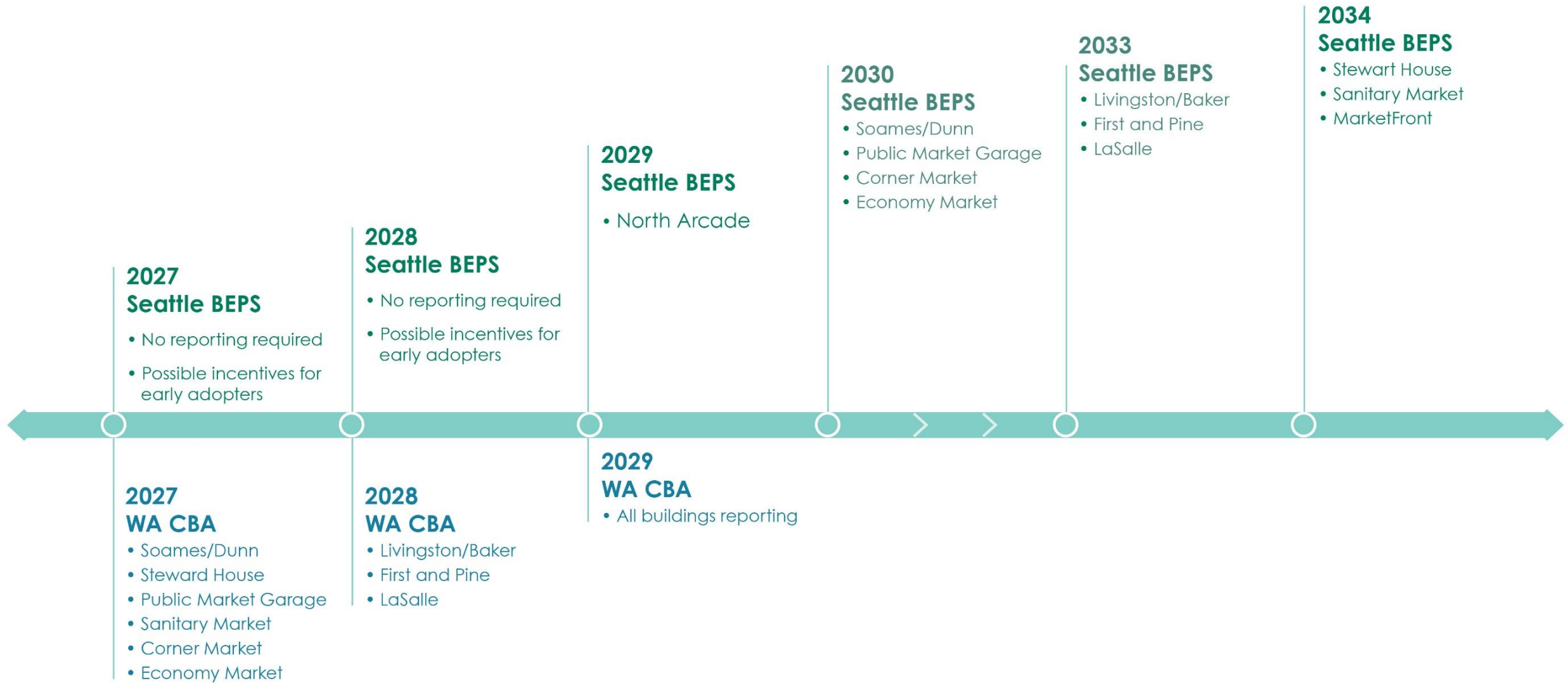
Offers building owners flexibility to choose equipment and strategies that work best for them.



Identifies long-term expectations so owners can plan for upgrades.

ENERGY PERFORMANCE POLICY TIMELINE

Initial assessment of compliance dates for PPM portfolio of buildings



NOTE: THIS IS A PRELIMINARY ASSESSMENT BASED UPON AN INITIAL REVIEW OF FORTHCOMING CARBON EMISSION REDUCTION STANDARDS. ALL NUMBERS ARE BASED UPON THE PAST YEAR OF METERED ENERGY DATA.

FACILITIES ASSESSMENT:

Energy Performance Benchmarking on Energy Star Portfolio Manager



- Online platform through the Department of Energy
- Collects monthly utility bills from metered data and displays on a dashboard
- Compares (Benchmarks) against similar building typologies
- Produces Site EUI and Source EUI metrics which will be used for mandatory reporting

Dashboard (Metrics current as of 04/20/2023 01:00 PM EDT) [Refresh](#)

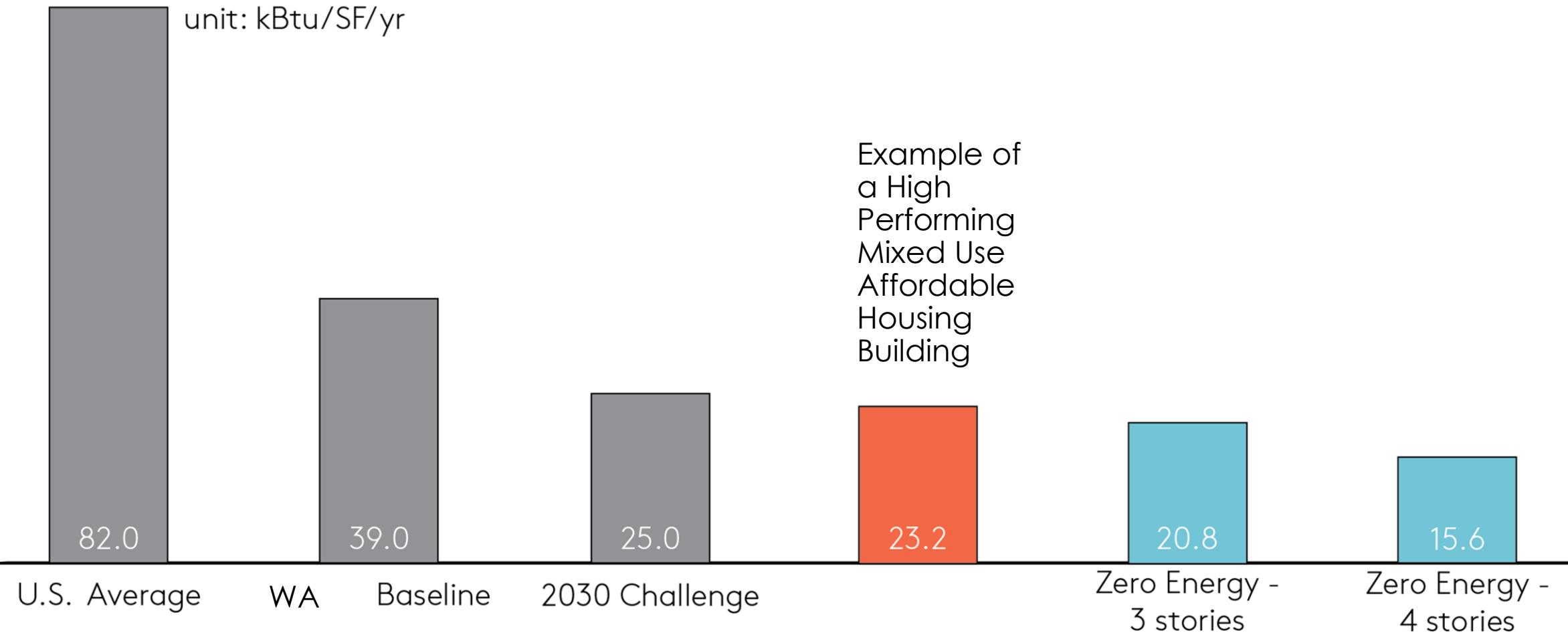
Search by ID or Name

View All Properties (12) Energy Highlights Refresh Metrics

[Add/Edit/Delete Groups](#) [Add/Edit/Delete Views](#)

Name	Energy Current Date	ENERGY STAR Score	Site EUI (kBtu/ft ²)	Source EUI (kBtu/ft ²)
Corner Market 3995499	01/31/2023	NA	204.3	374.4
Economy Market 3995530	01/31/2023	NA	123.7	253.2
La Salle Building 3295644	01/31/2023	NA	91.0	193.6
Livingston-Baker Building 3298205	07/31/2022	NA	79.5	143.4
Main Market 3354886	01/31/2023	NA	100.9	224.8
Market Front Apartments 6737742	01/31/2023	NA	124.1	253.6
Market Garage 4403037	01/31/2023	NA	102.9	206.5
Pine Building 3391115	01/31/2023	NA	95.6	174.7
Sanitary Market 3391106	01/31/2023	NA	69.1	193.4
Soames Dunn Building 4350382	11/30/2022	NA	224.8	366.6
Stewart House 3391130	01/31/2023	NA	101.6	234.5
Triangle Building 4372988	01/31/2023	NA	133.0	372.5

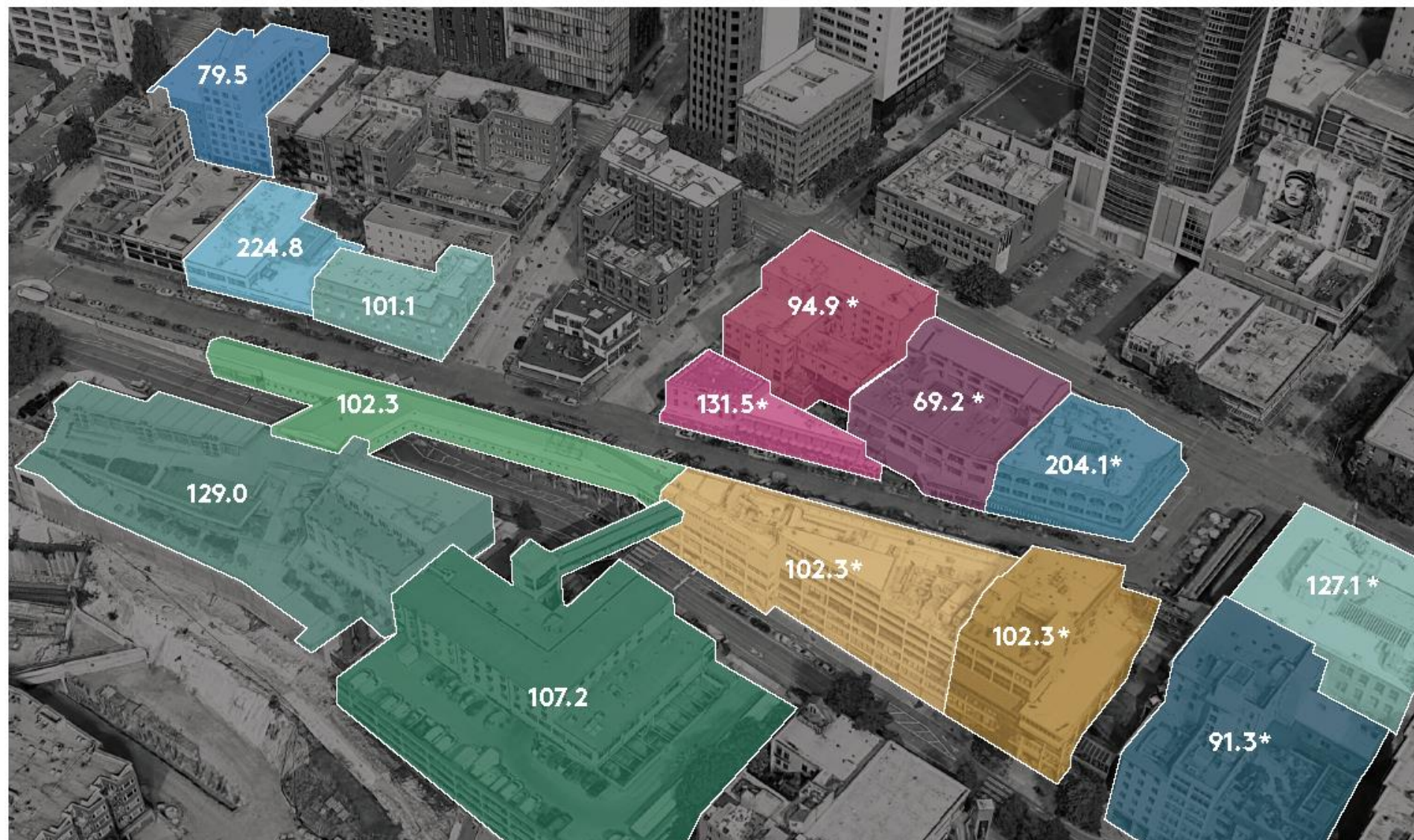
Example of Energy Benchmarking in EUI: Energy Use Intensity=



CURRENT EUI (ENERGY USE INTENSITY)

EUI = KBTY/SQ FT/YEAR

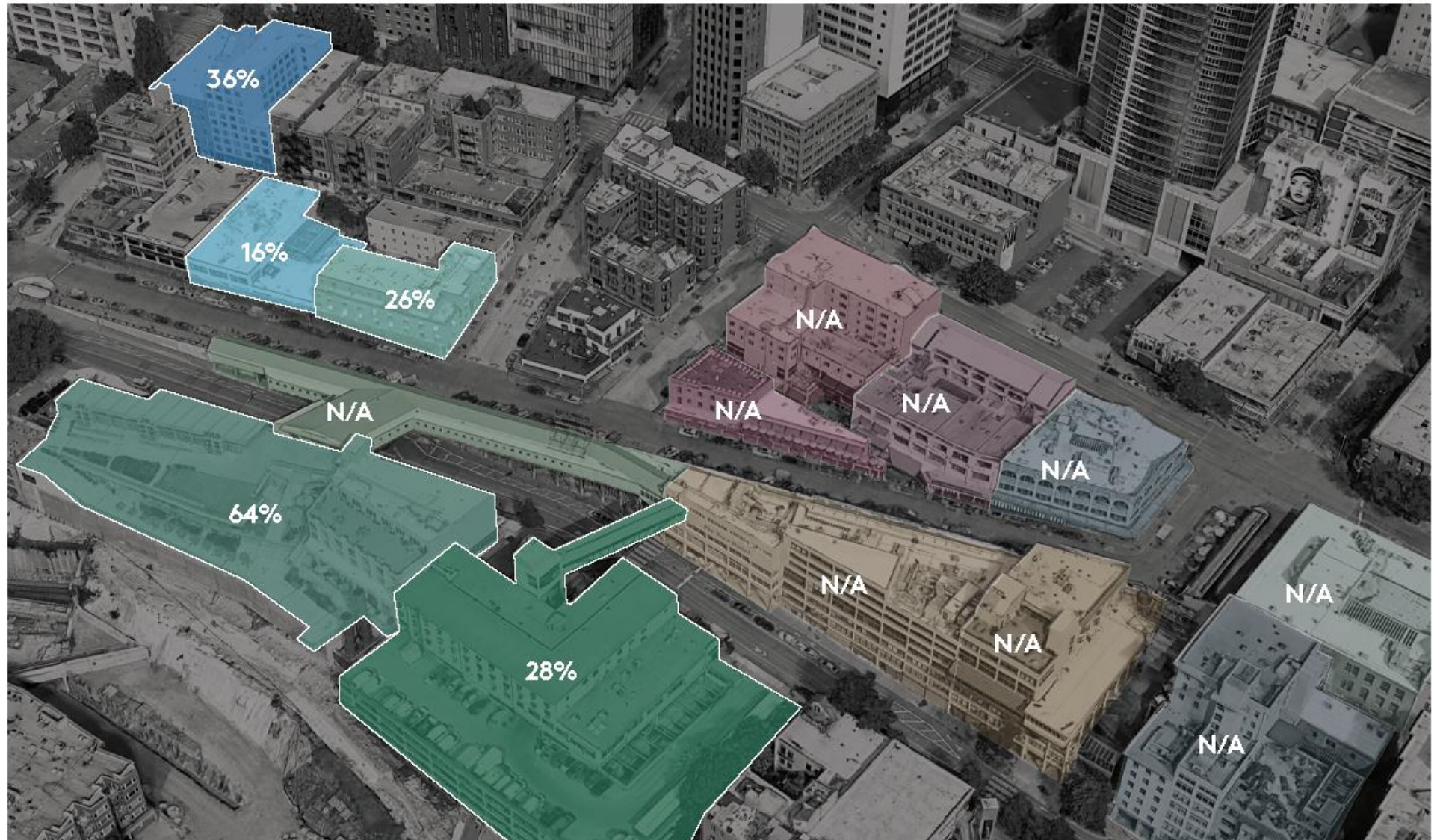
- LIVINGSTON/BAKER BUILDING
- SOAMES/DUNN BUILDING
- STEWART HOUSE
- NORTH ARCADE
- PUBLIC MARKET PARKING GARAGE
- TRIANGLE MARKET
- FIRST AND PINE BUILDING
- SANITARY MARKET
- FAIRLEY BUILDING
- LELAND BUILDING
- CORNER MARKET
- LASALLE BUILDING
- ECONOMY MARKET
- MARKETFRONT



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SITE ENERGY USE INTENSITY REDUCTION % WA Clean Building Act

- LIVINGSTON/BAKER BUILDING
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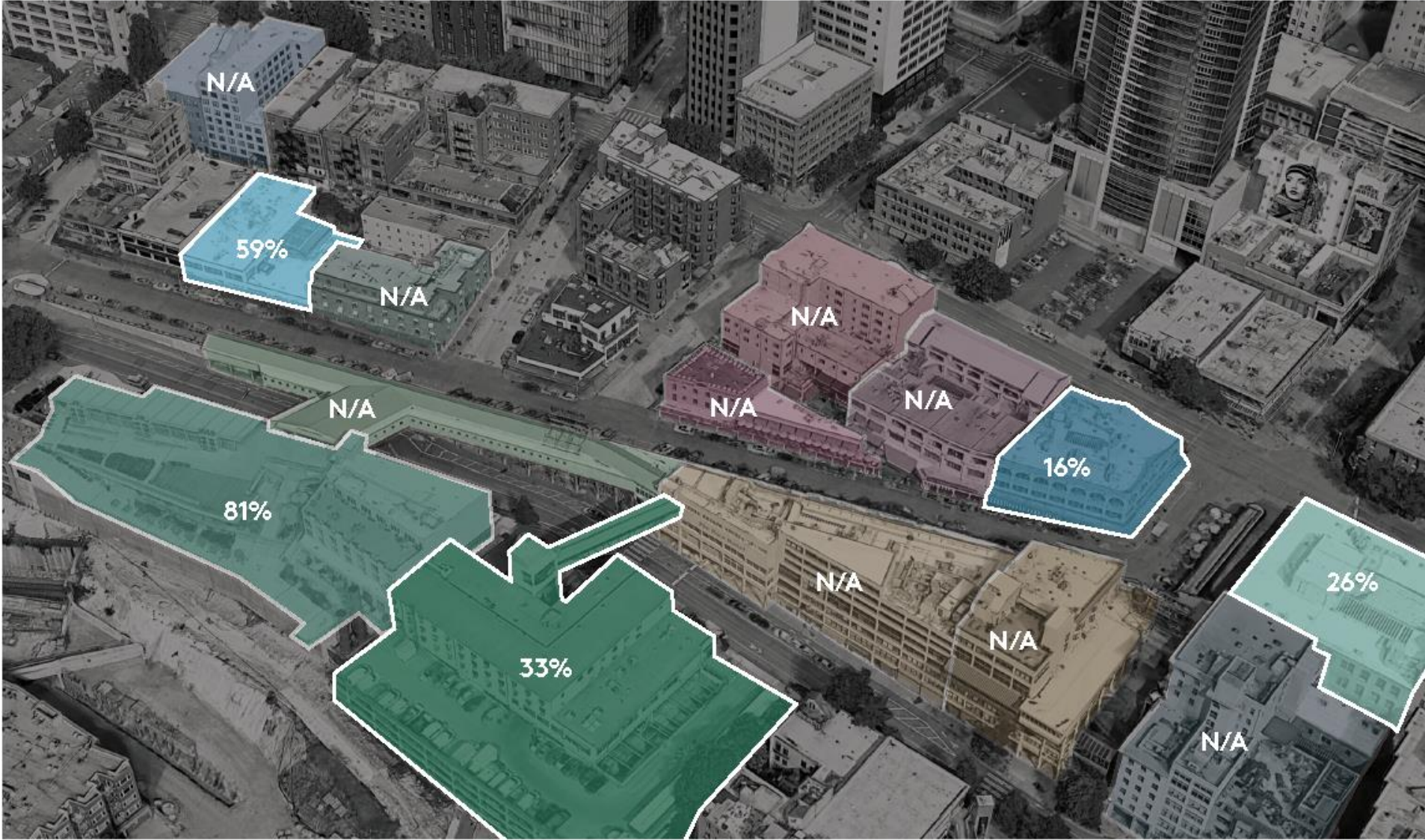


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GREENHOUSE GAS EMISSIONS REDUCTION %

Seattle Building Energy Performance Standard

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What We've Heard —

METHODOLOGY

- Two Listening Sessions with Facilities and PDA Staff John, Brady, Juan, Mark, Mary, & Karin
- Facilities Tour
- Tenant Surveys
- Council Surveys



SUSTAINABILITY LISTENING SESSION #1

April 11th, 2023

1. What sustainability strategies has the Market implemented that have been successful?
2. What sustainability strategies have *not* been successful?
3. What multi-benefit opportunities do you see to address upgrades needed and meet sustainability goals?
4. What work have you done to understand state and city carbon reduction policies? What is your assessment of what will be needed to meet city requirements?
5. In your opinion what are the highest priority topics for the PDA to discuss from this list and why?



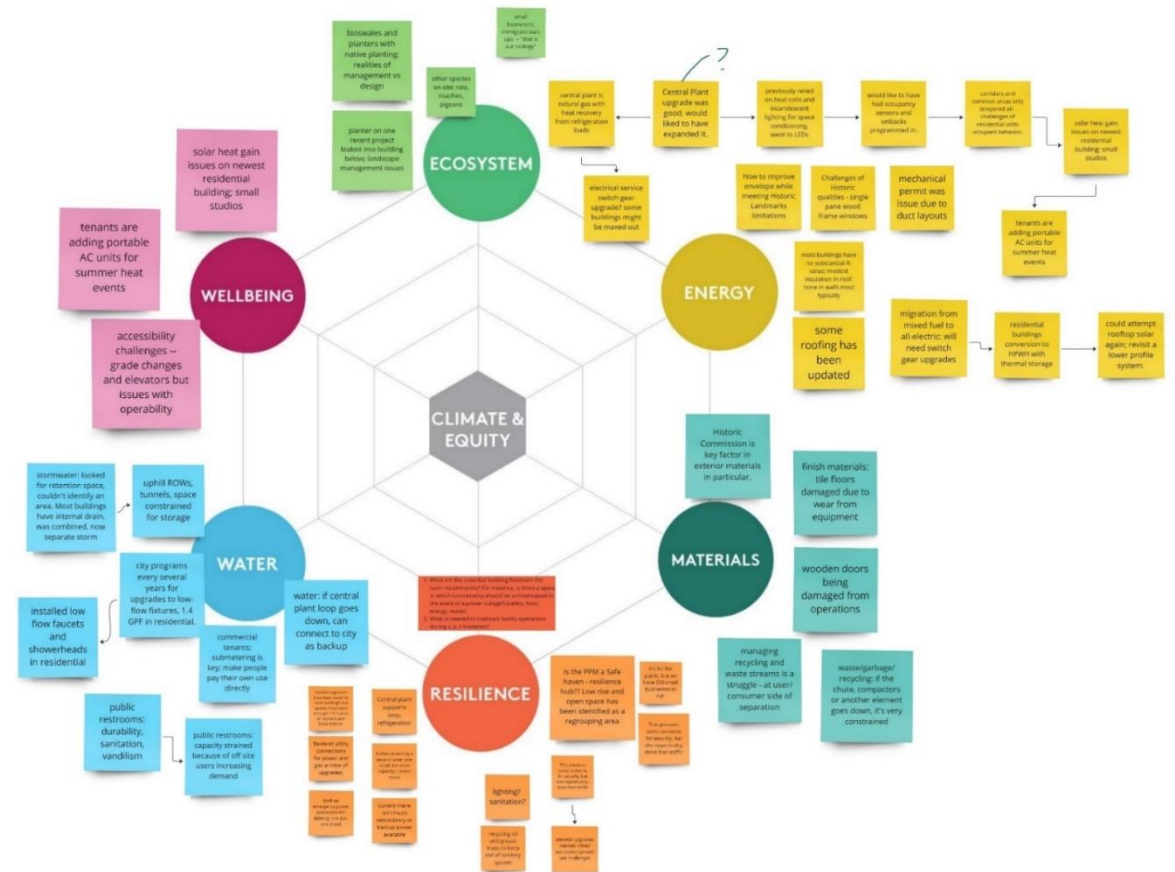
SUSTAINABILITY LISTENING SESSION #1

April 11th, 2023

“...even though we are focused on the sustainability of the physical plant this is about the sustainability of the community as a whole.”

“The buildings need to be sustainable to run businesses, sustainability should include performance of businesses.”

“When thinking about sustainability, think about the historic aspect of the Market and the constraints it provides.”



FACILITIES TOUR

Key Takeaways from Facilities and Operations on 4/25/23

- The 2009-2012 renovation improvements have created higher performance systems, increased clarity of organization and improved access to systems.
- Infrastructure Systems are operating at maximum capacity.
- Desire for redundant systems to improve operations.
- Desire to improve lighting.
- Security cameras and security team are comprehensive and have been largely effective.
- Potential for PPM Food Bank to be in more visible location to the public.



Challenges

- **Accessibility reliance on operable elevators**
- **How to support human comfort re: summer heat levels for residents**
- **How to meet EUI requirements: Landmarks Commission barriers to building energy upgrades**
- **Tenant behavior/understanding of sustainable operations i.e. waste systems**
- **Public restroom capacity – increased demand/use**

Opportunities

- **EUI requirements/Seattle BEPS & WA Clean Building Act could prompt new look at Landmark requirements**
- **All electric buildings – prioritize switch gear replacements and revisit solar panels**
- **Focus on high use areas/materials to reduce cyclical investments: elevators, floors**
- **Establish a Resilience Hub at PPM to serve vendors, tenants, residents and broader community**

Successes

- **Central Plant System Upgrades**
- **Water backup available from City if central plant goes down**
- **BIPOC businesses make up most of new tenants**

TENANT FEEDBACK

Survey Results Question #1

What sustainability elements or features are you aware of that **currently exist** at the Market?

Number of Reponses	Comments
23	Recycling, although some noted that it is not currently effective because of a lack of education or recycling and trash getting mixed.
12	None or unsure
9	Composting
8	Market foundation or community, including efforts businesses are taking or noting the governance of the Market is important to the sustainability of the Market.
2	Vehicle charging
2	Gardens

TENANT FEEDBACK

Survey Results Question #2

What sustainability elements or initiatives would you like to see here in the future?

Number of Reponses	Comments
16	Green buildings, especially a focus on solar panels. More efficient lighting and windows were also mentioned.
9	Improved recycling and compost.
8	Other comments, including comments about the master plan or non-sustainability suggestions for Pike Place Market.
6	Encouraging the use of reusable items and alternatives to plastic, including water bottle filling stations and providing an incentive for tenants to use reusable coffee cups.
5	Small business support, including supporting and preserving small businesses, telling the story of the Market, and classes offered from Market artists or farmers.
5	Notes about reducing the traffic and cars in Pike Place, including making the Market pedestrian only.

FACILITIES ASSESSMENT

Key Messaging

“The definition of Sustainability for Pike Place Market is about small business success and building community.”

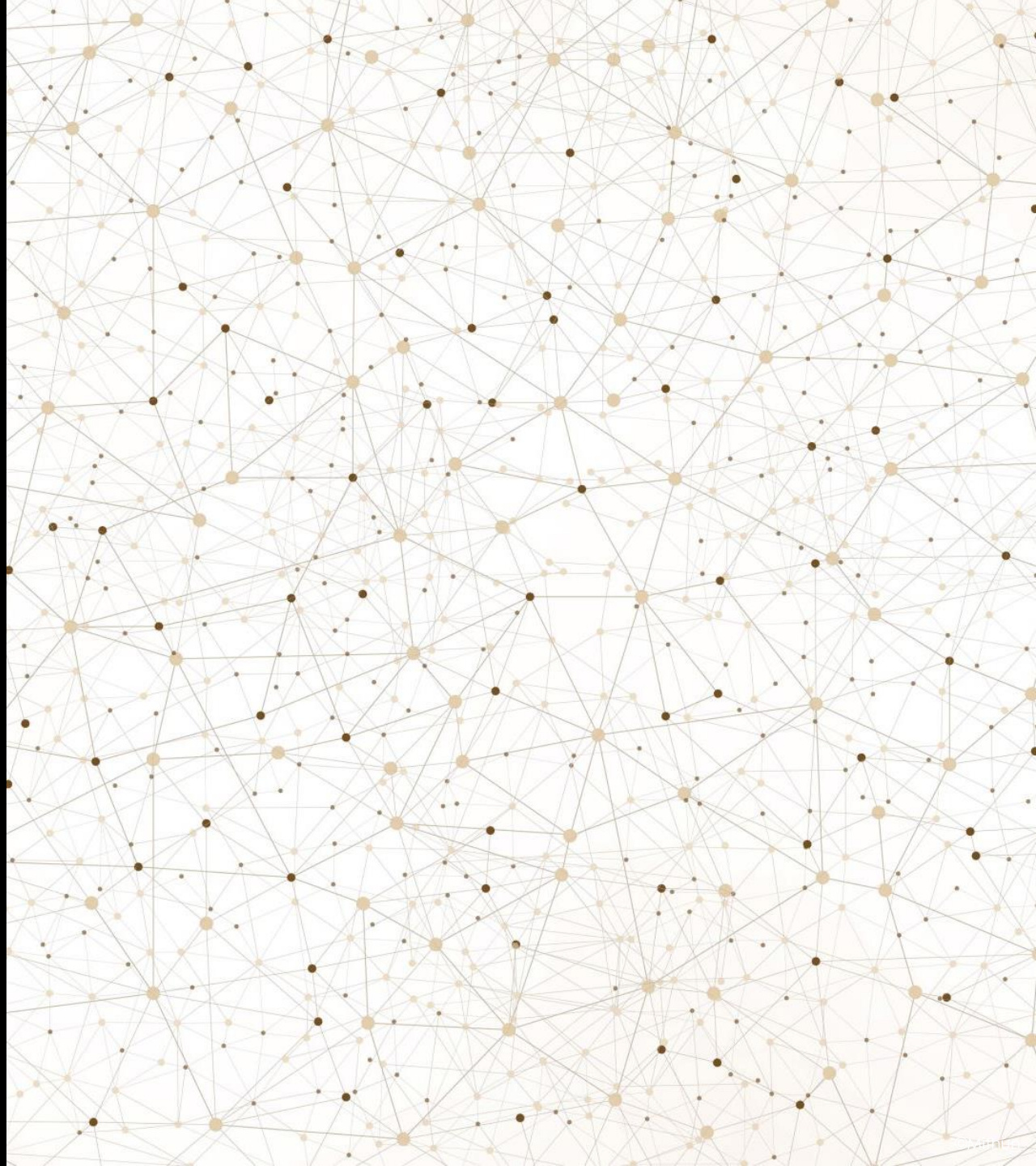


Q&A—

Workshop Activity—

SUSTAINABILITY SURVEY VISION QUESTIONS

- **What does sustainability at Pike Place Market mean for you?**
- **What sustainability strategies has Pike Place Market implemented that you feel have been successful?**
- **What types of sustainability initiatives would you like to see more of at PPM?**
- **What sustainability strategies do you think could promote a sense of education, discovery, and delight?**



DEFINING QUESTIONS

○ ENERGY & RESILIENCE

"How can Pike Place Market reduce energy use and eliminate dependence on fossil fuels while improving performance, function, comfort and operational stability over time? "How will Pike Place Market plan and design for emergencies and for vulnerabilities associated with the long-term effects of climate change?"

○ FOOD & RESOURCES

"In what ways can the market build and operate with foresight, avoid known harmful materials, encourage transparency of carbon and supply chain, and use life cycle assessment to understand systematic analysis of the potential environmental impacts of products or services during their entire life cycle?"

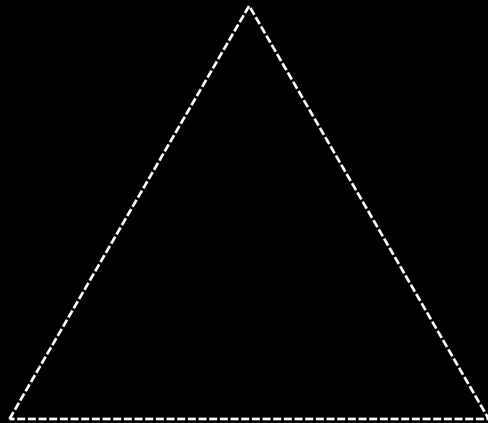
○ HEALTH & WELLBEING

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○ EQUITY & COMMUNITY

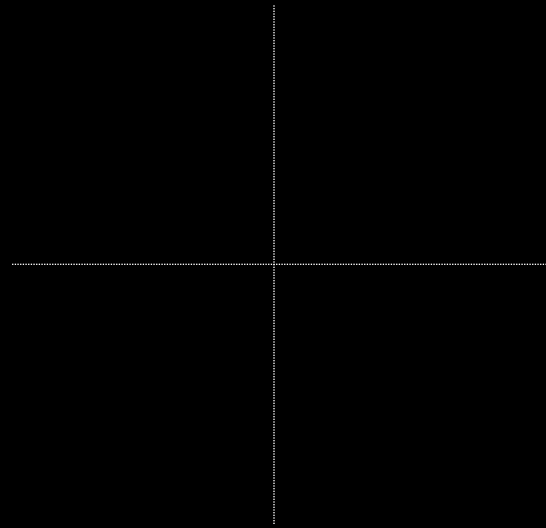
"In what ways will the Pike Place Market Sustainability Action Plan engage with communities to create optimal opportunity for all groups, especially for those who have experienced socioeconomic disadvantage or historical injustices?"

Prioritization Activity



Aspirations
Nice to Haves
Must Haves

Implementation Graph



Time Horizon

x

Importance to PPM

ENERGY & RESILIENCE

Defining Questions

- How will design reduce energy & water use and eliminate dependence on fossil fuels while improving performance, function, comfort and operational stability over time?
- How will this project plan and design for emergencies and for vulnerabilities associated with the long-term effects of climate change?

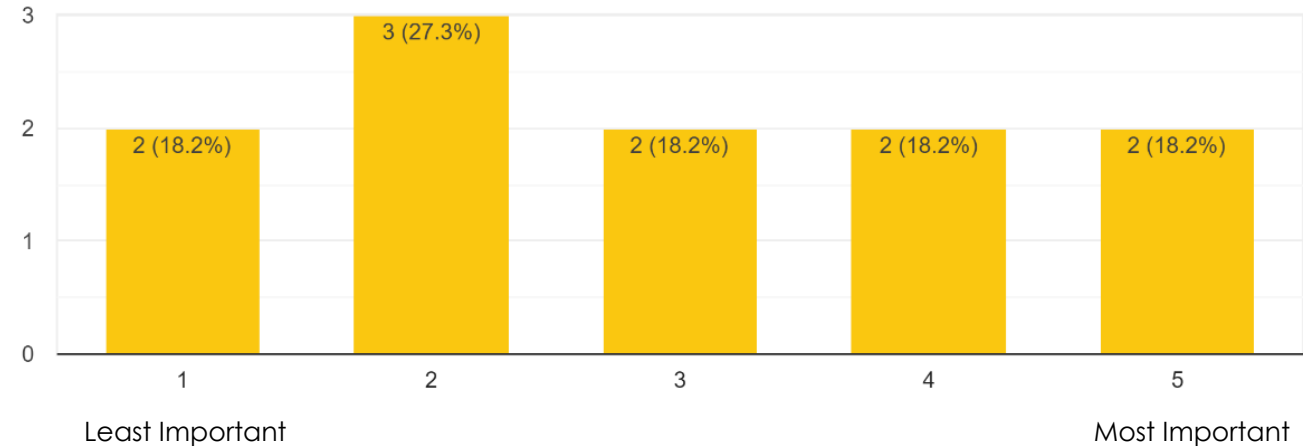
ENERGY & RESILIENCE

Council Survey Responses

- “Misting systems on Pike Place for heat waves”
- “Any of this must be done with a sensitivity to the historic nature of these buildings!”

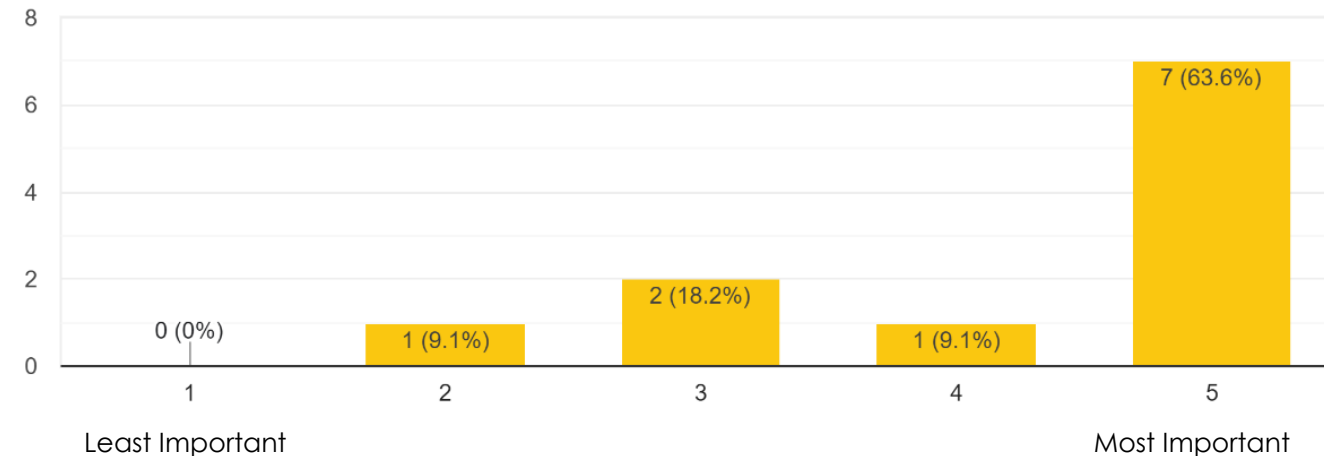
Incorporate climate resilience infrastructure to Pike Place Market so that it can serve as a resilience hub

11 responses



Implement physical upgrades to buildings to achieve energy efficiency and comfort for occupants.

11 responses



ENERGY & RESILIENCE

Council Survey Responses

Aspirations

purchase carbon offsets

Nice to Haves

celebrate vendors that reduce carbon emissions

misting systems on Pike Place for heat waves

all electric

solar panels

resilience assessment of hazards, shocks, stressors

climate resilience infrastructure to serve as a resilience hub

While we don't have large amounts of open indoor space, interested in a resilience hub strategy

Must Haves

upgrade windows

showcase sustainability elements for public education

explore programs to support resilience of producers, tenants, residents, vendors

resilience and adaptability plans that identify essential functions for operations

physical upgrades for energy efficiency

investment in infrastructure

reduce energy consumption

easy to implement strategies, incentives, and education that contribute to energy and water performance

Any of this must be done with a sensitivity to the historic nature of these buildings!

FOOD & RESOURCES

Defining Questions

- In what ways can the sustainability action plan support the goal of reinforcing Pike Place Market's legacy of food and relationships?
- In what ways is this project building with foresight, avoiding known harmful substances, encouraging transparency, and using life cycle assessment?

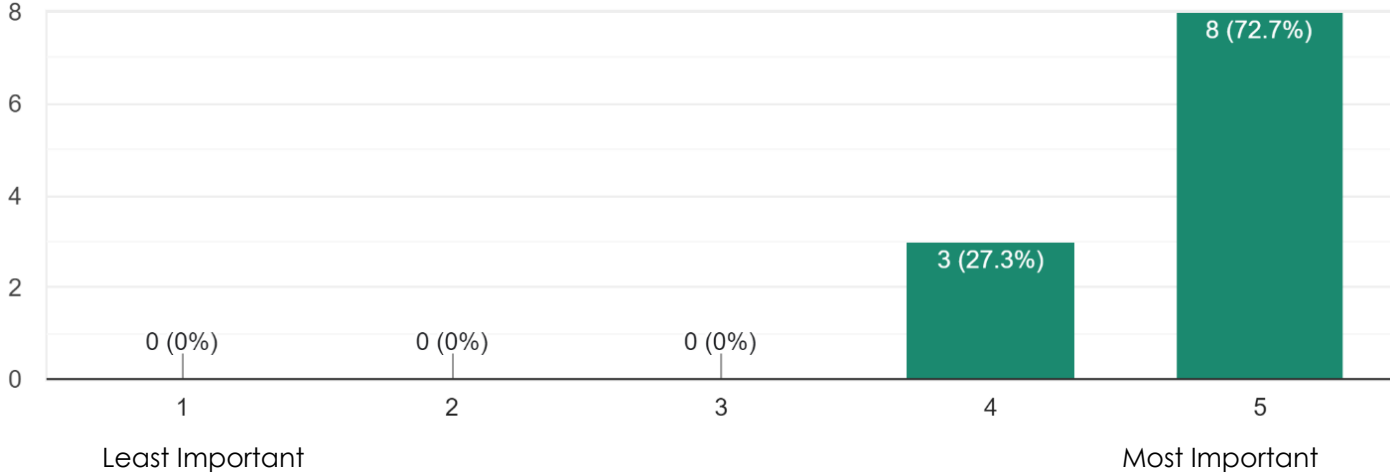
FOOD & RESOURCES

Council Survey Responses

- "Select and/or prioritize farm and food businesses that source local products/ingredients
- have eco-certifications such as Organic or Salmon-Safe
- use innovative climate smart production practices, etc."

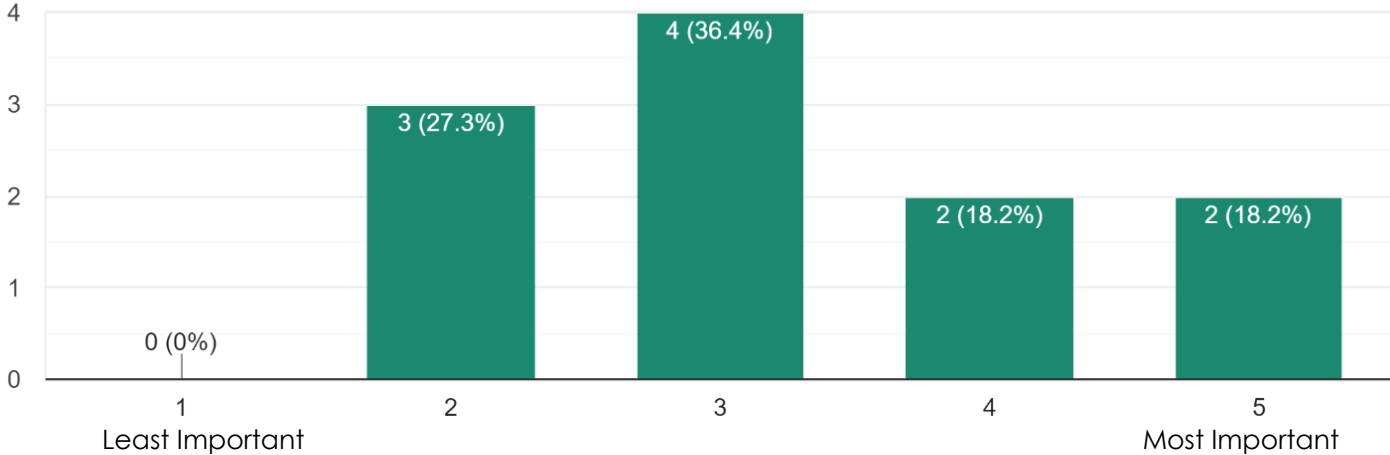
Continue to increase Food Access and Equity

11 responses



Reduction of Embodied Carbon of Construction Materials

11 responses



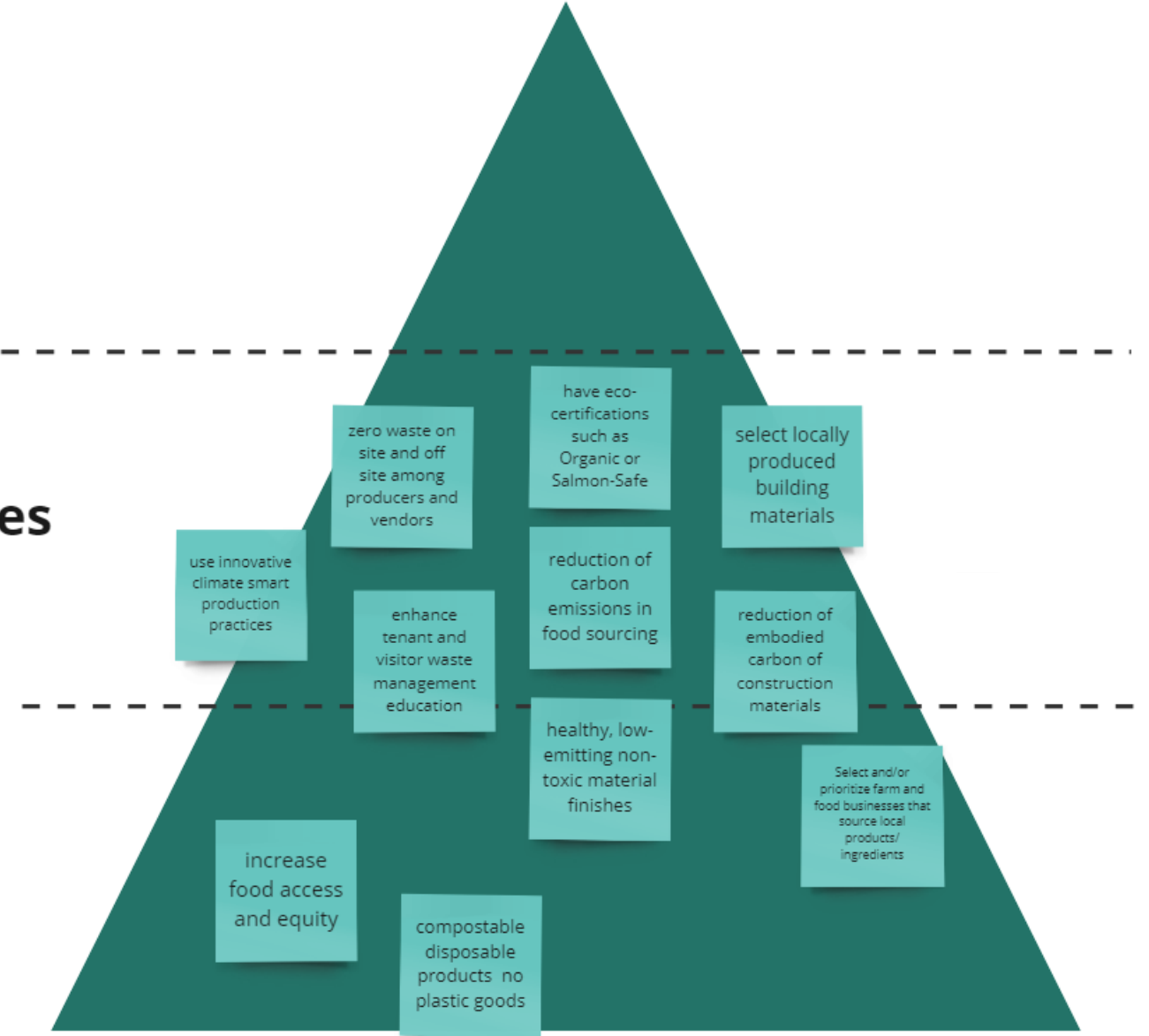
FOOD & RESOURCES

Council Survey Responses

Aspirations

Nice to Haves

Must Haves



HEALTH & WELLBEING

Defining Questions

- In what ways will this project plan and design the built environment for the physical, mental, and social well-being of all?
- How might we provide greater occupant comfort?
- How can material selection reduce hazards to workers and occupants?
- How will the project engage the senses and connect people to place and nature?

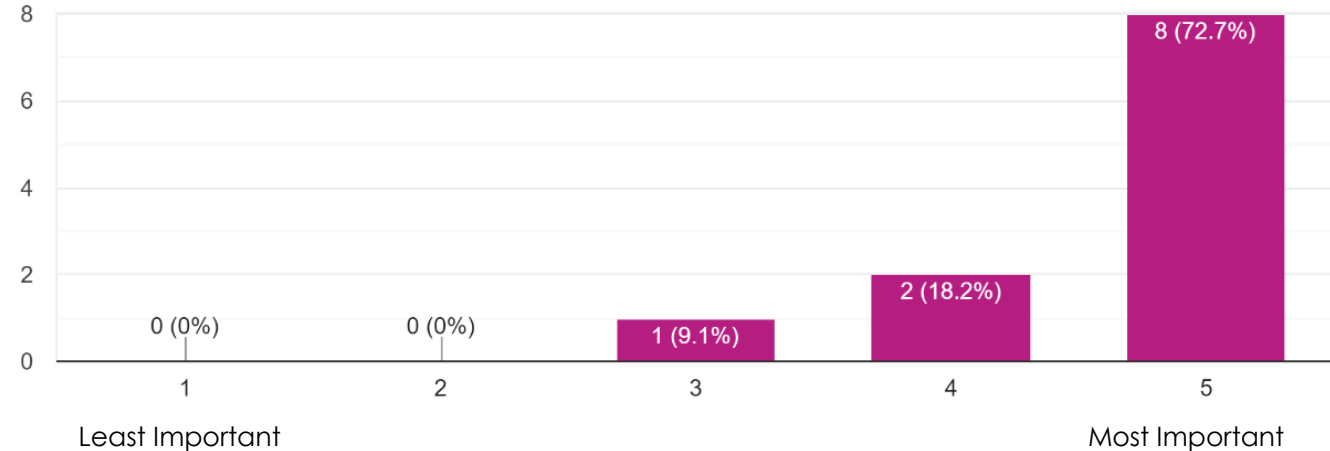
HEALTH & WELLBEING

Council Survey Responses

- **“I think providing local food without being tied to nutrition education should be an offering.”**
- **“It is monumentally important to recognize the work of the Market Commons and the Pike Place Market Foundation in this arena. Any work done on this front without collaborating and/or acknowledging the Foundation's Healthy Community Model would be short-sighted and incomplete.”**

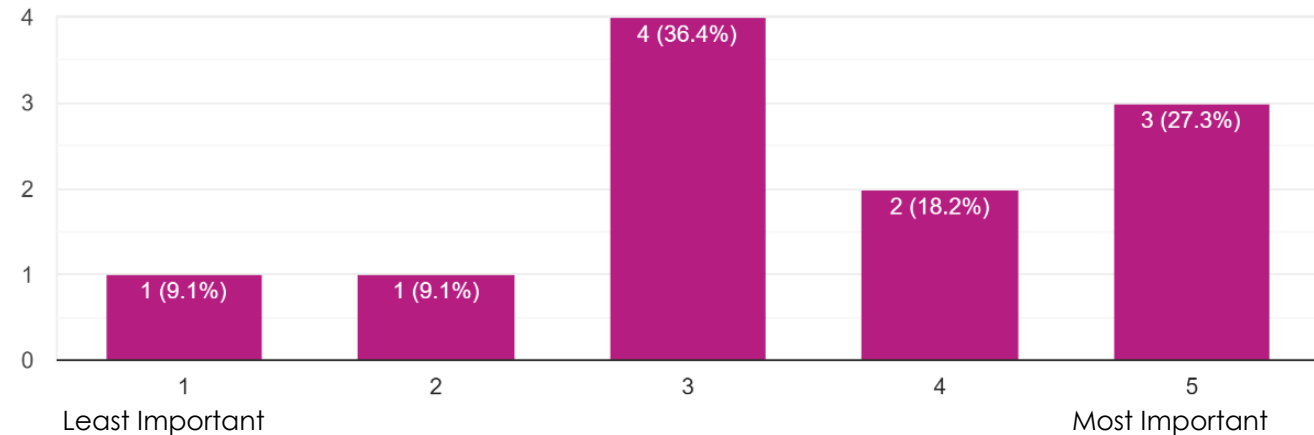
Expand programs that are inclusive, accessible and intentionally reach cultural and income diverse people.

11 responses



During renovations to buildings or site, consider nature-based design to engage the senses and connect people to place and ecology

11 responses



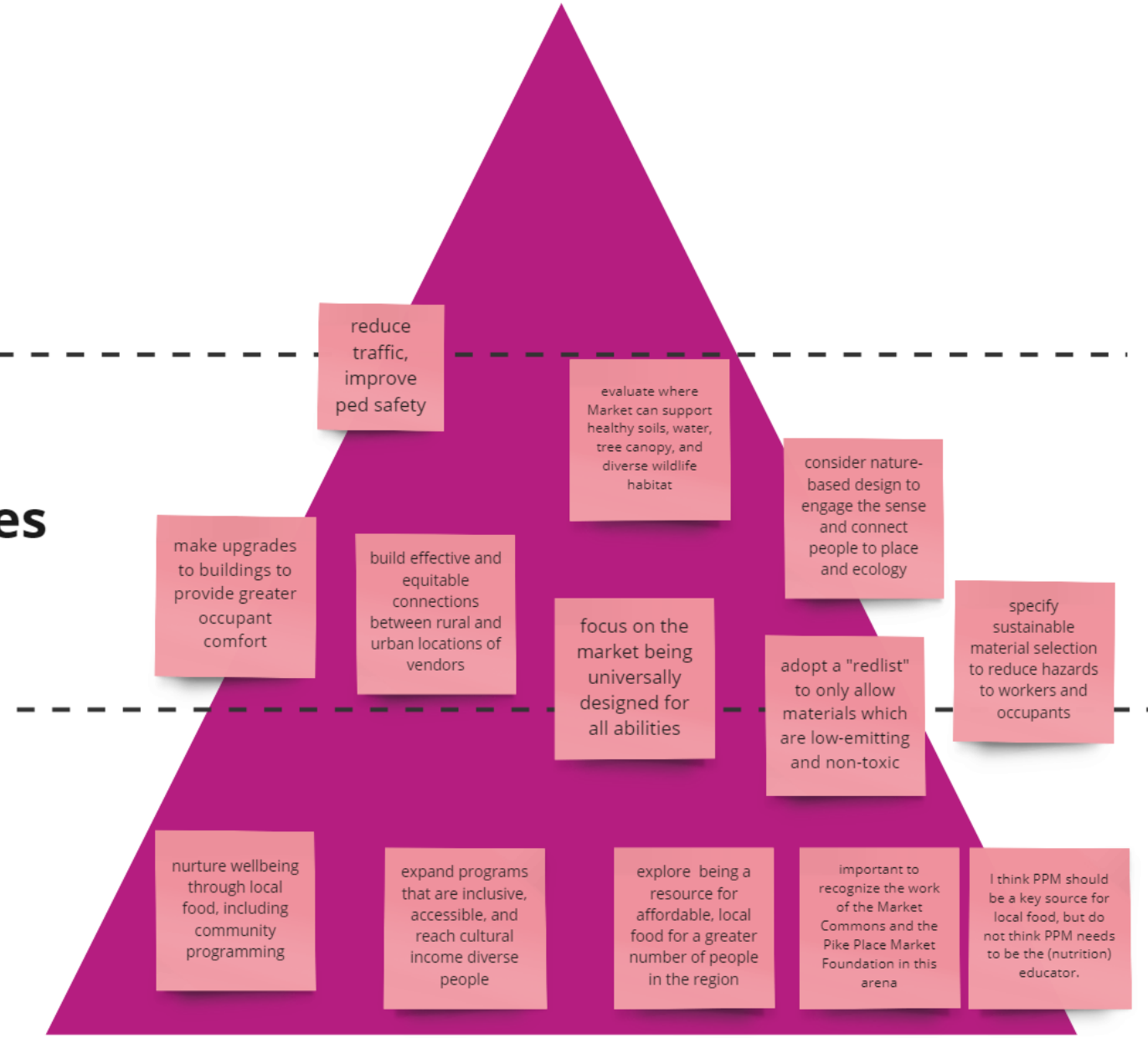
HEALTH & WELLBEING

Council Survey Responses

Aspirations

Nice to Haves

Must Haves



EQUITY & COMMUNITY

Defining Questions

- **How does this plan create optimal opportunity for all groups, especially those who have experienced socioeconomic disadvantage or historical injustices?**
- **In what ways might this project have a social impact beyond its site boundary?**
- **How can sustainability measures advance the master plan's DEI goals and create opportunity for those who have experienced socioeconomic disadvantages or historical injustices?**

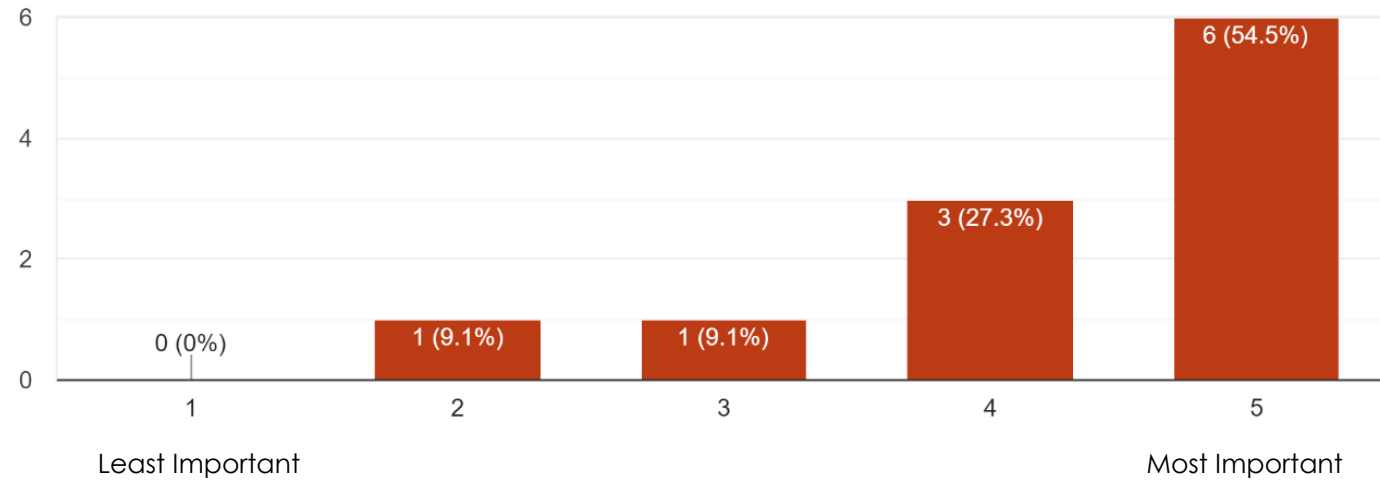
EQUITY & COMMUNITY

Council Survey Responses

- **“Hire more people of diverse backgrounds for senior management and Council positions.”**
- **“All of the ideas identified above are of equal importance.”**

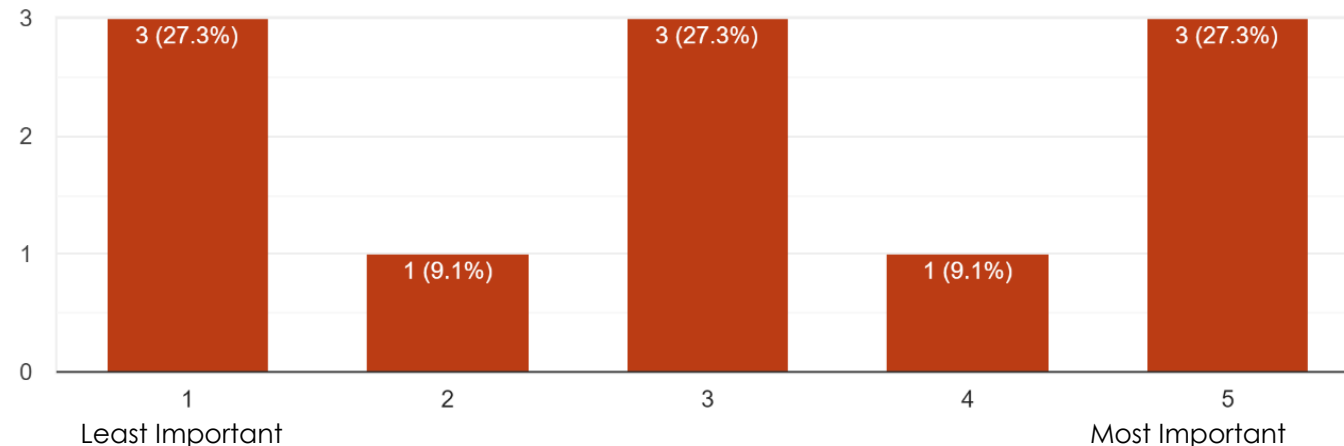
Increase civic engagement through trust building, accountability and space at the table.

11 responses



Incorporate multilingual signage, gender neutral restrooms and other elements to create space which is welcoming and inclusive for all

11 responses



EQUITY & COMMUNITY

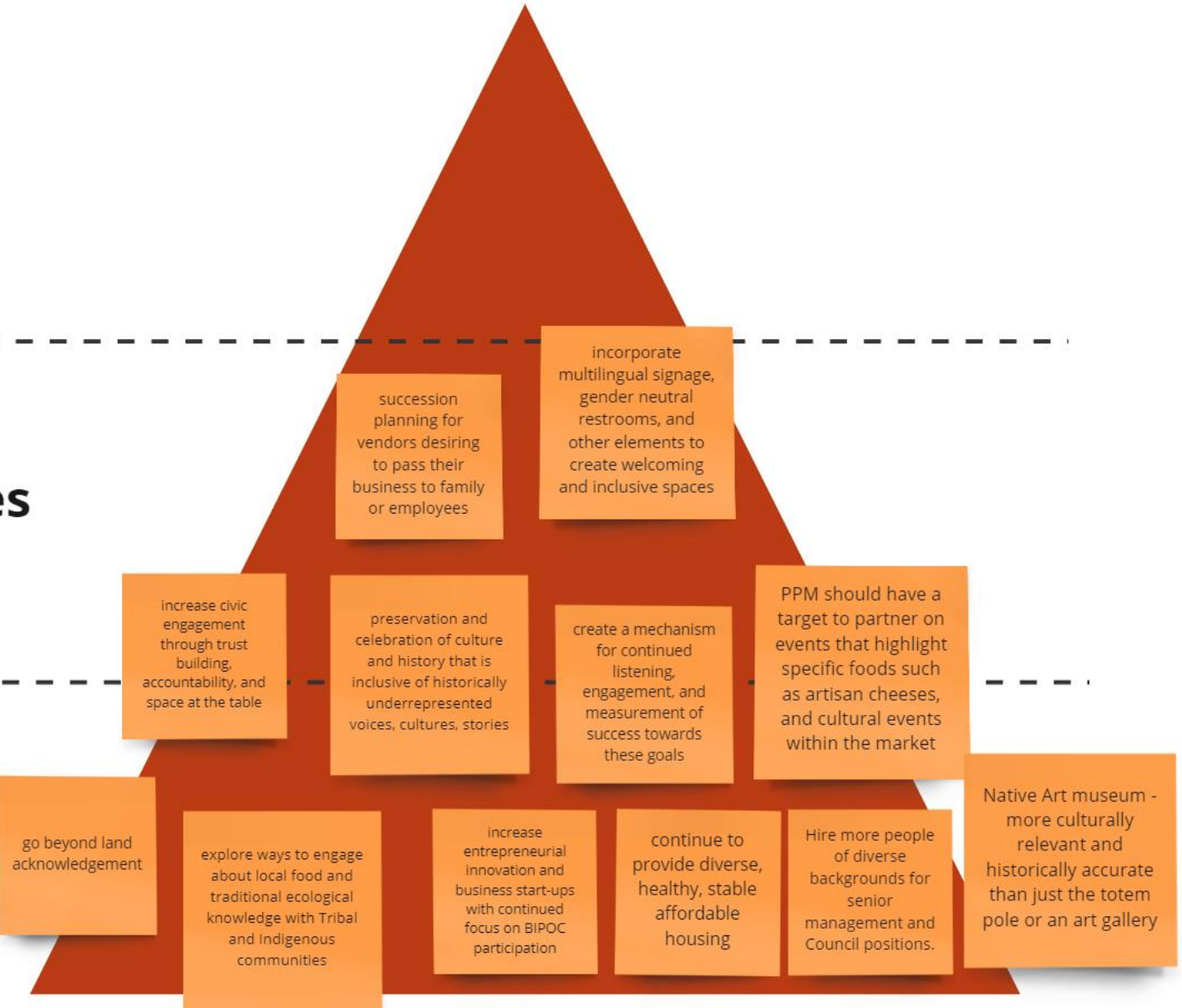
Council Survey Responses

Aspirations

Nice to Haves

Must Haves

"all of the ideas identified above are of equal importance."



Multi-Benefit Approaches—

MULTI-BENEFIT EXAMPLE: HOLISTIC APPROACH TO RESILIENCE IN PUBLIC SPACES

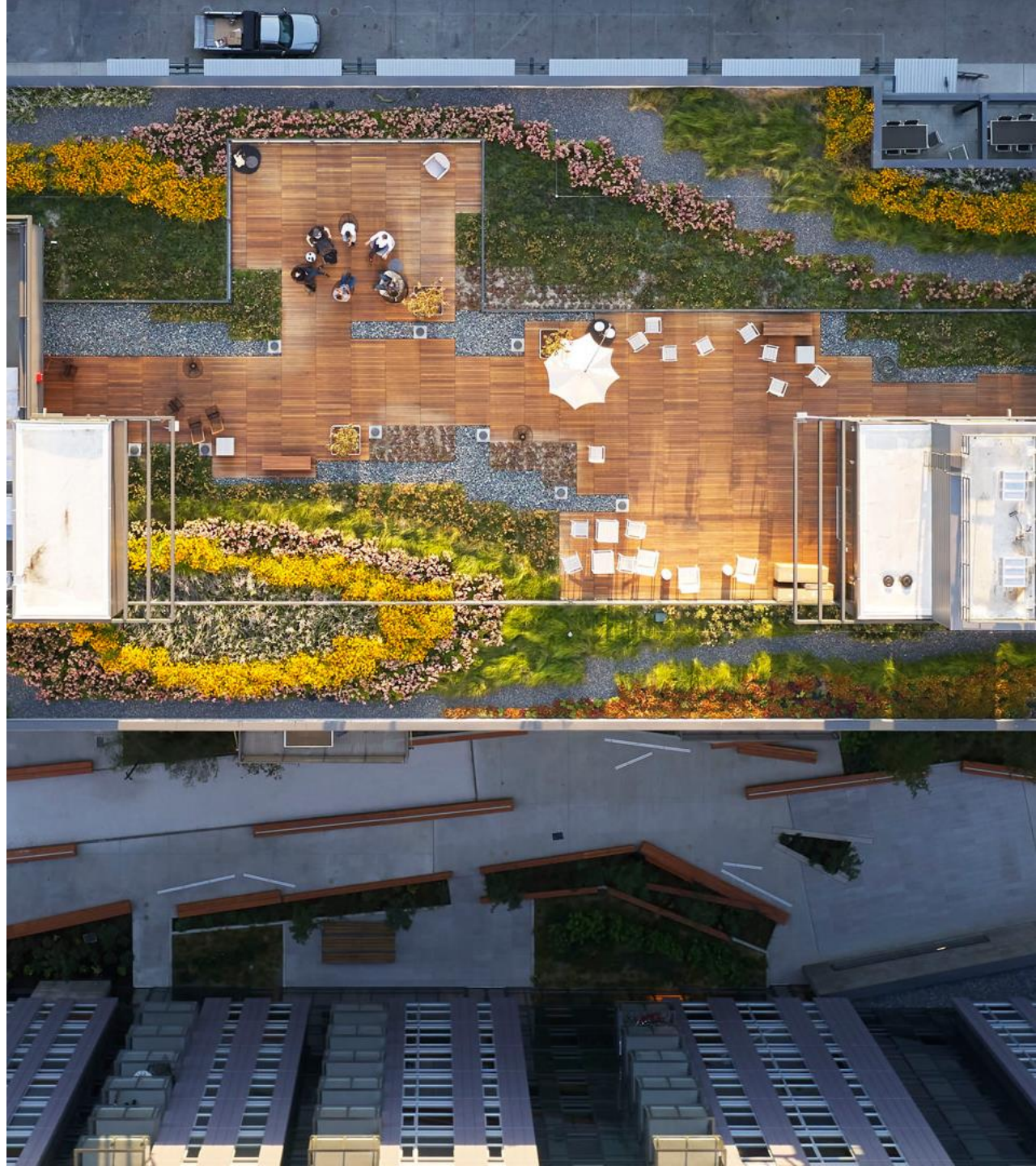
Value of Living Roofs for Resilience & Health

Benefits measured include energy savings, atmospheric CO₂ absorption, air quality benefits, stormwater runoff reduction, improved thermal envelope for building performance, reduced urban heat island effects, and aesthetic and other benefits gauged by measuring increases in real estate values.

Rain gardens coupled with Living Roofs were found to cost 42% less over their life cycle* and reduce environmental impact by 62-98% when compared with conventional infrastructure to mitigate combined sewer overflow impants.

*Over the 30 year life of the green roof it is estimated that it will save around \$239,897 in energy costs in 2016 dollars. That is because green roofs absorb much of the heat from the sun, causing the rooftop to be about 80 degrees cooler than a traditional rooftop.

Vineyard, Donald, Wesley W. Ingwersen, Troy R. Hawkins, Xiaobo Xue, Bayou Demeke, and William Shuster. (2015). Comparing Green and Grey Infrastructure Using Life Cycle Cost and Environmental Impact: A Rain Garden Case Study in Cincinnati, OH. *Journal of the American Water Resources Association (JAWRA)* 1-19.



MULTI-BENEFIT EXAMPLE: HOLISTIC APPROACH TO INDOOR ENVIRONMENTAL QUALITY

Balboa Upper Yard Apartments Affordable Housing in San Francisco

Electrification and focus on Vulnerable Residents,
Interstate Proximity and Increasing Heat Wave events
coupled with Wildfire Smoke / Hazardous Air Quality
Days:

- Building envelope to reduce noise
- Building Orientation of Open Space and Day Care to shelter from Particulate Matter 2.5
- MERV 13 or higher filters and ventilation for air quality (MERV 13 removes 90% of PM2.5) from highway.
- Energy Recovery Ventilation filtration in every residential unit
- Include air quality & CO2 sensors



Synthesis

ENERGY &
RESILIENCE

FOOD &
RESOURCES

HEALTH &
WELLBEING

EQUITY &
COMMUNITY

Does this framework resonate?
What's missing?
What further information is
needed?

Summary of Next Steps

- **Opportunities, Constraints, & DEI Workshop**
- **Draft outline Sustainability Action Plan with framework, vision, goals and strategies**
- **Refine Pike Place Market's definition(s) of sustainability**
- **Summary of Carbon Reduction Approach**

Thank You—

D

4

**DESIGN
FOR
POSITIVE
CHANGE**

+



Glossary of Terms

Appendix A—

For an in-depth list of green building & sustainability definitions, please visit:

<https://www.usgbc.org/glossary>

<https://www.greenbuilt.org/resources/glossary-of-green-building-terms/>

Sustainability: is the ability to continue important functions indefinitely without a decline in quality: sustainability is made up of three pillars: the economy, society, and the environment. These principles are also informally used as profit, people and planet.

Resilience: is the ability to thrive in the face of change and withstand inevitable shocks from environmental and technological changes.

Eco-Charrette: “Eco-charrette” is a term predominantly used inside of the AEC industry. A charrette is a meeting in which all project stakeholders attempt to resolve conflicts and map solutions. Outside of our industry, a charrette is often referred to as a workshop. Eco in this context holds the dual meaning of Economy and Ecology. The purpose of an eco-charrette is to ensure alignment, cohesion, and momentum of the sustainability program.

GHGs: Green House Gasses. The Kyoto basket encompasses the following six greenhouse gases: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and the so-called F-gases (hydrofluorocarbons and perfluorocarbons) and sulphur hexafluoride (SF₆)

GHG-I:

Global-warming potential, abbreviated as **GWP**, is a term used to describe the relative potency, molecule for molecule, of a [greenhouse gas](#), taking account of how long it remains active in the atmosphere

Energy Use Intensity (EUI): Energy Use Intensity (EUI) refers to the amount of energy used per square foot annually. It's calculated by dividing the total energy consumed by the building in a year by the total gross floor area. Like miles per gallon for cars, EUI is the prime indicator of a building's energy performance. kBtu /square foot / year

Site EUI vs Source EUI: There are two types of EUI: site and source. Site EUI is the amount of heat and electricity a building consumes as reflected in utility bills. Source EUI traces heat and electricity use back to the original raw input creating a more holistic understanding of a building's energy use.

Site energy is the amount of energy consumed at the building site indicated in utility statements or via metering for an existing building or as predicted by energy modeling software for a building in design. Utility delivered energy plus Renewable Energy generated and used onsite are included because they are required to operate the building. Renewable energy exported to the electric grid is not included because it is not used for building operations. Site EUI is the amount of site energy used in one year divided by the total square feet of building area.

Source energy traces heat and electricity used at the site back to the original raw inputs. Electricity, for example, can be generated at a power plant by burning raw fuels such as coal or natural gas, from clean sources such as large hydropower plants, or from renewable ‘fuels’ such as sun, wind, small hydropower, and geothermal. Source energy includes the total amount of raw fuel used at power plants to operate a building.

Energy Benchmarking: Benchmarking is a process by which building energy performance is compared to an average or mean. EUI is the typical metric used and buildings are compared to similar building types.

- Benchmark EUIs for many building types have been established based on the 2012 Commercial Building Energy Consumption Survey, known as CBECS, and available here: <https://www.eia.gov/consumption/commercial/>

- Energy Star provides median Source and Site EUI numbers for many building types here:

<https://portfoliomanager.energystar.gov/pdf/reference/US%20National%20Median%20Table.pdf>

- Architecture 2030 uses benchmarks as a starting point in establishing energy performance targets for design. See: <https://zerotool.org/about/>

Seattle BEPS: Building Emissions Performance Standard Policy: The City of Seattle developed the proposed Building Emissions Performance Standard (BEPS) policy with input from hundreds of building owners, managers, tenants, labor representatives, affordable housing proponents, environmental justice groups, and others in 2022.

The Seattle BEPS complements Washington State’s Clean Buildings Energy Performance Standard, which regulates energy use in existing buildings. The State Standard is important for energy efficiency, but its current energy targets would only reduce Seattle building emissions by about 4% by 2030. Seattle’s BEPS fills this gap with these building owner requirements:

- Verify energy and emissions data reported to the Benchmarking Program to ensure accuracy.
- Meet greenhouse gas intensity (GHGI) emissions targets that will be phased in by building size and type, or achieve alternative compliance options, during the first three compliance intervals.
- Document current emissions performance, building equipment, and actions needed to achieve subsequent GHGI targets.
- Achieve net-zero emissions by 2050 or earlier, depending on building size and type.

Washington State Clean Buildings Act: The Clean Buildings Act (HB 1257, 2019) was signed into law in May 2019. The legislation required the Washington State Department of Commerce to develop and implement a Clean Buildings Standard (WAC 194-50) for existing commercial buildings where the sum of the floor area exceeds 50,000 ft² .

Compliance with the standard for covered buildings is phased in from 2026 –2028 (see timeline below). The objective is to reduce energy consumption, improve energy efficiency and performance in existing buildings. By adopting this rule, Commerce intends to maximize reduction of greenhouse gas emissions from the building sector.

Carbon Neutral vs Net Zero Carbon: When carbon-neutral refers to balancing out the total amount of carbon emissions, net-zero carbon means no carbon was emitted from the get-go, so no carbon needs to be captured or offset. For example, a company's building running entirely on solar, and using zero fossil fuels can label its energy as "zero carbon."

Carbon Offset: a unit of carbon dioxide equivalent that is reduced, avoided, or sequestered to compensate for emissions occurring elsewhere (World Resources Institute)

Operational Energy: Operational energy (OE) is the energy needed to run buildings. OE includes space conditioning, mechanical ventilation, elevators, pumps, cooking, hot water, lighting, appliances and plug loads from electrical receptacles.

Scope 1 Emissions: direct emissions from sources owned or controlled by a company

Scope 2 Emissions: indirect emissions from purchased electricity, steam, heat, and cooling

Scope 3 Emissions: all other emissions associated with a company's activities, including indirect and offsite processes

Embodied Energy: All the energy required to grow, harvest, extract, manufacture, refine, process, package, transport, install and dispose of a particular product or building material. (see also: [Embodied energy](#))

Green Building Rating Systems (GBRS) are typically third-party, voluntary, and market driven standards that measure buildings' sustainability level by multi-criteria assessment, and encourage the adoption of environmentally, socially and economically sustainable practices in design, construction and operation of buildings (or neighborhoods). GBRSs aim at guiding and assessing the project throughout all its life cycle, thus limiting the negative impact on the environment, as well as on the building occupants' health and well-being, and even reducing operational costs. Examples include: LEED, Passivehouse, WELL, Fitwel, EcoDistricts, Living Building Challenge, and more.

Wellbeing: positive mental health, well-being and flourishing refer to the presence of high levels of positive functioning—primarily in the mental health domain (inclusive of social health). However, in its broadest sense, well-being encompasses physical, mental, and social domains.

Social Equity: is often defined as just and fair inclusion into a society in which all can participate, prosper, and reach their full potential. Unlocking the promise of the nation by unleashing the promise in us all." Unlike equality, which connotes sameness, equity is responsive to difference; equitable policies actively mitigate the disproportionate harm faced by certain communities. Three cross-cutting issues related to social equity in planning include gentrification, environmental justice, and community engagement and empowerment.

Social Determinants of Health: Social determinants of health (SDOH) are the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks. Aspects that architects, planners and designers think about range from healthy materials to biophilic design, from inclusivity to the quality and safety of the physical environment.

Social determinants of health (SDOH) have a major impact on people's health, well-being, and quality of life. Examples of SDOH include:

- Safe housing, transportation, and neighborhoods
- Racism, discrimination, and violence
- Education, job opportunities, and income
- Access to nutritious foods and physical activity opportunities
- Polluted air and water
- Language and literacy skills

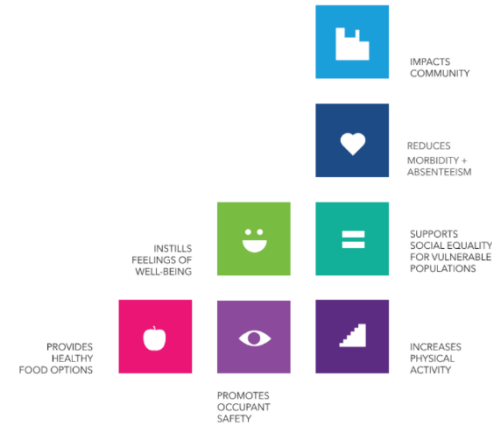
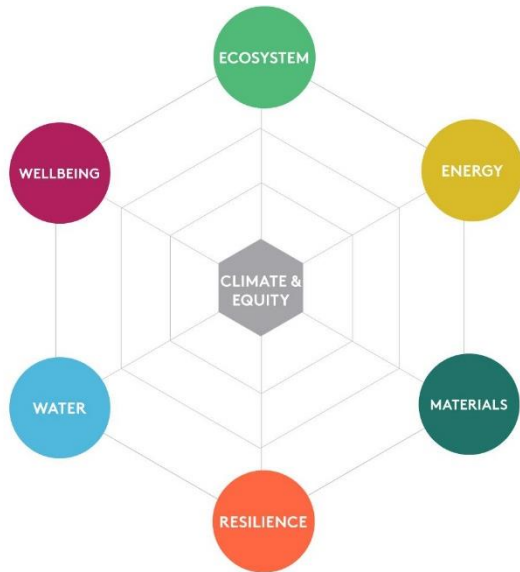
SDOH also contribute to wide health disparities and inequities. For example, people who don't have access to grocery stores with healthy foods are less likely to have good nutrition. That raises their risk of health conditions like heart disease, diabetes, and obesity — and even lowers life expectancy relative to people who do have access to healthy foods.

Red List Building Materials contain chemicals that have been designated as harmful to living creatures, including humans, or the environment. In collaboration with building owners, design and construction professionals often incorporate a "redlist" of ingredients in building materials to avoid through specifications.

For Reference: Sustainability Frameworks & Green Building Rating Systems

Appendix B—

SUSTAINABILITY FRAMEWORKS EXPLORED



MITHUN SUSTAINABILITY



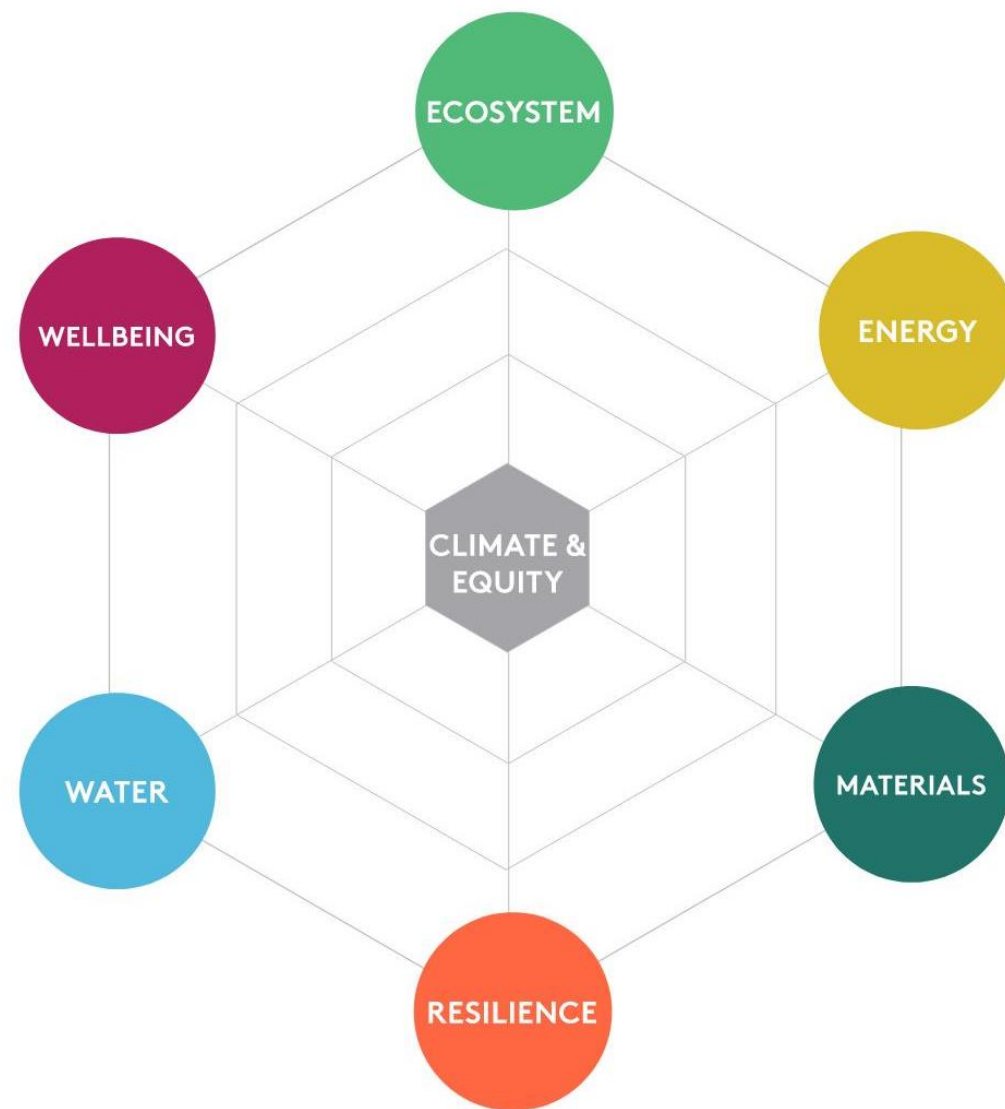
THE PPM FOUR FOCUS AREAS OFFER A HOLISTIC AND MULTI-BENEFIT FRAMEWORK



Mithun Baseline Sustainability Framework

Holistic Approach to Human
and Environmental Impact

Six Focus Areas with
Climate Justice and
Social Equity
Embedded in the Core



ECOSYSTEM

Create and steward biodiverse, interconnected habitats within and beyond project boundaries.

ENERGY

Design for maximum occupant comfort in living and working spaces while using extremely little energy.

MATERIALS

Build with foresight, avoiding known harmful substances, encouraging transparency, and using life cycle assessment.

RESILIENCE

Plan and design for emergencies and for vulnerabilities associated with the long-term effects of climate change.

WATER

Conserve and protect all water resources by optimizing building, infrastructure, and site systems.

WELLBEING

Plan and design the built environment for the physical, mental, and social well-being of all.

JEDI / EQUITY

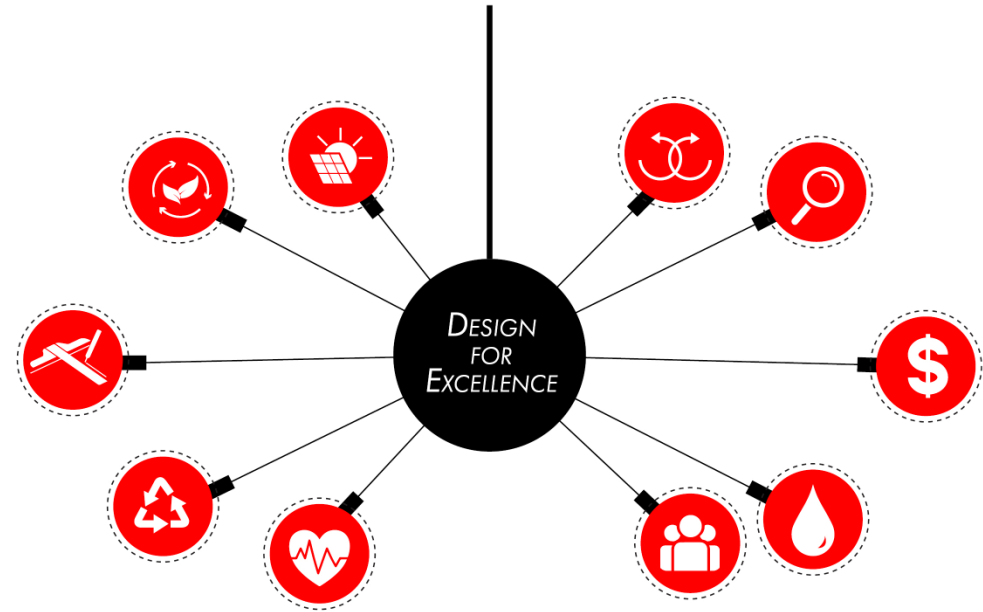
AIA COTE

Toolkit of Ten Measures for Design Excellence

Ten Focus Areas

National Standard

Performance Based



Design for Integration



Design for Energy



Design for Community



Design for Wellness



Design for Ecology



Design for Resources



Design for Water



Design for Change



Design for Economy



Design for Discovery

AIA Framework for Design Excellence



Measure 1
DESIGN FOR INTEGRATION



Measure 6
DESIGN FOR ENERGY



Measure 2
DESIGN FOR COMMUNITY



Measure 7
DESIGN FOR WELLNESS



Measure 3
DESIGN FOR ECOLOGY



Measure 8
DESIGN FOR RESOURCES



Measure 4
DESIGN FOR WATER



Measure 9
DESIGN FOR CHANGE



Measure 5
DESIGN FOR ECONOMY



Measure 10
DESIGN FOR DISCOVERY

Fitwel Community Standard

Rating System Focused on Civic
Spaces, Human Health, Equity
and Wellbeing

Developed by the CDC and
Center for Active Design

Focus on Public Health
Outcomes and Medical
Research

PROVIDES
HEALTHY
FOOD OPTIONS



INSTILLS
FEELINGS OF
WELL-BEING



PROMOTES
OCCUPANT
SAFETY



IMPACTS
COMMUNITY



REDUCES
MORBIDITY +
ABSENTEEISM



SUPPORTS
SOCIAL EQUALITY
FOR VULNERABLE
POPULATIONS



INCREASES
PHYSICAL
ACTIVITY

Fitwel: Community (CM)

Fitwel v2.1
January 2020

Project Name:
Date: JUNE 2020
Design or Built Certification: DESIGN

Anticipated Score & Star Rating

Anticipated Score	113.57
Anticipated Star Rating	2
Points from "MAYBE"	21.13

Fitwel Star Ratings:

- 1 Star: 90-104 Points
- 2 Star: 105-124 Points
- 3 Star: 125-144 Points

ID	SUB-TITLE	STRATEGY	POINTS AVAILABLE			ANTICIPATED POINTS		NOTES
			YES	AC	NA	YES / AC / NA	MAYBE	
1. COMMUNITY COMPOSITION & LOCATION								
1.1	Land Use	Strategy Requirements	2.55	—	—	2.55	0.00	
1.2	Pedestrian Network	Provide a comprehensive pedestrian network	3.95	1.98	—	3.95	0.00	
1.3	Community Destinations	Ensure walkable access to community destinations	2.32	—	—	2.32	0.00	
1.4	Open Space Access	Ensure walkable access to open space	2.09	1.05	—	2.09	0.00	
1.5	Transit Access	Provide access to transit	3.95	—	—	0.00	3.95	
1.6	Efficient Parking	Implement parking efficiency practices	1.16	—	1.16	1.16	0.00	
1.7	Infill Development	Prioritize infill development	3.95	—	3.95	3.95	0.00	
1.8	Brownfield Remediation	Remediate all contaminated brownfields	2.55	—	2.55	0.00	0.00	
1.9	Open Space	Provide sufficient open space	2.55	1.28	—	2.55	0.00	
1.10	Project Location	Locate project away from noxious sources	2.55	—	—	2.55	0.00	
<i>Total Points Available / Anticipated</i>			27.82	4.31	7.86	21.12	3.95	

2. SITE ACCESS								
2.1	Safe Street Infrastructure	Implement safe street infrastructure	3.95	—	—	3.95	0.00	
2.2	Universal Accessibility	Provide a universally accessible site	2.79	1.40	—	2.79	0.00	
2.3	Street Lighting	Provide outdoor lighting	2.79	—	—	2.79	0.00	
2.4	Bike Lanes	Provide bicycle lanes or pathways	2.32	—	—	2.32	0.00	
2.5	Bike Share	Implement a formal bike share program	1.86	0.93	—	1.86	0.00	
2.6	Bike Parking	Provide regular occupant access to bicycle parking	0.93	—	—	0.00	0.93	
2.7	Transit Stops	Provide enhanced transit stops	2.09	—	—	2.09	0.00	
2.8	Street Trees	Provide landscaping on sidewalks and pathways	3.48	—	—	3.48	0.00	
2.9	Wayfinding	Provide pedestrian-oriented wayfinding	1.63	—	—	1.63	0.00	
<i>Total Points Available / Anticipated</i>			21.84	2.33	0.00	20.91	0.93	

ID	SUB-TITLE	STRATEGY	POINTS AVAILABLE			ANTICIPATED POINTS		NOTES
			YES	AC	NA	YES / AC / NA	MAYBE	
3. COMMUNITY OPEN SPACE: DESIGN								
3.1	Natural Elements	Include natural elements within all parks and plazas	3.02	—	—	3.02	0.00	
3.2	Trails and Greenways	Provide or connect to multi-use trails or greenways	3.95	1.98	—	3.95	0.00	
3.3	Playgrounds	Incorporate playgrounds and playscapes into open spaces	2.09	1.05	—	2.09	2.09	
3.4	Outdoor Fitness Area	Provide an outdoor fitness area	1.39	0.70	—	1.39	0.00	
3.5	Community Gardens	Provide free and accessible community gardens	2.55	1.28	—	2.55	0.00	
3.6	Restorative Garden	Provide an outdoor restorative garden	1.86	—	—	1.86	0.00	
3.7	Flexible Seating	Provide flexible furniture in an outdoor space amenity	1.39	—	—	1.39	0.00	
3.8	Noise Mitigation	Implement practices to mitigate noise pollution	0.93	—	0.93	0.93	0.00	
3.9	Park and Plaza Lighting	Provide lighting in all parks and plazas	2.09	—	—	2.09	0.00	
<i>Total Points Available / Anticipated</i>			19.27	5.01	0.93	19.27	2.09	

4. COMMUNITY OPEN SPACE: ENTRANCES								
4.1	Visibility	Implement design features to maximize visibility into open spaces	0.93	—	—	0.93	0.00	
4.2	Entrance Wayfinding	Provide wayfinding at entrances to open spaces	1.16	—	—	1.16	0.00	
<i>Total Points Available / Anticipated</i>			2.09	0.00	0.00	2.09	0.00	

5. COMMUNITY OPEN SPACE: MANAGEMENT								
5.1	Inclusive Open Space	Provide a public open space	3.95	—	—	3.95	0.00	
5.2	Maintenance Plan	Establish and implement a regular maintenance plan for open spaces	1.63	—	—	1.63	0.00	
5.3	Integrated Pest Management	Establish and implement an Integrated Pest Management (IPM) Plan for all exterior spaces	2.09	—	—	2.09	0.00	
5.4	Open Space Programming	Activate open spaces with programming	2.55	—	—	0.00	2.55	
5.5	Public Art	Incorporate community-driven public art in open spaces	1.16	—	—	0.00	1.16	
<i>Total Points Available / Anticipated</i>			11.38	0.00	0.00	7.67	3.71	

6. OUTDOOR ENVIRONMENT								
6.1	Tobacco- and Smoke-Free Outdoor Spaces	Establish and implement a tobacco- and smoke-free policy for all outdoor spaces	1.63	0.82	—	1.63	0.00	
6.2	Tobacco- and Smoke-Free Signage	Provide tobacco-free and smoke-free signage at all building entrances and outdoor areas	1.63	0.82	—	1.63	0.00	
6.3	Construction Safety	Establish and implement a construction safety program	3.25	—	—	3.25	0.00	
6.4	Air Quality	Enhance ambient air quality	3.48	—	—	3.48	0.00	
6.5	Water Quality	Conduct regular water quality testing	3.25	—	3.25	0.00	0.00	
6.6	Water Management Plan	Implement water management practices	2.09	—	2.09	2.09	0.00	
6.7	Heat Island Mitigation	Implement practices to reduce the heat island effect	2.55	—	—	2.55	0.00	
<i>Total Points Available / Anticipated</i>			17.88	1.64	5.34	14.63	0.00	

ID	SUB-TITLE	STRATEGY	POINTS AVAILABLE			ANTICIPATED POINTS		NOTES
			YES	AC	NA	YES / AC / NA	MAYBE	
7. BUILDING CERTIFICATION								
7.1	Building Certification - 20%	Achieve an accredited building certification for 20% of buildings	1.39	—	—	0.00	0.00	
7.2	Building Certification - 40%	Achieve an accredited building certification for 40% of buildings	1.39	—	—	0.00	0.00	
7.3	Building Certification - 60%	Achieve an accredited building certification for 60% of buildings	1.39	—	—	0.00	0.00	
7.4	Building Certification - 80%	Achieve an accredited building certification for 80% of buildings	1.39	—	—	0.00	0.00	
Total Points Available / Anticipated			5.56	0.00	0.00	0.00	0.00	

8. COMMUNITY ASSETS								
8.1	Arts and Culture Venue	Provide a dedicated arts and culture venue	0.70	—	—	0.70	0.00	
8.2	Healthcare Facility	Provide a healthcare facility	1.86	—	—	1.86	0.00	
8.3	Childcare Facility	Provide a childcare facility	0.93	—	—	0.93	0.00	
8.4	Civic Resource	Provide a civic resource	2.79	—	—	2.79	0.00	
8.5	Community Information	Provide a designated display to post community events and information	0.70	—	—	0.70	0.00	
8.6	Streetscape Events	Support community events and programming throughout streetscapes	2.79	—	—	0.00	2.79	
8.7	Temporary Placemaking Plan	Activate an underutilized open space with programming	1.63	—	—	0.00	1.63	
Total Points Available / Anticipated			11.40	0.00	0.00	6.98	4.42	

9. WATER AND RESTROOM ACCESS								
9.1	Universally Accessible Water Supply	Provide universally accessible drinking water supplies in outdoor and shared spaces	3.25	—	—	3.25	0.00	
9.2	Restroom Access	Provide universally accessible restrooms in open spaces	0.93	—	—	0.93	0.00	
Total Points Available / Anticipated			4.18	0.00	0.00	4.18	0.00	

10. PREPARED FOOD AREAS								
10.1	Grocery and Food Markets	Provide grocery stores or food markets	2.79	1.40	—	2.79	0.00	
10.2	Healthy Food Retail	Market healthy food retail options	1.39	—	—	1.39	0.00	
10.3	Local Produce	Provide access to locally-grown produce	2.55	—	—	0.00	2.55	
10.4	Food Equity	Enhance equitable access to fresh fruits and vegetables	4.41	—	—	4.41	0.00	
Total Points Available / Anticipated			11.14	1.40	0.00	8.59	2.55	

ID	SUB-TITLE	STRATEGY	POINTS AVAILABLE			ANTICIPATED POINTS		NOTES
			YES	AC	NA	YES / AC / NA	MAYBE	
11. COMMUNITY RESILIENCY								
11.1	Mixed-Income Housing	Demonstrate an economically diverse housing mix	1.63	—	—	1.63	0.00	
11.2	Sustainable Community Development	Promote Sustainable Community Development practices	2.55	—	—	0.00	2.55	
11.3	Community Engagement	Implement a comprehensive Community Engagement Process	1.63	—	—	1.63	0.00	
11.4	Occupant Satisfaction Survey	Conduct an occupant satisfaction survey for regular occupants	1.16	0.58	—	1.16	0.00	
11.5	Survey Results Implementation	Implement the annual occupant satisfaction survey results	1.16	—	—	1.16	0.00	
Total Points Available / Anticipated			8.13	0.58	0.00	5.58	2.55	

12. EMERGENCY PREPAREDNESS								
12.1	Emergency Preparedness Plan	Establish and Implement a comprehensive Emergency Preparedness Plan	1.39	—	—	1.39	0.00	
12.2	Safe Shelter	Identify and publicize community gathering spaces that can safely shelter regular occupants in the event of an emergency	1.16	—	—	1.16	0.00	
12.3	Emergency Volunteers	Train local volunteers in emergency preparedness procedures	0.93	—	—	0.00	0.93	
Total Points Available / Anticipated			3.48	0.00	0.00	2.55	0.93	
Total Anticipated Points						114	21	

Energy Star Target Finder

Portfolio Management Tool

Energy Benchmarking
Platform

Developed by DOE

Currently used by PPM
Facilities Management



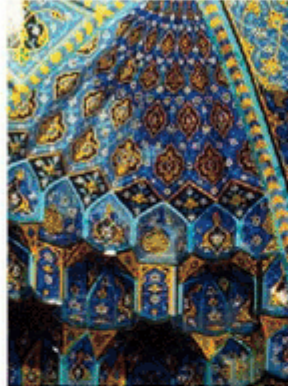
LEED Neighborhood Development



Planning for Environmental Risk
Anticipate future issues



Culture + Heritage
Promote the social, cultural and historic life of communities



Wellbeing
Enhance health and happiness for all



Sustainable Transport
Reconcile mobility with wellbeing



Land + Ecology
Develop in harmony with natural systems



Self Sufficiency
Promote local jobs and prosperity



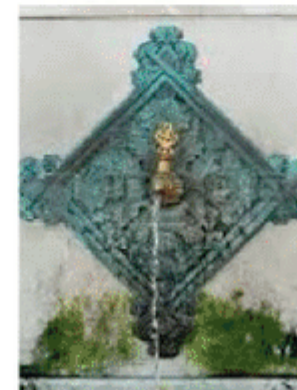
Energy + Carbon
Reduce energy use and carbon emissions



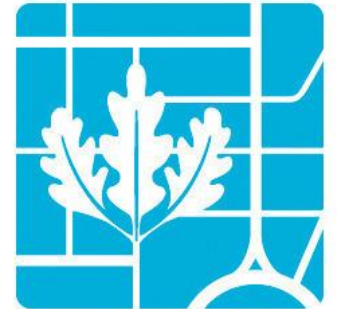
Materials + Waste
Use materials wisely, with as little waste as possible



Water
Treat water as a precious resource



Sustainable Performance
Monitor and measure performance

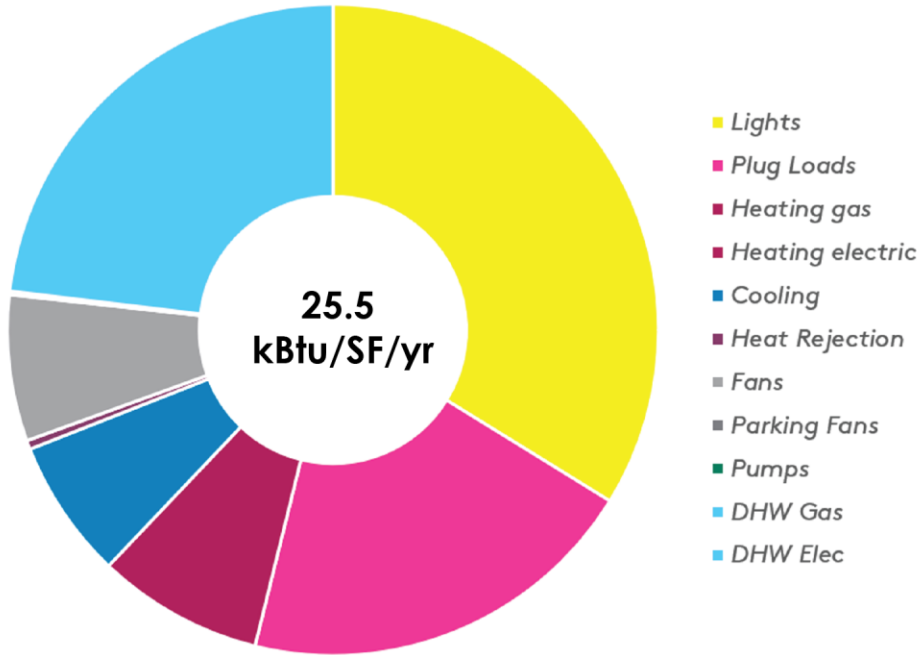


LEED-ND

For Reference: Building Energy Performance Standards & Benchmarking

Appendix C—

Example of Building Energy Reduction Strategies



0.8 W/SF / --
 U-0.039
 U-0.41
 --
 Air-source heat pump
 CAV Fan coil units
 Air-source VRF (typical office)
 --

LPD/Lighting control (beyond code)

Roof U-value

Glazing Assembly U-value

Passive Strategies

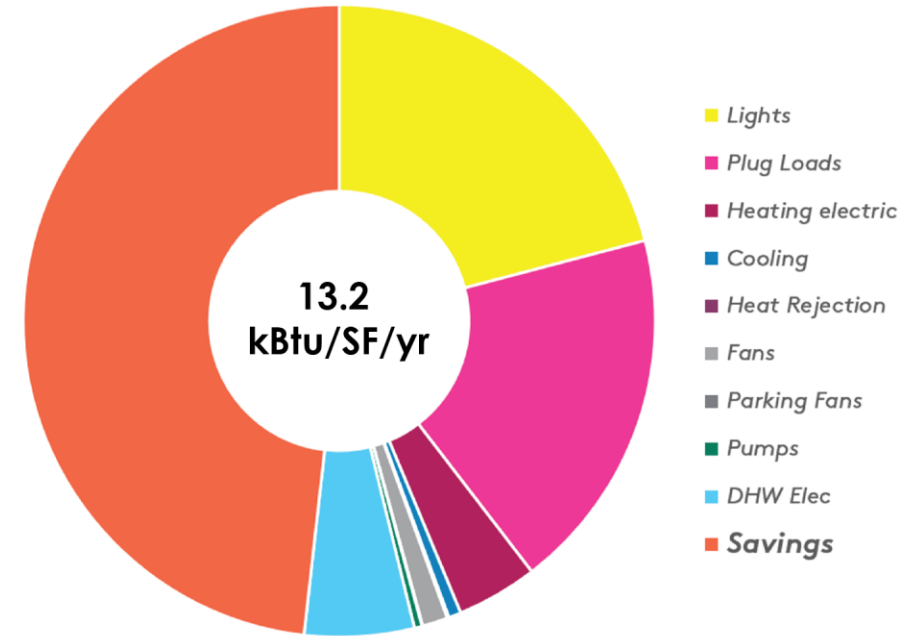
Domestic Hot Water

Zone System

Central Plant

Water savings

NZE



0.56 W/SF / daylight sensors

U-0.025

U-0.30

External shading, operable windows, ceiling fans

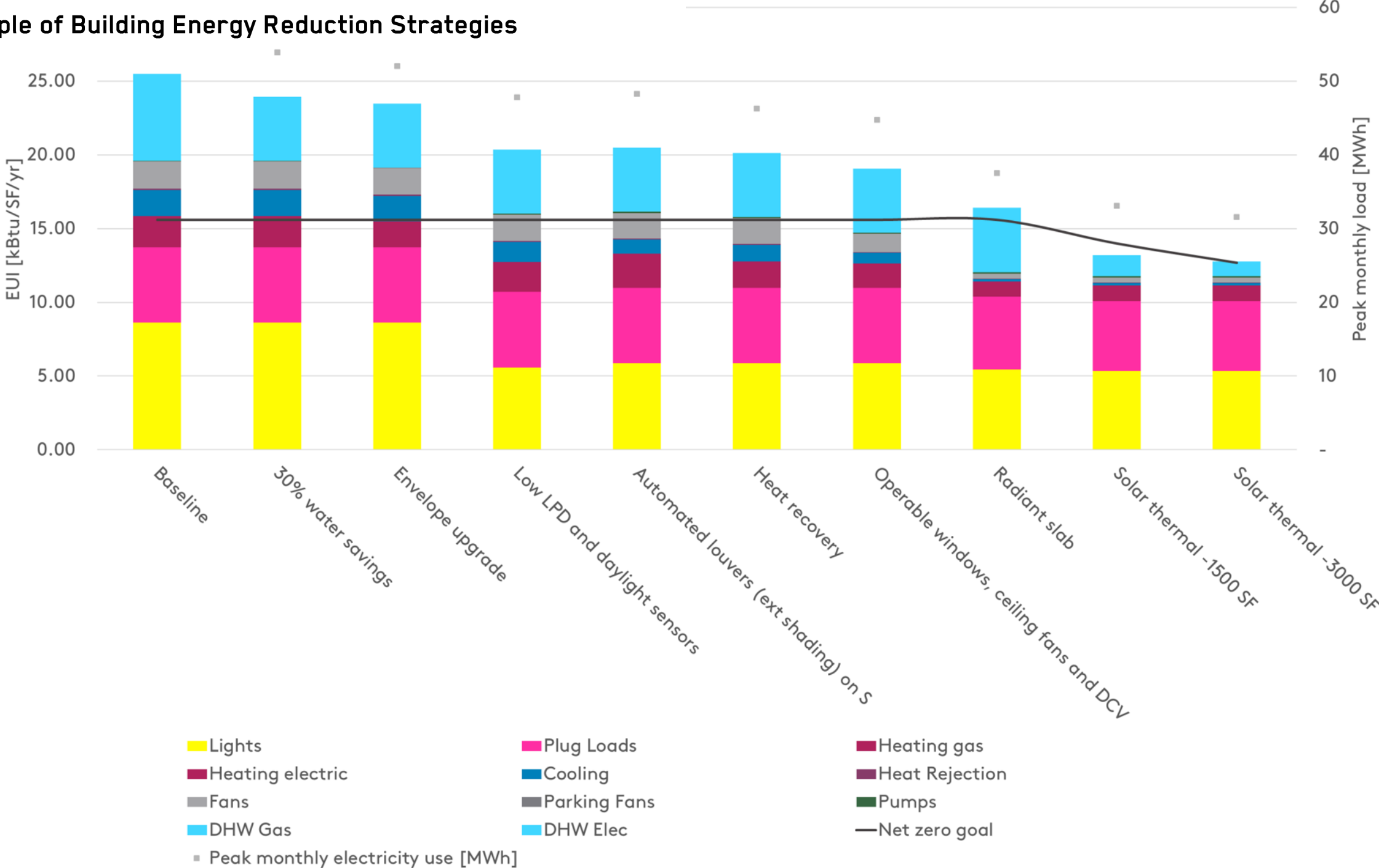
Solar thermal / Air-source heat pump

4 pipe radiant slab with DOAS DCV

Ground-source heat pump

30%

Example of Building Energy Reduction Strategies



- Lights
- Plug Loads
- Heating gas
- Heating electric
- Cooling
- Heat Rejection
- Fans
- Parking Fans
- Pumps
- DHW Gas
- DHW Elec
- Net zero goal
- Peak monthly electricity use [MWh]

Additional Reference Material on Precedents

Appendix D—

OUR PILLARS



Iconic

Borough Market is a world-class produce market with 1,000 years of heritage and the platform to be a significant influence.



Distinctiveness

We offer access to British and international produce that is unique to its producer or exceptional in its quality.



Sustainability

We act as a beacon for ethical, sustainable practices, both as an institution and through the actions of our traders.



Provenance

We require supply chains to be short and transparent and we are active in sharing the stories behind our traders' produce.



Community

The Market provides a hub for a mutually supportive community of traders, producers, shoppers, cooks, residents and visitors.



Social connection

We aim to harness the power of food to build connections between people, whatever their geographic and cultural background.



Innovation

The Market is an agile, forward-looking organisation, committed to nurturing new talent and embracing innovation.



Expertise

We value our traders' knowledge, expertise and love of food and encourage them to share it with the public.

St. Lawrence Market Food Initiatives Toronto, ON



Grassroots action to reduce waste at farmers' markets

emphasis on replacing disposables
with reusable options

waste audits to develop waste
mitigation strategies



Ojibiikaan Indigenous Garden

promote indigenous food
sovereignty

programming rooted in ceremony,
storytelling, and teaching

efforts to reclaim and relearn the
traditional Anishanawbe diet

work to indigenize and reclaim
urban space



Food Infrastructure In Scarborough

showcase unique and delicious food
offerings in a diverse district that
faces negative perception

highlight immigrant food stories and
innovations

advocate for investment in this
community



Unofficial Public Market History Tour

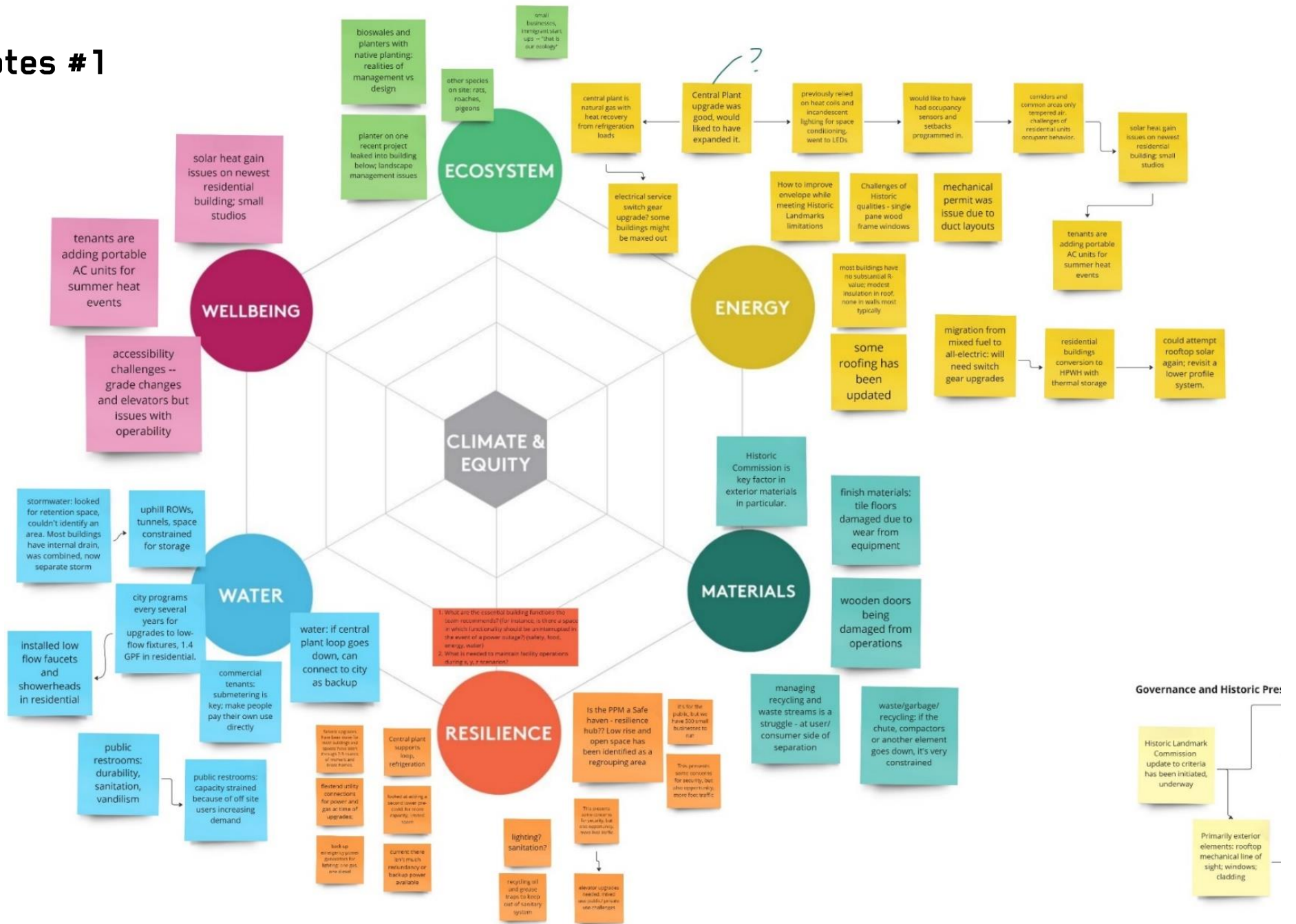
foregrounding the long indigenous
presence in and around Toronto

exploring how newcomers have
shaped the wider food systems
through informal private retail space
rather than as vendors at the official
markets

Facilities Meeting Notes

Appendix E—

Facilities Meeting Notes #1



Facilities Meeting Notes #1

Agenda Questions:

1. What sustainability strategies has the Market implemented that have been successful? Walk through high level/quick popcorn response to each category: equity, ecosystem, energy, materials, resilience, water, wellbeing
2. What sustainability strategies have *not* been successful? Walk through each category.
3. What multi-benefit opportunities do you see to address upgrades needed and meet sustainability goals?
4. What is the main takeaway for the Market re: the city carbon neutral cohort work you have done? What is your assessment of what will be needed to meet city requirements? What are the pros and cons of the multiple paths so far?
5. In your opinion what are the highest priority questions/topics for the PDA to discuss from this list and why?

Mithun baseline sustainability framework guiding concepts:

Engage with communities to create optimal opportunity for all groups, especially for those who have experienced socioeconomic disadvantage or historical injustices.

Create and steward biodiverse, interconnected habitats within and beyond project boundaries.

Design for maximum occupant comfort in living and working spaces while using extremely little energy.

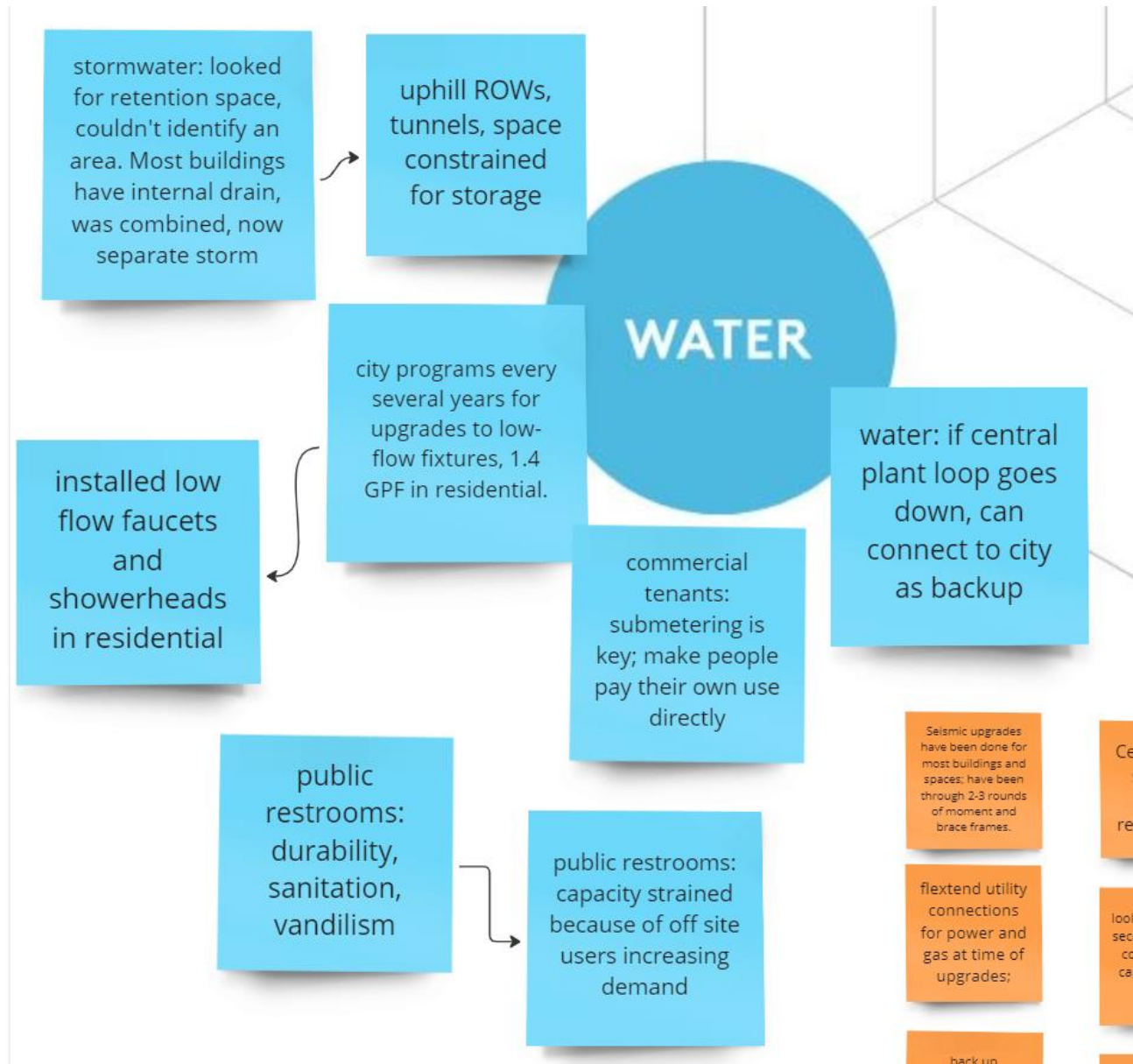
Build with foresight, avoiding known harmful substances, encouraging transparency, and using life cycle assessment.

Plan and design for emergencies and for vulnerabilities associated with the long-term effects of climate change.

Conserve and protect all water resources by optimizing building, infrastructure, and site systems.

Plan and design the built environment for the physical, mental, and social well-being of all.

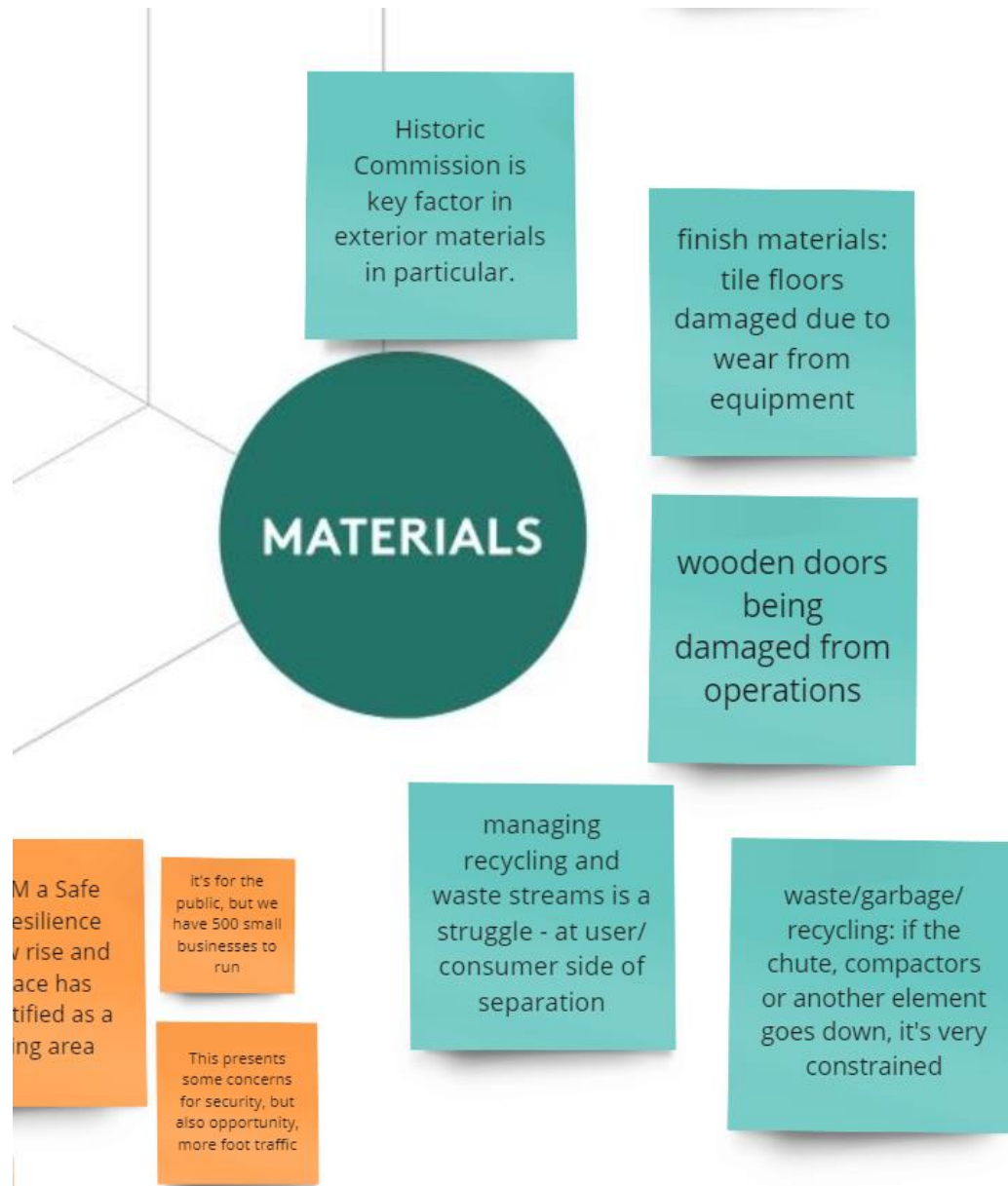
Facilities Meeting Notes #1



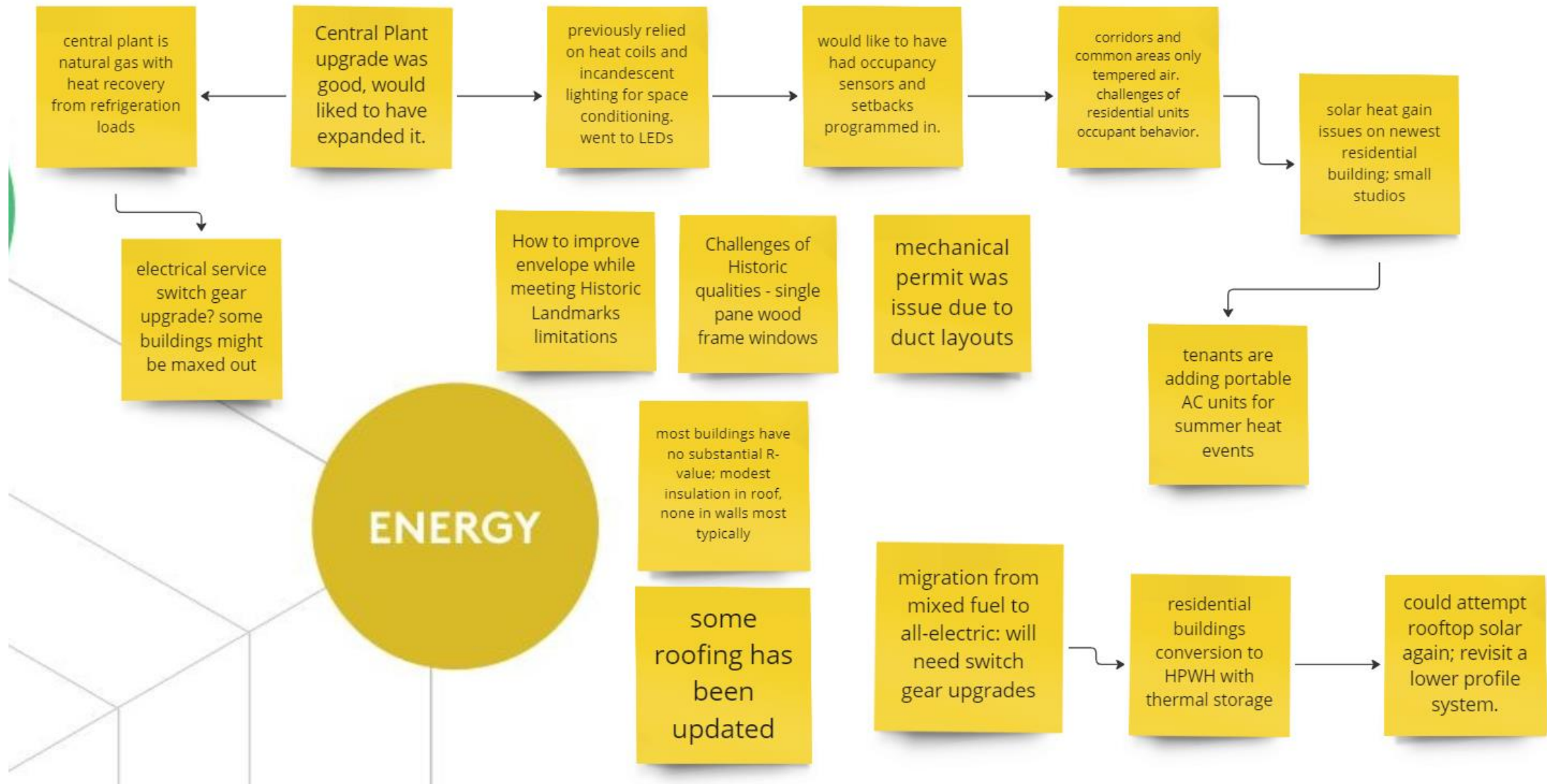
Facilities Meeting Notes #1



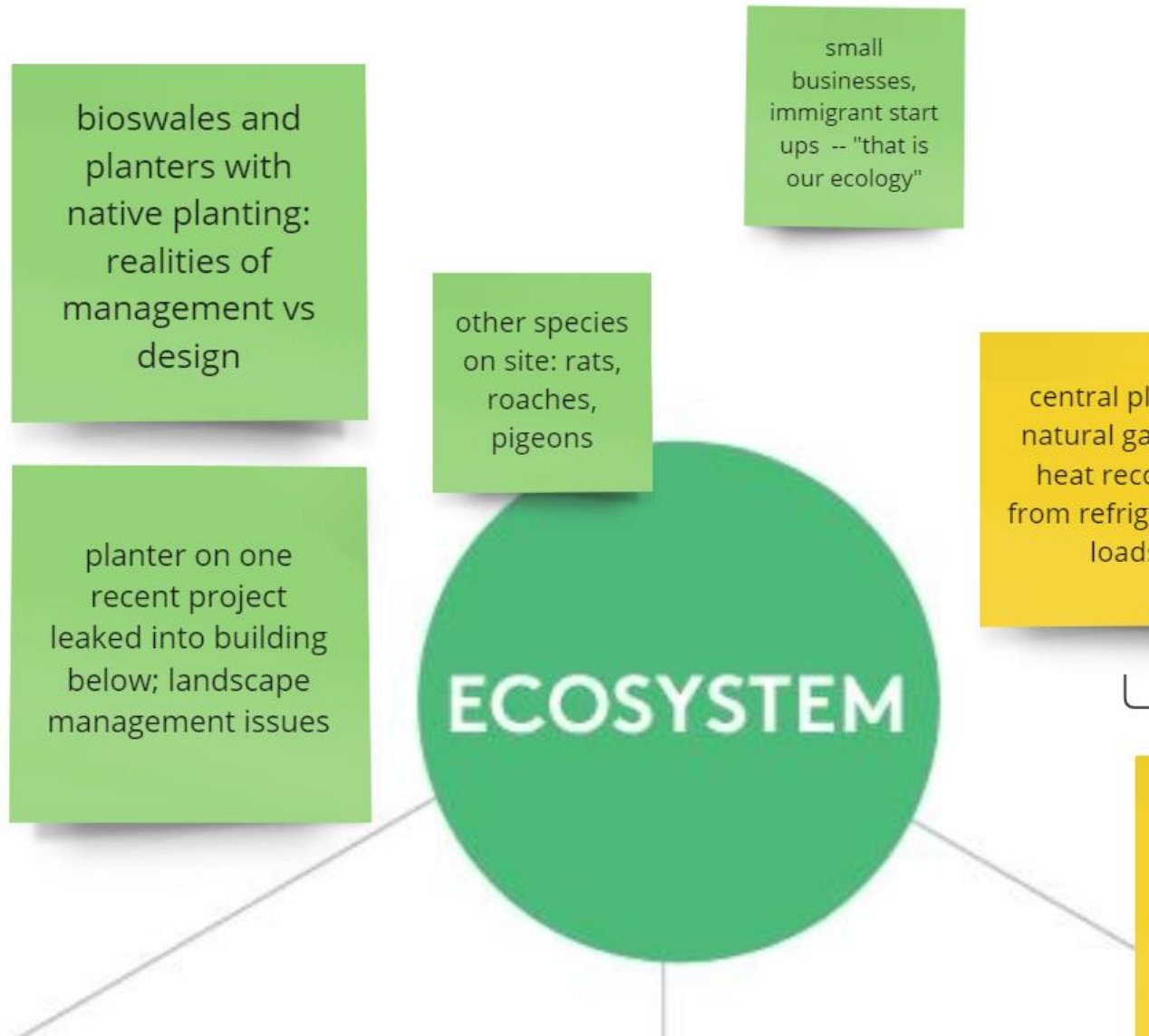
Facilities Meeting Notes #1



Facilities Meeting Notes #1



Facilities Meeting Notes #1

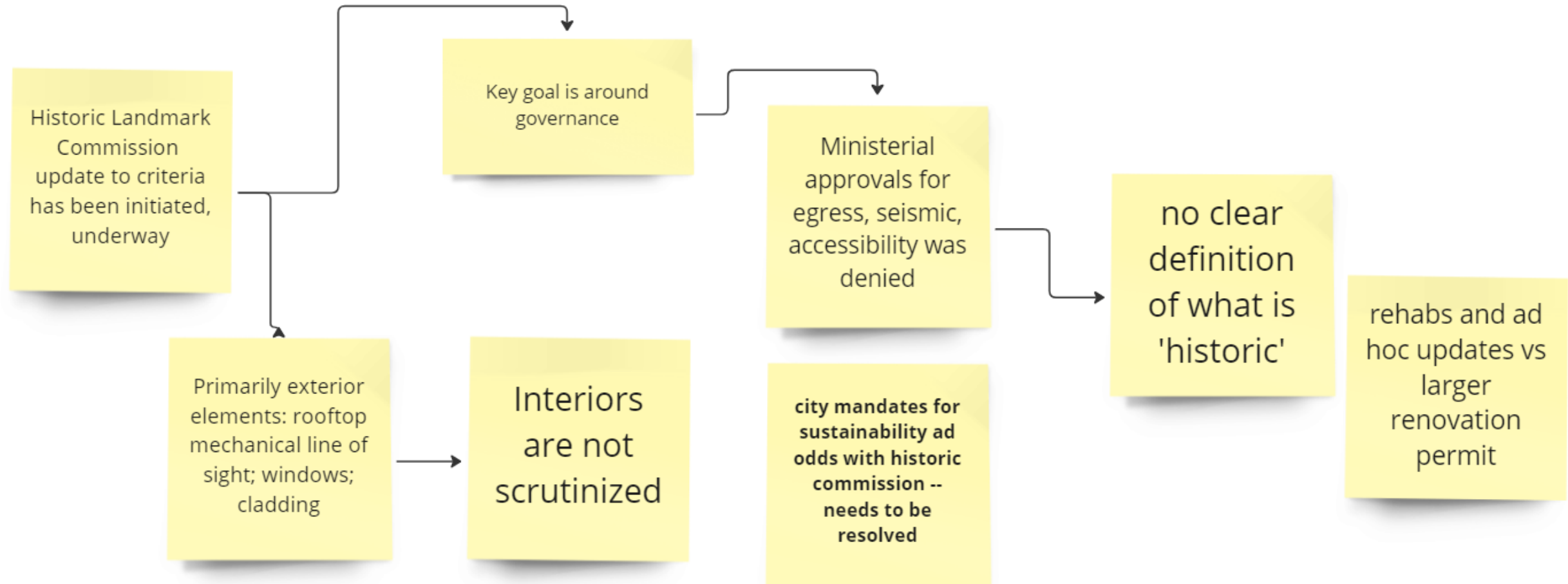


Facilities Meeting Notes #1



Facilities Meeting Notes #1

Governance and Historic Preservation Considerations



Facilities Meeting Notes #2



	"What's there now?"	"What's gone well?"	"What hasn't gone well?"	"What do you want?"
	existing condition or practice	implementation with positive outcome	implementation with negative outcome	ideas and aspirations for future upgrades or practices
INTEGRATION Comprehensive Vision Statement Engage the Seniors Connect People to Place Triple Bottom Line / Mutual benefits				
EQUITABLE COMMUNITIES Land Acknowledgement Community Engagement Support Minority Small Business Affordable Housing Job Training / Apprenticeship				
ECOSYSTEM Biophilic Design Urban Ecology Reduce Heat Island Effect Dark Sky Compliance Bird Friendly Design				
WATER Water Treatment & Supply Site Stormwater Healthy Wastewater Waste & Sanitation				
ECONOMY 				
ENERGY Energy Systems (District) HVAC Systems (Bldg) Knowledge Thermal Comfort Lighting				
WELLBEING Security Loading, Delivery, Parking Access, Wayfinding & Belonging Indoor Environmental Quality Active Design & Ergonomics				
RESOURCES Exterior Materials Interior Finish Materials Healthy / Non-Toxic Products Low / Modified Carbon Waste (Food and Consumer)				
CHANGE / RESILIENCE Disaster Response Continuity of Operations Back Up Power / Storage / MicroGrid				
DISCOVERY Post Occupancy Surveys Benchmarking Utilities Sharing Information / Education				

Facilities Meeting Notes #2

"What's there now?"

"What's gone well?"

"What hasn't gone well?"

"What do you want?"

existing
condition or practice

implementation with
positive outcome

implementation with
negative outcome

ideas and aspirations for future
upgrades or practices

INTEGRATION

Comprehensive Vision Statement
Engage the Senses
Connect People to Place
Triple Bottom Line / Multibenefits

...even though we are focused on the sustainability of the physical plant this is about the sustainability of the community as a whole."



Design for integration

Good design elevates any project, no matter how small, with a thoughtful process that delivers both beauty and function in balance. It is the element that binds all the principles together with a big idea.

- What is the concept or purpose behind this project, and how will the priorities within the nine other principles inform the unique approach to this project?
- How will the project engage the senses and connect people to place?
- What makes the project one that people will fight to preserve?
- What design strategies can provide multiple benefits across the triple bottom line of social, economic, and environmental value?

EQUITABLE COMMUNITIES

Land Acknowledgement
Community Engagement
Support Minority Small Business
Affordable Housing
Job Training/Entrepreneurship

small businesses, immigrant start ups -- "that is our ecology"

continue to embrace principles of greater DEI

Celebrate the multiple identities and authentic character that are PPM

fulfill PPM's social impact as the Soul of the City

ensure a 'seat at the table' on local policy issues

ECOSYSTEM

Biophilic Design
Urban Ecology
Reduce Heat Island Effect
Dark Sky Compliance
Bird Friendly Design

other species on site: rats, roaches, pigeons

bioswales and planters with native planting: realities of management vs design

planter on one recent project leaked into building below: landscape management issues

greenery has been a source of pests

connect to urban ecology of greater neighborhood

Facilities Meeting Notes #2

"What's there now?"

"What's gone well?"

"What hasn't gone well?"

"What do you want?"

existing condition or practice

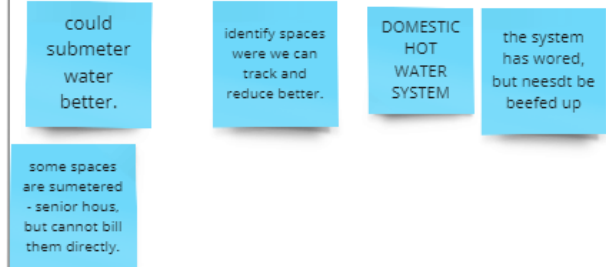
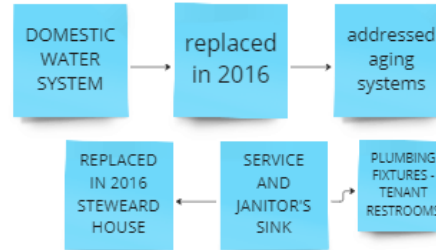
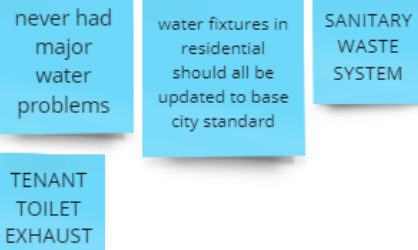
implementation with positive outcome

implementation with negative outcome

ideas and aspirations for future upgrades or practices

WATER

Water Fixtures & Supply
Site Stormwater
Healthy Watershed
Waste & Sanitation



ECONOMY



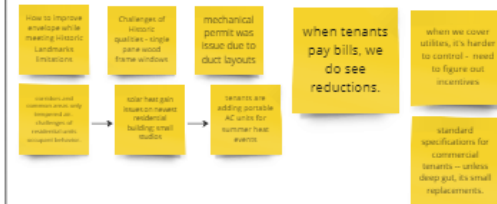
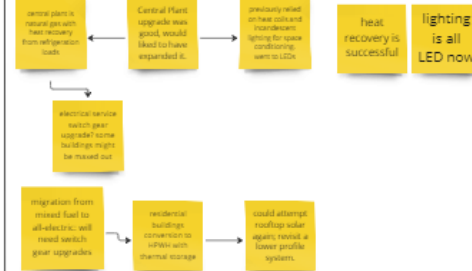
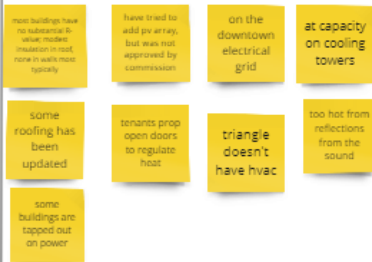
Design for economy
 Good facilities make it easier to operate, but the design part is a portion of what you're building.
 • How do we provide standards for design for economy?
 • How do we design a building that can be designed for economy?
 • How do we design a building that can be designed for economy?

Capital Budget covers as-needed maintenance, cannot facilitate market-wide changes

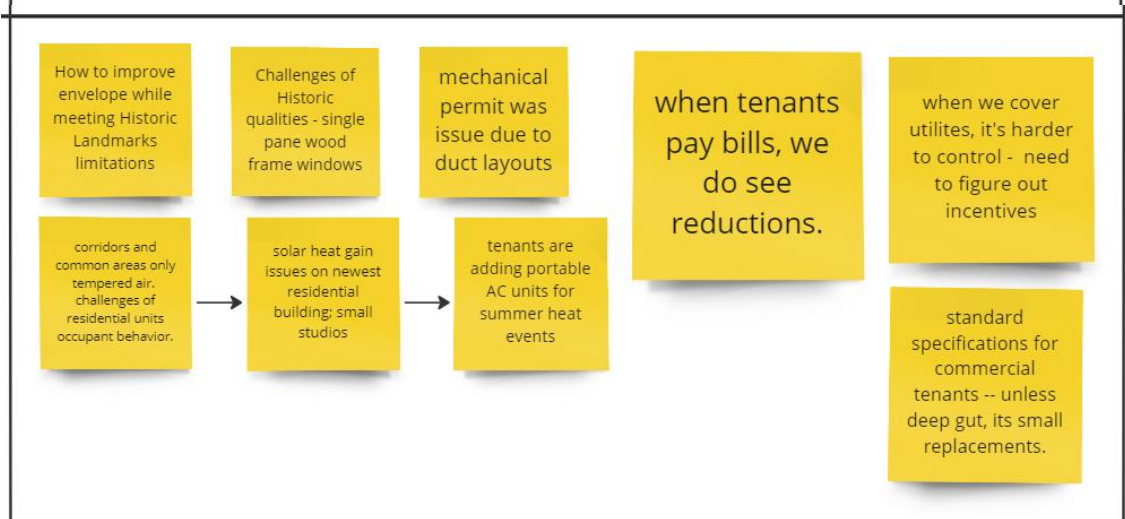
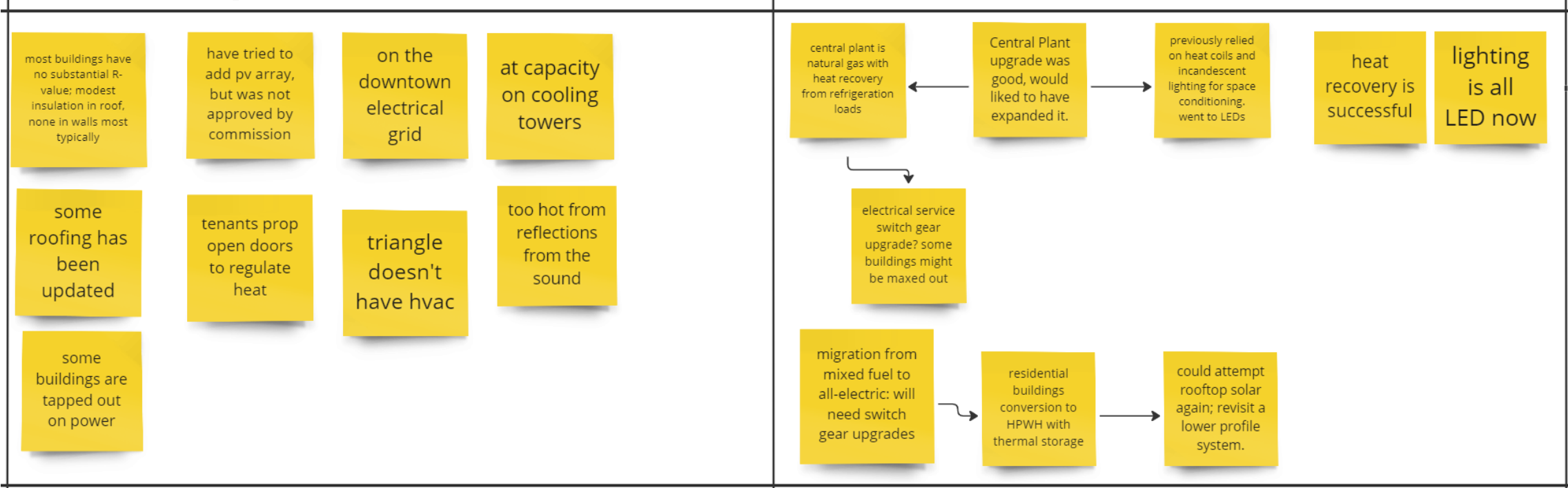
reorient to a local audience biz model

ENERGY

Energy Systems (District)
HVAC Systems (Bldg)
Envelope
Thermal Comfort
Lighting



Facilities Meeting Notes #2



Facilities Meeting Notes #2

"What's there now?"

"What's gone well?"

"What hasn't gone well?"

"What do you want?"

existing condition or practice

implementation with positive outcome

implementation with negative outcome

ideas and aspirations for future upgrades or practices

WELLBEING

Security
Loading, Delivery, Parking
Access, Wayfinding & Belonging
Indoor Environmental Quality
Active Design & Ergonomics

elevators are mostly singles

elevator upgrades needed. mixed use public/ private use challenges

accessibility challenges -- grade changes and elevators but issues with operability

lighting? sanitation?

tenants are adding portable AC units for summer heat events

solar heat gain issues on newest residential building; small studios

Security wins include: Upgrades to key boxes and cameras.

People feel safer here than they do two blocks east.

PASSENGER ELEVATOR upgrades:

1 CAR HYDRAULIC PASSENGER

1 CAR GEARED TRACTION PASSENGER

RESOURCES

Exterior Materials
Interior Finish Materials
Healthy / Non Toxic Products
Low Embodied Carbon
Waste (Food and Consumer)

finish materials: tile floors damaged due to wear from equipment

wooden doors being damaged from operations

managing recycling and waste streams is a struggle - at user/ consumer side of separation

wood windows that are deteriorating regularly

waste/garbage/ recycling: if the chute, compactors or another element goes down, it's very constrained

we can better monitor, but can't charge for their amounts

DECAY IN MOST WOOD WINDOWS

materials we use and update -- should be updated.

standard specifications for commercial tenants -- unless deep gut, its small replacements.

Historic Commission is key factor in exterior materials in particular.

our compost is going well. carboard and food waste.

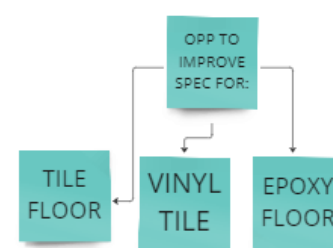
door replacement -- put in request to change to metal but they required they be purchased and approved before installed.

much is restaurants. farmers compost because they take trimmings home.

waste reduction strategies would be good.

we do have foodwaste donation program - is it tracked? good story to tell.

much goes to low income apartments. Could measure the food donation program better.



Facilities Meeting Notes #2

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use public/ private
use challenges

accessibility
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Facilities Meeting Notes #2

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PASSENGER
ELEVATOR
upgrades:

1 CAR
HYDRAULIC
PASSENGER

1 CAR
GEARED
TRACTION
PASSENGER

Facilities Meeting Notes #2

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tile floors
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Facilities Meeting Notes #2

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TILE FLOOR

OPP TO IMPROVE SPEC FOR:

VINYL TILE

EPOXY FLOOR

Facilities Meeting Notes #2

"What's there now?"

"What's gone well?"

"What hasn't gone well?"

"What do you want?"

existing condition or practice

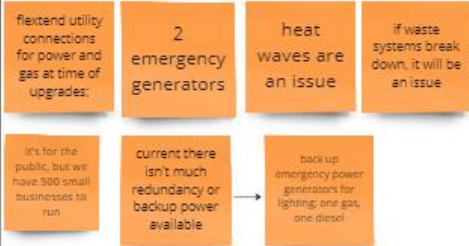
implementation with positive outcome

implementation with negative outcome

ideas and aspirations for future upgrades or practices

CHANGE / RESILIENCE

Disaster Response
Continuity of Operations
Back Up Power/ Storage/ MicroGrid



recycling oil and grease traps to keep out of sanitary system

Central plant supports loop, refrigeration

Seismic upgrades have been done for most buildings and spaces; have been through 2-3 rounds of moment and brace frames.

looked at adding a second tower pre-covid, for more capacity; limited space

Is the PPM a Safe haven - resilience hub?? Low rise and open space has been identified as a regrouping area

This prevents some concerns for security, but also opportunity, more foot traffic.

redundancy of operations would be good, when something goes down, can have back up -- waste system si example.



How Markets Make our Communities Resilient | Market Cities
Public markets are a key part of our social infrastructure. In this article, we explore the importance of markets and resilience through case studies from around the world including Kathmandu, Nepal after the 2015 earthquake.

DISCOVERY

Post Occupancy Surveys
Benchmarking Utilities
Sharing Information/ Education

currently benchmarking with Target Finder

Facilities Meeting Notes #2

flexextend utility connections for power and gas at time of upgrades;

2 emergency generators

heat waves are an issue

if waste systems break down, it will be an issue

recycling oil and grease traps to keep out of sanitary system

it's for the public, but we have 500 small businesses to run

current there isn't much redundancy or backup power available



back up emergency power generators for lighting; one gas, one diesel

Facilities Meeting Notes #2

Central plant supports loop, refrigeration

Seismic upgrades have been done for most buildings and spaces; have been through 2-3 rounds of moment and brace frames.

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 www.marketcities.org

How Markets Make our Communities Resilient | Market Cities

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Survey Responses in Detail

Appendix D—

What does sustainability at Pike Place Market mean for you?

- Economic sustainability, meaning a business model that enable the Market to produce adequate resources to support itself and reinvest into it further, and also reduce its environmental footprint through the adoption of environmentally friendly best practices.
- Environmental sustainability. Other dimensions listed above, e.g., Food, Resources, Equity, Community, are addressed in other Goals of the Plan.
- That PPM can continue to serve its various constituencies (residents, tenants, visitors, neighbors, etc.) for the foreseeable future in a responsible manner.
- On the one hand, greening the Market - finding ways to meet the current challenges of the threats of today's climate collapse in ways that this neighborhood can mitigate its carbon footprint. On another hand, the Market would lose something monumental if it was not able to provide a clear and replicable nugget of a blueprint for success for our Market artists who clearly cannot afford to live and work in this city anymore. Also, farmers - with the challenges presented to the farm community, the Pike Place Market needs to continue to consider direct actions and partnerships to ensure a vibrant farm community that is able to sell in the Market. Basically, the market needs to sustain the different segments of the extended market community to ensure their longterm viability. Another aspect is sustaining the public's love for and access to this place - beyond storytelling, there need to be opportunities to engage with this space in memorable and outside of the box ways.

What does sustainability at Pike Place Market mean for you?

- I wonder about food waste/composting, recycling. Also wonder about the possibility of alternative sources of energy.
- It Means Sustaining the Authenticity Without Over Burdening The Residents And Merchants of the Pike Place Market Which is the Reason For its Success. By Utilizing The Tools Of Public And Private Investment In The Market to Help Sustain The Market For Future Generations To Enjoy.
- In the broadest sense to implement a course of action that ensures future generations have the same or better access to resources that is currently enjoyed. A major practical component of that is becoming carbon neutral.
- It means the long-term ability of the PPM to serve its Charter goals in spite of the changing economic and other environments when measured against 1907, 1971, and beyond.
- Being good and eco-conscious stewards of the Market from building materials to energy and water efficiency to market biz services/housing and energy support for them, carbon neutral
- Article 4 of the charter

What sustainability strategies has Pike Place Market implemented that you feel have been successful?

- Many, it's ice management for example.
- I am not aware of environmental sustainability strategies that either have been tried in the past or are in place now.
- The continued focus on small businesses and affordable housing. Some of the farm programs.
- the best 'strategy' is the simple fact of how many different sets of eyes are on every process of the Market - the PDA, Friends of the Market, Market Foundation, Market Historical Commission, and Market Constituency each serve a somewhat different and often-overlapping population. For instance, the MHC is one branch that ensures the sustainability of the small business ecosystem in the market. Individual business owners have leaned into exploring what it means to them to be environmentally sustainable - see Pike Place Fish. Maybe there's some lessons to be had there? Likewise, the creation of satellite markets as a way to meet the needs and challenges of market farmers was a great move. understanding the market as part of a larger community of markets is key.
- using old fish ice for the coolant system is awesome.
- I am new to the board, so am unfamiliar with past attempts.
- Tax Credits, Bonds, Federal , State And Seattle Residents Investment In The Market Over the years I.E. Renovation And Two Low Income Housing Buildings Created In The Pike Place Market Campus. Foundation Fundraising.
- Not many. We tried composting in the past.
- The Market is incredibly resilient - this is because there are SO many small businesses that can adapt/adjust while the Market continues to have long-tenured support from within and without the Market community. Finding space for new businesses, helping usher new technologies and platforms for market business, training models for businesses, incubators.
- FOG, attempt at a bio-digester (did not work due to inconsistent recipe of materials), lighting efficiencies
- Building of the garages

What types of sustainability initiatives would you like to see more of at PPM?

- This question appear to lean to environmental practices. I need to understand far more about what is in place, and what the cost benefit ratio of various practices.
- I'm interested first in setting a goal of X% reduction in our current carbon footprint (once established) over Y time. I will look to experts for the best initiatives for achieving this, but broadly: energy conservation through building materials, targets for % of renewable energy, target for % reduction in fossil fuels, much greater recycling and composting, short supply lines, potential for generating energy (solar, biofuel)
- The review and updating of the PPM governance and management structure and systems. Planning and investing in environmentally responsible physical plant. Help tenants (both residential, commercial, artists, farmers) environmentally update/upgrade their space and business. Facilitate discussions (leading to action) that bridges the natural tension between "preservation" and "development".
- Having fun with things like the garbage - i've seen many efforts to encourage the use of compostable containers, etc, as well as the different kinds of trash cans - and yet it's a common complaint by the market community that people just throw their crap anywhere.
- sustainability in community - working together with groups like the Seattle Symphony, college choirs, etc to activate the Marketfront Pavilion the way it was originally conceived of being used.
- more emphasis on supporting the NW agricultural scene.

What types of sustainability initiatives would you like to see more of at PPM?

- Again, I am new, and am not sure what is in place now.
- Current Structure Of The Pike Place Market Is The: Market Foundation For Fundraising For Social Services in The Market . PDA is Landlord And Authority Of The Market And Historical Board is The Preservation And Use Oversight in the Market. We Need To Relook At Our Business Model Now And Add A Fourth Option Because the Small uniuqi businesses which Draws People From Around the region and the World To the Market will not be able to sustain the Increased Cost Burden Which is inherant with cost And Needs going up every year . So The Fourth Option Would Be Modeled After A University Campus Bussiness Model Which Generaly Has Social Services, Housing, Facilities, Maintanance, Brand Licencing, Commercial Property Management And Many other Componants. This Fourth Option Would Be A Board That Sole Role Is To Raise And Invest Income To Support The Pike Place Market So That It Can Sustain its Uniqea Brand Of "Meet the Producer" And Keep The Campus Healthy To Use For Many Generations To Come.
- Market-wide adherence to the use of compostable ready to eat food product packaging. Assessing the year-round carbon footprint of the Market. Addressing more sustainable ways to heat and cool our spaces.
- We have to be able to make our buildings more sustainable without running afoul of our historic preservation goals. We need great Wifi. We need QR codes. We need to find a way to make the Market more carbon-neutral in its operations and in the operations of our tenants.
- lighting, water, energy efficiencies and businesses that are sustainable and doing fantastic things - highlighting and recruiting more biz w/ eco-friendly practices (bees, sustainable and regenerative agriculture).
- Total electrification of the infrastructure
- Better BMS and BEMS systems that provide data and control across the entire market, renewable energy sources either produced on site or purchased, innovative solutions for vendor and tenant waste,

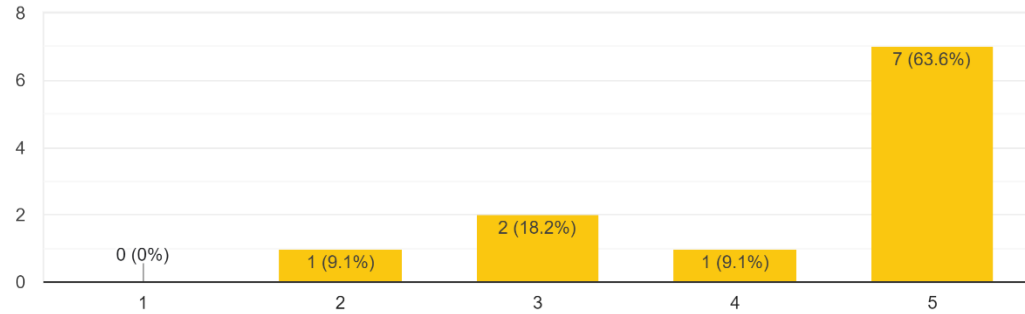
What sustainability strategies do you think could promote a sense of education, discovery, and delight?

- I believe that the Market needs to be a leader in sustainability, ensuring however that cost benefit analysis pencils out. But I am not the expert and cannot provide you with the list of strategies if that is what you are asking.
- Don't understand this question.
- Instead of just talk, discussion and planning, tangible action and improvements that result from the planning. Even small improvements will encourage further action.
- anything that has a sense of humor, keeps it funky, and has a clear message and why.
- Food waste composting -- what is generated as a product from all of that waste? What about water reuse? What could be saved and then used for non=potable needs? Great to see that kind of thing demonstrated openly.
- The Pike Place Market Had A School Program Before The Pandemic. Hopefully Will Return With More Underserved Schools Participation. Also I Believe The Market Should Be A Bridge For Young Highschool And College Students To Intern During The Summer With Our Farmers So That We Are Helping The Farmers Find Farm Help And The Interns Could Be Future Pike Place Farmers. Of Course If We Had Partnerships With Government Oversight About Using Different Techn. Like Solar Power that Would Be A Win win for everyone . If It Was FREE of Coarse.
- We have a fabulous marketing team. Putting more information out there about our sustainability goals could be a great first step.
- I think the key will be to engage the Market Community and PDA Leadership. The Market can't be a "cookie cutter" approach to sustainability. We should look at best practices elsewhere and adapt them to our unique place.
- highlighting new technology and interactive ways that businesses are sustainable/climate smart such as saffron grown in Central WA without any irrigation. Right plant, right place!
- Showing children of Seattle what the future looks like
- Cutting edge startups, innovations, and experimental technologies - hopefully that are interactive and highly visible. SourceWater or rainwater capture, option to offset your visit to the market (charge guests to offset parking, food waste, electric needs - find a way to connect this to charitable endeavors), improve the visibility of the food pantry

Energy & Resilience Responses

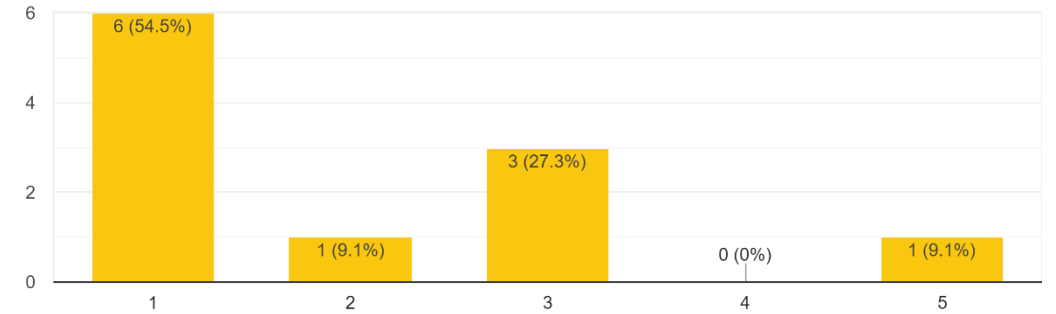
Implement physical upgrades to buildings to achieve energy efficiency and comfort for occupants.

11 responses



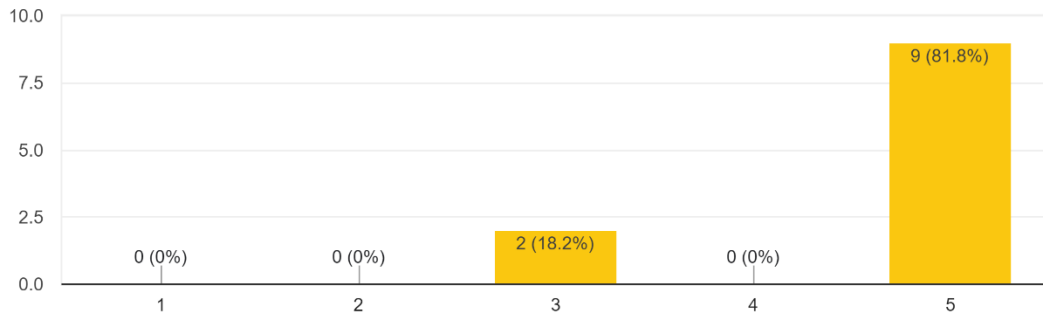
Purchase Carbon Offsets for reductions not feasible on site

11 responses



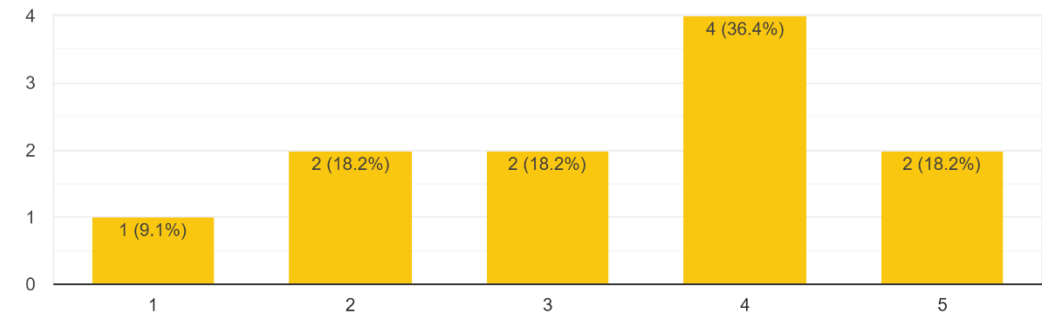
Implement physical upgrades to facilities to reduce energy consumption targets set by the City of Seattle Building Energy Performance Standard and ...f Terms for more information on these programs.

11 responses



Go All Electric: eliminate fossil fuels on site (natural gas and propane)

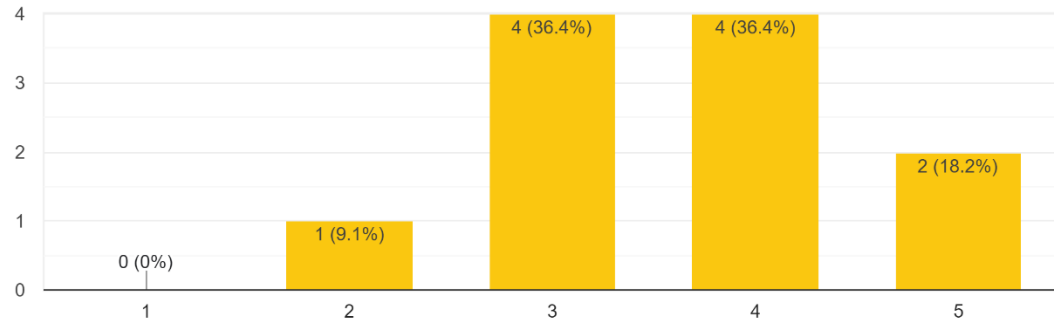
11 responses



Energy & Resilience Responses

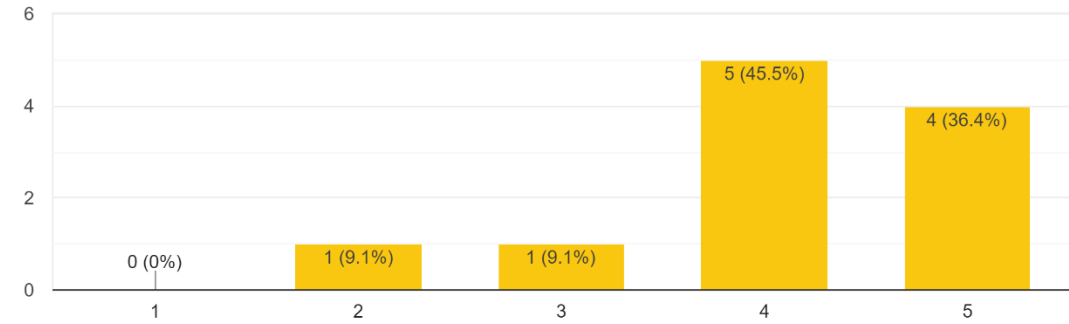
Develop a program that celebrates vendors that make progress on Scope 3 Carbon Emissions (direct, indirect and all other emissions associate...Terms for definition of Scope 3 Carbon Emissions.

11 responses



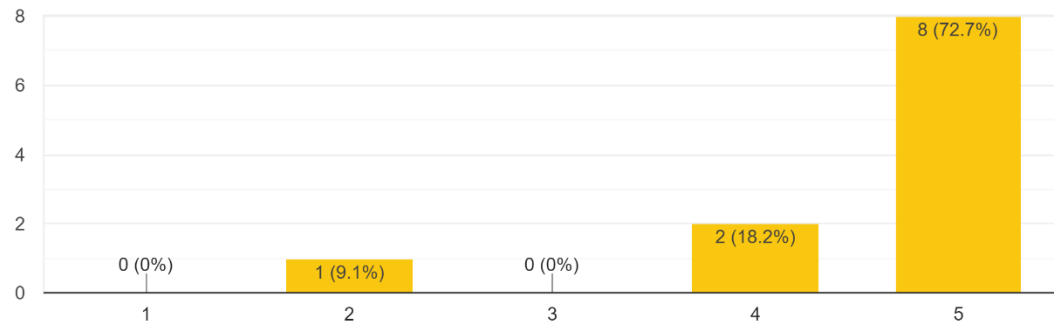
Showcase energy and water sustainability elements for public education (through signage, dashboards, events, etc.)

11 responses



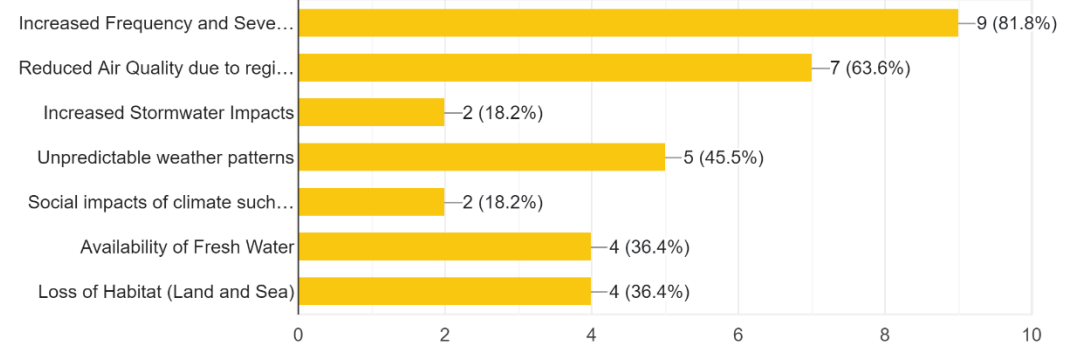
Incorporate easy-to-implement design strategies that contribute to the market's energy and water site performance that includes incentives and education for tenants to participate.

11 responses



Now thinking about Resilience. What top three climate impacts (both shocks and stressors) are you most concerned about as it pertains to the operations, safety, and success of Pike Place Market?

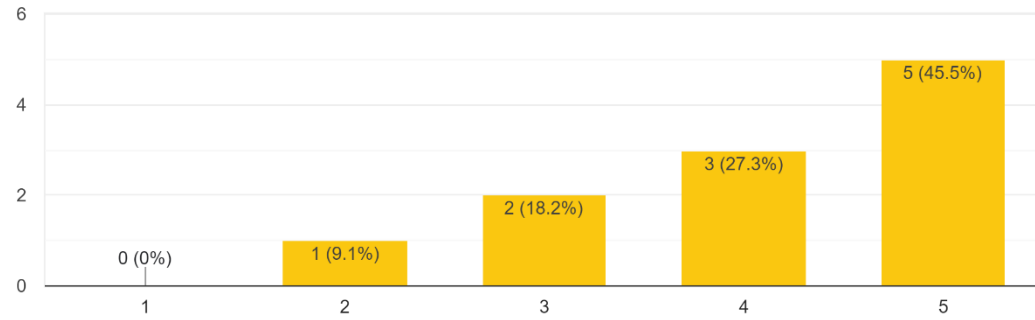
11 responses



Energy & Resilience Responses

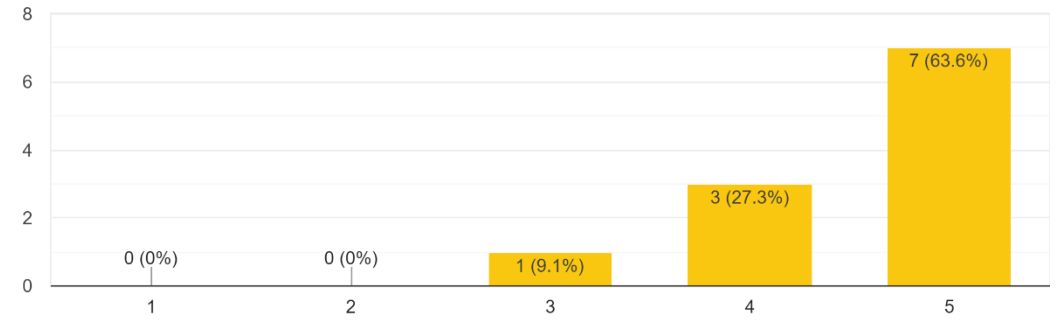
Establish a resilience assessment of the primary hazards, shocks and/or stressors, to your site, buildings and community.

11 responses



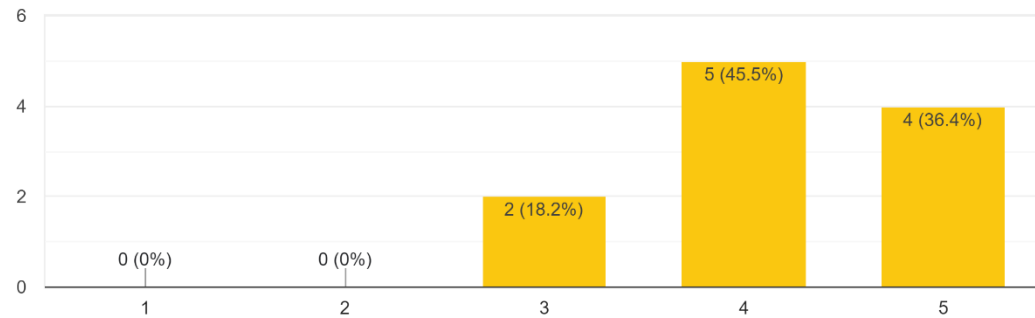
Invest in physical infrastructure, buildings and capacity of Pike Place Market to function so that it can withstand the shocks and stressors.

11 responses



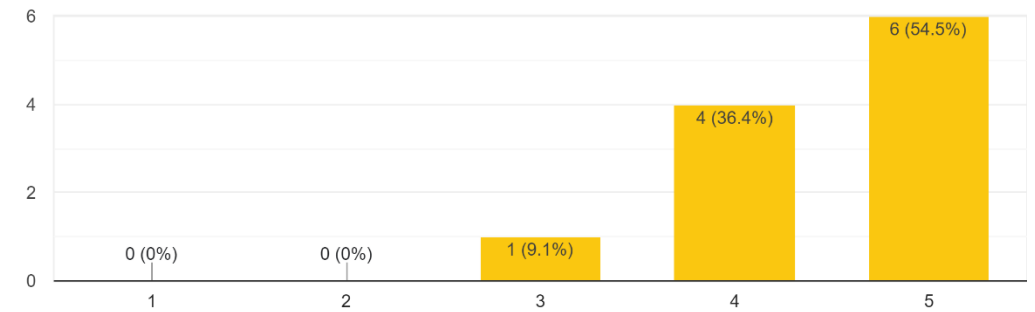
Establish Resilience and Adaptability plans that identify the essential building functions needed to maintain facility operations.

11 responses



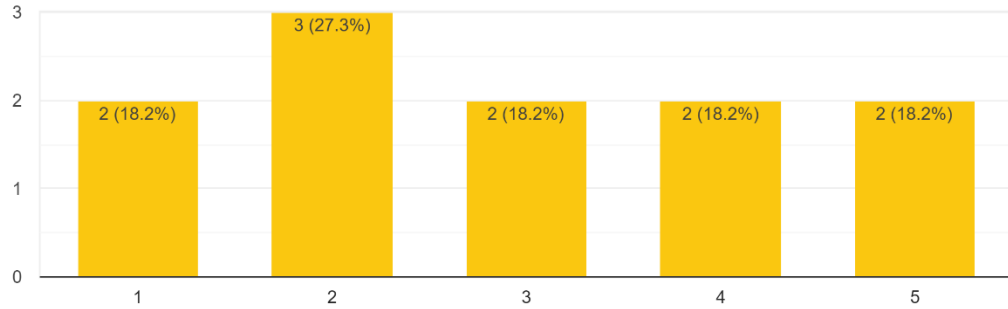
Explore interventions and programs to support the resilience of your producers, tenants, residents and vendors.

11 responses



Energy & Resilience Responses

Incorporate climate resilience infrastructure to Pike Place Market so that it can serve as a resilience hub. Examples range from cooling centers for heat ...ormation hub for post-earthquake coordination.
11 responses



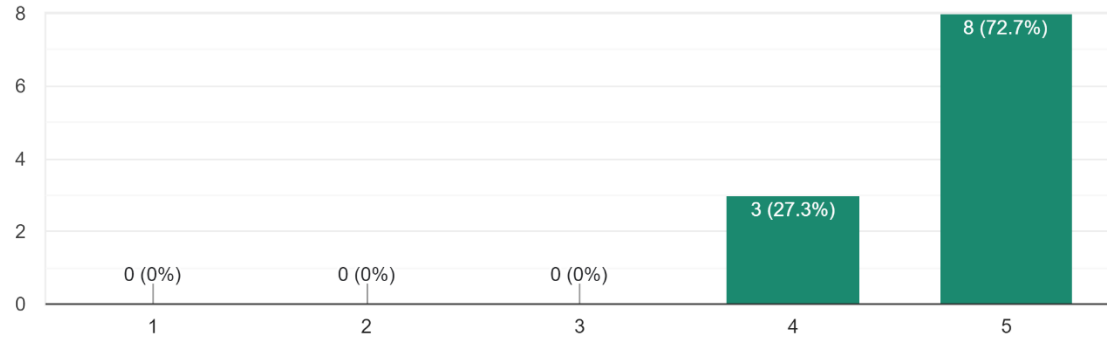
Optional: Are there any other Energy or Resilience strategies or targets you think would be most important going forward?

- Any of this must be done with a sensitivity to the historic nature of these buildings!
- The last part about being a resilience hub is fascinating. While we don't have large amounts of open indoor space I'm interested in how we could still accomplish part of that if it is a goal.
- misting systems on Pike Place for heat waves

Food & Resources Responses

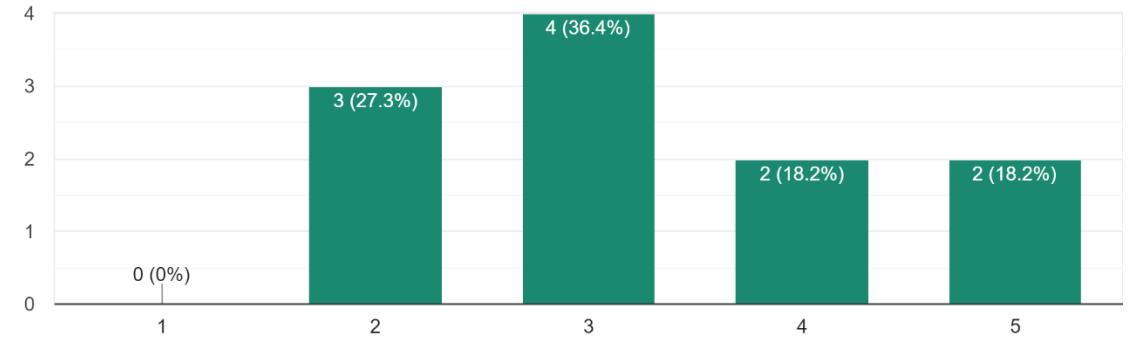
Continue to increase Food Access and Equity

11 responses



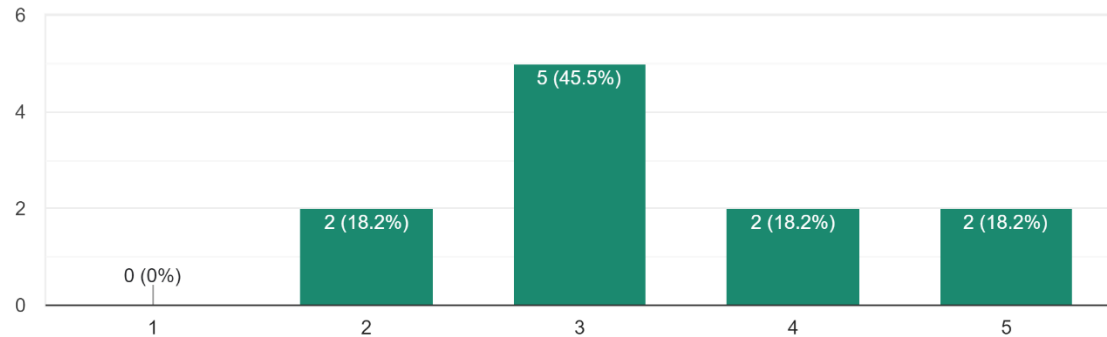
Reduction of Embodied Carbon of Construction Materials

11 responses



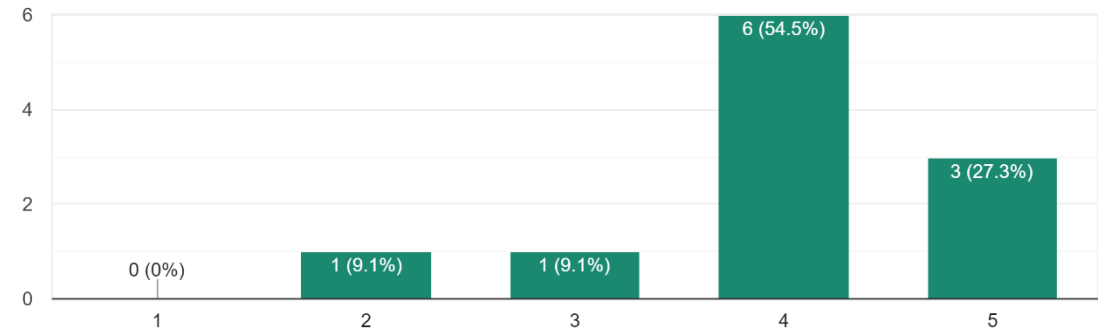
Reduction of Carbon Emissions in Food Sourcing, including Scope 3 Emissions (see Glossary)

11 responses



Healthy, Low-Emitting Non-Toxic Material Finishes (particularly in Residential Units)

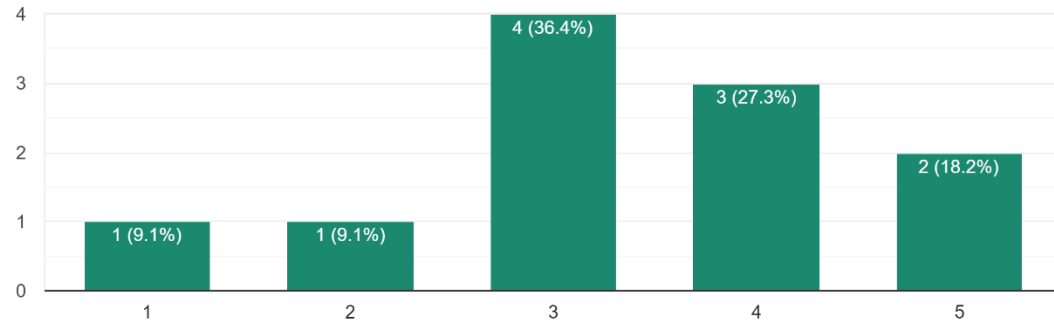
11 responses



Food & Resources Responses

Zero Waste on site and Zero Waste among Producers and Vendors off site

11 responses

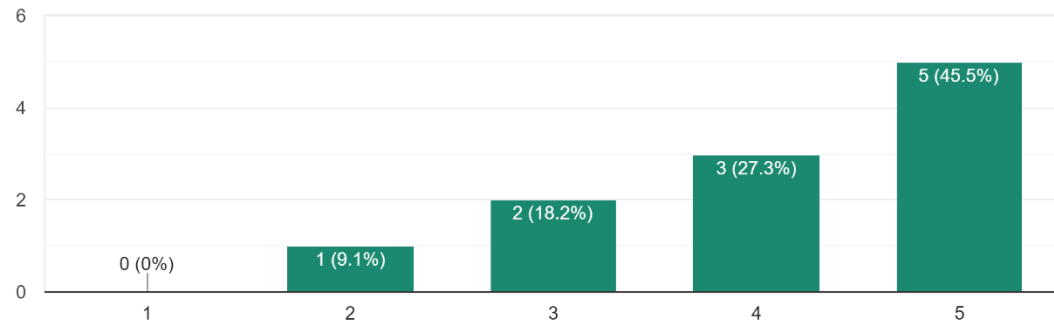


Optional: Are there any other Food and Resources strategies or targets you think would be most important going forward?

- Select and/or prioritize farm and food businesses that source local products/ingredients, have eco-certifications such as Organic or Salmon-Safe, use innovative climate smart production practices, etc.

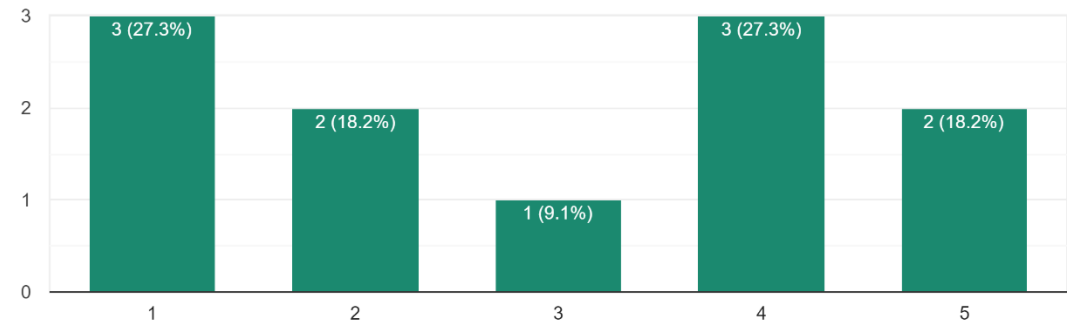
Enhance tenant and visitor waste management education and practices

11 responses



Select building materials which are locally produced

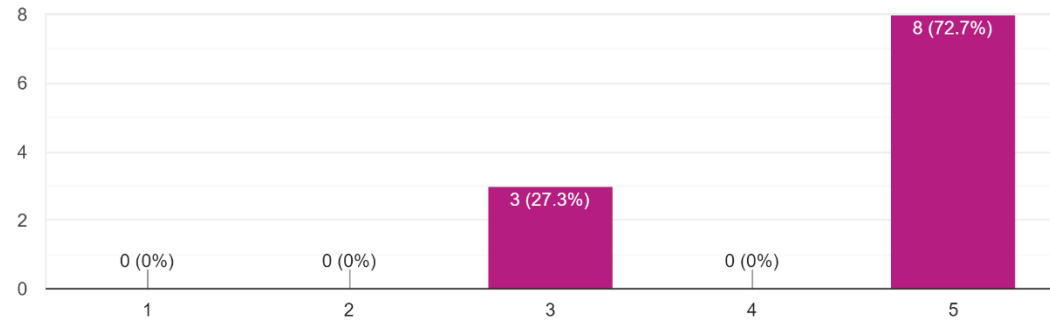
11 responses



Health & Wellbeing Responses

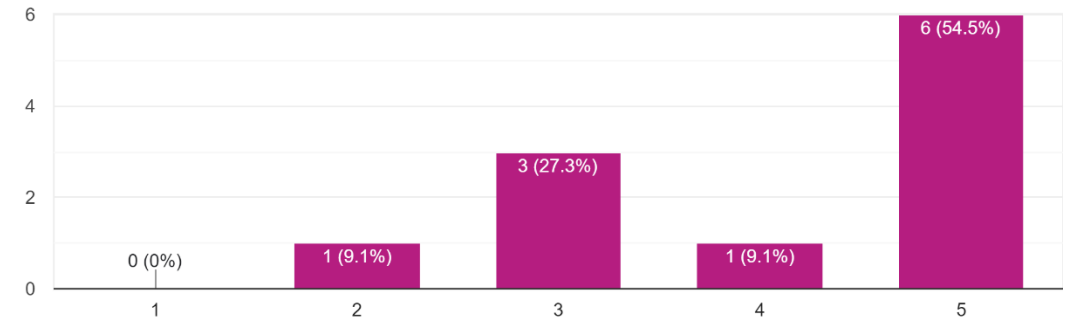
Nurture people's wellbeing and happiness through a focus on local food, including programs for cooking, community-support agriculture.

11 responses



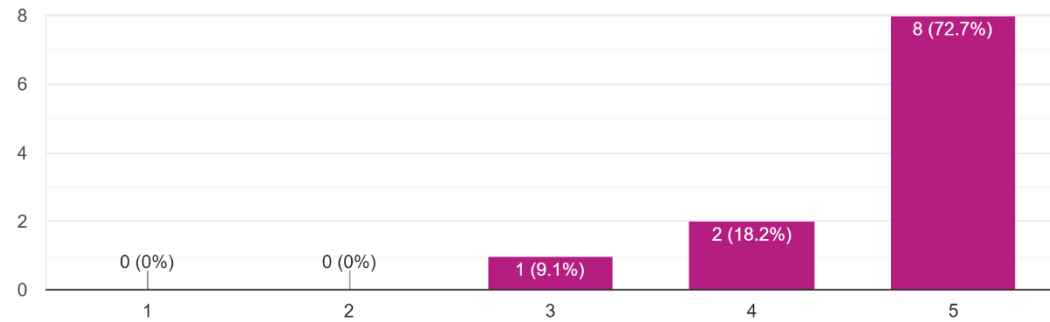
Build effective and equitable connections and partnerships between the rural and urban locations that Pike Place vendors occupy.

11 responses



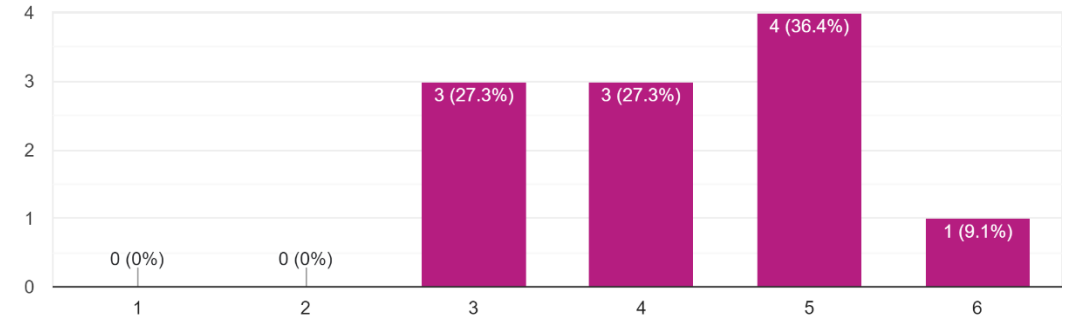
Expand programs that are inclusive, accessible and intentionally reach cultural and income diverse people.

11 responses



Focus on the Market being universally designed for all abilities.

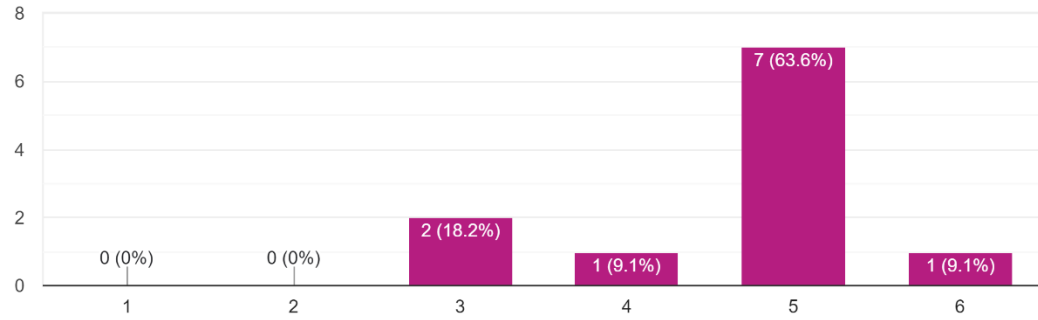
11 responses



Health & Wellbeing Responses

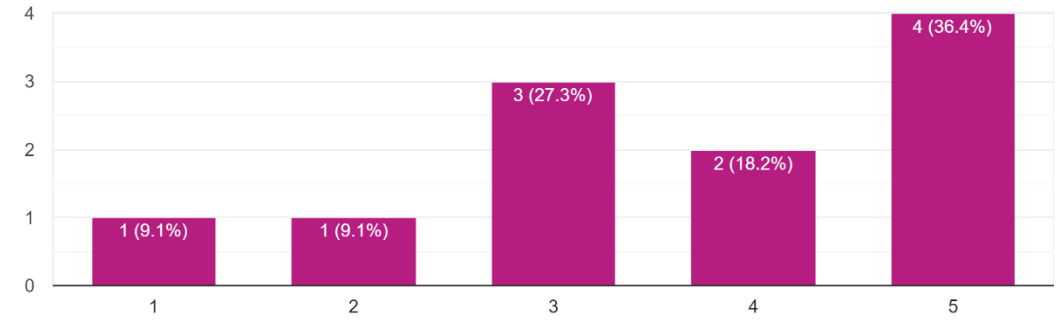
Explore how the Market can be a resource for affordable, local fresh food & nutritional education for a greater number of people in the region

11 responses



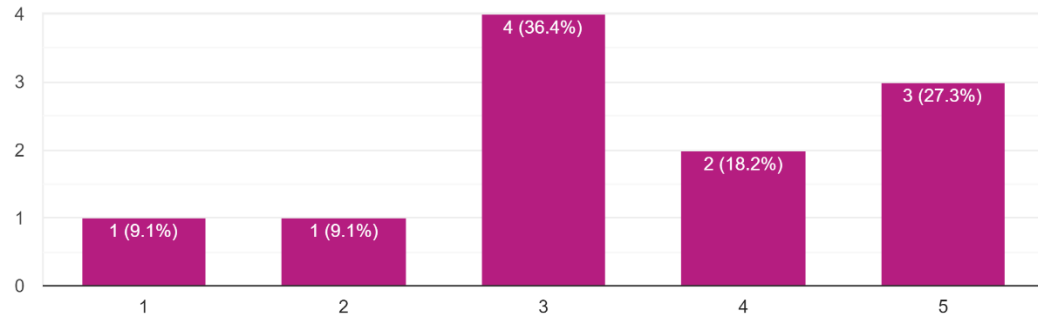
Evaluate where at Pike Place Market can support healthy soils, water, tree canopy and more diverse wildlife habitat in an urban setting.

11 responses



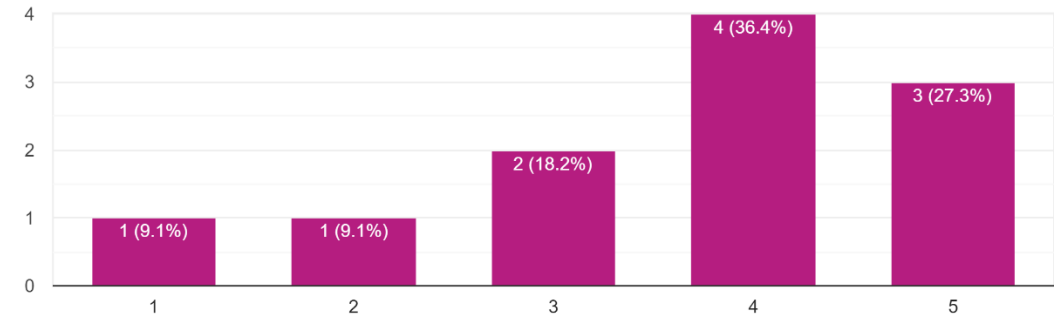
During renovations to buildings or site, consider nature-based design to engage the senses and connect people to place and ecology

11 responses



Make upgrades to buildings to provide greater occupant comfort: thermal, visual, acoustic, ergonomic.

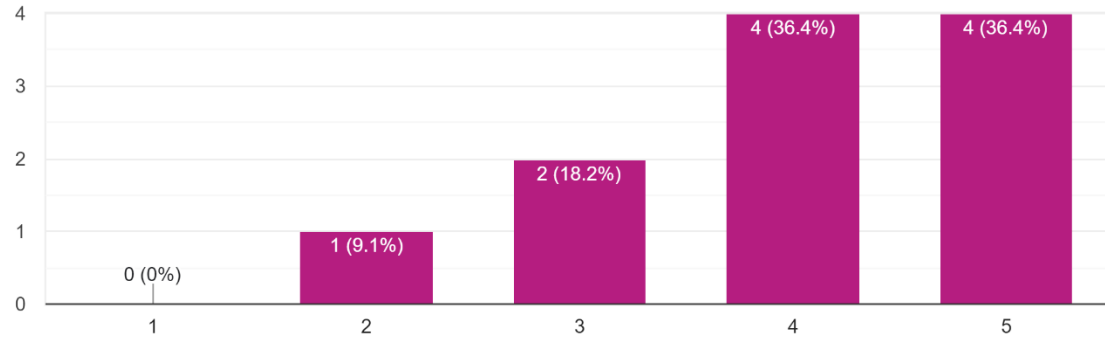
11 responses



Health & Wellbeing Responses

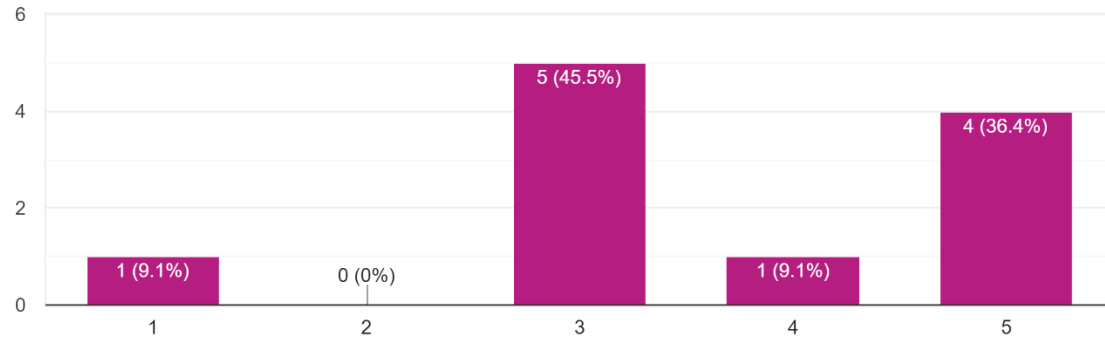
Specify sustainable material selection to reduce chemical hazards to workers and occupants.

11 responses



Adopt a "redlist" (see Glossary of Terms) to only allow building materials which are low-emitting and non-toxic.

11 responses



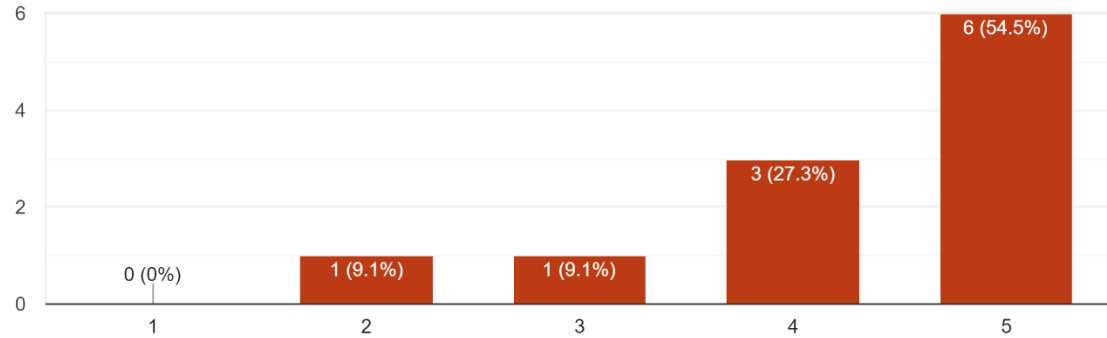
Optional: Are there any other Health and Wellbeing strategies or targets you think would be most important going forward?

- It is monumentally important to recognize the work of the Market Commons and the Pike Place Market Foundation in this arena. Any work done on this front without collaborating and/or acknowledging the Foundation's Healthy Community Model would be short-sighted and incomplete.
- I think providing local food without being tied to nutrition education should be an offering. I think PPM should be a key source for local food, but do not think PPM needs to be the (nutrition) educator.

Equity & Community Responses

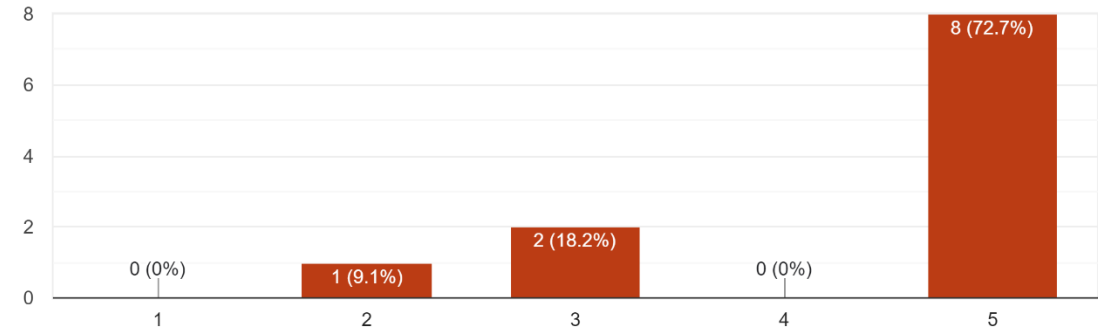
Increase civic engagement through trust building, accountability and space at the table.

11 responses



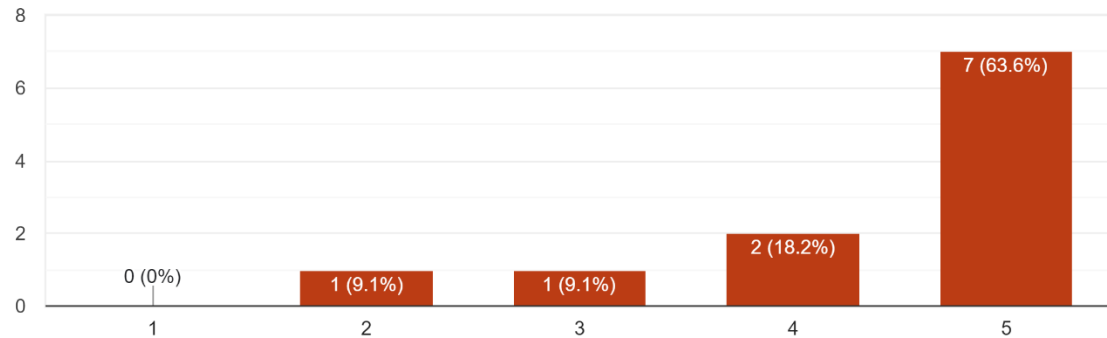
Go beyond land acknowledgement and explore ways to engage about local food and traditional ecological knowledge with Tribal and Indigenous communities in meaningful ways which benefit their communities.

11 responses



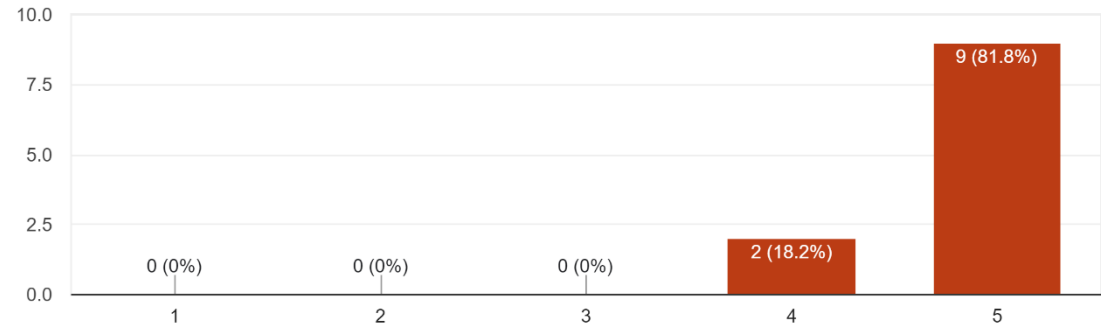
Preservation and celebration of culture and history that is inclusive of historically underrepresented voices, cultures, stories.

11 responses



Continue to provide diverse, healthy, stable affordable housing.

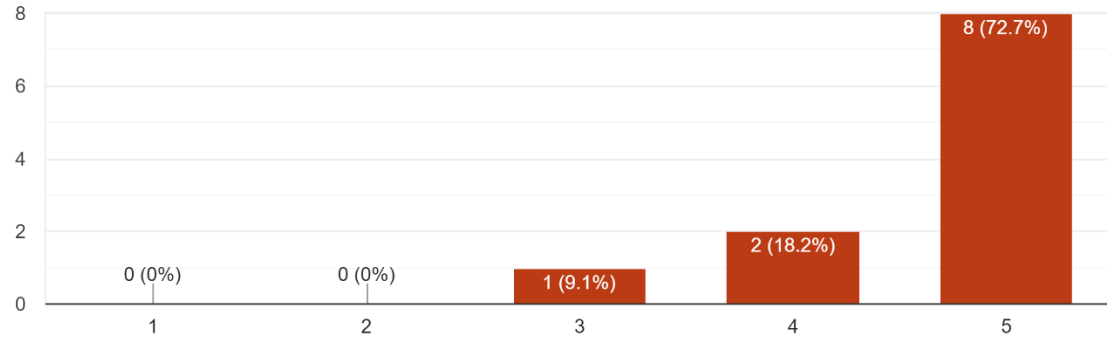
11 responses



Equity & Community Responses

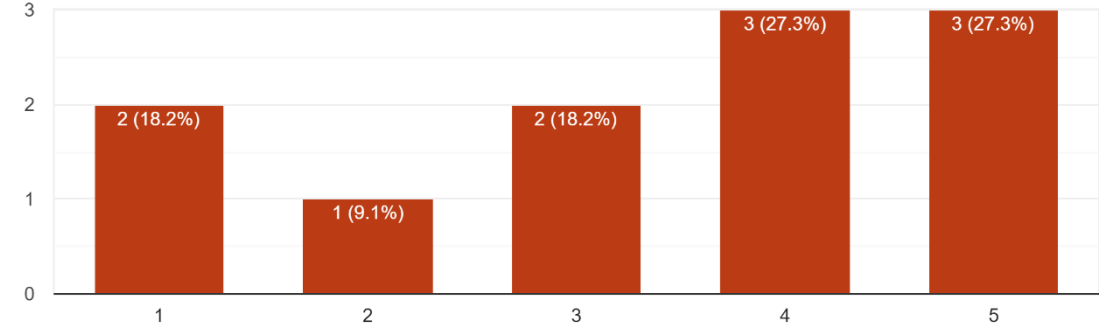
Increase entrepreneurial innovation and business start-ups with continued focus on BIPOC participation.

11 responses



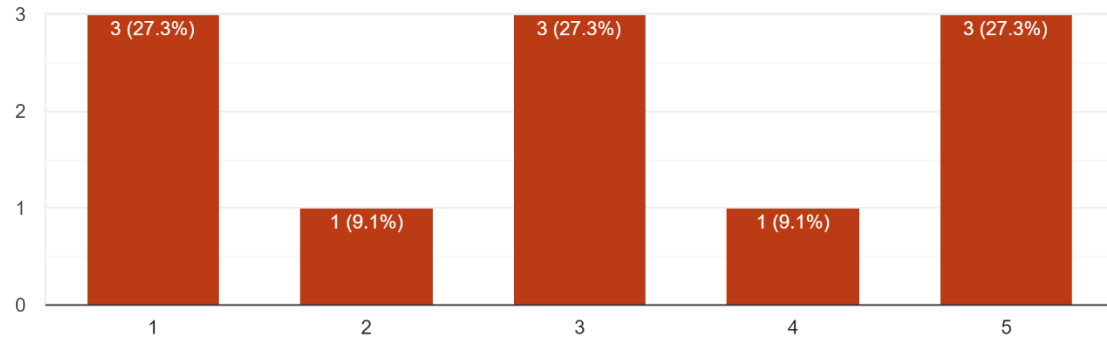
Succession planning for vendors desiring to pass their business to family or employees.

11 responses



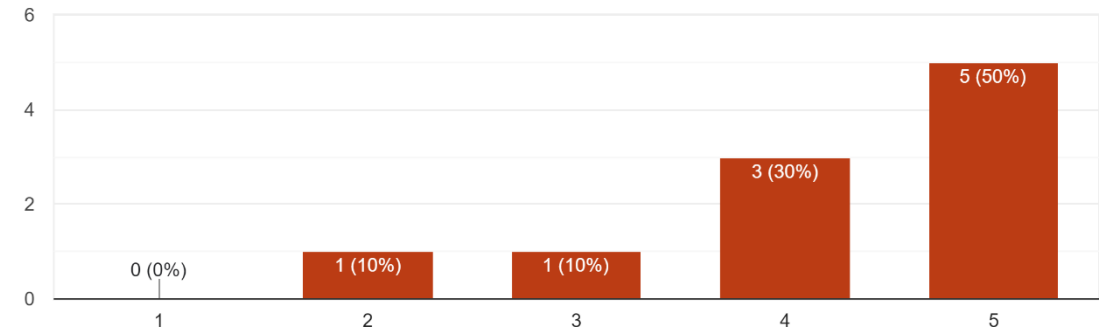
Incorporate multilingual signage, gender neutral restrooms and other elements to create space which is welcoming and inclusive for all

11 responses



Create a mechanism for continued listening, engagement and measurement of success towards these goals over time.

10 responses



Equity & Community Responses

Optional: Are there any other Equity and Community strategies or targets you think would be most important going forward?

- Hire more people of diverse backgrounds for senior management and Council positions.
- all of the ideas identified above are of equal importance.
- PPM has done an excellent job partnering with the Zoo and Chihuly Glass Festival. I think PPM should have a target to partner on events that highlight specific foods such as artisan cheeses, and cultural events (Pow-Wow), Asian heritage, etc. within the market. Particularly evening events on the Market front pavilion.
- Native Art museum - more culturally relevant and historically accurate than just the totem pole or an art gallery

Additional Comments

Optional: Any additional ideas, concerns/questions or thoughts you'd like to share about sustainability strategies, targets or initiatives?

- Besides planning, if there were tangible improvements/changes in the near term it would help create "buy-in" with the overall planning and the process in place. PPM should act with a sense of urgency when it comes to sustainability.
- I encourage that the process continue to seek and include diverse stakeholders. I hope the gatekeepers are open to different perspectives and ideas, including those that are significantly different from current or traditional thinking.
- PPM needs to be bold!
- For transparency, trust building, and maximal community buy-in, these kinds of surveys should be broadly shared among various and diverse Market community stakeholders.
- Really appreciate your questions and breadth of q's. I can certainly visualize some of these at the Market. Maybe the misting system on Pike Place could be rainwater capture. :)
- Engagement with local school districts to grow the next generation of Market lovers!