



**Pike Place Market Preservation and Development Authority (PDA)**

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**WATERFRONT REDEVELOPMENT COMMITTEE (WRC)  
Meeting Minutes**

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**Tuesday September 4<sup>th</sup>, 2012  
5:00 p.m. to 6:00 p.m.  
Atrium Conference Room**

**Committee Members Present: Jackson Schmidt, Gloria Skouge, Bruce Lorig, Patrick Kerr, Matt Hanna**

**Other Council Members Present:**

**Staff Present: Ben Franz-Knight, Joe Paar, Lillian Hochstein, John Turnbull, Dianna Goodsell**

**Others Present: David Miller, Brian Court, Peter Steinbrueck, Bob Messina, Greg Knutson, Haley Land, Howard Aller**

The meeting was called to order at 5:02pm by Jackson Schmidt, Chair.

**I. Administrative**

- A. Approval of Agenda  
The agenda was approved by acclamation.
- B. Approval of August 23<sup>rd</sup>, 2012 Minutes  
The minutes were approved by acclamation.

**II. Announcements and Community Comments**

None

**III. Key Issues and Discussion Items**

- A. PCI-N Parking Plans and Design Development  
David Miller and Brian Court reviewed the PCI-North Parking Plans and Design Development. Brian Court briefly reported on the details of the potholing work on and encompassing the PCI-North site. He noted that there are findings of building obstructions from the potholing work. He also reported that there is a portion of the site where the tunnel cannot be located with the technology being used. Brian Court also reviewed the PCI-North Parking Design Structure along with a presentation. The presentation is included in the minutes. Brian Court reported that there had been a connection added to the PCI-North garage that would link to the existing PCI garage. David Miller gave a brief update on the program elements of the PCI-North and a conceptual study of PCI-N design.

There was a brief discussion that followed.

Matt Hanna discussed his concern with replicating the daystall setup with the new deck/terrace space on PCI-North. He noted there is an opportunity in having something new on the space, which could bring more variety to the Market. He mentioned the idea of creating a space for children and education. He lastly added that we should take advantage of the opportunities we have and try to be as inventive as possible with the PCI-North space.

Jackson Schmidt noted that one of the PCI-North program spaces should be dedicated as the market's living room, allowing people to bring food and eat it there.

Haley Land commented that the PCI-North space should be centered on food. He added that he sees an opportunity to bring the garden center back to the Market.

Bruce Lorig stated that we need to think about other uses for the PCI-North space including the expansion of the healthcare & neighbor care system, a dental care facility and some type of adult care facility. He also noted that there should be some type of expansion for low-income housing.

Howard Aller agreed to Bruce Lorig's comments. He added that there should be an expansion of the foodbank and relocation of the rummage hall facility. He also noted that the PCI-North site should include a bank, hardware center, garden center and more subsidized housing and market rate housing.

#### **IV. Reports and Action Items**

##### **A. Update on WSDOT RFI**

Ben Franz-Knight presented a brief update regarding the WSDOT Request for Information (RFI). He reported that three formal questions were submitted in advance regarding the RFI. There were initial responses received from the questions submitted which presented positive indications. He noted that the process is moving along accordingly.

##### **B. Report from Stakeholders Group**

Haley Land gave a brief update regarding the PCI-North Stakeholders group. He noted that one of the central focuses for future meetings will be with the project timeline. The next meeting is scheduled for September 18<sup>th</sup>.

#### **V. Next Steps**

##### **A. Working Session with Miller Hull**

This item was combined with Section III, Item A.

#### **V. Concerns of Committee Members**

None

#### **VI. Public Comment**

Bob Messina commented on having the Miller Hull Team turning to a new view perspective with the PCI-North designs.

Haley Land commented about the terrace space on PCI-North, noting that there will be a period of time where the space is unused. He added that he was unsure how much the terrace space would be used by the daystall community.

Peter Steinbrueck noted that there are principles that need to be considered for the deck/terrace space for PCI-North including: open air, light, weatherproofing and minimum view impairment. He noted that incorporating these principles could draw more people to the space and help activation of the space. He commented on having a larger covered area for the terrace space. He stated that if we design the space for one specific thing it will be self-limiting.

#### **VII. Adjournment**

The meeting was adjourned at 6:08 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator