



Pike Place Market Preservation and Development Authority (PDA)

**WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes – March 22nd 2012**

**Tuesday April 24th, 2012
5:00 p.m. to 6:00 p.m.
Atrium Conference Room**

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

Other Council Members Present:

Staff Present: Ben Franz-Knight, Joe Parr, Jennifer Maietta, Tamra Nisly, Dianna Goodsell

Others Present: Peter Steinbrueck, Bob Messina, David Miller, Brian Court

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

I. Administrative

- A. Approval of Agenda
The agenda was approved by acclamation.
- B. Approval of March 22nd, 2012 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Reports and Action Items

Action Item: Proposed Resolution 12-30: Authorization for Contract Authority-Miller Hull Architectural Services-PCIN Design and Development

Ben introduced the resolution which proposes the PMPDA has determined that Architecture services are necessary for Design and Development of plans for PC-IN and integration with the Central Waterfront Design framework. The PMPDA conducted a public process and issued a Requests for Qualifications (RFQ) for Architectural Services in accordance with its Purchasing Guidelines and received seven (7) proposals, and conducted interviews of 4 finalists; Miller Hull was identified as the best qualified to address the needs specifically related to Design and Development of PC-IN, integration with the Central Waterfront Design effort. The PMPDA and is now ready to enter into contract with Miller Hull in an initial amount not to exceed \$350,000 for design services as specified in the contract for Development of PCIN. It be resolved that the PDA Council authorizes the PDA Executive Director or his designee, to enter into contract with Miller Hull for Architectural Services for PC-IN, for an initial amount not to exceed \$350,000. The funds for this project will be drawn from the PDA CRRF – Capital Reserve and Replacement Funds.

David Miller gave a brief introduction to Miller Hull Architects, which was established in 1976. He discussed the background of the firm's work while presenting several illustrations to the committee. He noted his experience in designing numerous housing projects, which is also a desired component for PCIN. He lastly added that the PCIN design is a project of a lifetime and an incredible opportunity for Miller Hull Architects.

There was a discussion regarding financing and costs for design and development of PCIN. Joe stated that the fee structure for Miller Hull Architects is very favorable for the Market comparable to fees accessed previously to other entities. Bruce commented on financing for the entire project, adding the need to have a definitive plan set forth. Ben responded that although there is no formalized financing plan for the PCIN project as of yet, there has been multiple models in the Market that have demonstrated success in obtaining resources from various avenues.

John Finke entered at 5:20 p.m.

There was also a discussion regarding apprehensions in moving forward with the development and design for PCIN with Miller Hull Architects. Patrick disclosed four topics of concern including the issue of not owning the PCIN Site, financing of the project, Corner's plans and designs for PCIN and the SDOT Elliot Western Connector. Jackson responded that he shared those concerns as well but felt it was necessary in taking the next steps to realize the goal for PCIN. Matt asked what the compelling reason was in moving forward now with elaboration in design for PCIN.

Ben stated there were a number of factors that influenced the commitment in going forward with the design and development of PCIN, including the complexity of negotiations with the city. He said imminently there is a fundamental decision point regarding the future of Seattle's Waterfront. He stated it has been clear by the direction received from Council and the Market community that it is an absolute goal and desire to see PCIN developed for Market Uses. He added if we are to participate actively in the process of developing PCIN, it is critical to have a significant role in managing, controlling and driving the progression for PCIN. He stated it is an incredible necessity to step forward and move towards a formal design for PCIN. He lastly added he firmly believes we are poised at one moment where there is synergy between the Market's goals and two other significant projects including: the demolition of the Viaduct and the reconstruction of Seattle's Central Waterfront.

Peter commended the selection process for the choice of firm selected. He stated there really is no choice but to move forward with designing and developing PCIN; the risk is \$350,000 but the reward is ultimately the Market's vision for PCIN.

John commented it is unusual to start design of a project at this stage, but added this is a very unusual project. He added that planning and the need to be knowledgeable in our input directs movement forward with PCIN.

Matt Hanna moved, Bruce Lorig seconded

Approve: Jackson Schmidt, Gloria Skouge, Bruce Lorig, Matt Hanna, John Finke

Against: 1

Abstain: 0

Resolution 12-30 passed by a vote of 5-1

B. PCI-N MOA/MOU (*Closed Session Per (RCW 42.30.110(l)(b))*)

Closed session began at 5:35 p.m.

Closed session ended at 6:20 p.m.

III. Next Steps

A. Public Meetings and Design Development
None

V. Concerns of Committee Members

None

VI. Public Comment

None

VII. Adjournment

The meeting was adjourned at 6:21 p.m. by Jackson Schmidt

Meeting minutes submitted by:

Dianna Goodsell, Administrative Services Coordinator