



Pike Place Market Preservation and Development Authority (PDA)

WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes

Tuesday October 23rd, 2012
5:00 p.m. to 6:00 p.m.
Elliott Bay Conference Room

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

Other Council Members Present: David Ghoddousi

Staff Present: Ben Franz-Knight, Joe Paar, David Ghoddousi, Dianna Goodsell

Others Present: Bob Messina, Howard Aller, Haley Land, Ralph Brems

The meeting was called to order at 5:00pm by Jackson Schmidt, Chair.

I. Administrative

A. Approval of the Agenda

Jackson Schmidt proposed moving Section IV, Public Comment before Section V, Closed Session.
The agenda, as amended, was approved by acclamation.

B. Approval of the September 20th, 2012 Minutes

The minutes were approved by acclamation.

II. Announcements and Community Comments

Haley Land inquired about the status of the view study of slab ten for PCI-North.

Ben Franz-Knight replied that he has not seen any updated images from the architects regarding the view study from slab ten.

III. Key Issues and Discussion Items

A. Food Hub Discussion and Opportunities in PCI-North

Ben Franz-Knight momentarily requested Joe Paar to provide an update on PCI-North and the General Contractor/Construction Manager (GC/CM) procurement process. Joe Paar discussed an overview of protocol for the GC/CM procurement, firm selection process and the tentative timeline specific to PCI-North; he anticipates a recommendation by February 2013. Ben Franz-Knight noted that we are doing the GC/CM process under our own approval and not through the state like with the renovation.

Matt Hanna entered in at 5:03pm.

Ben Franz-Knight discussed opportunities in PCI-North, including the Food Hub concept. He distributed several supplementary materials to the committee regarding an introduction to regional food hubs; these documents have been included with the minutes. He noted that the Pike Place Market is essentially a large food hub; he presented a question of if there is opportunity with PCI-North to tackle specifically another distinct component of Regional Food Hub Services. The first handout he passed out was sourced from the

USDA about Regional Food Hubs: Linking producers to new markets. He gave a quick high-level overview of the document which described the core components and the benefits of a Food Hub. The second document Ben distributed was a concept paper on Food Web which is a homegrown initiative to increase and sustain the capacity of the Puget Sound regional food system. The last document he distributed was the Regional Food Hub Resource Guide created by the USDA; he encouraged the committee members to review the document for a more comprehensive review of the concept.

There was a discussion that followed.

Jackson Schmidt noted that it makes sense to have the info regarding the regional food hub concept presented in relation to programming and use for PCI-North. He added that having the documents distributed tonight available at the Full Council Retreat would be very helpful.

Matt Hanna noted his hopes in continuing the discussion of a regional food hub. He added that he would like to make sure we are listening to our farmer's needs and ensuring the regional food hub concept is beneficial to them; he added the possibility of sounding out some of our farmer's responses regarding this concept prior to the retreat.

B. Design Collaboration Update

Ben Franz-Knight provided an update of the design collaboration for the PCI-North & Waterfront project with the Miller Hull and James Corner Team. He presented several developing design illustrations to the committee and public from a recent meeting with the Miller Hull & Corner Team. He briefly discussed each illustration, highlighting the significance of the updated elements in the design. An important element in the updated illustrations demonstrated the importance of connections and where they lie from PCI-North down to the Waterfront and activation of spaces.

There was a brief discussion that followed.

Jackson Schmidt noted it was critical for the committee to provide input regarding the Miller Hull and Corner drawings before it is presented on November 8th to the Waterfront's Design Oversight Committee.

Bruce Lorig identified a problem regarding the spacing of the buildings for PCI-North and generating enough revenue in relation to the creation of corridors.

David Ghoddousi noted that there needs to be private access designated for the merchants and facility staff from the connection of the Market to the Waterfront.

Reports and Action Items

A. Report from Stakeholders Group

Haley Land briefly reported on the Stakeholder's group. He noted that there was a conflict with the last scheduled meeting date, which had to be cancelled. The scheduling of future group meetings is in process.

IV. Public Comment

Bob Messina briefly commented on the design drawings shown by Ben Franz-Knight under Section III, Item B. He noted that one of the concepts in an illustration presented had improved the view corridor to the waterfront; he hopes to see further axel alignment in that corridor with the waterfront in the future.

Haley Land commented on the discussion from the evening's meeting regarding opportunities with food and PCI-North; he stated that he thinks it is a great and positive direction to go in.

V. Closed Session

Closed Session started at 5:36pm.

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

Closed Session ended at 5:59pm.

During Closed Session, the Committee discussed the ongoing negotiations of the Memorandum of Understanding (MOU) with the City of Seattle.

VI. Concerns of Committee Members

None

VII. Adjournment

The meeting was adjourned at 6:02 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator