



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

---

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

---

**Thursday May 17<sup>th</sup>, 2012  
4:00 p.m. to 5:00 p.m.  
Atrium Conference Room**

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

**Other Council Members Present: Ann Magnano**

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

**Others Present: David Miller, Brian Court, Howard Aller, Caitlin Evans**

The meeting was called to order at 4:01 by Jackson Schmidt, Chair.

**I. Administrative**

**A. Approval of Agenda**

The agenda was approved by acclamation.

**B. Approval of May 8<sup>th</sup>, 2012 Minutes**

The minutes were approved by acclamation.

**C. Announcements and Community Comments**

Ben distributed two documents containing a Memo from Charley Royer and Maggie Walker, co-chairs of the Central Waterfront Committee and the Final Draft of the Central Waterfront Committee Action Plan. Ben highlighted bullet # 4, key goal for the summer 2012, from the CWC Action Plan which states: Complete City's cooperative working agreements (or MOU's) with Pike Place Market and Seattle Aquarium. These are key development partners and constructive collaboration must continue for Waterfront Program to be successful.

John Finke commented on Bullet # 5 from the CWC Action Plan. He stated he had been asked to sit on the not-for-profit "Friends of Seattle Waterfront" group. He added he was not sure of the scope for the group, but wanted to see if there were any concerns from the Committee members.

Jackson added that he has sat simultaneously with the PDA Council and the Market Foundation and noted he never felt that there was a conflict.

*Matt Hanna entered at 4:03 p.m.*

**II. Reports and Action Items**

**A. Miller Hull Architects Progress Update**

Ben briefly gave an introduction to Brian Court from Miller Hull Architects and Caitlin Evans from Swift Company, LLC. Brian noted that the Miller Hull team had met with James Corner and his team on the May 10<sup>th</sup>. He stated it was an introductory meeting in which they had the opportunity to talk about

their shared goals. He noted that meeting aided both Miller Hull's and James Corner's teams in establishing trust. David Hull added the meeting was very productive for both teams.

Brian and David presented a recap on the Public Meeting from May 16<sup>th</sup>, regarding PCI-North. They reviewed the goals and aspirations for the PCI-N Site which included:

- porosity—multiple routes
- arrival point—'entering the market'
- covered walkways—weather protection
- important connections
- views—maintain, enhance, balance
- compliment—don't compete with—the market
- activate Western Avenue
- activate the Waterfront Connector

David pointed one thing out about Corner's design in which there is an absence of weather protection/canopies. He stated he wanted to make sure that some type of weather protection element is incorporated with the PCI-N site.

Brian furthermore reviewed potential Program components for the PCI-N Site which included: parking, storage space for Market tenants, low-income housing, commercial/retail space and art/office/food bank space.

Bruce L. commented on the program numbers from Miller Hull's presentation. Brian stated he would not know exactly until the site is built. Bruce L. also commented about generating enough revenue from commercial and residential rent with the limited space of the PCI-N site.

David and Brian lastly presented a view analysis of the PCI-N Site and reviewed potential design ideas for the space. Brian discussed about the Market Views and that noted that views unfortunately get compromised, he hopes they can provide better views than before. They concluded their presentation with discussion around parking garage design which eventually directed attention to the excavation of the site. Brian noted the site will have to be surveyed prior to excavation due to the Tunnel underneath. He discussed the structural elements and obstacles with the Tunnel and excavation of the site.

There was a discussion that followed.

*Closed session began at 4:45 p.m.*

B. PCI-N and Heritage House Discussion (*Closed Session Per ( RCW 42.30.110(1)(B))*)

*Closed session ended at 5:08 p.m.*

**III. Next Steps**

Ben discussed the next steps including continuation of teamwork with Miller Hull Architects and Corner's Team in refining PCI-N Design, Development Plans and Programs. He added that quick and accurate analysis of the issues we are going to face will need collaborative efforts. He lastly emphasized an urgent focus for the PCI-N site, which is figuring out how to get the parking in the design.

**V. Concerns of Committee Members**

None

**VI. Public Comment**

Haley Land commented that he was not provided accurate information from two sources in the change of the WRC meeting time. He was disappointed he missed most of the evenings meeting. He wanted to thank John F. and Bruce L. though for coming to the public meeting on May 16<sup>th</sup>. Ben added that a majority of

tonight's meeting was a review from the Public Meeting from May 16<sup>th</sup>. He stated he would provide a recap of tonight's meeting with Haley.

**VII. Adjournment**

The meeting was adjourned at 5:09 p.m. by Jackson Schmidt

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator