



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

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

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**Tuesday May 8<sup>th</sup>, 2012  
2:00 p.m. to 3:00 p.m.  
Atrium Conference Room**

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

**Other Council Members Present: James Savitt, Gerry Kumata**

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

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

The meeting was called to order at 2:04 by Jackson Schmidt, Chair.

**I. Administrative**

**A. Approval of Agenda**

The agenda was approved by acclamation.

**B. Approval of April 24<sup>th</sup>, 2012 Minutes**

The minutes were approved by acclamation.

**C. Announcements and Community Comments**

Howard Dale commented about the absence of the Council members name displays. Ben responded he would have the individual name displays visible to the public at each committee meeting accordingly.

Ben announced there will be a Public Community meeting regarding PCI-N on May 16<sup>th</sup>, from 6:00 to 8:00 p.m. in the Atrium Conference Room.

**II. Reports and Action Items**

**A. Introduction to Miller Hull Architects**

Ben gave a brief introduction to Miller Hull Architects. Ben stated we have been moving very fast in with the development of PCI-N design; he wanted to ensure we continue to stay ahead. He added that some of the early critical challenges we see are ensuring that as Corner's design advances, we are making sure there is no compromise to the Program goals for PCI-N. He stated there will be detailed and intentional focus on the PCI-N site assessment, specifically elevation impacts. He lastly concluded David Miller and James Corner will be meeting later this week to have an opportunity to discuss the design of PCI-N.

David discussed the current progress with the design of PCI-N. He added his team has been working on the PCI-N project for about a week; his team is at the information and gathering stage at this point. He added his team is working with MKA Structural and Civil Engineers. He stated the challenge at this point is integrating enough parking to satisfy the Market Programs needs. He brought a physical model to assist with illustration of design concepts for PCI-N. Brian presented a brief PowerPoint of preliminary sketches

surveying the PCI-N site. He stated excavation is going to be key in this project in assessing how much space is available for Market Programs and parking in reference to the Tunnel.

Ben stated we are diving very aggressively in the technical and constructability issues of the PCI-N site. As result, we will know exactly what we need to do from a coordination perspective to build from the ground up. He lastly added there have been a couple of conversations about the ability to directly integrate connections with the PCI-N site; we can start to interact with the existing Skybridge connection from the Market and we can highlight an under utilized entrance to the Market, which is the DownUnder.

B. Discussion of concerns. Issues and ideas related to the design of PCI-N

The Committee members and the public had an opportunity to voice there concerns and ideas related to the design of PCI-N with Miller Hull Architects:

Jackson S. stated one thing he liked from the presentation was the statement from David referencing the PCI-N connections as a process of discovery. He stated it is very important to bring the Market feel into what we are doing. He added, overall what we are doing is a combination of extending the Market while also providing the connection between the Market and the Waterfront. He lastly noted he had a meeting with former Mayor Royer, which he said "One thing that is very important to the City in this process is preserving the Democratic views". Jackson elaborated on Mr. Royer's comment, stating with the Viaduct coming down, people will lament on the loss of the view. He added the PCI-N site is one of the only places ordinary citizens get this tremendous view of both the City and the Waterfront.

John F. stated the PCI-N site has to be all about the Market and accommodate the normal functions of the Market. He added the PCI-N space should at least be activated 18 hours per day or 10 hours a day without the housing component. He liked the concept of vertical access of the Market without expanding space. He discussed the importance of finding multiple ways of accessing and getting around in the Market. He concluded the PCI-N space needs to feel very organic and flow well.

Gerry K. agreed with John and Jackson with keeping activation of programs in the Market. He added the current location of the food bank should be reassessed; we need to look at better community access to the food bank.

Patrick K. discussed his concerns of trying to accommodate all the anticipated uses of the PCI-N, which may overwhelm the space. He noted in the 1990's the biggest issues of concern from the Market community was the blockage of views from the PCI-N site design; he wants the architects to keep that in mind in regards to design of PCI-N . He said overall the priority should be focusing on the PCI-N site and incorporating some sort of housing component; we do not want the Waterfront to be the focus at this point.

Jim S. commented on what Ben said in using the opportunity to redirect traffic from the Waterfront to connect to lower levels of the Market; there have been several opportunities for design and development of PCI-N in the past which had not taken advantage of that opportunity. He stated serious consideration should be given in how people will get from the Waterfront to one of the lower levels at the Western side of the Market.

Bruce L. stated we have a fantastic opportunity to improve the Market and also the circulation in and around the Market. He discussed several concerns including the accessibility to parking; noting how the parking garage is presently under utilized. He stated another concern was the same elevation of the Desimone Bridge and the Virginia and Western intersection. He added we have the opportunity of having a circular path down Pike Place, across the street, and up to the Desimone Bridge.

Gloria briefly stated she agreed with Patrick in regards to incorporating housing in the PCI-N site design.

John F. commented on weather impacts of Market, noting we need to work with the elements of nature. He added customers seem to be either inside or outside the Market, which needs to be more proportioned.

Howard Aller stated as for someone who is less than fully able, he is fine with the idea of having a long gentle slope as a scenic passage to the Market in addition to the Elevators. He appreciated the fact the Committee was thinking about adding a housing component to PCI-N. He said the first goal for the Market and PCI-N should be incorporating food. He suggested on making available inexpensive commercial spaces for people who make food in front of you.

Haley Land stated he thinks the Market feels set apart from the rest of the City for good reasons; and thinks the new development should reflect that. He added we ought to think about incorporating back some of the businesses that were lost at the Market in the last 20 years including a garden center, shoe repair and hardware store. He noted many of the unique businesses that were lost had helped people feel like they belonged in a small community. He stated he sees a lot of value in getting those types of businesses priority for retail space at the Market. He concluded that with the discussions of connecting from the Waterfront to the Market, we should think about what and where should be the best main entry way to the Market.

Bob Messina briefly commented on Bruce. Lorig's discussions regarding the level of the Desimone Bridge and the intersection of Virginia and Western, in which he supports the concern.

**III. Next Steps**

Ben discussed the next steps with the design of PCI-N. He stated the next critical step is starting with the foundation component for PCI-N and getting a firm assessment. He noted if there is more time he would like to get more input regarding the aesthetic use of PCI-N and going over expectations from the architects. He concluded one challenge for the architects will be finding a sense of arrival of the Market with the PCI-N design.

**V. Concerns of Committee Members**

None

**VI. Public Comment**

None

**VII. Adjournment**

The meeting was adjourned at 2:57 p.m. by Jackson Schmidt

Meeting minutes submitted by:

Dianna Goodsell, Administrative Services Coordinator