



Waterfront Redevelopment - Meeting Agenda

Date: Thursday August 23rd, 2012

Time: 5:00 p.m. – 6:00 p.m.

Location: Atrium Conference Room (Former Top of the Market Space)

Council Members: Jackson Schmidt (Chair), Gloria Skouge (Vice-Chair), John Finke, Matt Hanna, Patrick Kerr, and Bruce Lorig

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| 5:00pm | I. Administrative:
A. Approval of Agenda
B. Approval of the August 7 th , 2012 Meeting Minutes | Chair |
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| 5:05pm | II. Announcements and/or Community Comments | |
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| 5:10pm | III. Key Issues and Discussion Items
A. PCI-N Project Timeline with Cash Flow Analysis | Ben Franz-Knight |
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| 5:25pm | IV. Reports and Action Items
A. Action Item: Proposed Resolution 12-74: Authorization for Added Contract Authority – Davidson-Macri – PCI-N Potholing
B. PCI-N MOA/MOU (<i>Closed Session Per (RCW 42.30.110(1)(b))</i>) | Ben Franz-Knight |
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| 5:40pm | V. Next Steps
A. Working Session with Miller Hull - Parking | David Miller |
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| 5:50pm | VI. Public Comment | |
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| 5:55pm | VII. Concerns of Committee Members | |
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| 6:00pm | VIII. Adjournment | Chair |
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Pike Place Market Preservation and Development Authority (PDA)

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

**Tuesday August 7th, 2012
5:00 p.m. to 6:00 p.m.
Atrium Conference Room**

Committee Members Present: Jackson Schmidt, Gloria Skouge, Matt Hanna

Other Council Members Present: Gerry Kumata, Ann Magnano, David Ghoddousi

Staff Present: Ben Franz-Knight, Dianna Goodsell

Others Present: Peter Steinbrueck, Greg Knutson, Howard Aller, Bob Messina, Ann Brown

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

I. Administrative

A. Approval of Agenda

Working Session with Miller Hull under Section IV, Item A was stricken from the agenda.
The agenda, as amended was approved by acclamation.

B. Approval of July 3rd, 2012 Minutes

The minutes were approved by acclamation.

II. Announcements and Community Comments

None

III. Reports and Action Items

A. PCI-N Review & Discussion of Design and Development Plans

Ben Franz-Knight reported on the progress of the Potholing activities for the PCI-North site. He stated that the good news is that the top of the tunnel was located and the bad news is that the tunnel is higher than expected. With the discovery of the tunnel height, it will likely mean that there will not be a 3rd level of parking on the PCI-North site. He noted that there should be a reduction in costs from the decreased parking element; from a fundability standpoint this will not affect us significantly. He lastly added that there will be updated information at the next WRC meeting regarding parking.

There was a brief discussion regarding parking that followed

Ben Franz-Knight mentioned that a stakeholders group regarding PCI-North has been meeting every month. He noted that the stakeholder's group would like to have an opportunity to briefly share their comments and updates at future WRC meetings.

Ben distributed a copy of the materials provided at the August 6th City Council Meeting.

There was a discussion that followed.

Jackson Schmidt inquired about the PCI-North timeline and the MOU/MOA status.

Ben noted that the timeline has slightly shifted; he is waiting for the City budget in late September.

Matt Hanna stated that he wants to be constantly mindful about the financing and timeline of the PCI-north Project. He had asked Ben to remind the public and committee members of the expectations of what expenditures will be aligned with the timeline. He had asked for more clarification regarding the flow of funds and contributions during the PCI-North project and what types of economic pressures the PDA could be under. Ben noted that specific information regarding financing and the Timeline would be presented at the next WRC meeting.

IV. Next Steps

A. Working Session with Miller Hull

This item was stricken from the agenda.

- B.** Ben Franz-Knight reported on the next steps for PCI-North. He stated that the potholing should be finishing up in the next weeks; this will provide a clear a base line in establishing what context we can operate in for our parking plan and program. He added that there will be further refinement of the some of the key design elements, including several new visuals available at the next WRC meeting. There will also be refinement of the financing plans and timeline including project cash flow and sources of funding. Lastly, there will be a preliminary report on our approach to capital campaigning and philanthropy based on conversations from now.

V. Concerns of Committee Members

None

VI. Public Comment

Ben Franz-Knight noted that there are now two public binders with the corresponding meeting materials available for each Council and Committee meetings.

Bob Messina commented on the timeline of PCI-North and the James Corner design. He would like to have the committee incorporate a specific building from Corner's design with the PCI-North visuals in the future; the building in Corner's design appears to be adjacent to the PCI site.

Jackson Schmidt discussed the complexities from Bob Messina's request.

VII. Adjournment

The meeting was adjourned at 5:41 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator



Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 12-74:

Authorization for Added Contract Authority – Davidson-Macri – PCI-N Potholing

August 2012

WHEREAS, the Pike Place Market Preservation and Development Authority (PPMPDA) was chartered by the City of Seattle pursuant to RCW 35.21.730 et. Seq with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and;

WHEREAS, in order to maintain the viability of the Pike Place Market the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-IN that may directly affect the future of the Market,

WHEREAS, the PPMPDA has determined that Potholing services are necessary for Design and Development of plans for PC-IN and integration with the Central Waterfront Design framework; and,

WHEREAS, the PPMPDA has utilized its small works contractor roster in accordance with its Purchasing Guidelines and identified Davidson-Macri Sweeping as the best and only firm in the area qualified to perform this potholing work; and,

WHEREAS, the PPMPDA entered into contract with Davidson-Macri Sweeping in an amount not to exceed \$50,000 for potholing work that was approved by resolution 12-52; and,

WHEREAS, due to difficult soils conditions with regards to debris contained on the site and having to confirm the correct centerline of the tunnel because it differed from the archived survey data that was obtained for the PC I – N site an additional \$40,000 is needed for potholing work; and,

NOW THEREFORE, BE IT RESOLVED that the PDA Council authorizes the PDA Executive Director or his designee, to enter into an amendment with Davidson-Macri Sweeping for additional Potholing for PC-IN, for an additional amount not to exceed \$40,000 for total not to exceed \$90,000 (this \$90,000 includes the original \$50,000 approved by resolution 12-52); and,

The funds for this project will be drawn from the PDA CRRF – Capital Reserve and Replacement Funds.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:

Opposed:

Abstained: