



Pike Place Market Preservation and Development Authority (PDA)

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

**Thursday April 18th, 2013
5:00 p.m. to 6:00 p.m.
Elliott Bay Room**

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

Other Council Members Present: James Savitt, David Ghoddousi

Staff Present: Ben Franz-Knight, Lillian Hochstein, Dianna Goodsell

Others Present: David Miller, Brian Court, Bob Messina, Haley Land, Howard Aller, Grace Leong, Jonathan Morley

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

I. Administrative

- A. Approval of the Agenda
The agenda was approved by acclamation.
- B. Approval of the March 21st, 2013 Minutes
The minutes were approved by acclamation.

II. Announcements and Community Comments

None

III. Key Issues and Discussion Items

- A. Schematic Design Update
There was a presentation from David Miller and Brian Court of Miller Hull Partnership regarding project updates on Schematic Design for PCI-North. A copy of the presentation was included with the meeting minute's record. The presentation illustrated items including connections to and from PCI-North and the parking garage such as the Waterfront and Elliott connectors. There was a brief overview of waste, recycling and composting operations with the Market and PCI-North and the functionality and access between the two spaces in the future. There was a brief introductory from Jonathan Morley, Landscape Architect from Berger Partnership.

There was a discussion that followed.
- B. Update on Financial Analysis & Project Manager
There was an update from Ben Franz-Knight regarding the Financial Analysis from Seneca Group and the RFQ for PCI-North Project Management services. An RFQ regarding Low-Income Housing Finance Consultant Services for PC-I North had also been sent out. In reference to the Financial Analysis for PCI-North, the Sensitive Testing Model was the last piece of work for Seneca group under the first phase for the

project. The RFQ's for both the Project Management and Low-Income Housing Finance Consulting services would be due by the middle of May, with interviews completed prior by the May Full Council meeting. It was noted that there was tremendous interest for both the RFQ's sent out from numerous parties. Ben Franz-Knight would like to work with PDA Council members regarding their availability to participate in the interviews.

There was a brief discussion that followed.

IV. Reports and Action Items

A. Report from Stakeholders Group

Haley Land presented the Stakeholders Group Report. He noted that there would be a further update after the April 24th PCI-North Community Open House. He added that the Open House would be divided into two phases; one open house in April and the other open house in June. There was discussion on the process for reaching out to public for the Open House and getting exposure broadly out.

V. Resolution(s) to be Added to Consent Agenda

None

VI. Public Comment

Howard Aller commented on the PCI-North sketch plans noting that the low-income apartment design still has the doors opened to the outdoors. He noted that in regards to urban farming and protecting the property that the sites be kept out of public access and be kept on private rooftops.

Bob Messina commented on the various PCI-North illustrations of the cooling towers and the need for more consistent variations of the cooling towers with the future illustrations. He inquired about the process and content for the PCI-north Community Open House; he was curious about what would be displayed and what would the public comment on.

VII. Concerns of Committee Members

Patrick Kerr noted that there is much work the committee can be doing for the PCI-North project; he would like us for reach out to the Market tenant and determine the needs for PCI-North including storage and various business type spaces. He added that we can start working groups in which we would do so in purview with public meeting requirements.

David Ghoddousi mentioned notice to Market businesses and tenants regarding feedback for PCI-North programming needs. He noted the various Market space needs such as cold/dry storage, preparation and manufacturing spaces.

Bruce Lorig commented on his concerns for the PCI-North project and requested to have copies of PCI-North design presentations available prior to the Committee meeting. He noted that he is willing to spend the time to learn the drawings. He noted the importance of having the programming of the PCI-North spaces figured out including understanding the types of tenants and types of spaces to design for the building.

James Savitt inquired about the objective and layout for the April 24th PCI-North Open House. He highlighted the importance of reaching out to the Market tenants and public for the open house.

VIII. Closed Session

Closed Session started at 6:05pm

A. WSDOT Agreement (*Closed Session Per (RCW 42.30.110(l)(b))*)

Closed Session ended at 6:10pm

Open Session started at 6:11pm

IX. Adjournment

The meeting was adjourned at 6:12 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:

Dianna Goodsell, Administrative Services Coordinator