



Pike Place Market Preservation and Development Authority (PDA)

WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes

Tuesday May 7th, 2013
5:00 p.m. to 6:00 p.m.
Elliott Bay Room

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

Other Council Members Present: James Savitt, David Ghoddousi

Staff Present: Ben Franz-Knight, Tamra Nisly, Lillian Hochstein, Tom Weed, Dianna Goodsell

Others Present: David Miller, Brian Court, Bob Messina, Howard Aller, Grace Leong, Ralph Brems, Andrew Higgins, Mark Weed, Ann Brown, Patrice Barrentine, Gina Karaba, Rachel Strodbeck, Peter Schaible

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 April 18th, 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 key items including Commercial and Housing layout design options for PC-I North. Under Commercial layout option A, there would be fixed divided spaces. With Commercial layout option B, there would greater volume in the commercial spaces available as well as flexibility to alter or subdivide the spaces in the future. David Miller noted that at the team could come back with options of subdivision of spaces under Commercial Option B. Brian Court discussed the PC-I North Housing layout options with the committee. Under Housing layout option A, the design and cost would be more efficient but it would lose the internal connection through the housing courtyard. With Housing Option B, the space would maintain the geometry noted in the original concept design, but would be more expensive. Housing Option B would also incorporate more residential units in the design as well as a gain in net area.

There was a brief discussion that followed.

Matt Hanna noted that there is an advantage with Option B with the flexibility of space.

Bruce Lorig noted that the real issue is not costs but the usability of the space; he noted his preference in Option B with the flat slab layout.

There was general consensus to proceed with Commercial Design Option B that would provide more flexibility for the building design in the future. There was further direction for Miller Hull and staff to provide refined Housing design drawings with cost and revenue figures included.

B. PCIN Open House Comments

Ben Franz-Knight provided an overview from the April 24th PC-I North Community Public meeting and shared the results from the public comments submitted. He noted that there were over 44 public comments received regarding PC-I North. Copies of the original comments were made available with the meeting minute's record. There was a brief summary of all the comments compiled into a chart that was distributed to the committee. There were several public remarks regarding PC-I North including the Design, Housing and Public Spaces aspects. Comments included maintaining the current Market design, character and view, creating more senior and low income housing and providing covered seating and public spaces for gathering events. A copy of the April 24th PC-I North Open House Comments chart was included with the meeting minutes record.

IV. Reports and Action Items

A. Report from Stakeholders Group

Haley Land was not present for the committee meeting. He included a letter with the meeting minute's record that was read aloud by a PC-I North Stakeholder's Group member.

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

None

VI. Public Comment

Bob Messina noted that he supported the universal slab approach under Commercial Design Option B.

VII. Concerns of Committee Members

Ben Franz-Knight reported that there is a Waterfront Redevelopment Committee meeting scheduled on May 16th primarily designated for Public Comments on the Notice of Proposed Actions Requiring Disclosure and Review for PC-I North. There would also be a Full Council meeting on May 30th that could have possible action items regarding PC-I North.

VIII. Adjournment

The meeting was adjourned at 6:01 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator