



**Pike Place Market Preservation and Development Authority (PDA)  
WATERFRONT REDEVELOPMENT COMMITTEE (WRC)  
Meeting Minutes**

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**Tuesday November 22<sup>nd</sup>, 2011  
4:00 p.m. to 5:00 p.m.  
PDA Conference Room**

**Committee Members Present: Bruce Lorig, Patrick Kerr, Gerry Kumata, Matt Hanna,**

**Other Council Members Present: Gloria Skouge**

**Staff Present: Ben Franz-Knight, Ryan Yale, Marlys Erickson**

**Others Present: Duncan Thieme, Dennis Haskell, Peter Steinbrueck**

The meeting was called to order at 4:00 by Pat Kerr, Co-Chair.

**I. Administrative**

- A. Approval of Agenda  
The agenda was approved by acclamation.
- B. Announcements and Community Comments  
None

**II. Presentations and Discussion:**

**A. SRG Partnership: Design Update**

Ben discussed the latest Waterfront design process and stated that Duncan and Dennis have been included in some meetings with JCFO design team, which went very well. He stated there are some unique opportunities which are presented by the lid concept and more specifically the roadway. He noted that he sees some real opportunities from the Market's perspective to improve the openness and transparency of the design effort and the ability to integrate it with Market needs moving forward.

Peter stated that what was presented by SRG to the waterfront committee was well received. He added that it gets to a level of analysis they are currently not able to do and it assists with the building program which is being informed by the PC-I site and its context including the Market's values, mission, and priorities. He noted that this will allow us to communicate the Market's intent for the PC-I site to the waterfront design team as well as further the discussion of the program uses.

Duncan presented the latest round of SRG's concept designs for PC-I North, which included a 3D version of the site in relation to the current Market buildings/landmarks and the removal of the viaduct. Duncan presented the location of the proposed roadway as it relates to the PC-I site.

A discussion followed on the proposed grade of the roadway and how that would affect the PC-I site as well as the Market garage.

Dennis continued the presentation and discussed the site analysis of the PC-I site as it relates to the railroad tunnel. He commented that the areas on the sides of the tunnel could be used for storage and other uses. He noted that these spaces would have no direct access to a roadway. Dennis continued to discuss the next proposed layers of the site and how they could be used for parking. He noted that these parking levels could be connected to the Market garage.

Duncan and Dennis continued the presentation to show a building design consistent with the PC-I building envelope and zoning issues. They discussed the remainder of the levels of PC-I including some proposed retail spaces, residential use, social services, and alternate open space uses.

A discussion of the uses, open spaces, integration with the Market, program uses, and connection to the Waterfront followed.

**III. Adjournment**

The meeting was adjourned at 5:28p.m. by Pat Kerr

Meeting minutes submitted by:  
Ryan Yale, Executive Assistant