



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

**Tuesday September 6th, 2011
4:30 p.m. to 6:00 p.m.
PDA Conference Room**

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

Staff Present: Ben Franz-Knight, Ryan Yale, John Turnbull

Others Present: Ken Johnson, Peter Steinbrueck, Heather McAuliffe

The meeting was called to order at 4:31 p.m. by Jackson Schmidt, Co-Chair.

I. Administrative

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

II. WRC Planning

- A. Review of Historic and Archival Reference Materials
Jackson introduced the working document and the information included to be used as a "living document" that will be used for the upcoming WRC meetings.

Pat asked that the PDA staff to include additional documents including information on the proposed tunnel.

Ben gave an overview of the binder and discussed the information included, which consisted of the meeting agendas/minutes, PDA Presentations, PDA Memos, WRC Memos/Designs, Resolutions, PC-I History of Ownership/Site Development/Designs/Photos, a Kroll map, Alaskan Way Elliott Connector, and WRC Archival Items of Interest. Ben noted that the history of PC-I shows a very deliberate use and history associated with the Market that includes work very consistent with the design and development that the WRC is currently undertaking.

Ben discussed the mosquito fleet concept.

Jackson added that many of the uses intended for the development of the PC-I site was to obtain more cold storage space and the WRC should strongly consider previous proposed uses such as cold storage when considering potential uses for Market expansion to the PC-I site.

Ryan passed out and displayed previous studies done on the PC-I site and surrounding areas.

- B. Review and discussion of "wish list" uses for PCIN

Jackson discussed the wish list and stated that the committee has identified a list of potential uses and programs for the PC-I site and beyond.

Pat discussed the wish list in detail, which includes the following;

- Commercial /Retail space
- Residential/Low Income/Affordable Housing
- Crafts/Busker space
- Child Care & Public Playground space
- Pedestrian Access from market to waterfront
- Parking
- Storage, including cold storage
- Social Services
- Urban Agriculture
- Maintain all view corridors
- Connection to 3rd Level DownUnder
- Connection from Desimone Bridge to PC-I north site
- Office space
- Assembly Area/Auditorium/Meeting area for large groups
- Farm tables

Additional considerations included:

- Green roof
- Museum of market history
- Public toilets
- Entertainment - Cinemas, Night Club, Restaurant, Bowling Alley, etc.
- Recreational facilities
- Connection to Belltown

Pat added that the committee should look at all options before discarding any of them in order to keep all possible uses on the table. Pat inquired about the potential meeting with the city and representatives to discuss the Alaskan Way/Elliott Ave connector in order to better understand the parameters and scope of the potential area that could be developed.

Ken Johnson stated that a meeting will be scheduled and it should be sometime next week if all parties involved can agree on a specific date/time.

Gerry added that all options on the wish list should be considered and the value of uses should be discussed as well as the feasibility of the options.

Bruce Lorig added that the area of development in question does have limitations and the committee should also discuss the limitations. He noted that certain uses will work, but some of the expansion of the Market would be difficult to expand across Western Avenue.

Matt added that the expansion of open space to PC-I North could allow it to be open for future expansion in order to allow for growth in the future rather than attempting to build out the entire space right now. He noted that it would be helpful to get a diagram of the ownership of land around the PC-I sight to allow the PDA to obtain some control over the area.

Jackson noted that residential housing should be considered for the site in order to activate it.

John Turnbull added that altering the site views will be a crucial point in development and will be an issue with any proposed plans.

C. Review of proposed general scope for architectural/design consultants

Jackson stated that the committee will be needing assistance and input from an architectural/design consultant and an RFQ will need to be distributed by PDA staff.

Ben added that the staff will be getting three bids for the design work and he noted that it is important that the committee remain sensitive and cognizant of the city's design process. He stated that the primary goal is to integrate and collaborate with the city to ensure the Market's best interest is able to be conveyed to the city.

Peter agreed with Ben's comment and introduced two approaches for distribution of a RFQ for architectural/design consultants. He gave a brief overview and stated that 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 promoting enterprises essential to the functioning of the Pike Place Market ("the Market"), including the preservation and expansion of the low-income residential community, the promotion of survival of small businesses, and the expansion of services to the public market community. He stated that the PPMPDA's Charter states, "The purpose of the PDA is to provide a legal entity under RCW 35.21.730, *et seq.*, and City of Seattle Municipal Code Ch. 3.110 through which citizens may fulfill the aims and objectives of the Pike Place Market Historical District Ordinance 10045, the Historic Preservation Plan for the Pike Place Market Historical District and the redevelopment plan for the Pike Place urban renewal area. The PDA will also be concerned with the rehabilitation and redevelopment of the surrounding areas which may affect the character of the Market Historic District." He added that the site, designated PC I under the 1974 Urban Renewal Plan as PC I (intended principally for Parking and Commercial uses) is located immediately south of Victor Steinbrueck Park, and currently functions as surface parking lot with XXX stalls serving predominantly for market customers, merchants and PDA staff. A much studied parcel in the Market Historic District, and since the early 1970's considered integral to market's redevelopment, and historically was the location of the Municipal Market from 1922 to 1974; which served core market functions as a venue for farmer's produce, groceries, and various other household goods and sundries. The three-quarter acre PC I site is the last undeveloped parcel in the Market's Historical District. The city's Central waterfront planning and redevelopment project, currently underway, presents an exceptional opportunity for the PDA to participate in planning efforts as a key Central Waterfront stakeholder, and to fulfill its market stewardship function under the provisions of the Market Preservation Ordinance and PDA Charter.

Peter stated that the Pike Place Urban Renewal Plan adopted by ordinance by the City of Seattle in 1974 established priority uses for the future redevelopment of the PC-I site, including PC-I, as part of the Market's core and states that the PC-I site "...should provide for the development of commercial, residential, and public spaces to complement the existing market activity." Therefore, to ensure an outcome that preserves and enhances the character and historic uses of the Market, the PDA believes it important to actively participate in the design process for the redevelopment of the Central Waterfront, and to make proposals related to potential future uses, redevelopment of PC I site and adjacent surrounding areas. Peter discussed the possible uses and stated that the priority uses for the PC I site should be consistent with the uses prescribed and authorized under the 1974 Urban Renewal Plan, and should include a mix of uses that support traditional market functions and improve pedestrian and vehicular connections and access to the Market Historical District especially to and from the Central Waterfront and Belltown. These may include: full or excess replacement parking; storage for market vendors and merchants; commercial uses including small shops, farmer and vendor tables; low and mixed income housing; and/or use(s) that include an extension of the Market's social service Market's functions. Peter continued to discuss the scope of work and stated that Phase I shall include: 1) analysis of full and probable development capacity (including estimated square footages, building envelop and structural heights) of the north portion of the PC I site that is based on: the regulatory scheme that governs the Pike Place Market Historical District; the enhancement and protection of established public views, and considers allocation for prominent new public/pedestrian corridor through the site to the central waterfront; and desired mix market-oriented of uses; 2) the Building Program, which will be determined through consultation with the PDA, the Market Historical Commission, and Market Community; the Building Program will detail the full mix of uses and approximate square footage allocation of available space for each of the intended uses; and 3) the initial Design Concept, including pedestrian and vehicular

circulation to and through the site, building(s), parking structures, public open spaces, view terraces and pedestrian pathways. All proposed public connections to adjacent areas west of the site and north along the Central Waterfront shall be informed by, and responsive to waterfront design plans being developed by the city. If conflicts arise, alternative solutions shall be proposed. The work product and deliverables will include all necessary Drawings and Renderings to sufficiently convey the design concept(s) to the market community, city's Central Waterfront Design team, and up to four public presentations as needed and requested. He added that the terms and fees should include an initial design consultant fee of \$25,000 allocated for the preliminary analysis and design concept. He noted that the phasing should also include a conceptual Design and Schematic Design and further Development. Peter's second optional approach was to host a DESIGN COMPETITION with AIA Seattle. This approach would include a fixed WINNER'S fee of \$25,000 for the successful team, based on a juried contest. In addition, this would provide a \$2,500 to \$5,000 stipend each for up to 5 successful submitters and would detail how to best launch and other details to be worked out in conjunction with AIA Seattle.

Gerry noted that the design competition option could potentially be problematic and instead the design team should present a basic envelope to determine the amount of space available and then we can focus on the uses in accordance with the Market's interests. He added that the Market is a collection of small scaled architecture which provides its character.

Matt added that the committee and PDA should also consider the possibility that if a design competition was held, it may be difficult to fulfill all the concepts presented and may also affect the collaboration with the city's design team.

Heather McAullife commented on the extension of the Desimone Bridge to include and expand the uses for current and future farmers.

Jackson noted that the uses for farmers is and will always be considered with the potential PC-I and waterfront development.

Peter added that the design team selected should be very focused on preserving the Market's integrity and should not be focused on a grandiose scheme, but instead should concentrate on extending the Market's interests and uses.

D. Next steps

The committee unanimously agreed and instructed PDA staff to proceed with distributing an RFQ for an architectural/design team for an amount for services to be set at \$25,000.

III. Adjournment

The meeting was adjourned at 5:42 p.m. by Jackson Schmidt.

Meeting minutes submitted by:
Ryan Yale, Executive Assistant