



# MarketFront Committee Agenda

**Date:** Monday, December 5, 2016

**Time:** 4:00 p.m. – 6:00 p.m.

**Location:** The Classroom (Economy Building)

**Committee Members:** Rico Quirindongo (Chair), Colleen Bowman (Vice-Chair), Jim Savitt, Gloria Skouge, Betty Halfon, John Finke and David Ghoddousi

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**4:00pm I. Administrative: Chair**  
A. Approval of Agenda  
B. Approval of the MarketFront Committee November 7, 2016 Meeting Minutes

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**4:05pm II. Announcements and/or Community Comments**

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**4:30pm III. Key Issues and Discussion Items**  
A. MarketFront Construction, Schedule & Budget Update **Justine Kim**

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**5:00pm IV. Action Items and Reports**  
A. **Action Item:** Proposed Resolution 16-59 University of Washington Burke Museum **Ben Franz-Knight**

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**5:40pm V. Items for the Consent Agenda Chair**

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**5:45pm 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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# MarketFront Committee Meeting Minutes

**Monday, November 7<sup>th</sup>, 2016**  
**4:00p.m. to 6:00p.m.**  
**The Classroom**

**Committee Members Present:** Rico Quirindongo, Colleen Bowman, Gloria Skouge, Jim Savitt, John Finke, David Ghoddousi

**Other Council Members Present:**

**Staff/Consultants Present:** Ben Franz-Knight, Lillian Sherman, Justine Kim, Carrie Holmes, Aliya Lewis, Steve Doub

**Others Present:** Howard Aller, Bob Messina, Chris Scott,

The meeting was called to order at 4:05p.m. by Rico Quirindongo, Chair.

## **I. Administration**

- A. Approval of the Agenda  
The agenda was approved by acclamation
- B. Approval of the October 10th , 2016 MarketFront Committee meeting minutes  
The meeting minutes were approved by acclamation.

## **II. Announcements and Community Comments**

Bob Messina had a question about the design of the MarketFront and where the public will need to go to find restrooms because the closest restroom in the area by Old Stove is for employee use only. Messina did not think it reasonable to have a single entry door where the volume going in and out of the restroom and asked for a footprint of public restroom usage be added to an agenda.

## **III. Key Issues and Discussion Items**

- A. MarketFront Construction, Schedule & Budget Update  
Justine Kim, Project Manager provided an updated budget summary sheet of the MarketFront construction.

There was a discussion of the budget summary that followed.

There was a monthly construction slideshow presented capturing several recent images of the construction progress for the MarketFront project site through November 2016. This construction update including work regarding the Glu Lam beams and columns, framing for the residential exterior, plaza vendor canopy roofing, central stairs planting and

formation and lastly seismic work with the Desimone Bridge. Separately there was a budget and schedule update provided to the Committee.

David Ghoddousi remarked that it would be nice to see how the interior of the project, where the public spaces will be. Ben Franz-Knight noted that a walkthrough of the public spaces can be given next month.

B. Review of Steinbrueck/Native Park Connection Concept and Security Gates

David Miller from Miller Hull Architects presented an update on the Steinbrueck Park security gate design between the park and the MarketFront as well as throughout the MarketFront site. There was also an update on the PC-1 South Parking and walkway study.

Rico Quirindongo asked the committee if the five foot fence at the park is acceptable. John Finke noted that the fence will not stop someone who wants to get. There was a discussion on various security measures that are taking place currently in the Market and how that will relate to the MarketFront.

Jim Savitt noted that he would appreciate input from Randy Stegmeier before he can confidently give input on the security issue.

There was a discussion on Steinbrueck Park and MarketFront security that followed.

A copy of the presentation was included as part of the meeting minutes.

Ben Franz-Knight noted that there will be an update at the PDA Council meeting from the parks design team and questioned whether the topic of the security gates should be brought up at the meeting or the following meeting. Rico Quirindongo suggested a combined presentation with Randy Stegmeier present to give his input to the council to which the committee agreed.

Ben Franz-Knight stated that for next year there should be some thought to an interim-interim connection from the south end of the MarketFront into the parking garage.

There was a discussion on the interim connection that followed.

**IV. Action Items and Reports**

- A. **Action Item:** Proposed Resolution **16-58:** MarketFront Project (PC1N) Housing Construction - Sellen MACC Amendment, Housing Washington State Sales Tax

Justine Kim introduced the resolution which states 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, 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 and 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-1N that may directly affect the future of the Market. whereas, the PDA Council adopted Resolution 13-56 approving PPMPDA selection of Sellen as the GC/CM Contractor and Resolutions 14-54 and 14-73 to enter into a contract with Sellen for Pre-Construction Services and Resolution 15-36 to enter into a MACC agreement; and, whereas the PPMPDA successfully negotiated with Sellen a MACC amendment for housing, Resolution 16-07; and, whereas the PPMPDA needs to add Washington State Sales Tax to the Sellen MACC amendment to complete the MarketFront project in the amount not to exceed \$592,213.

Now therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a MACC contract amendment with Sellen in an amount not to exceed \$592,213 to execute the housing scope of work of the MarketFront project.

The funds for this project will be drawn from 110635-00.

John Finke moved, Gloria Skouge seconded.

There was a brief discussion that followed.

Rico Quirindongo, Colleen Bowman, Gloria Skouge, Jim Savitt, John Finke, David Ghoddousi  
Abstained: 0

Resolution 16-58: MarketFront Project (PC1N) Housing Construction - Sellen MACC Amendment, Housing Washington State Sales Tax was approved by the Committee by a vote of 6-0-0.

B. **Action Item:** Proposed Resolution **16-59:** Pike Place MarketFront (PC1N) University of Washington Burke Museum – archeological specimens

Justine Kim introduced the resolution which states 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, 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 and 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-1N that may directly affect the future of the Market. Whereas, the PPMPDA has determined that pursuant to Washington DAHP permit #2015-54, the University of Washington Burke Museum should receive the archeological specimens

found onsite during excavation of soils required to complete the MarketFront project; and,

Whereas the PPMPDA has negotiated with the University of Washington Burke Museum for accessioning fees related for archeological specimens and documents inn an amount not to exceed \$15,000.

Be it resolved that that the PPMPDA Council PPMPDA Executive Director or his designee to enter into a contract with University of Washington Burke Museum for archeological specimens for the Pike Place MarketFront project, for an amount not to exceed \$15,000; and,

The funds for this project will be drawn from MarketFront Project Funds Account 110635-00.

Jim Savitt moved, Collen Bowman seconded.

There was a brief discussion that followed.

The Committee voted to table Proposed Resolution **16-59**: University of Washington Burke Museum

For: Rico Quirindongo, Colleen Bowman, Gloria Skouge, Jim Savitt, John Finke, David Ghoddousi  
Abstained: 0

The tabling of Proposed Resolution **16-59**: University of Washington Burke Museum was approved by the Committee by a vote of 6-0-0.

**V. Items for the Consent Agenda**

Resolution 16-58: MarketFront Project (PC1N) Housing Construction - Sellen MACC Amendment, Housing Washington State Sales Tax was placed upon the consent agenda for the November 17<sup>th</sup>, 2016 PDA Council Meeting.

**VI. Public Comment**

Howard Aller remarked on the lack of handicap access for one of the proposed designs for the interim connection from the parking garage. Aller noted that Randy Stegmeier did not seem to be in favor of a connection if he remembers correctly from the last meeting. Not having a connection would make the park more secure as well as funneling people into the MarketFront to potentially spend more money. He questioned when it was decided that there absolutely needed to be a connection and for the council to think about if the connection is necessary.

Bob Messina noted that on the proposed interim designs, that there are two pathways in the designs.

A point of order was called by Jim Savitt.

Bob Messina stated that because there are two pathways that he would not be concerned about the designs because they are both accommodating. Messina remarked on the discussion about the security barriers and that he too would appreciate hearing from Randy Stegmeier on security issues.

**VII. Concerns of Committee Members**

None

**VIII. Adjournment**

The meeting was adjourned at 5:15 pm by Rico Quirindongo, Chair

Meeting minutes submitted by:  
Aliya Lewis, Executive Administrator



## PROPOSED RESOLUTION 16-59

### Pike Place MarketFront (PC1N) University of Washington Burke Museum – archeological specimens November 2016

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 and 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 pursuant to Washington DAHP permit #2015-54, the University of Washington Burke Museum should receive the archeological specimens found onsite during excavation of soils required to complete the MarketFront project; and

WHEREAS, the PPMPDA has negotiated with the University of Washington Burke Museum for accessioning fees related for archeological specimens and documents inn an amount not to exceed \$15,000.

BE IT RESOLVED that the PPMPDA Council PPMPDA Executive Director or his designee to enter into a contract with University of Washington Burke Museum for archeological specimens for the Pike Place MarketFront project, for an amount not to exceed \$15,000; and,

The funds for this project will be drawn from MarketFront Project Funds Account **110635-00**.

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Gloria Skouge, Secretary/Treasurer

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Date

**Date Approved by Council:**

**For:**

**Against:**

**Abstained:**