MarketFront Committee Agenda

**Date:** Monday, March 13<sup>th</sup>, 2017  
**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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<th>4:00pm</th>
<th>I.  Administrative:</th>
<th>Chair</th>
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<td>A. Approval of Agenda</td>
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<td>B. Approval of the MarketFront Committee February 13&lt;sup&gt;th&lt;/sup&gt;, 2017 Meeting Minutes</td>
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| 4:05pm | II.  Announcements and/or Community Comments | |

| 4:30pm | III. Key Issues and Discussion Items | Justine Kim  
|        | A. MarketFront Construction, Schedule & Budget Update | Ben Franz-Knight  
|        | B. Western Avenue Senior Housing Naming | |

| 5:15pm | IV. Action Items and Reports | Ben Franz-Knight |
|        | A. Proposed Resolution 17-08: Naming of Western Avenue Senior Housing | |

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

| 5:45pm | VI. Public Comment | |

| 5:55pm | VII. Concerns of Committee Members | |

| 6:00pm | VIII. Adjournment | Chair |
The meeting was called to order at 4:05 p.m. by Rico Quirindongo, Chair.

I. Administration
   A. Approval of the Agenda
      The agenda was approved by acclamation

   B. Approval of the January 9th, 2017 MarketFront Committee meeting minutes
      The meeting minutes were approved by acclamation.

II. Announcements and Community Comments
   Patricia Gray asked the committee to consider how the table layout in the MarketFront will impact the hoofprint path.

III. Key Issues and Discussion Items
   A. MarketFront Construction, Schedule & Budget Update
      Justine Kim presented a slideshow showing updates on the MarketFront construction site for the month of January.

      Betty Halfon asked if the root wall would impact the sidewalk, making the sidewalk uneven.

      Justine Kim highlighted a picture in the presentation that showed Silva Cells which limit the growth of the root and allows them to grow out in a shallow area.

      Justine Kim handed out a sheet depicting the MarketFront site highlighting all the concreate pour sites as well as locations and dates for all metal related long procurement items.
Ben Franz-Knight noted that a Temporary Certificate of Occupancy (TCO) has been achieved for the housing section of the MarketFront which will allow residents to move in at the end of February. Franz-Knight stated that because of the recent rainy weather there are no flexible days left in the schedule. There will be some long lead procurement items that will impact the schedule for completion, the project will not be complete on March 3rd. By the middle of March TCO should be achieved and the garage should be open. All cost impacts have not yet been identified for the added time. In April the committee will see a close out budget that will have some additional bond proceeds to the project, a decrease in funding from the Pike Place Market Foundation and an increase in TI.

There was a discussion about final cost and final budget that followed.

Justine Kim went over the concrete pour sites on the sheet she handed out, noting that each pour is done separately and some pour sites have been delayed because of the weather. Kim also noted the process of weathering various metals before they can be installed on site and because of that will be arriving later than planned.

Rico Quirindongo asked for clarification on the delay for commercial TCO, if it would be delayed until the end of March.

Justine Kim stated that she would like to see TCO the week of March 13th.

There was a discussion that followed about TCO that followed.

Colleen Bowman asked when the committee would know the cost implications.

Ben Franz-Knight stated that in the next few weeks the committee will have a better understanding of the cost implications but as long as there is still work going on there is still some risk.

Justine Kim referenced a MarketFront expected costs estimates to completion sheet that was handed out during the December MarketFront committee.

There was a discussion about any cost estimates changes that will reflect in the budget due to potential project delays and TCO dates in relation to commercial tenants.

Ben Franz-Knight noted that all project partners are being held accountable to insure that if there are any delays that there is a clear understanding as to why.

Rico Quirindongo noted that punch listing is happening for all residential units except for seven and clarified that a pre-punch list has been done for the garage while no punch listing has happened for retail units.

B. MarketFront Table Layout and Programming
Ben Franz-Knight talked about the MarketFront plaza focusing on the pavilion and table placement. He noted Patricia Gray’s comment about keeping in mind the hoofprint path and how that will interact with tabling. Franz-Knight went through a presentation on the MarketFront pavilion similar to what was shown during the PDA Council retreat in December.

A summary of the presentation is included below:

Goals for 2017
- Understand the space
- Allow for new opportunities in programming
- Create experimental zone to the north
- Learn from community events
- Get feedback

Plaza Level
- North Pavilion: approximately 1200 sq. ft., north stair access
- Main Pavilion: approximately 2500 sq. ft., level access to bridge, view benches on west grade
- Wood Terrace: open air
- Desimone Entry: plaza-elevator access to garage
- Grand Stairway: Mezzanine access with elevator

Experimental Programming
- Artisanal foods
- Arts and craft demos
- Entrepreneurial food products
- Thematic seasonal events
- Fundraisers/special events/private parties

Main Pavilion – Daystall Uses
- Primary use: extension of craft priority tables – existing seniority, existing rules
- Secondary use: permitted farm products (growers only)
- Optional uses: special events/dances/open air exercise/rentals

North Pavilion – Experimental Programming
- Approximately the same size as the Atrium Loft
- Includes plumbing support for food related events – can be partitioned separately from other public areas
- Primary use – special promotions with opportunity for show/vendors invited for special exhibitions, partnership with Buerk Center for Entrepreneurship, holiday activities, Seattle Made, artisanal food themes, artist demonstration, etc.
- Secondary use – overflow for craft and farm vendors

Events – Full Pavilion Evenings
• Arcade Lights
• Sunset Supper
• Private Events
• Relieve Pressure from Pike Place
• Evening Activation
• Additional revenue

Ben Franz-Knight presented potential table layouts in the presentation as well as animations showing prototypes of large and small table designs.

Colleen Bowman asked who would be tracking the metrics on success of programs run in the MarketFront space.

Ben Franz-Knight stated that John Turnbull will be tracking all data to help staff and committee understand what works in the space and what doesn’t.

Rico Quirindongo asked if the different daystall table layouts have different yields in terms of number of available spaces and if there is a minimum number of daystall spaces for the space.

Ben Franz-Knight stated that the baseline is to provide 25 spaces but maximum capacity could reach 40 or 50. Franz-Knight noted that the first year will not have any dedicated use allowing for more flexibility to figure out what works in the space.

There was a discussion about future programming in the MarketFront that followed.

Rico Quirindongo stated that he thinks part of the power and potential of the canopy space as an introduction of a new revenue opportunity. He is not clear how the space will be calendared at present.

Colleen Bowman asked where the location of the hoofprints will be in the plaza.

Ben Franz-Knight stated that a drawing of the hoofprint layout can be obtained from Sellen and overlaid on the table layout.

IV. Action Items and Reports
None

V. Items for the Consent Agenda
None

VI. Public Comment
Chris Scott stated that he would like to encourage the MarketFront committee, Market Programs committee and the full PDA council to consider potential plaza activation by showcasing the arts of Seattle; theater, music, dance. Showcasing the high standards of the arts within the different cultural institutions for both Seattleites and visitors to Seattle.
Bob Messina asked if the public could be notified of which committee will be overseeing the Pike Street Bridge being taken down and discussion surrounding Building B.

Rico Quirindongo stated that he believed the MarketFront committee would be in charge of the activation of Western Ave, MarketFront and Pike St. Hill Climb etc. It is Quirindongo’s expectation that MarketFront will continue handle any related issues.

VII. **Concerns of Committee Members**
David Ghoddousi commended the designers and everyone who worked on the residential building stating that the apartments noting the handicap accessibility in the restrooms are positive, and the common area deck on the fourth floor is nice.

Colleen Bowman stated that she believes the MarketFront website, especially the FAQ site needs to be updated as more people will be going to the site as construction comes closer to completion.

VIII. **Adjournment**
The meeting was adjourned at 4:58 p.m. by Rico Quirindongo, Chair

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator
PROPOSED RESOLUTION 17-08

Naming of Western Avenue Senior Housing

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 promoting enterprises essential to the functioning of the Pike Place Market, including the preservation and expansion of the low-income residential community, the promotion and survival of small businesses, and the expansion of services to the public market and community; and,

WHEREAS, the parcel known as PC 1 North ("PC1N") is a much studied parcel in the Market Historic District, has long been considered a core part of Market development, and was historically the site of a municipal market from 1922 to 1974; and,

WHEREAS, the Pike Place Urban Renewal Plan adopted by ordinance by the City of Seattle in 1974 established priority uses for the redevelopment of the PC-1 site, including PC1N, as part of the Market’s core and states that the PC-1 site “...should provide for the development of commercial, residential, and public spaces to complement the existing market activity”; and,

WHEREAS, the MarketFront project represents the fulfillment of these goals including 40 units of low-income housing for seniors on Western Avenue; and,

WHEREAS, the Pike Place Market Neighborhood has a long history of Native Peoples living and working in and around the Market; and,

WHEREAS, the PPMPDA previously adopted Resolution 16-15 on February 25th, 2016 in Recognition of Alex G. Jackson with naming of the Western Avenue Senior Housing; and,

WHEREAS, following extensive dialog in the Native Community there is a desire for a process to identify a name for the housing that more broadly represents the Native Traditions of the Region; and,

WHEREAS, the Chief Seattle Club has been an integral partner with the Market helping develop programs and fostering robust dialog around issues of importance to the Native Community; and,

WHEREAS, the Western Avenue Senior Housing should honor the traditions of Native Peoples in Seattle; and,

NOW, THEREFORE, BE IT RESOLVED by the PPMPDA Council, that the PDA Council requests that the Chief Seattle Club lead a process to solicit community input and present a recommendation to the PDA Council for naming of the MarketFront Western Avenue Senior Housing that honors and respects the Native traditions of the region and that a display be included in the lobby of the housing that shares the story of Alex Jackson along with other members of the urban native community.

_________________________ ______________________________
Gloria Skouge, Secretary/Treasurer                            Date

Date Approved by Council:
For:
Against:
Abstained:

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