MarketFront Committee Agenda

Date: Monday, April 11, 2016
Time: 4:00 p.m. – 6:00 p.m.
Location: The Classroom (Economy Building)
Committee Members: Rico Quirindongo (Chair), James Savitt (Vice-Chair), Betty Halfon, John Finke, David Ghoddousi, Gloria Skouge and Colleen Bowman

4:00pm	**I.**	**Administrative:** A. Approval of Agenda B. Approval of the MarketFront Committee March 14, 2016 Meeting Minutes	**Chair**
4:05pm	**II.**	**Announcements and/or Community Comments**	
4:15pm	**III.**	**Key Issues and Discussion Items** A. MarketFront Construction, Schedule & Budget Update	**Justine Kim**
5:10pm	**IV.**	**Action Items and Reports** A. **Action Item**: Proposed Resolution **16-21:** Pike Place MarketFront (PC1N) Permitting and Utility Fees	**Justine Kim**
		B. Report from Stakeholders Group	**Haley Land**
5:35pm	**V.**	**Items for the Consent Agenda**	**Chair**
5:40pm	**VI.**	**Public Comment**	
5:50pm	**VII.**	**Concerns of Committee Members**	
6:00pm	**VIII.**	**Adjournment**	**Chair**

MarketFront Committee
Meeting Minutes

Monday, March 14th, 2016
4:00p.m. to 6:00p.m.
The Classroom

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

Other Council Members Present:

Staff/Consultants Present: Ben Franz-Knight, John Turnbull, Lillian Sherman, Tamra Nisly, Justine Kim, Patricia Gray, Sian Roberts, Brian Boram, Bo Zhang, Reid Martin, Dianna Goodsell

Others Present: Chris Jones, David Graves, Bob Messina, Howard Aller, Haley Land, Joan Paulson, Wendy Paul, Sharon Kimbo

The meeting was called to order at 4:06p.m. by Rico Quirindongo, Chair.

I. Administration

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

B. Approval of the February 8, 2016 MarketFront Committee meeting minutes
The February 8, 2016 MarketFront Committee meeting minutes were approved by acclamation.

II. Announcements and Community Comments

Haley Land briefly commented on the wayfinding and visual feel of the MarketFront including signage and lighting; he noted that these elements are something we need to think about.

III. Key Issues and Discussion Items

A. MarketFront Construction, Schedule & Budget Update
Justine Kim, Project Manager and Ben Franz-Knight provided an update to the MarketFront Construction, Budget and Schedule. There was a slideshow presented capturing several recent images of the construction work at the MarketFront project site during the month of February 2016. Justine Kim reported on the construction progress including the process of updating the project construction timeline and schedule with Sellen. There would be a schedule amendment which would push the construction completion timeline to the end of the year. Ben provided clarity on the final project schedule noting that we are pressing Sellen to review the current project schedule once again including the work scheduled for the weekends. He noted that the updated schedule

with Sellen would include the added scope for seismic work for the Desimone Bridge. Justine briefly spoke of the housing framing subcontractor for the project noting an issue with the bonding capacity. Justine and Ben had spoken with legal counsel regarding phasing the work with the second subcontractor, which would also increase the specific housing framing work by an additional $200k.

There was a brief discussion that followed.

B. Victor Steinbrueck/Native Park Update
David Graves with Seattle Parks Department and Chris Jones with Walker Macey provided an update regarding the Membrane and Structural investigations for Victor Steinbrueck/Native Park Membrane; a copy of the presentation was included as part of the PDA Council records. David discussed the health of the membrane beneath the park which included an assessments of Level – A of the Unico parking garage and investigation openings atop Victor Steinbrueck Park. Health Issues discovered from the failing membrane including efflorescence, staining, active leaking, rusting and spalling in the Unico parking garage. Regarding the investigation openings, water was found below membrane at all locations of the openings. Membrane Recommendations including replacing the membrane at fully with a 30 year membrane, redesign of the water management and drainage systems and addressing the condition of the guardrail. Structural Recommendations included epoxy injections into hairline cracks in parking garage south end beam, design of new gutter system, cleaning of beams and epoxy grout cracks and potential replacement of beam near garage ramp. Next steps would include raising additional funding on top of the 1.6 million dollars designated for the safety improvements with the Seattle Parks Levy; 4-6 million is estimated for the work required to replace the membrane. The schedule is pressed for summer or fall of 2017, but funding still needs to be in place. There was brief mention of the possibility of the change in elevation to the park with new membrane added.

There was a discussion that followed.

Colleen Bowman inquired regarding the aesthetics for the park and the possibility of an elevated park.

John Finke had inquired if Unico had been actively engaged with the Victor Steinbrueck Park improvements.

C. MarketFront Signage Update
Brian Boram, Principal and Design Director with RMB Vivid presented a signage update for the MarketFront Project; a copy of his presentation was included with the PDA Council records. Brian discussed signage placement options for the MarketFront, including four iconic signage opportunities. The first signage opportunity referred to as Options 1.a, horizontal on canopy and 1.b, vertical at plinth. Option 1.a could mark the entrance to the MarketFront site by reference to its building name. Option 1.b included a four-sided horizontal configuration near the stairway entrance to the MarketFront vendor canopy; even if the signage did not become iconic, it could serve as a natural selection for

wayfinding. The second opportunity referred as Option 2, horizontal on canopy included placement of 4 foot capitalize letters displaying “Public Market” along the Westside of the canopy. The third signage opportunity referred to as Option 3. Roof Mount included placement of a higher elevated large cutout of the letter “M”. The fourth signage opportunity referenced as Option 4. Desimone entrance included the element of a pointed hand indicating the entrance to the Desimone Bridge and the connection to the MarketFront. Next steps included engaging with other stakeholders to further investigate and provide feedback regarding signage design and iconic placement options presented.

There was a discussion that followed.

Colleen Bowman inquired about the decision making process for the MarketFront signage.

Ben Franz-Knight briefly responded to Colleen’s question regarding the decision process for the MarketFront signage. He noted the steps which included extensive community outreach and feedback, Market Historic Commission (MHC) approval and exploring opportunities with the Market Foundation for fundraising efforts for the MarketFront project.

Rico Quirindongo commented on signage option 1.b noting that the advantage for the vertical element of signage included the opportunity for it to serve as a gateway from Western Avenue down to the Waterfront as well as a gateway for the West half of the campus.

John Finke asked if any of the proposed signage opportunities were contradictory, for example when facing east or west of the signage placement.

There was brief mention of a totem pole element for option 1.b. There could be opportunity for the idea of a totem pole to serve as an artist piece and not necessarily a strict function of wayfinding.

There was general consensus on the dislike of Option 3. Roof mount of the large cutout letter “M”. There was mention that this signage style was similar to the cutout “R” for the Rainer Beer Company and not representation of the Market.

D. Hillclimb/Bakun Building Update
Due to meeting time constraints, the Hillclimb and Bakun Building Update had been postponed and placed under Key Items and Reports for the March 31st, 2016 PDA Council Meeting agenda.

Rico Quirindongo requested to review the proposed materials for the Hillclimb/Bakun building update prior to the March 31st PDA Council meeting discussion.

IV. Action Items and Reports

A. **Action Item:** Proposed Resolution **16-17:** Pike Place MarketFront (PC1N) Desimone Bridge Seismic Upgrades Design – Miller Hull

Ben Franz-Knight introduced Proposed Resolution 16-17: Pike Place MarketFront (PC1N) Desimone Bridge Seismic Upgrades Design – Miller Hull 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; and, whereas, the PPMPDA executed a public process to select Miller Hull, and executed a contract for Schematic Design, Design Development and Construction Documentation phases, which are now complete; and, whereas, the PPMPDA has successfully completed the initial scope of work and schematic design of the Desimone Bridge Seismic Upgrade project and is now ready to enter into an agreement to complete the permitting and construction document process; and, whereas, the PPMPDA is now ready to enter into a contract with Miller Hull for additional design services; and,

Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Miller Hull in an amount not to exceed $20,000 for the permitting and construction documents for the Desimone Bridge Seismic Upgrade project.

The funds for this project will be drawn from Levy Funds, GL account 163213-00.

David Ghoddousi moved, John Finke seconded

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

Resolution 16-17: Pike Place MarketFront (PC1N) Desimone Bridge Seismic Upgrades Design – Miller Hull passed unanimously by the Committee by a vote of 6-0-0

B. **Action Item:** Proposed Resolution **16-18:** Pike Place MarketFront (PC1N) Desimone Bridge Seismic Upgrades Geotechnical Services – Shannon & Wilson

Ben Franz-Knight introduced Proposed Resolution 16-18: Pike Place MarketFront (PC1N) Desimone Bridge Seismic Upgrades Geotechnical Services – Shannon & Wilson 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; and, whereas, the PPMPDA previously executed a public process to select Shannon & Wilson and had executed a contract for geotechnical services; and, whereas, the PPMPDA has successfully completed negotiations with Shannon & Wilson to establish a scope of work for geotechnical services for the Desimone Bridge Seismic Upgrade project and is ready to enter into a contract for those services in an amount not to exceed $30,000.

Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Shannon & Wilson in an amount not to exceed $30,000 for geotechnical services for the Desimone Bridge Seismic Upgrade project.

The funds for this project will be drawn from Levy Funds, GL account 163213-00.

David Ghoddousi moved, John Finke seconded

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

Resolution 16-18: Pike Place MarketFront (PC1N) Desimone Bridge Seismic Upgrades Geotechnical Services – Shannon & Wilson was passed unanimously by the Committee by a vote of 6-0-0.

C. Report from Stakeholders Group
Haley Land presented the Stakeholders Report for the MarketFront project. He noted that the group would finally be assembling again on Monday, March 21st at 4:00pm in the Goodwin Library.

V. Items for the Consent Agenda

Resolutions 16-17: Pike Place MarketFront (PC1N) Desimone Bridge Seismic Upgrades Design – Miller Hull and 16-18: Pike Place MarketFront (PC1N) Desimone Bridge Seismic Upgrades Geotechnical Services – Shannon & Wilson were placed under the Consent Agenda for the March 31, 2016 PDA Council meeting.

VI. Public Comment

Joan Paulson inquired regarding the Bakun Building presentation that was noted in the February 8th MarketFront Committee meeting minutes and how to retrieve that information; she had requested in receiving a copy of those records. She separately commented on the MarketFront signage discussion. She noted that the 40 units of low-income of housing that was approved, was approved to get the 40 units and to increase the height above the Urban Renewal Plan; she added that we are now considering signage on top of that, which will elevate more blockage. She said that the whole idea of having

the lower height within the Urban Renewal Plan, was to have a continuous view of the water as you are going to the North Arcade. She added that there is already view blockage due to the elevator structure.

Haley Land inquired about earthquake proofing and if Steinbrueck Park would be protected, if in the scenario, the Park was raised in elevation. He separately inquired about the possibility of ventilation throughout the Desimone Bridge, especially to find a solution to allow the escape of hot air throughout the structure.

Wendy Paul noted that in the original design, there was not a protective canopy; she added that she had previously commented on retaining a view from that canopy to the water. She commented on the MarketFront Signage presentation noting your eyes go directly to the letters and not through the space when the signage is placed horizontally across the canopy. She noted that option 1.b (Vertical at Plinth near Plaza) was preferred since she does not want to necessarily see the signage but rather the ability to see the view.

Bob Messina noted that the MarketFront Signage presentation was very good. He provided several comments regarding potential signage including the ability for smaller signage for the Western Avenue level. He noted that the Eastside signage did not have to be as large as it was designed, adding that the larger font was appropriate for the Westside. He noted that he was against placing 11 foot letters on the Plaza noting a suggestion in placement of "Public Market" signage on the East and Westside.

VII. Concerns of Committee Members

None

VIII. Adjournment

The meeting was adjourned at 6:06pm by Rico Quirindongo, Chair

Meeting minutes submitted by:
Dianna Goodsell, Executive Administrator

PROPOSED RESOLUTION 16-21

Pike Place MarketFront (PC1N) Permitting and Utility Fees
April 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-1N that may directly affect the future of the Market; and,

WHEREAS, the PPMPDA has been working through associated costs in relation to permitting and utilities for the MarketFront project requiring approximately $300,000 in upcoming permit and utility fees, including Puget Sound Energy gas service fees, Seattle City Light permanent electrical service fees and Street Use Permit fees.

NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to submit applications and payments for various permitting and utility fees in an amount not to exceed $300,000 for the MarketFront project.

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

_____ _____
Gloria Skouge, Secretary/Treasurer Date

Date Approved by Council:
For:
Against:
Abstained: