



# MarketFront Committee Agenda

**Date:** Monday, May 8<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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**4:00pm I. Administrative: Chair**  
A. Approval of Agenda  
B. Approval of the MarketFront Committee April 10<sup>th</sup>,  
2017 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**  
B. Plan for Opening Project Spaces **Ben Franz-Knight**  
C. Western Avenue “Welcome” Sign **Ben Franz-Knight**

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**5:15pm IV. Action Items and Reports**

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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, April 10<sup>th</sup>, 2017**

**4:00p.m. to 6:00p.m.**

**The Classroom**

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

**Other Council Members Present:**

**Staff/Consultants Present:** Emily Crawford, Aliya Lewis

**Others Present:** Howard Aller, Bob Messina, Justine Kim, Carrie Holmes  
The meeting was called to order at 4:06 p.m. by, Rico Quirindongo, Chair.

## **I. Administration**

### **A. Approval of the Agenda**

The agenda was approved by acclamation

### **B. Approval of the March 13<sup>th</sup>, 2017 MarketFront Committee meeting minutes**

The March 13<sup>th</sup>, 2017 meeting minutes were approved by acclamation.

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

Howard Aller noted that Wednesday at 4:30 p.m. the Historic Commission will be receiving a presentation from the Center City streetcar connection people. Aller noted that a week from tomorrow in the old WAMU building on 2<sup>nd</sup> Avenue a large public meeting about the streetcar will occur.

Rico Quirindongo asked for clarification on if the One Center City group would be presenting.

Howard Aller stated that he is not sure which group is presenting but that it is related to the streetcar.

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

### **A. MarketFront Construction, Schedule & Budget Update**

Justine Kim gave an updated presentation on the MarketFront project noting concrete pour sites, leak issues, and waterproofing.

John Finke asked how long the warranty is for the waterproofing.

Justine Kim noted that she would have to verify but typically the warranty is for 25 years.

There was a discussion on construction delays and scheduling that followed.

Rico Quirindongo asked if the PDA does not make Certificate of Origin (CO) by the end of this month, does it affect the seven ground floor units.

Justine Kim stated that yes the ground floor units would be affected if CO is not achieved.

There was a discussion CO and financial penalties if it should not be achieved on time that followed.

The committee asked for confirmation of any financial penalty related to housing funding if CO is not achieved on time.

There was a discussion financial impacts that followed.

Justine Kim noted that the MarketFront construction budget is about the same as the budget presented last month. All of the contingency will be drawn down. Kim revisited the discussion had last meeting with Jim Savitt about the added scope to the budget.

There was a discussion about the contingency, scope, and tenant improvements that followed.

John Finke asked how far behind Sellen is in invoicing the Pike Place Market Preservation Development Authority (PDA).

Justine Kim noted that Sellen is not far behind, it is usually the change orders that lag behind.

David Ghoddousi asked if another large change order is expected.

Justine Kim noted that there are some schedule related change orders on the log however nothing is concrete.

**B. Western Avenue Welcome Sign**

Emily Crawford noted that most of the businesses on Western Avenue approached her and Ben Franz-Knight with an idea on how to activate the street now that Billie the Pig has been relocated to the MarketFront project. The Marketing and Events team have been working together on signage for the Atrium Kitchen and have followed a similar style for a sign on Western Avenue. The businesses have expressed a desire to have something in place soon.

David Ghoddousi stated that he liked the proposed sign as a temporary fixed and asked if any of the merchants on Western Avenue.

Emily Crawford noted that she is unsure if they have been shown the proposed sign.

Rico Quirindongo noted that there needs to be a real conversation about how the western half of the campus is activated and how to make it more connected. As a temporary measure Quirindongo believes it is a good solution. He suggested different placement of the sign.

There was a discussion about identifying different sections of the Market and MarketFront to identify on the signage that followed.

John Finke suggested taking off the “welcome to” section of the sign.

David Ghoddousi asked if the merchants down on Western have had any ideas on what to place in the now vacant area.

Emily Crawford stated that another art piece was suggested to fill the space.

Rico Quirindongo suggested signaling the Pike Street Hill Climb and calling out the elevator in the space in some way.

Colleen Bowman asked what the plan is to present to the Historical Commission (MHC). She suggests making the sign larger before presenting to MHC because the current version is proportional to the tenant sign located above on the second level. Bowman added that Market signage, which could help with wayfinding and benefit multiple tenants should be more significant than any one tenant’s sign.

Emily Crawford stated that she would also like to present the signage a temporary fix.

There was a discussion about presenting to the Historical Commission that followed.

Rico Quirindongo suggested having RMB Vivid come in and design potential wayfinding signage.

There was a discussion about signage designs that followed.

Howard Aller suggest using the six fingered hand to point in various directions on the proposed signage.

Rico Quirindongo stated that the committee would like for Emily Crawford to take away the following items; that it is temporary, the size is increased, the “welcome to” is removed, there be more than one design option, a presentation to the committee with proposed signage is desirable, and if possible work with RMB Vivid on wayfinding for Western Avenue. Quirindongo noted a need to have a wayfinding conversation around Western Avenue and various areas around the Market.

There was a discussion about activation of the vacant space on Western Avenue that followed.

David Ghoddousi noted that the merchants in the area were happy with Billie in that space and that it is known what works in that space.

#### **IV. Action Items and Reports**

Proposed Resolution **17-16**: Pike Place MarketFront (PC1N) GK Industrial Refuse Systems – Trash Room Equipment

Justine Kim introduced the resolution which states that:

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 the 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 equipment is required to complete the trash rooms in the residential and commercial trash rooms. The trash equipment is supplied and maintained by the same vendor throughout the Market and as such the MarketFront project has proposed the same supplier of equipment, and;

WHEREAS, the PMPDA negotiated a contract direct with GK Industrial Refuse Systems for trash room equipment to include a vertical baler and three dumper totes identified as required to complete the trash rooms and is now ready to enter into a contract for equipment in an amount not to exceed \$55,000.

NOW, THEREFORE BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with GK Industrial Refuse Systems for trash room equipment for the Pike Place MarketFront project, for an amount not to exceed \$55,000.

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

Carrie Holmes discussed the process of identifying needed trash room equipment.

Rico Quirindongo asked if anyone knew what the proposed resolution is asking.

Carrie Holmes stated that Jeff Jarvis has identified the item requested to be purchased in the resolution.

Rico Quirindongo asked if the items identified are a drawn down of previously identified FF and E budget.

Carrie Holmes stated that it is within the FF and E budget.

David Ghoddousi moved the proposed resolution and Colleen Bowman seconded the motion.

For: David Ghoddousi, Rico Quirindongo, Gloria Skouge, John Finke, and Colleen Bowman

Abstained: 0

Against: 0

Proposed Resolution 17-16 passed with a vote of 5-0-0.

**V. Items for the Consent Agenda**

Proposed Resolution **17-16**: Pike Place MarketFront (PC1N) GK Industrial Refuse Systems – Trash Room Equipment

**VI. Public Comment**

Bob Messina suggested several additions to the signage of Western Avenue and that the lighting in the area needs improvement.

Howard Aller stated that finding a way around the Market is wondrously impossible and that it will be impossible to be able to put up signage that will direct visitors to the exact place they want to go.

Justine Kim stated that she heard from Ben Franz-Knight and that if CO goes past the end of April that a one month tax credit would be lost financial penalty would be less than \$5,000.

There was a conversation about tax credits and reimbursements that followed.

**VII. Concerns of Committee Members**

David Ghoddousi noted that the intent of the sign to on Western Avenue is to activate the street and that the proposed sign is a temporary fix.

Rico Quirindongo stated that the committee needs to re-engage in serious discussion around the Pike Street Hill Climb.

**VIII. Adjournment**

The meeting was adjourned at 5:09 p.m. by Rico Quirindongo, Chair.

Meeting minutes submitted by:

Aliya Lewis, Executive Administrator