



Market Connections Committee Meeting Agenda

Date: Monday, April 9th, 2018

Time: 4:00 p.m. – 6:00 p.m.

Location: Classroom (Economy Building)

Committee Members: Rico Quirindongo (Chair), Colleen Bowman (Vice-Chair), Jim Savitt, Gloria Skouge, David Ghoddousi, Devin McComb, and Mark Brady

4:00pm I. Administrative: Chair
A. Approval of Agenda
B. Approval of the Market Connections Committee March 12th, 2018 Meeting Minutes

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

4:10pm III. Key Issues and Discussion Items
A. One Center City Presentation
B. Construction Impact Updates
**Meghan Shepard
Mary Bacarella**

5:40pm IV. Action Items and Reports

5:45pm V. Items for the Consent Agenda Chair

5:50pm VI. Public Comment

5:55pm VII. Concerns of Committee Members

6:00pm VIII. Adjournment Chair



Market Connections Committee Meeting Minutes

Monday, March 12th, 2018

4:30 p.m. to 6:00 p.m.

Classroom

Committee Members Present: Rico Quirindongo, Gloria Skouge, Mark Brady, David Ghoddousi, Devin McComb

Other Council Members Present:

Staff/ Consultants Present: Mary Bacarella, Karin Moughamer, John Turnbull

Others Present: Howard Aller, Bob Messina, Barbara Elza, David Graves, Calder Gillin, Lara Rose, Ty Tice, Don Vogt, Wendy Paul

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

I. Administration

A. Approval of the Agenda

The agenda was approved by acclamation.

Devin McComb entered the meeting at 4:08 pm.

B. Approval of the Market Connections Committee February 5th, 2018 Minutes

The February 5th, 2018 meeting minutes were approved by acclamation.

II. Announcements and Community Comments

Bob Messina commented on the new MarketFront parking garage entrance and exit. Bob has noticed that cars coming out are not coming to a stop and the audio warning is being activated after the car has pulled up half way in the driveway. He sees this as a dangerous situation. In addition, the warning light is being triggered by cars entering the parking garage.

Barbara Elza has questions about security and the distribution of security officers. She has had to place multiple calls to security to help deal with people she believes to be under the influence of drugs. Barbara is requesting a training or flier for staff to encourage them to call security no matter the situation. Barbara believes security officers are taking longer to respond, possibly as a result of being stationed at the north end of the Market. She would like to know if officers have more space to patrol and if the security team knows what is causing an increase of drug abuse. Barbara noted that the Atrium opens at 7 am and is worried more drug users will start heading to that space. Barbara is also concerned security officers don't have proper uniforms for summer. She would like the security team to have more than one t-shirt for summer and that they are supported by the PDA.

A man that did not state his name talked about the lighting in Victor Steinbrueck Park. He asked what the lights are currently emitting along the eastern side of Western Ave and what the light levels will be under the new design proposal. It's difficult for people to assess the proposal without a quantitative understanding of the differences in light levels. For people living across from the park there is concern about appropriate light levels. In addition he referenced Page 15 in the park presentation and it is unclear to him where the guardrail shown on the right is located within the park. The design of that guardrail looks more retro and he feels it isn't consistent with other design elements in the park.

III. Reports & Discussion Items

A. Victor Steinbrueck Park Design Update – Lara Rose, Calder Gillin, David Graves

Lara Rose with Walker Macy began the presentation with an overview of the project timeline to date. The current plan is to enter construction in summer 2019. Lara continued with a brief history of the project, noting the project scope and assumptions, stating the entire park will be rebuilt after the membrane separating the park from the parking garage below is replaced. In addition there is no longer funds in the budget to alter the existing streetscape. The minimum change in the grade will only be 4", some existing walls will remain in place and the construction budget is approximately \$4.1M, an increase from the original parks levy amount. Lara reviewed the previous design from November 2016 and moved into a high-level review of the current design, pictured on page five of the presentation.

Since the park is within the historic district there are limitations in what can be changed. Many of the existing elements are protected. The Tree of Life will remain and there is still a connection to MarketFront. The MarketFront connection area will be increased to allow more space for circulation. The connection is fully accessible and there are no stairs as there were in a previous design. Lara noted that when the park was originally designed Victor Steinbrueck and Richard Hague very intentionally designed it to be an extension of the social life of the Market.

Lara Rose continued by noting they are working with Jones and Jones on interpretive elements that elevate native culture in the Park. John Paul Jones has been working on the welcome signage (MarketFront and main entrance) which will be in both local Coast Salish language and English language. There will be some modest updates to furnishings. The concrete base and wood top style will be retained. The benches will be almost exactly as they are today, with the addition of built-in arm rests at the ends for ADA accessibility. There are also updates to the size and scale of the furnishings, with more variation across the park to accommodate groups of different sizes. The bench armrests will include imprints of native basket weaving patterns.

Lara Rose stated the guardrails through the middle of the park will be almost identical with the exception of updating in order to meet building code and is safe for all. The guardrails along the north and south ends of the park are also very similar but a coffee ledge is being added. The walls will remain but will not be structural.

The picnic shelter will be very similar to the current shelter. It will be lifted approximately 6" to feel a little more open, it will frame the view and be more inviting. Integrating new lighting, a gutter system, and there will be removable tables and chairs in the area.

Lara continued by reviewing the lighting plan, which hasn't changed much since last year. The biggest issue is the contrast between dark and light spaces within the park. The park will not be

bright but will correct light levels and match color temperature throughout. The lighting will enhance wayfinding and ensure a holistic aesthetic. They will be using LED technology that is sustainable and requires less maintenance. New pole lights and bollard lights will be installed and each will provide a much more comfortable light.

Lara Rose noted there are a few functional upgrades. There will be an integrated storage closet, requested by the Parks department, built into the existing planter and should not change the existing look of the park.

The London Plan tree is only 4.5' away from the parking garage and will most likely not survive construction. The designers are looking at two options: 1. Removed and replaced with another large tree, or 2. It's removed, stored on site, and the replanted after construction.

Laura Rose reviewed the plans for the north end of the park. The North Room will contain heavy, removable but lockable, furniture. Only the Parks Department could reconfigure and move the furniture. There will be new brick pavers to ground the space. This is considered the eating and gathering area. Next to it will be the play space that contain a range of materials, including special paving, a lowered edge to the lawn, and large, flat boulders. They have proposed that the Tree of Life be open to the street.

Lastly, there will be a variety of native elements incorporated into the park, including a map of Coast Salish territories, picnic shelter column wraps, interpretive plaques, and patterns built into paving and armrests. The totem poles will remain in place and will include interpretive plaques to explain the story behind the poles.

Mark Brady asked if there will be furniture in the way of anyone requiring ADA access from Western Avenue to the MarketFront connection, via the picnic shelter. Lara Rose responded they can't control placement of the moveable furniture but they believe there is generous and ample amount of space for circulation.

Mark Brady asked how much money will be set aside for maintenance and replacement and is worried about graffiti on the wood. David Graves responded that all the wood used is easily sourced Douglas fir that's a standard dimension that staff can have on the truck.

Mark Brady asked if there will be extra patrols to assist with drug usage in the park. David Graves responded security is important and he would like to start conversations with the Market to develop a security plan.

Rico Quirindongo asked what percent review the project is in. Lara Rose responded they are in design development, which can mean 60% design.

Rico Quirindongo believes we are at the point to start the conversation about how to manage security between MarketFront and Victor Steinbrueck and recommended David Graves follow up with Mary Bacarella.

David Graves stated that at this point there is no firm construction timeline but David Graves estimates summer 2019, opening up spring 2020. The internal review of 60% drawings is taking

place next week and he hopes to have final construction plans shortly. David has to go through both Market Historical Commission and City Council for final approval of 60% design.

Lara Rose added that from a design perspective, opening up the park to MarketFront, might discourage negative behavior and how these spaces are used.

David Ghoddousi believes that as proposed the lighting plan appears bright. We want to be aware of the light levels, especially for those living across the street as mentioned during public comment. Lara Rose responded that the lighting rendering included has not been generated by a lighting program. The light in the new design will not be brighter and it should feel less bright.

David Ghoddousi noted that 24hour security is very important for Market spaces and he wonders how access will be managed and controlled between the two spaces.

Devin McComb asked if there is a plan for activation of the park that will aid in less bad things happening during the day. Lara Rose commented on the design aspects that will result in options for activation, including spaces for tents and movable furniture. David Graves added the storage space will allow for more opportunities to program the park.

Mark Brady asked when Parks will have more information for the Committee on the questions asked. Rico Quirindongo believes there will need to be additional conversations on security between the two spaces.

Mary Bacarella noted that today David Dickinson from the PDA met with Lisa Nielsen from Parks on possible activation partnerships between the two organizations.

Rico Quirindongo asked Mary Bacarella to schedule a meeting to discuss the connection between the Park and MarketFront and Mary noted it is on her project list.

Howard Aller asked Rico Quirindongo if he could make a public comment before Lara, Calder, and David leave. Rico granted the request. Howard noted that the Market, at great expense, has put up an 8' gate, and he doesn't see that in the park plans. Rico Quirindongo added that is part of the security conversation that will occur.

B. Hahn Building Design Update

Hal Ferris, with Spectrum Development Solutions, is part of the team managing the redevelopment of the Hahn site. Since the last presentation they have received feedback from the Design Review Board and will be presenting revisions at the Early Design Guidance Meeting on April 3. What Hal is presenting tonight is a progress update to show where that design is going, but it's not done yet. Hal provided background on the development process, noting its failure to receive landmark status. The goals for redevelopment include improving safety in the area (crime was up in this area 3.6% from 2016-2017 even though crime in the city went down 2%), to be open and accessible to the public, be transparent and abiding to be inviting, activate and engage pedestrians, provide a design that is complimentary and to cooperate and support the market and their vendors.

Hal Ferris continued that design and permitting will continue through 2019, start construction in early 2020, and open mid-2022. Hal provided background on the previous two designs reviewed

at the early design guidance meetings. The building will be 14 stories, 12 stories above the base. There is a 9' setback from Pike Street and a 15' setback from the two story base all the way to the top of the building.

Hal provided an image showing the transition of height from the financial district down to the Market. The zoning for this area was put in place at the creation of the historic district in the 70's and was in place when the Newmark building was built. Residents of the Newmark were aware of the zoning heights and were informed that they were not purchasing a view protected unit.

Hal Ferris shared images of the current designs, highlighting the strong 2 story brick base and noting the entrance to the building is at a 45 degree angle on the corner of First and Pike. There will be a restaurant on the second story that is open to the public and they hope to open up the sidewalk to entrances to the building. Hal noted that Pike Street is being redesigned and will not have any curbs to give it a pedestrian focus and priority.

Mary Bacarella asked for information on the redesign of Pike Street and if the brick roadway will continue. Hal Ferris responded his firm is not involved in the design of the streets. The Pike Pine Renaissance is designing the corridor from Pike Place to Capitol Hill and he has a 5% drawing included later in the presentation. Hal believes they are putting brick in at least between First and Second Ave.

Hal Ferris continued with more images of the building along Pike Street, noting the entry to the hotel and opportunities for retail spaces along the street. Hal hopes to have outside dining along Pike Street. Along Pike there will be one lane of traffic with a bike lane but he's not sure if it will be a separate lane. There will be a space for 2-3 cars to pull over in front of the hotel entrance for drop offs.

Hal addressed the building heights for the lots directly south, noting the parking lot is zoned for the same height as their proposed building (145') but the Showbox site is zoned for 400'.

Hal reviewed the hotel layout. There will be two elevators, retail spaces with entry doors from the street and hotel lobby. There will be not entry doors along First Avenue due to the grade change. The rooftop will include a quiet zone along the east side to respect the neighbors with a privacy screen and a restaurant/bar. The loading dock is located along the service alley. That alley is not an access point for residents of the Newmark. Trucks for the hotel are required to back into the loading dock and not block the service alley. Hal talked to business in the area and most deliveries come in a 20-22' truck which will fit in the loading dock without blocking the alley.

Hal Ferris noted the traffic study they completed which demonstrated this building and the hotel will have minimal impact on the traffic, and that takes into consideration the completed streetcar. A solar study was completed and it showed that during the summer from 8-9 am a shadow is slightly different on the sidewalk at the Corner Market with the building compared to no building. The rest of the time the shadow cast on the Market during the morning is by the Newmark, West Edge, or Russell Investment Center. During the fall and spring equinox from 7:30-8:30 am there is a slight shadow on the Market.

Mark Brady asked for clarification on the location of sidewalk cafes. Hal responded that there will be a restaurant on the second floor and they believe there will be opportunity for another restaurant along Pike Street, in the same place where Seattle Coffee has outdoor seating. City zoning doesn't distinguish between restaurant and retail. To them it is all retail.

There was a conversation on how to access the retail space within the building. Pike Street retail space will have both doors along Pike as well as access from the hotel lobby. The second floor restaurant is accessed through a stairwell or elevator located in the hotel lobby. Hal elaborated on the fact that this location is a special place and the early design guidance committee wants to ensure the developers listen to public comment and respond to their design guidance recommendations to ensure this site is developed taking into account many different viewpoints.

Devin McComb asked Hal to review the rooftop restaurant and bar. Hal clarified that a portion of the bar will be enclosed but there will be much more seating outside.

C. MarketFront General Report and Update

Mary Bacarella noted that she is meeting with the MarketFront project team every two weeks to work on the cause and repair of the leaks. There's not a lot to report at this time and are working on what the options will be moving forward. There is a team from the PDA, Brady Morrison and the maintenance department, working to identify other items that can be repaired such as the fins, benches, and landscaping. The next meeting is Friday to discuss the leaks followed by a meeting on warranty items.

D. Construction Impact Updates

Mary Bacarella began by noting she has a meeting with Lisa from Pioneer Square Alliance regarding streetcar construction. She has a meeting with WSDOT to discuss their latest plans for viaduct demolition and other work on the waterfront. The attendees are a number of large organizations that will be affected by this work.

Continuing on the streetcar, Mary added that at the end of the month is the outreach meetings regarding the streetcar construction, hosted by SDOT on March 27 and 28th. That information is on our website and we've been handing out fliers. Mary is working on getting exact start dates for construction, but as of today, SDOT doesn't know. Mary has provided SDOT with a list of deliverables to help with traffic and pedestrians during construction and is hoping a timeline of those deliverables can be agreed upon between the PDA and SDOT. Mary is meeting with Andrew Hastings on the 26th to review this list. In addition she is meeting with the project coordinator to discuss the presentation that will be given to full council in April.

A counter offer has been sent to WSDOT with regards to the proposal submitted to the PDA for compensation due to restricted access to the Alaskan Way entrance of the parking garage during viaduct construction. No response has received. In addition Mary is waiting for a firm construction timeline for viaduct demolition, which should be finalized once the contractor is selected in April.

Mary Bacarella mentioned that parking revenue was over budget by 25% in February and over budget by 18% in January. March is currently trending over budget.

Mary provided an update on skybridge demolition and she hopes the project is still on track for a proposed resolution in April. The contracted engineer is preparing drawings for SDOT to review to understand what supports will be needed on either side of the bridge to support the demolition. Drawings should be finalized this week and then bids will be solicited.

Regarding Overlook Walk, Mary, along with Rico Quirindongo, Matt Hanna and Gerry Johnson met with the City to discuss the development of a matrix to identify division of responsibilities as we move forward. The PDA is working on a term sheet to be included in these conversations. Mary noted that David Ghoddousi provided the Committee today and list of items to consider in relation to the Overlook Walk agreements. Mary handed out copies to the Committee and David Ghoddousi requested to add another line item – K: Storage closets for programming events.

Mary stated she has been asked to participate on the Pike Pine Renaissance committee and is waiting for a meeting to learn more.

Mary mentioned a recent meeting with John Pearson who provided an update on Market to MOHAI, noting they are looking for funding sources and asked Mary for recommendations on a public relations firm to complete some pro bono work.

The aquarium has reached out to Mary for a meeting as well as to set up a regularly scheduled meeting.

Lastly, Mary noted several other projects she's working on:

- Visibility of the Downunder
- Western Avenue Activation
- MarketFront integration
- Signage and wayfinding

Mary is hoping to have a comprehensive report in April on those topics and is trying to better understand the conversations that have taken place on wayfinding and signage. She has reviewed a couple wayfinding studies that have been done over the last 10 years and has put together a team to walk the Market with her and come up with an integrated plan to make it more cohesive. A similar plan is being put together to develop a comprehensive plan for MarketFront activation and programming and that will be presented at Market Programs tomorrow.

Mary does not have any new information on One Center City, Pike Street Hillclimb, ferry dock, or the convention center.

Rico Quirindongo asked if the waterfront stakeholders meeting is a public meeting. Mary responded it does not appear to be a public meeting.

Rico Quirindongo noted the PDA has met with the aquarium on one occasion in the past but he does not believe there were regular meetings.

Devin McComb asked if there has been any changes to the MarketFront elevator noting there have been issues in the past. Mary Bacarella stated nothing has changed but there is a five year

service agreement with Otis that covers daylight hours, but not evenings or the weekends. Otis is working on a fix, which they believe to be related to a software problem.

Mark Brady asked if the warranty deadline for MarketFront is March 20. Mary Bacarella responded yes. Mark noted that since the next council meeting isn't until after that date, what the next steps are if there are disagreements in the developed list.

Rico Quirindongo stated the insurance carrier has been put on notice so there is no pending deadline and they are responsible for resolving the issue regardless of the duration of time.

IV. Action Items and Reports

None.

V. Items for the Consent Agenda

None.

VI. Public Comment

Howard Aller stated he does not believe there is a perfect way to guide people around the Market using wayfinding signage.

Bob Messina mentioned the presentation given on the Victor Steinbrueck, noting his concern with having a coffee ledge along the western edge. Secondly, Bob Messina offered to walk the Market with Mary if she would like ideas on signage and noted the elevator. Lastly Bob enjoys the "toxic baby" sign by the restrooms and would like to see more around the Market.

VII. Concerns of Committee Members

David Ghoddousi would like to request a special meeting on access between Victor Steinbrueck Park and MarketFront to discuss obligations, timing, and security concerns and set a policy. David added a new fence was just installed.

Rico Quirindongo wonders if there is a design exercise that's going to need to take place to respond to the current park design. They do not have any explicit obligation to adhere to any requirements the Pike Place Market provides to them. Rico suggested this may be something for the term architect to work on.

Mark Brady noted his concern for Market security and suggested a flier that could be passed out to Market merchants with information on how to contact security in the case of an emergency. He's concerned for the safety of Market Community especially with the new form of meth that is being used.

Rico Quirindongo suggested a topic for full council on the topic of security.

VIII. Adjournment

The meeting was adjourned at 6:04 p.m. by Rico Quirindongo, Chair

Meeting minutes submitted by:
Karin Moughamer, Executive Administrator