## Market Connections Committee Agenda

**Date:** Monday, December 4th, 2017  
**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 MarketFront Committee October 16th, 2017 Meeting Minutes

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

### 4:30pm III. Key Issues and Discussion Items

<table>
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<tr>
<th>Item</th>
<th>Presenter(s)</th>
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<tbody>
<tr>
<td>A. Victor Steinbrueck/Native Park Design Update</td>
<td>David Graves</td>
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<td>B. Hotel Design, 1st and Pike</td>
<td>Jonas Jonsson</td>
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<td>C. MarketFront Waterproofing Briefing</td>
<td>Garrett Condel</td>
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<td>D. MarketFront General Report and Update</td>
<td>Justine Kim</td>
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### 5:30pm IV. Action Items and Reports

### 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
Market Connections Committee
Meeting Minutes

Monday, October 16, 2017
4:00 p.m. to 6:00 p.m.
Classroom

Committee Members Present: Rico Quirindongo, Colleen Bowman, Gloria Skouge, Mark Brady

Other Council Members Present:

Staff/ Consultants Present: Justine Kim, Carrie Holmes, Emily Crawford, Ben Franz-Knight, Karin Moughamer, Clover Thurk

Others Present: Howard Aller, Bob Messina, Joan Paulson

The meeting was called to order at 4:03 pm by Rico Quirindongo, Chair.

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

   B. Approval of the Market Connections Committee September 13th, 2017 Minutes
      The September 13th, 2017 meeting minutes were approved by acclamation.

II. Announcements and Community Comments
    None.

III. Reports & Discussion Items
    A. Market Historical Commission Skybridge and Pavilion Use Update
       Ben Franz-Knight briefed the Committee on the presentation to the Market Historical
       Commission on experimental pavilion use and skybridge removal. MHC granted the PDA’s
       request to experiment on programming on the MarketFront pavilion for a year. There was a
       deeper discussion on the events use and concern of potential displacement of daystall. MHC
       asked for an update on special event usage in three to four months. Within that three to four
       month window there is lots of flexibility to experiment with timing. John Turnbull will put some
       thought into percentage of time that pavilion space can be used, especially when displacement
       of existing activity occurs. The Commission acknowledged that the pavilion could be utilized
       more Monday – Thursday and noted the peak daystall usage is Friday – Sunday.

       MHC approved use for Chief Seattle Club and asked the design for the table be presented to the
       design review committee.

       The PDA will move forward with an application for the above uses and Franz-Knight doesn’t
       anticipate any issues with the approval.
Ben Franz-Knight continued with an update on the skybridge removal. The PDA will move forward with an application to MHC for demolition. John Turnbull is investigating some additional engineering work. A column may need to be added to the west side of the street because the bridge may be supporting a portion of the landing structure. MKA is assisting in an evaluation of the structure.

Colleen Bowman added that she attended the MHC meeting and noted briefing about Marketview Place, a proposed development at First and Pike. During the MHC meeting, Colleen asked if there are plans for a briefing to the PDA Council. Hal Ferris, a project representative, provided her contact information. Colleen suggests that we arrange for a Marketview Place briefing at an upcoming Market Connections meeting.

B. Review of Draft Letter to Pike Pine Renaissance Project
Ben Franz-Knight reviewed the one-page draft letter to Steve Pearce, highlighting three key points that were identified during the September Committee meeting. First, and most significant, is the request the City pays attention to not appropriate too much of the Market’s identity in integrating the urban fabric on the east side of Pike and First Ave and to help approve the visitors sense of arrival to the Market. Second, ensure or maintain the flexibility for loading activity on both Pike and Pine. Lastly, the letter asks the City coordinates both construction and planning with the First Ave Streetcar.

Colleen Bowman suggested adding language to address potential street closures and request the PDA is part of those conversations. She would appreciate if Devin McComb and Jim Savitt could receive a copy of this draft letter.

C. MarketFront General Report and Update
Justine Kim provided an update on tenant improvements at MarketFront. Old Stove Brewery is 70% complete and equipment operations will begin in mid-November with the goal of being open by the end of the year. Some elements may continue into 2018. Little Fish has just reworked their mechanical system, putting them behind schedule. With regards to closeout, all of the _____ materials have been received and are just watching for the substantial completion date that will cue the one year warranty period which is end of January for residential and March 20th for garage and commercial. Justine recommended scheduling a walk thru with maintenance, and maybe John Turnbull, to capture all the warranty items that need to be highlighted one month prior to expiration.

Justine continued with an update on the two leaks. The south side leak has been repaired and are waiting for a dry day to pour the concrete stair tread leading down to the residential units. The leak at the north end is still being investigated and she is keeping an eye on it.

Ben Franz-Knight provided an update on the discussions with the City regarding the sliver of Armory Way vacation and the $780,000 bill based on the value of the property. The appraisal was completed absent any consideration of the Development Agreement or easements and covenants recorded in perpetuity on the property itself for public access and parking. An argument has been drafted that he believes ties a line from the Development Agreement thru the vacation petition process that will allow the City staff to waive the fees. The land use attorney found the original petition application which was signed by the head of SDOT at the
time. Worse case the PDA would go back to the Waterfront Committee with a closeout report on the project and include some legislation cleaning up a couple of components, mainly the cooling tower obligations, connections to the future roadway, stairways, and the vacation permit fee component. Franz-Knight believes that won’t be necessary and he’s hopeful this conversation will continue at the administrative level over the next week and a half. In his absence, John Turnbull will continue the conversation.

Rico Quirindongo asked if closeout of the project should be presented to City Council in any case.

Ben Franz-Knight responded possibly, but that City Council has a full agenda, so he wouldn’t want to do it unnecessarily.

Colleen Bowman asked why and when the vacation became an issue and when it will be resolved. Ben Franz-Knight responded it became an issue when the bill for $780,000 was received.

IV. Action Items and Reports
None.

V. Items for the Consent Agenda
None.

VI. Public Comment
None.

VII. Concerns of Committee Members
Mark Brady asked if the PDA is covered until they find the leak above Little Fish. Justine Kim stated yes, the PDA is covered since the leak was discovered within a year. Identifying the problem can take more than a year but it was still have to be fixed.

VIII. Adjournment
The meeting was adjourned at 4:25 p.m. by Rico Quirindongo, Chair

Meeting minutes submitted by:
Karin Moughamer, Executive Administrator
The Owl Drug Company in the Hahn Building, 1930

Hahn Building Tax Photo, 1937
**RELATIONSHIP WITH NEIGHBORHOOD**

The project team has reached out to the neighborhood to seek input on the design. The design team has made an effort to address concerns and be as sensitive as possible to the surrounding neighbors. The following are a few of the items we are addressing:

**Pike Place Market Entrance**

We recognize a new building at the corner of First and Pike is an important addition to the historic neighborhood. We have specifically asked for departures to the zoning envelope that will better reflect the existing scale and character of the intersection. The proposed massing makes a significant voluntary setback along Pike street to open views to the market, and match the height and scale of the building across the street. (See diagram on facing page.)

**Traffic**

We are working closely with SDOT, the Seattle Office of the Waterfront, and Downtown Seattle Association (DSA), to support the vision of the Pike / Pine Renaissance Plan. Pike Street will become a major pedestrian connector from Pike Place Market to Capitol Hill. The hotel drop off is being carefully coordinated with the Pike Street improvements to enhance the pedestrian experience and ensure safety. We look forward to helping fulfill this vision for the city.

**City Livability**

All deliveries and trash pick up will occur at the loading dock along the alley. No impacts to Pike Street are anticipated.

**Privacy**

The design team has organized the building so that no windows will directly face the adjacent condo across the alley.

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**WEST ELEVATION OF THE NEWMARK WITH OUTLINE OF PROPOSED HOTEL**

**PLAN VIEW OF NEWMARK AND PROPOSED HOTEL**
1. **NEWMARK TOWER, 260’**
2. **FUTURE HOTEL, 90’**
   - **SUBSTANTIAL ALTERATION TO AN EXISTING LANDMARK STRUCTURE**
3. **1531 2ND AVENUE CONDOMINIUM, 400’**
4. **FUTURE OFFICE, 240’**
   - **(1516 2ND AVE)**
   - **MUP 3019673**
5. **FUTURE RESIDENTIAL, 400’**
   - **(2ND & PINE)**
   - **MUP 3014773**
6. **FUTURE RESIDENTIAL, 400’**
   - **(2ND & STEWART)**
   - **MUP 3016702**
7. **FUTURE HOTEL/RESIDENTIAL, 212’**
   - **(1931 2ND AVE)**
   - **MUP 3007656**
8. **CENTURY SQUARE, 380’**
9. **FUTURE RESIDENTIAL, 400’**
   - **(2ND & PIKE)**
   - **MUP 3009555**
10. **RAINIER SQUARE REDEVELOPMENT, 846’**
    - **MUP 3017644**
11. **RUSSELL INVESTMENTS CENTER, 597’**
12. **SEATTLE ART MUSEUM, 225’**
13. **1201 3RD AVE, 772’**
14. **FUTURE OFFICE, 527’**
    - **(1201 2ND AVE)**
    - **MUP 3019177**
15. **HARBOR STEPS TOWER, 240’**
16. **FOUR SEASONS HOTEL AND RESIDENCES, 240’**
17. **98 UNION ST CONDOMINIUMS, 158’**
18. **THE THOMPSON HOTEL, 125’**
MASSING CONCEPT OVERVIEW

CONCEPT 1 AT EOG

CONCEPT 1 REVISED

15' SETBACK FROM PROPERTY LINE

AREA OF REQUESTED DEPARTURE

6' SETBACK FROM PROPERTY LINE

10' SETBACK FROM PROPERTY LINE

RELATES TO NEWMARK

REDUCE BASE TO 2 LEVELS

RELATES TO THE MARKET BUILDINGS

RELATES TO

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CLADDING CONCEPT

STEEL & GLASS TOWER

MASONRY WITH PUNCHED OPENINGS
City of Seattle Plans for Pike Street – Pike Pine Renaissance
8.0 ARCHITECTURAL CONCEPTS

MASSING CONCEPT 1
TRADITIONAL

LEVEL 1 PLAN

- RETAIL / COMMERCIAL
- HOTEL
- RESIDENTIAL
- AMENITY
- BOH

1ST AVE
PIKE ST
40' ALLEY
35'