



Pike Place Market Preservation and Development Authority (PDA)

WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes

Monday, September 16th, 2013
4:00 p.m. to 6:00 p.m.
Elliott Bay Room

Committee Members Present: Jackson Schmidt, Patrick Kerr, Jim Savitt, Betty Halfon, John Finke, Rico Quirindongo

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, Tamra Nisly, John Turnbull, Lillian Hochstein, Dianna Goodsell

Others Present: David Miller, Grace Leong, Justine Kim, Carrie Holmes, Howard Aller, Haley Land, Mirel Guterra

The meeting was called to order at 4:02pm by Jackson Schmidt, Chair.

I. Administrative

- A. Approval of the Agenda
The agenda was approved by acclamation.
- B. Approval of the August 15th, 2013 Minutes
The minutes were approved by acclamation.

II. Announcements and/or Community Comments

Rico Quirindongo entered in at 4:03p.m.

Bob Messina commented on the automobile street entrances that will be formed with the new parking garage; he wanted the committee to start thinking of more generous pedestrian entrances and parallel sidewalks for the pedestrians.

Mirel Guterra commented on her representation with Downtown Seattle Families. She stated that there is strong support for play space areas for families and their children in the PPM-WE project.

III. Key Issues and Discussion Items

- A. **Action Item:** Proposed Resolution **13-59: Pike Place Market Waterfront Entrance (PCIN) Schematic Design Approval – Authorization for Design Development**

Proposed Resolution 13-59 was tabled.

David Miller from Miller Hull gave a presentation on the Pike Place Market Waterfront Entrance Schematic Design Update. A copy of the presentation was included with the meeting minute's record. David Miller

overviewed the updated work on the canopies along Western and a larger canopy structure in front of the Desimone Bridge. He noted three design options for the Canopy and Rooftop Plaza Studies. The options presented included: Canopy Option 1: Gabled Form, Canopy Option 2: Shed, sloping down from Desimone Bridge and Canopy Option 3: Shed, sloping up from Desimone Bridge. David Miller noted that Canopy Option 3 was the recommended option by Miller Hull.

There was a discussion that followed.

Patrick Kerr noted that he did not prefer the Canopy Options presented. He noted that he would like more time to think about the options available; he was more inclined to Canopy Option 1: Gabled Form.

Betty Halfon noted her concerns with the Rooftop Plaza space and canopies; she was concerned about the wind and rain and how it would affect the canopy functionality. She also noted that she did not care for the idea of standardizing the movable daystall carts.

Jim Savitt inquired about the status of the Pike Place Market Waterfront Entrance Schematic Design with the Market Historic Commission.

Ben Franz-Knight noted there has been regular meetings and discussions with the MHC regarding the PPM-WE. He noted that feedback so far seems positive from the PPM-WE; there still are some concerns over the connection to Steinbrueck Park.

Patrick Kerr commented on the issue of the connection to the lower levels of the arcade.

Jim Savitt noted that we should continue to press the issue if the connection to the lower Arcade levels of the Market.

John Finke noted that we should have an updated Pro-Forma completed to help in regards of questions with financing.

Direction from the committee included further refinement of the canopy options with solicitation of direct feedback from the Public and Community. The canopy design matter would come back to the committee in October and then presented to Full Council.

B. Pike Place Market Waterfront Entrance Flow of Funds and Project Estimate Update

Ben Franz-Knight and Justin Kim provided an update on the Pike Place Market Waterfront Entrance Flow of Funds and Project Estimate. An updated chart was distributed to the committee with the PPM-WE flow of funds and estimated project costs; a copy of the chart was included with the meeting minute's record.

C. Action Item: Proposed Resolution 13-61: Pike Place Market Waterfront Entrance (PC IN) Miller Hull – Architectural Services, Design Development

Ben Franz-Knight introduced the resolution 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: WHEREA 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-IN that may directly affect the future of the Market. WHEREAS, the PPMPDA has identified the Design Development phase of design as the next segment of design work that is critical to successful design and construction; and, WHEREAS, the PPMPDA executed a public process to select Miller Hull, and executed a contract for Schematic Design, which is now complete; and, WHEREAS, the PPMPDA has successfully completed negotiations with Miller Hull, and established a scope of work for the Design Development, for a fee of \$1,045,000 and is now ready to enter into a contract for services.

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 \$1,045,000 for the execution of Design Development services for Waterfront Entrance project. The funds for this project will be drawn from I10630-01 – PCI-N State Funds and I10165-00 PCI-N City Funds.

Jim Savitt moved, Betty Halfon seconded

There was a brief discussion that followed.

Ben Franz-Knight noted that the amount authorized in Proposed Resolution 13-61 would take the PPM-WE team all the way through the end of February 2014.

For: Jackson Schmidt, Jim Savitt, Betty Halfon, John Finke, Rico Quirindongo

Against: 0

Abstain: Patrick Kerr

Resolution 13-61 passed with a vote of 5-0-1

IV. Reports

A. Report from Stakeholders Group

Haley Land presented the Stakeholders Group Report. He briefly commented on the PPM-WE presentation. He reported that the Stakeholder's group included a discussion with Ben Franz-Knight and Lillian Hochstein regarding meeting with State Legislatures for Federal monies. There was also discussion on fundraising and public art for the PPM-WE project.

V. Resolution(s) to be Added to Consent Agenda

None

VI. Public Comment

Mirel Gutarra briefly commented on the creation of play structures and the use of public art in the PPM-WE design. She noted that we should be plan on the PPM-WE being active yearlong with the tourists and residents.

Haley Land commented on the connection of the Desimone Bridge to the Rooftop Plaza. He noted that the current connection in the design is not as transitional and seems abrupt. He inquired about the canopy design and how the layout would be affected by weather and other circumstances.

Howard Aller commented on future study on the connection from the PPM-WE to the lower Arcade levels and how it would affect the resident's views and public safety.

Bob Messina noted that he was not pleased with the canopy options and added that there needs to be further design work which includes

Haley Land inquired about what the design options would appear like without extending the glass roof on the bridge.

VII. Concerns of Committee Members

Jackson Schmidt noted that he was interested in the comments of Play Spaces and Public Art. He inquired about the process of identifying the potential elements of Play Spaces and Public Art in the design.

Betty Halfon noted that it would be beneficial to check our insurance policy regarding play spaces for the PPM-WE.

VIII. Adjournment

The meeting was adjourned at 5:41 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:

Dianna Goodsell, Administrative Services Coordinator