



Pike Place Market Preservation and Development Authority (PDA)

WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes

Thursday, October 17th, 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,

Other Council Members Present: Gloria Skouge

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

Others Present: David Miller, Grace Leong, Justine Kim, Carrie Holmes, Howard Aller, Haley Land, Chris Scott, Bob Messina, Mirel Guterra, Joan Paulson

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 September 16th, 2013 Minutes
The minutes were approved by acclamation.

II. Announcements and/or Community Comments

Howard Aller commented on the Pike Place Market –Waterfront Entrance presentation he previously saw at the PPM-WE Stakeholders Committee meeting and noted that view from the Waterfront to the PPM-WE would be very iconic.

Jim Savitt entered in at 4:03p.m.

III. Closed Session

Closed Session started at 4:04p.m.

- A. Development Agreement - PC-I North (*Closed Session Per (RCW 42.30.110(I)(b))*)
The Committee discussed the PC-I North Development Agreement.

Closed Session ended at 4:52p.m.

Open Session started at 4:53p.m.

IV. Key Issues and Discussion Items

- A. Schematic Design Update - Plaza Refinement

David Miller presented the Pike Place Market Waterfront Entrance Project Schematic Design Update for the Plaza Refinement. A copy of the presentation was included with the meeting minute's record. He noted that we are still in process of working out the terrace and canopies that would provide shade and cover for activities on the Plaza. He overviewed design goals for the DownUnder which included direct connection to Down Under from the Waterfront Entrance project, improve pedestrian experience along Western Avenue and Weather Protected Pathway. Design principles for the connection to the DownUnder included minimizing impacts on residential units, minimizing view blockages and connecting Pike Place Market retail experience. David discussed the goals and principles for the Canopies. Goals for the Canopies included: de-coupling from the Desimone Bridge, Creation of an independent space, Activation of roof deck and maximizing flexibility. He overviewed some case studies examples to help look for direction for the design of the canopies for the Plaza. Principles for the Canopies included: maintaining essential views, minimizing view blockages, potential year-round coverage, space for special events and prioritizing use for daystall vendors with an emphasis on food products.

There was a discussion that followed.

Ben Franz-Knight noted some of the advantages with activation in the plaza and the versatility of the plaza space.

There was inquiry regarding the functionality of the canopies and the setup and takedown time for the canopy design.

Betty Halfon commented on the canopy structure and the potential use from the day strollers; she noted it would take much time to setup and breakdown the canopies.

Jim Savitt inquired about other canopy design options that can be functional more quickly. David Miller noted that we would need a more permanent structure on the plaza with the canopies to deploy quicker.

John Finke noted that the canopy concept needs some exploring including the costs, benefits and functionality of the design.

The committee talked about the direction to proceed which included year-round coverage and use.

B. PPM-WE Flow of Funds & Project Proforma Update

Justine Kim walked through the Flow of Funds and Project Proforma Update. A copy of the document was included with the meeting minute's record. There was an updated Financial Analysis conducted by Seneca Group for the PPM-WE (PCI-N). A summary from the Analysis concluded that the total project is slightly smaller than the financial model from March 2013; this is the net effect of a number of small changes in the size of several project elements. Under Cost Estimates, the figure was revised based upon updated budget form SOJ. The total cost increased from \$62.5 million to \$64.6 million.

There was a brief discussion that followed.

C. Update - PPM-WE Public Art Process

Lillian Hochstein presented an update on the Pike Place Market Waterfront Entrance Public Art Process. A copy of the presentation was included with the meeting minute's record. Lillian noted that there would be two different processes for the Pike Place Market Waterfront Entrance Campaign; Community campaign and Public Art. Under Community Campaign, options included Donor naming opportunities such as hoof prints around Billie the Pig, Etching on vertical services at the PPM-WE and Stair Risers. She noted that with the Public Art process of the Waterfront Entrance Campaign there would be a call for Artists after November. She added that there has been a committee identified for reviewing the Art Proposals starting January. She discussed the goals of the Campaign which included the following:

- Low-Income Housing \$8.50
- Social Service Expansion & Community Hub \$1.00
- Public Space \$3.00

• Public Art & Heritage	\$1.00
• Social Service Capacity Building Investment	\$2.00
• Capital Campaign	\$1.00
• TOTAL	\$16.50

Jackson Schmidt noted that we are not subject to the 1% Art budget for the project.

V. Reports

A. Report from Stakeholders Group

Haley Land presented the Stakeholders Group Report. He reported that the group met on Monday and discussed how to broaden the input from the PPM-WE Project. He added that Patrick Kerr mentioned the idea of a competition of a call to artists and whether it was essential to have a portfolio in submitting for the art project. He reported that there was further discussion on the canopies, including the artistic and functionality of the design. There were some updates on creating a downunder connection. He lastly noted that there would be a landscaping presentation by Berger in November.

There was a brief discussion that followed.

Jackson Schmidt noted that we are going to follow the City's format for the selection of public art.

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

None

VII. Public Comment

Haley Land noted that it might be necessary to do a study on when the market is going to be used in a year on the plaza. He added that the more we can do to draw locals to the plaza the better we serve our mission. He was curious to know if some of the canopy options would obstruct the views from the Desimone Bridge.

Mirel Guterra commented on the canopies and the seasonal use of the canopies. She mentioned about extending a fixed canopy that could be used year round.

Joan Paulson noted that the goals and principles for the PPM-WE and Schematic Design need to be reworked for better advice to the architect. She added that we shouldn't decouple the PPM-WE from the Market. She also noted that she does not hear reference of the Goodwin book being used with the current design of the canopies.

Bob Messina noted that there are a variety of comments to consider regarding the Canopy Design. He added that we are trying to do too much of one thing to try to satisfy everybody. He lastly noted that we do not need a structure that stands year round on the Plaza.

VIII. Concerns of Committee Members

None

IX. Adjournment

The meeting was adjourned at 6:21 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator