



Pike Place Market Preservation and Development Authority (PDA)

**WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes**

**Monday, February 10th, 2014
4:00 p.m. to 6:00 p.m.
Elliott Bay Room**

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

Other Council Members Present: Gloria Skouge, David Ghoddousi

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

Others Present: Brian Court, Justine Kim, Grace Leong, Brian Lloyd, John Morley, Carries Holmes, Howard Aller, Bob Messina, Haley Land, Bo Zhang, Joan Paulson

The meeting was called to order at 4:00pm by Jackson Schmidt, Chair.

I. Administrative

- A. Approval of the Agenda
The agenda was approved by acclamation.
- B. Approval of the January 13th, 2014 Minutes
The minutes were approved by acclamation

II. Announcements and/or Community Comments

Joan Paulson commented on three items in terms for design of the PPM-WE. She was curious to know if solar panels would be used for the PPM-WE project. She also inquired if a rooftop garden was part of the design and if there would be security issues with existing operations to new structure.

Haley Land noted that the Waterfront Stakeholders meeting was scheduled today but there was a meeting conflict. The updated Stakeholders meeting was rescheduled to February 11th at 4:30p.m.

Betty Halfon entered in at 4:02p.m.

III. Key Issues and Discussion Items

- A. Canopy Operation Recommendations
Brian Court from Miller Hull Architects walked through the updated Pike Place Market Waterfront Entrance Canopy design and Recommendation. A copy of the presentation was included with the meeting minute's record.

There was a brief discussion that followed.

Patrick Kerr wanted to know the full costs of the canvas and canopy development before deciding upon the final design recommendation.

Ben Franz-Knight briefly discussed about next steps for the PPM-WE project. He noted that at next month's Waterfront Redevelopment Committee meeting there would be a Pro Form update, including an estimate on operational and maintenance costs for the PPM-WE.

Rico Quirindongo entered in at 4:14p.m.

B. Down Under Connections

Brian Court from Miller Hull Architects briefly provided an overview on the Down Under Connections. He noted an option regarding a bridge adjacent to the PPM-WE building in which there would be enough vertical clearance for the space. Brian Court reviewed Down Under options 1, 2 and option 3. He noted that Option 3 is much simpler in regards to scope; the option would utilize the existing elevator and stairs at the Heritage house. He lastly noted that there could be better potential for design option 3 which could help improve the lighting and provide stair rehabilitation.

There was consensus in exploring design Option 3 in terms of costs and connection to the Down Under levels.

C. Central Stair Design & Activation

Brian Court from Miller Hull Architects presented on the Central Stair Design & Activation. He gave a brief overview on the images from last month's meeting and the design evolution. A copy of the presentation was included with the meeting minute's record.

There was general consensus to further explore the Central Stair Design & Activation

There was a discussion that followed.

John Finke commented separately on his understanding of the waterfront parking entrances; he inquired on what is going to happen when the parking is built and if there would be an adequate budget for the entrances.

John Morley from Berger presented an update on the landscaping design including planting and paving options for the PPM-WE project. He noted that there would be an opportunity for urban agriculture and an option for residents to grow food.]

IV. Reports

A. Report from Stakeholders Group

Haley Land briefly presented the Stakeholders Group Report. He reported that the Stakeholder's meeting was schedule the same date as this evening's WRC meeting; the rescheduled Stakeholder's meeting would be held the following day instead at 4:30 pm. He presented an update from the previous Stakeholder's meeting which included a project update for the PPM-WE and an update on the Development Agreement language and project timeline.

Jackson Schmidt separately noted that on Monday, March 10th there would be a public open house on the Art Finalists for the Pike Place Market Waterfront Entrance Project from 5-7:00pm in the Atrium Loft.

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

None

VI. Public Comment

Bob Messina provided generally positive comments on the refinements from the canopy; he noted that it is a good evolution on what's its come to.

Haley Land commented regarding Leadership in Energy and Environmental Design (LEED) standards and policies and the LEED goal for the Pike Place Market Waterfront Entrance project. He further commented on the refined design options regarding the Down Under connections.

Joan Paulson noted her concerns reading the plaza design update and the canopy and canvas area. She commented that the architects should hypothetically think about the wind factor on the Plaza and how many

days of the year the wind could impact the use of the space. She lastly commented on the timeline of the canvas and the security impact for the PDA on the operational side.

Howard Aller wanted to thank the committee for choosing the down under option that does not raid the privacy of the residential area. He noted that he does not care for physically crossing the brick streets, especially in regards to ADA accessibility.

VII. Concerns of Committee Members

Betty Halfon commented on the down under connection and the issue of people not knowing businesses exist under the lower levels of the arcade.

VIII. Adjournment

The meeting was adjourned at 5:22 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator