



# Waterfront Redevelopment Committee Meeting Minutes

**Pike Place Market Preservation and Development Authority (PDA)**

**Monday, March 17, 2014**

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

**Elliott Bay Room**

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

**Other Council Members Present:** Gloria Skouge, David Ghoddousi

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

**Others Present:** Gerry Johnson, Justine Kim, Grace Leong, Glenn Laurence, Carrie Holmes, Howard Aller, Bob Messina, Haley Land, Bo Zhang, Joan Paulson, Brian Lloyd

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

## **I. Administration**

### **A. Approval of the Agenda**

The agenda, as amended was approved by Acclamation

### **B. Approval of the February 10<sup>th</sup>, 2014 Meeting Minutes.**

The minutes were approved by Acclamation

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

*Closed Session started at 4:04p.m.*

## **II. Closed Session**

### **A. Development Agreement - PC-1 North (*Closed Session per (RCW.42.30.110 (I)(b))*)**

*Open Session started at 4:33p.m.*

The Committee discussed the Pike Place Market Waterfront Entrance (PC-1 North) Development Agreement during Closed Session.

## **III. Announcements and/or Community Comments**

Haley Land commented on the Pike Place Market Waterfront Entrance Public Art Process. He said that the Public Art portion of the Pike Place Market Waterfront Entrance project could have such an impact in regards to the activation of the PPMWE Plaza. He stated that we need to place something on the Plaza that the public can respond to.

Joan Paulson commented on the recent National Public Radio (NPR) James Corner interview. She briefly discussed about the timeline of the Central Waterfront project and how the timeline

associates with state and federal funding issues. She lastly noted that we need to think about appropriate signage for the Waterfront.

Howard Aller commented on a few minor corrections to the language in Proposed Resolution 14-23: Pike Place Market Waterfront Entrance (PC1N) Design Development and Construction Documents - Housing, Commercial and Parking.

#### **IV. Key Issues and Discussion Items**

##### **A. Review of Pike Place Market Waterfront Entrance Cost Estimates**

Ben Franz-Knight presented a review of the Cost Estimates for the Pike Place Market Waterfront Entrance project along with Justine Kim from SOJ and Glenn Laurence from Sellen Construction. A copy of the Cost Estimates for the PPMWE project from Sellen Construction was included with the meeting minute's record. A summary of the PPMWE Design Development Cost Estimates was summarized as follows:

Pike Place Market Waterfront Entrance PC1-N Design Development Estimate Summary

Subtotal Direct costs estimated at \$34, 650,150

Subtotal Indirect costs estimated at \$ 8,706, 804

Total Construction costs estimated at \$ 43,356, 954

The Breakdown by Program Space included the following estimates:

- Parking: 128, 877 GSF, \$138, 03 per GSF with an estimate total of \$17,788, 458
- Commercial/Retail: 11,741 GSF, \$230.33 per GSF with an estimate total of \$2,703, 014
- Public/Non-Leasable Space: 38,393 GSF, \$ 380.21 per GSF with an estimate total of \$14,597, 342
- Housing: 25,692 GSF, \$280.54 per GSF with an estimate total of \$7,207, 694

There was a review of the cost estimate summary regarding alternative options to include in the Design Development Construction for the Pike Place Market Waterfront Entrance project.

There was a discussion from the committee that followed.

Jim Savitt inquired about the connecting stair on the Plaza and the need to include these options in the Cost Estimates for PPMWE.

##### **B. Progress Update on Seneca Pro Forma**

Ben Franz-Knight presented a review on the updated Pike Place Market - Waterfront Entrance Pro Forma from the Seneca Group. A copy of the PPM-WE Pro Forma was included with the meeting minute's record.

There was a discussion that followed.

**V. Action Items and Reports**

**A. Action Item:** Proposed Resolution **14-20:** Pike Place Market Waterfront Entrance (PC1N) Miller Hull - Architectural Services

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: WHEREAS 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-1N that may directly affect the future of the Market. WHEREAS, the PPMPDA has identified the Construction Document 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 and Design Development phases, which are now complete; and,

WHEREAS, the PPMPDA has successfully completed negotiations with Miller Hull, and established a scope of work for completion of Construction Documents phase, for a fee of \$1,500,000 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 \$1,500,000 for the execution of Construction Document services for Waterfront Entrance project. The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165-00 PC1-N City Funds.

Jackson Schmidt moved, John Finke seconded

There was an amendment from Jim Savitt proposed to insert language to Proposed Resolutions 14-20, 14-21 and 14-22 stating to include amended language under the last paragraph, first sentence after Be It Resolved; the amended language states that, there conditioned and contingent upon receipt of a funding letter from the City of Seattle that is acceptable to the PDA.

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

Against: 0

Abstain: Patrick Kerr

Resolution 14-20: Pike Place Market Waterfront Entrance (PC1N) Miller Hull - Architectural Services passed with a vote of 4-0-1

**B. Action Item:** Proposed Resolution **14-21:** Pike Place Market Waterfront Entrance (PC1N) Shields Oblatz Johnsen, Inc.

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: WHEREAS 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-1N that may directly affect the future of the Market. WHEREAS, the PPMPDA has determined that Project Management

services are necessary for the design, development and construction of the PC1-N project; and, WHEREAS, the PPMPDA executed a public process to select Shiels Obletz Johnsen, Inc. and executed a contract for Project Management Services which is now complete; and, WHEREAS, the PPMPDA has successfully completed negotiations with Shiels Obletz Johnsen, Inc. and established a scope of work for additional Project Management Services (for Construction Documents phase of work) per the Consultant Project Management Services for PC1-N for an amount not to exceed \$250,000; and

Now, therefore, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract for Project Management Services with Shiels Obletz Johnsen, Inc. in an amount not to exceed \$250,000 for the execution Pike Place Market Waterfront Entrance project. The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165 PC1-N City Funds

Jackson Schmidt moved, John Finke seconded

There was a brief discussion that followed.

It was noted under Proposed Resolution 14-21 to include the amended language under the last paragraph, first sentence after Be It Resolved; the amended language stated that, there conditioned and contingent upon receipt of a funding letter from the City of Seattle that is acceptable to the PDA.

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

Against: 0

Abstain: Patrick Kerr

Amended Resolution 14-21: Pike Place Market Waterfront Entrance (PC1N) Shiels Obletz Johnsen, Inc. passed with a vote of 4-0-1

**C. Action Item: Proposed Resolution 14-22: Pike Place Market Waterfront Entrance (PC1N) Commissioning Authorization**

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: WHEREAS 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-1N that may directly affect the future of the Market. WHEREAS, the PPMPDA has determined that Commissioning Services are needed for successful design, construction and LEED Certification for the Pike Place Market Waterfront Entrance project; and, WHEREAS, the PPMPDA executed a public process to select Engineering Economics, Inc. and executed an initial contract for writing commissioning specifications necessary to achieve LEED Gold, which is now complete; and, WHEREAS, the PPMPDA has successfully completed negotiations with Engineering Economics, Inc. to establish the remaining commissioning scope of work necessary to achieve the LEED Gold commissioning criteria and is now ready to enter into a contract for services in an amount not to exceed \$50,000.

Now, therefore, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract for Commissioning Services with

Engineering Economics, Inc. in an amount not to exceed \$50,000 for the execution Pike Place Market Waterfront Entrance project. The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165 PC1-N City Funds.

Betty Halfon moved, John Finke seconded

It was noted under Proposed Resolution 14-22 to include the amended language under the last paragraph, first sentence after Be It Resolved; the amended language stated that, there conditioned and contingent upon receipt of a funding letter from the City of Seattle that is acceptable to the PDA.

For: Patrick Kerr, Jim Savitt, Betty Halfon, John Finke

Against: 0

Abstain: Jackson Schmidt,

Amended Resolution 14-22: Pike Place Market Waterfront Entrance (PC1N) Commissioning Authorization passed with a vote of 4-0-1

D. **Action Item:** Proposed Resolution **14-23:** Pike Place Market Waterfront Entrance (PC1N) Design Development and Construction Documents - Housing, Commercial and Parking

Ben Franz-Knight introduced the resolution which states that the 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 promoting enterprises essential to the functioning of the Pike Place Market (“the Market”), including the preservation and expansion of the low-income residential community, the promotion of survival of small businesses, and the expansion of services to the public market community; and, WHEREAS the PPMPDA’s Charter states, “The purpose of the PDA is to provide a legal entity under RCW 35.21.730, et seq., and City of Seattle Municipal Code Ch. 3.110 through which citizens may fulfill the aims and objectives of the Pike Place Market Historical District Ordinance 10045, the Historic Preservation Plan for the Pike Place Market Historical District and the redevelopment plan for the Pike Place urban renewal area. The PDA will also be concerned with the rehabilitation and redevelopment of the surrounding areas which may affect the character of the Market Historic District;” and, WHEREAS, the parcel known as PC 1 North (“PC1N”) is a much studied parcel in the Market Historic District, has long been considered a core part of Market development, and was historically the site of a municipal market from 1922 to 1974; and therefore the waterfront redevelopment project currently being studied and planned by the City of Seattle presents a opportunity for the Market and for the PDA to further fulfill its mission as stated in its Charter; and, WHEREAS the Pike Place Urban Renewal Plan adopted by ordinance by the City of Seattle in 1974 established priority uses for the future redevelopment of the PC-1site, including PC1N, as part of the Market’s core and states that the PC-1 site “...should provide for the development of commercial, residential, and public spaces to complement the existing market activity;” and, WHEREAS the PDA Council adopted Resolution11-77 identifying priority uses for PC1N and established a Waterfront Redevelopment Committee (“WRC”) to review existing design proposals and prepare design proposals for PC1N and adjacent areas; and, WHEREAS the WRC, working with staff and consultants has prepared a site analysis and a preliminary building program consisting of priority uses that support and complement the Market’s mission which were adopted by the PDA Council with Resolution11-102; and,

WHEREAS the PDA Council adopted Resolution12-30 authorizing the hiring of Miller Hull Partnership to develop a preferred concept design for PC1N and adjacent areas informed by past

design studies, the PPMHC Design Guidelines and established priority uses for PC1N, current and future identified Market needs, and through a collaborative design process working with the Market Community and the City of Seattle's Central Waterfront Project design team and its consultants; and, WHEREAS the PDA Council adopted Resolution 12-62 authorizing PDA staff (including the Executive Director) and consultants, to focus their further design and development efforts upon the option designated as BB+; and, WHEREAS the PDA Council adopted Resolution 12-77 approving the PC1N Concept Design; and, WHEREAS the PDA Council adopted Resolution 13-14 (Schematic Design) and Miller Hull has proceeded with design refinement including two public meetings, meetings with the Market Constituency, Market Historic Commission, and the WRC committee; and, WHEREAS the PDA Council adopted Resolution 13-35 approving a contract with Beacon Housing Development Group specifically to provide recommendations for financing the low-income housing component of the Pike Place Market Waterfront Entrance project; and,

WHEREAS the PDA Council adopted Resolution 13-43 directing PDA staff and consultants to move forward with refinement of and planning for Housing Option 3 (a double loaded corridor) and to return in July for approval of Schematic Design; and, WHEREAS the PDA Council adopted Resolution 13-49 approving concepts A, B and C and directed PDA staff and consultants to move forward with refinement of Schematic Design elements D (Roof Plaza) and E (Desimone Bridge) and move into Design Development.

Now, therefore, BE IT RESOLVED that

The PDA Council hereby approves the following key components, identified as A, B and C of Design Development;

- A. Parking: The garage entrance to parking is located on Western Avenue approximately 30 feet north of the south property line, allowing for a retail space at the SE corner of the site. A new entrance to the parking has been created from the Elliot Connector road at the lowest level. The design provides parking for approximately 300 cars.
- B. Retail: Approximately 12,867 square feet of high bay commercial space is provided at the Western Avenue level at primarily one elevation, + 88.5 feet (the north commercial area is at 90 feet). This facilitates maximum flexibility for various retail, restaurant and food/drink production spaces. Four mechanical shafts are provided for venting requirements for kitchen and food production equipment.
- C. Housing: Four floors of low-income housing occupy the site south of Desimone Bridge (per the BB+ Concept option). The design provides for fourth units averaging approximately 430 sq ft each. The housing project also includes laundry and common space. The housing lobby is located off Western Avenue; and,

BE IT FURTHER RESOLVED that,

The PDA Council directs staff and consultants including Miller Hull Partnership to further refine and develop costs estimates for the following concepts, identified as D, E and F as defined below, to include the consideration of public input received through surveys and community meetings held on March 4 and March 7, for inclusion into Construction Documents package;

- D. Roof Plaza Deployable Canopy: refinement of design for deployable canvas portion of plaza canopy,

- E. Central Stair Design: refinement of design of central landing including addition of elevator stop and direct elevator access,
- F. Down Under Connection: refinement of cost estimates for addition of one elevator stop in current south garage elevator, addition of pedestrian bridge over western at Level 3 and improvements to existing stair serving levels 3 and 4 on the east side of Western.

Jackson Schmidt moved, John Finke seconded

There was a brief discussion that followed.

Jim Savitt proposed an amendment to Proposed Resolution 14-23 which included the addition of Item D after Item C. Item D would note, Public Space: With an approximate of 33,393 square footage of Public and Non-Leasable Space. He also proposed to include the following language after the last section now for what is Item G: includes the study of whether or not to have a connection at Level 3, and study of what was the cost of making that the only connection for the garage and removing the connection of.

For: Jackson Schmidt, Patrick Kerr, Jim Savitt, Betty Halfon, John Finke

Against: 0

Abstain: 0

Amended Resolution 14-23: Pike Place Market Waterfront Entrance (PC1N) Design Development and Construction Documents - Housing, Commercial and Parking passed unanimously

- E. Report from Stakeholders Group  
Haley Land briefly presented the Stakeholders Group Report. He reported that the Stakeholder's had discussions around the Pike Place Market Waterfront Entrance Development Agreement and discussed an update on the project timeline. He noted that there was discussion from the Stakeholder's group regarding the canopy survey and Public Art on the Plaza.

#### **VI. Items for the Consent Agenda**

None

#### **VII. Public Comment**

Joan Paulson commented on the percentage of types of uses for PC1N.

Haley Land noted that he had submitted a couple of emails regarding the Plaza Art to the Market Foundation Executive Director, Lillian Hochstein.

#### **VIII. Concerns of Committee Members**

David Ghoddousi noted that he would like the James Corner Team to come present an update on the Central Waterfront design in a near future for the Waterfront Redevelopment Committee.

#### **IX. Adjournment**

The meeting was adjourned at 5:53 pm by Jackson Schmidt, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator