



Waterfront Redevelopment Committee Meeting Minutes

Monday, May 12th, 2014
4:00 p.m. to 6:00 p.m.
Elliott Bay Room

Committee Members Present: Jackson Schmidt, Patrick Kerr, Jim Savitt, Rico Quirindongo

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, Tamra Nisly, Lillian Hochstein, David Dickinson, Chris Beckley, Patricia Gray, Dianna Goodsell

Others Present: Howard Aller, Haley Land, Grace Leong, David Miller, Tom Graham, Bob Messina, Carrie Holmes, Bo Zhang, Justine Kim, Kathi Allen, Fanny Andrews, Joy Akkanit, Aura Flemming, Kyle Kinsey, Sarah Ando, Ron Ballard, Gina Karaba, Rachel Powell

The meeting was called to order at 4:01 p.m. by Jackson Schmidt, Chair.

I. Administration

- A. Approval of the Agenda
The agenda was approved by Acclamation
- B. Approval of the Waterfront Redevelopment March 17th, 2014 Meeting Minutes.
The minutes were approved by Acclamation

Jim Savitt entered in at 4:05p.m.

II. Announcements and Community Comments

Kathi Allen, Market Craftsperson opened up conversation regarding the new Pike Place Market Waterfront Edition and involving the Daystall Community as part of the new project. She noted that an important aspect of the PPMWE Plaza design is including covered spaces for future Daystall use.

Tom Graham commented on the need for more covered Daystall space in the Market and in the PPMWE design. He stated that we need to find more places that are dry for our Daystall community. He noted that there is over 230 Crafters and roughly 70 dry spaces available as of present for Daystall use.

Gable Couble commented on the impacts of the available dry spaces in the Market. The reduction in available Craft spaces greatly impacts the people who make a living, which in thus impacts the Market.

Rico Quirindongo entered in at 4:18p.m.

Rachel Powell, Market Craftsperson noted her history in working in the Market. She stated that the increase of Farmers and the sale of value-added products have caused an increased in use for covered selling spaces. She noted that the reduction in available covered selling spaces has greatly impacted the Daystall community and their need for table space. She noted that she is exited for the changes in the Market with the Pike Place Market Waterfront Entrance and encouraged the Committee to think about the design of appropriate Daystall spaces for the future.

Roy Ballard, Market Craftsperson noted that having covered spaces in the PPMWE Plaza will greatly benefit everybody including the visitors and Daystall community.

Kyle Kinse, Market Craftsperson commented on the need for more weather protected space for the Daystall community. He stated as a newer craftsperson, the reduction in space in combination of Daystall seniority affects his ability to sell at the Market.

Gina Carraba stated that the weather affects everyone and wants to keep in mind view preservation on the PPMWE space.

Sara Ando commented on the reduction of the recent Daystall space. She stated that when artists are seating out in the rain in devalues them.

Fanny Andrews commented on the need for weather protected space for the Daystallers.

Kathi Allen stated that when there are more craftspeople, it actually activates the area near and around the Market. She thanked Ben Franz-Knight for the Soames Dunn overflow for allowing additional Daystallers to sell at the Market. She noted that if we are going to grow the Daystall community we have an obligation to provide adequate space for them.

Jim Savitt thanked everyone for their valuable input today regarding the PPMWE project and their concerns regarding the need for Daystall space. He noted that hearing different perspectives form the community is important; he added that we have not seen substantial comment about Daystallers utilizing the PPMWE Plaza space until this evening. He added that we need to hear the voices and receive as much public input on the PPMWE design.

Jackson Schmidt commented on the increase of Farmers, which has been part of the PDA Council's goals. He did not that the recent increase of farmers had affected the Craft Community.

Tom Graham noted that he would like the PPMWE to be a place where the Craftspeople would want to go and sell at. He noted that the more amenities that we can provide in the new space, the more attraction it would have for future users and uses.

Haley Land noted that the greatest amenity for the PPMWE would be the public interested in going there; He mentioned the importance of Public Art and activation on the Plaza

III. Key Issues and Discussion Items

A. Pike Place Market Waterfront Entrance Project Update

I. Market Foundation Capital Campaign

Lillian Hochstein, Market Foundation Executive Director and Market Foundation staff Patrice Gray and Christi Beckley presented an overview and timeline on the Pike Place Market Waterfront Entrance - Market Foundation Capital Campaign. Lillian and staff discussed an introduction the PPMWE project including: Planning, Capital Campaign History, Climate and Timing, Organizational Strength & Campaign Leadership, Campaign Leadership Experience, Case for Support, Research, Lead Gifts Campaign and Community Campaign.

Lillian Hochstein noted that the PPMWE Market Foundation Campaign is made up into two campaigns which consist of the Lead Gifts Campaign and Community Campaign. The Lead Gifts Campaign is part of the larger fundraising efforts for large gifts. This initial phase in the campaign would help the MF build momentum and strengthening the campaign for credibility with the general public. The Lead Gifts goal of \$ 6 Million makes up nearly 70% of the overall campaign goal. The second phase of the campaign efforts includes the Community Campaign. The Community Campaign would include

There was a discussion that followed by the Committee.

II. Central Stair Activation, Down Under Connection & Deployable Canopy

David Miller from Miler Hull Architects presented on the project updates to the Pike Place Market Waterfront Entrance design including updates on the Central Stair Activation, the Down Under Connection and lastly an update on the Deployable Canopy design; a copy of the PPMWE presentation was included with the meeting minute's record.

There was a discussion that followed by the committee on the PPMWE project design updates.

III. Plaza Lighting

There was a presentation regarding the Lighting Design for the Pike Place Market Waterfront Entrance Project; a copy of the presentation was included with the meeting minute's record. Highlights of the presentation included the following:

Pike Place Market Waterfront Entrance Project Lighting Priorities

- Transition visitors between the Waterfront and the greater Downtown area

- Use Lighting as a wayfinding tool which clearly marks paths into the Pike Place Market and towards the Waterfront Promenade
- Light the exterior zones in a way that evokes feelings of security and welcome
- Maintain views and highlight design features of the building, waterfront and Elliott Bay

PPMWE Lighting Concepts - Western Avenue Level

Lighting Character

- Market Side has utilitarian and straight-forward circulation and language
- Water side appears more “designed”, with meandering switchback circulation
- Residential areas are simple and understated
- Project will use warm-colored light

Hybrid Connections

- Lighting bridges waterfront and market influence
- Relies on simple lighting that reinforces architectural characteristics while enhancing feeling of security
- Defines distinct paths of wayfinding

Hybrid Transition Zone

- Creates a hybrid lighting character using lighting elements from both the Market and the Waterfront
- Demarcates a zone for a pause between more active circulation corridors

There was a brief discussion that followed.

IV. Reports and Action Items

- A. **Action Item:** Proposed Resolution **14-34:** Pike Place Market Waterfront (PC1N) Early Works and Building Permit Application Fee

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 and the design team for the Waterfront Entrance Project have completed permit drawings for the early works package to include shoring, excavation and foundation and are ready to submit to the City of Seattle for permitting. WHEREAS, the PPMPDA and the design team have calculated the total permitting fees to be approximately \$200,000. Half of the fee is due at the time of permit intake and the remaining half will be paid when the permit is picked up. NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or

his designee to submit the early works package and future building permit package to the City of Seattle and pay permit fees in an amount not to exceed \$200,000 for the permitting of the 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.

Jim Savitt moved, Rico Quirindongo seconded

There was a brief discussion that followed from the committee.

For: Jim Savitt, Rico Quirindongo, Patrick Kerr

Against: 0

Abstained: Jackson Schmidt

Resolution **14-36: Pike Place Market Waterfront (PC1N) Early Works and Building Permit Application Fee** passed with a vote of 3-0-1.

B. Report from Stakeholders Group

Haley Land presented a brief Stakeholders Group report on the Pike Place Market Waterfront Entrance Project. He provided an update on the March 24th Stakeholder's meeting in which the group discussed on the recent developments which could affect the PPMWE project timeline including the delays with Bertha. He noted that the group discussed the funding and construction timeline for the project. He lastly noted that there was a Down Under Connection and Plaza Art update.

V. Items for the Consent Agenda

Proposed Resolution 14-36 was placed on the Consent Agenda.

VI. Public Comment

Haley Land commented on the increased Farm and Daystall attendance and the concern over the recent Daystall turn ways in the Market.

VII. Closed Session

The Committee entered into Closed Session at 6:17p.m

- I. Development Agreement - PC-1 North (*Closed Session Per (RCW 42.30.110(l)(b))*)

The Committee entered into Open Session at 6:46p.m.

The Committee discussed ongoing negotiations on the Development Agreement with the City.

VIII. Concerns of Committee Members

None

X. Adjournment

The meeting was adjourned at 6:48pm by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator