



Waterfront Redevelopment Committee Meeting Minutes

Monday, June 23rd, 2014
4:00 p.m. to 6:00 p.m.
Elliott Bay Room

Committee Members Present: Jackson Schmidt, Patrick Kerr, Jim Savitt, Betty Halfon, Rico Qurindongo

Other Council Members Present: Gloria Skouge, David Ghoddousi

Staff Present: Ben Franz-Knight, Tamra Nisly, Lillian Hochstein, David Dickinson, 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, Joan Paulson

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 May 12th, 2014 Meeting Minutes.
The minutes were approved by Acclamation

II. Announcements and Community Comments

Tom Graham, Market Craftsperson noted that his primary concern in having space for the crafters at the Pike Place Market. He stated that we have already experienced a crunch in Daystall space that he has not seen as severe in the last 25 years. He asked that we include designated Daystall space in PC1N to help alleviate some of the problems and to include space for musicians to perform.

There was comment from the public on the need for increased weather protected space for the Crafts Community.

Joan Paulson commented on two issues including the Hildt Locata agreement and the Central Waterfront. She noted that she would like to see the Hildt Locata agreement reviewed for overall incorporation of PC1; she added that we need to rethink the uses of space inside the main market area and perhaps do some alterations. She noted that there was a time when Daystall spaces were operated like the flower vendors, like at flower row. Her second comment noted that the Stranger included a very good article regarding the Seattle Central Waterfront in which she recommends the committee to read and gather information from.

Haley Land, Market Craftsperson commented on the design of the Down Under and hopes we can go further than just signage to help draw people to that space; he was happy with the starting work of the design though. He noted that he agreed with Tom Graham's comment regarding finding some space for musicians. He noted that it would be completely feasible to create Craft priority space like within the Hildt Locata at the PPMWE.

Kathi Allen, Market Craftsperson thanked the PDA in finding the Craft Community space, in which the PDA has been doing a tremendous effort in trying to find them space. She asked the Committee where does the community fit in with the PPMWE.

Bob Messina briefly commented on the potential design for the entrance sign for the Down Under from Western Avenue. He noted that in the Down Under signage design the sign seems flushed with the building structure. He concluded in the possibility of designing a slightly curved Marquee style sign so that the public could see the signage from an array of directions.

Rico Quirindongo entered in at 4:09p.m.

III. Key Issues and Discussion Items

A. Pike Place Market Waterfront Entrance Project Update

I. Down Under Connection & Plaza Canopy

David Miller from Miler Hull Architects presented on the project updates to the Pike Place Market Waterfront Entrance design including updates on the Down Under connection and Plaza Canopy design; a copy of the PPMWE presentation was included with the meeting minute's record. David reviewed the Canopy Recommendation which included vendor feedback on the design. Market vendor feedback from the May 2014 survey included the following responses;

- Year round operation and weather protection
- Permanent stand behind tables
- Preservation of views
- Connection to bridge/similar style tables/good flow from Desimone to Plaza
- Place to store carts
- Public Art
- Safety
- Performance space/music
- Public seating
- Good Signage

David Miller briefly discussed code issues regarding the Canopy design which states that due to fire separation requirements for the Desimone Bridge, no vertical structure can be built within 15 feet of the Desimone Bridge without reducing the amount of glazing on its façade. Likewise in order for the canopy to be built up to the North property line, an easement will have to be negotiated with the property owners to the north to provide a

20' "no build" easement on their property in order to build the canopy all the way to the north property line and have a completely open or glazed wall. Alternatively the canopy can be held back from the property line 20'. David further reviewed the Plaza terrace plan and presented several illustrations for various view points of the Canopy concept. David then presented an update on the connection to the Down Under including the benefits and disadvantages of the existing Down Under connection from Western Avenue. Pros and Cons regarding the existing Down Under connection from Western including the following:

PROS:

- Direct access to Down Under from Western
- Utilizes existing historic structure
- Visually framed element visible from Western in north and south bound directions

CONS:

- Poorly lit
- Poorly signed
- Misaligned with street crossing
- No distinct identity

There was a discussion that followed from the Committee.

Betty Halfon inquired on a few questions in regards to heating, cleaning and operational details regarding the Plaza and glass roof.

Rico Quirindongo gave thanks to David and his Team. He noted that the updated Canopy design looks and feels like the Market. Rico mentioned about the induction of more stalls within the PPMWE and Terrace area.

John Finke noted that he was delighted that we are finally activating the roof. He added that 52 additional daystall spaces on PC1N did not seem to be enough space; he was curious to know if there could be a way of extension of Daystall spaces during the warmer months. He noted that he would like to see a design option that includes maximization of Daystall spaces for the summer months.

Patrick Kerr inquired on what are we going to use with the water from this project.

David Miller responded to Patrick Kerr's question regarding water capturing and conservation. He noted that we can look at capturing the canopy and housing water through potential models.

David Ghoddousi asked if there is any potential for additional Daystall spaces in the retail designated area in PC1N.

Patrick Kerr distributed a recent design sketch he drew regarding ideas for the Down Under entrance theme; a copy of his design sketch was included with the meeting minute's record. He noted that he would like to come up with a theme to bring more people to the Dowunder. He added that he also likes the idea of the canopy extended.

B. Cost Estimate Update and Value Engineering

Justine Kim, Project Manager from Shiels Oblatz Johnsen presented the Cost Estimate Update and Value Engineering with Sellen Construction. Copy of the Cost Estimate and Value Engineering update was included with the meeting minute's record.

There was a question and answer period that followed

Ben Franz-Knight noted that the Plaza Canopy cost estimate is still to be determined; he noted that we are working this through and getting estimates.

John Finke noted that we have not placed an allowance on the entrance for the parking garage.

IV. Key Issues and Discussion Items

Action Item: Proposed Resolution **14-43:** Pike Place Market Waterfront Entrance (PC1N) - Low Income Housing Tax Credit Reservation 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, 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 PC1N that may directly affect the future of the Market, and; WHEREAS, the PPMPDA determined that Low-Income Housing Finance Consultant services were necessary for the design, development and funding of the PC-1N project; and, WHEREAS, the PPMPDA conducted a public process and issued a Request for Qualifications (RFQ) for Low-Income Housing Finance Consultant Services in accordance with its Purchasing Guidelines and Beacon Development Group (BDG) was identified as the best qualified and the PDA entered into a contract with BDG per approved Resolution 13-35; and, WHEREAS, PPMPDA and BDG submitted an application on behalf of Western Avenue Senior Housing LLC (WASH LLC), the tax credit ownership entity further described in Resolution 13-58, for an allocation of Low-Income Housing Tax Credits (LIHTC); and, WHEREAS, WASH LLC received the LIHTC allocation, which will be leveraged for investor equity toward the construction of the housing portion of PC1N; and, WHEREAS, Washington State Housing Finance Commission requires that the following reservation payments be made and deadlines met in order to secure the allocation:

- * An initial installment of \$17,782 paid by June 30, 2014
- * A second installment of \$17,782 paid by October 1, 2014
- * A final payment of \$35,564 to be paid in 2015
- * Credit Reservation and Carryover Allocation Contract (RAC) executed by October 1, 2014
- * 10% of housing-related construction costs be incurred by October 1, 2015
- * Construction of housing be completed by December 31, 2016

NOW, THEREFORE, BE IT RESOLVED that the PPMFDA Council authorizes the PPMFDA Executive Director or his designee to pay the Credit Reservation Fee, in three installments, in an amount not to exceed \$71,128 to WSHFC. The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165-00 PC1-N City Funds.

Ben Franz-knighted made note that the funds that would be disbursed to the WSHFC would not be reimbursed from the City.

Patrick Kerr moved, John Finke seconded

There was a brief discussion that followed from the committee.

For: Patrick Kerr, Rico Quirindongo, John Finke, Jackson Schmidt

Against: 0

Abstained: Betty Halfon

Resolution **14-43**: Pike Place Market Waterfront Entrance (PC1N) - Low Income Housing Tax Credit Reservation Fee passed with a vote of 4-0-1.

A. Report from Stakeholders Group

Haley Land presented a Stakeholders Group report on the Pike Place Market Waterfront Entrance Project. He provided an update and noted that they had met on June 2nd in which Ben and Lillian were present. He noted that there was some conversation regarding the finishes and lighting of the PPMWE space. He further added that there had been a great conversation regarding fundraising in which the Market Foundation has been working diligently on. He lastly noted that the next stakeholders meeting would be held on July 21st.

V. Items for the Consent Agenda

None

VI. Public Comment

Bob Messina commented on the contrast with the lights for the Canopy design. He noted that people generally would want to work under even light. He inquired if the Miller Hull team could consider ridding the skylights and utilize stronger or more industrial type lighting.

Haley Land noted that the Daystall community is grateful to have been involved with the PC1N plans. He added that there has to be careful though given in what's going to go on

in this space when it is not activated. He noted the possibility in orienting the Plaza space towards food when the space is not in use. He also noted that lighting will be a component in this key area. He lastly inquired if there would be designated seating space for the public.

Jackson Schmidt mentioned about an article in the NY Times regarding the Grand Central station operating the space with food uses.

Joan Paulson commented on the Down Under design. She noted that now that there have been colors that have been established inside through the various levels of the Arcade, we need to carry the various color schemes outside of the Down Under.

Howard Aller noted that in the summer months there could not possibly be enough space to accommodate all of the Daystallers on the Plaza and that the space would be dead in the winter; he noted that this is something important to think about. He lastly noted that people have been referring to the Pike Place Market Waterfront Entrance as PC1; he stated that this is this Market front and not PC1N.

VII. Concerns of Committee Members

Rico Quirindongo commented on “From the Bridge” doors up concept. He stated that if we build it, people will come. He noted that there is actually more money to be gained by the flexibility of the canopy design which also could accommodate a host of special events.

Betty Halfon agreed with Rico’s comment above in regards to special events space. She noted that she has a huge concern over that connector road to PC1N that has not been addressed yet though.

VII Adjournment

The meeting was adjourned at 5:24pm by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator