



# Waterfront Redevelopment Committee Meeting Minutes

**Monday, August 11<sup>th</sup>, 2014**  
**4:00 p.m. to 6:00 p.m.**  
**Elliott Bay Room**

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

**Other Council Members Present:** Gloria Skouge

**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, Bob Messina, Carrie Holmes, Justine Kim, Joan Paulson, Wendy Paul

The meeting was called to order at 4:02 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 June 23<sup>rd</sup>, 2014 Meeting Minutes.  
The minutes were approved by Acclamation

## **II. Announcements and Community Comments**

*Rico Quirindongo entered in at 4:10p.m.*

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

- A. Pike Place Market Waterfront Entrance Project Update
  - I. Final Canopy Design & Down Under Stair Configuration  
David Miller from Miller Hull Architects presented on the project updates to the Pike Place Market Waterfront Entrance design including a project update on the Final Canopy design and an update on the Down Under Stair Configuration; a copy of the PPMWE presentation was included with the meeting minute's record. David reviewed

There was a discussion that followed from the Committee

- B. PPM -WE Donor Art  
Lillian Hochstein and Patricia Gray presented on the Pike Place Market Waterfront Entrance Donor Art update.

There was a discussion that followed by the committee.

- C. Pike Place Market -Waterfront Entrance Flow of Funds Update  
Justine Kim, Project Manager from Shiels Oblatz Johnsen (SOJ) presented an update on the Pike Place Market Waterfront Entrance Flow of Funds Update; a copy of the PPM-WE Flow of Funds update was included with the meeting minute's record.

#### IV. Key Issues and Discussion Items

- A. **Action Item:** Proposed Resolution **14-53:** Pike Place Market Waterfront Entrance (PC1N) - Construction Documents - Housing, Commercial and Parking

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 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 an 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-1 site, 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 Resolution 11-77 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 Resolution 11-102; and, WHEREAS the PDA Council adopted Resolution 12-30 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. WHEREAS the PDA Council adopted Resolution 14-23 approving key components A, B, C and D and directed PDA staff and consultants to move forward with refinement of design and develop cost estimates, receive and incorporate community feedback for concepts E (Roof Plaza Canopy), F (Central Stair Design) and G (Down Under Connection).

Now, therefore, BE IT RESOLVED that

The PDA Council hereby approves key components, identified as E and F for inclusion in Construction Documents and directs PDA Staff to move forward independently with G – (Down Under Connection);

- E. Roof Plaza Canopy: consisting of fixed canopy with roll up glass garage doors on the east and west elevations, an opaque roof, with photovoltaic panels if financially feasible, and skylights, and including flexible interior space to provide weather protected space for tables for Market artists and crafters, farmers, special events or other Market program uses depending on seasonal demand;
- F. Central Stair Design: including a central landing with additional elevator stop and direct elevator access at the mid-level landing and adequate space to accommodate up to two grain silos over the pedestrian passage on the south west side of the central stair;
- G. Down Under Connection – further design effort to proceed independent of PPMWE with design to be refined for enhanced entrance signage and improved stair and landing integration with funding for final design and project implementation to be included in 2015 PDA Budget

Jackson Schmidt moved, Betty Halfon seconded

There was a brief discussion that followed from the committee.

For: Rico Quirindongo, John Finke, Jackson Schmidt, Betty Halfon

Against: 0

Abstained: 0

Resolution **14-53**: Pike Place Market Waterfront Entrance (PC1N) - Low Income Housing Tax Credit Reservation Fee passed with a vote of 4-0-0.

**B. Action Item:** Proposed Resolution **14-54**: Pike Place Market Waterfront Entrance (PC1N) Sellen Pre-Construction Add 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 PDA Council adopted Resolution 13-56 approving PPMPDA selection of Sellen as the GC/CM Contractor and enter into a contract with Sellen for Pre-Construction Services; WHEREAS, the PPMPDA and project consultants have identified areas requiring additional exploratory and investigation work to be performed by Sellen during the preconstruction phase. Additionally pre-construction services have been extended through February 2015 due to delay in start of construction.

NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Sellen in an amount not to exceed \$80,000 for the exploratory and investigation work and additional pre-construction services through February 2015. 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, Betty Halfon seconded

There was a brief discussion that followed from the committee.

For: Rico Quirindongo, John Finke, Jackson Schmidt, Betty Halfon

Against: 0

Abstained: 0

Resolution **14-54**: Pike Place Market Waterfront Entrance (PC1N) - Sellen Pre-Construction Add Services 4-0-0.

**C. 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 the Stakeholders group had met recently and had not met in July. He had mentioned that there was discussion at the recent Stakeholders meeting on whether or not there would be some Craft priority tables with both the wet side and dry side of the arcade area. There were also discussion for the group regarding the exterior surfaces and landscaping for the PPMWE; he is hoping there would be future opportunities for folks to weigh in on this design element. He lastly noted that the group reviewed the Development Agreement and the project construction timeline. The next PPMWE stakeholder meeting is scheduled tentatively for September 15<sup>th</sup>, at 4:30p.m.

**V. Items for the Consent Agenda**

None

**VI. Public Comment**

Bob Messina commented on the Art Donor campaign and noted that art is in the eye of the beholder. He stated that the idea of an Art mural with the fish is very aquarium themed; he thinks the market needs something much more distinctive.

Haley Land commented on the art wall mural. He noted that when he looks at the images of the art wall, it looks gorgeous.

Howard Aller noted that the problems people seem to have with the donor charms are the safety and detachability with the charms. He added that the art mural does not have to be all fish; it could be flowers, farmers, bookstores, people and children. He lastly noted that the market is more than about of fish but fish is also an integral part of the market.

Wendy Paul commented of the PPMWE Art Donor Mural and the idea of using art pieces that are recreations of sustainable fish including the names of the fish.

**VII. Closed Session**

*The Committee entered into Closed Session at 5:36p.m*

- A. Pike Place Market Waterfront Entrance - Retail Pre-Lease Negotiation Update (*Closed Session Per (RCW 42.30.110 (l)(b))*)

*The Committee entered into Open Session at 5:49p.m*

The Committee discussed an update on the retail pre-lease negotiations for the Pike Place Market Waterfront Entrance during the Closed Session.

**VIII. Concerns of Committee Members**

Rico Quirindongo noted that the PPMWE art mural was a good idea in which could also help with activating the stair to the Plaza.

**IX. Adjournment**

The meeting was adjourned at 5:50pm by Jackson Schmidt, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator