



Waterfront Redevelopment - Meeting Agenda

Date: Thursday, August 15th, 2013

Time: 4:00 p.m. – 6:00 p.m.

Location: Elliott Bay Room

Council Members: Jackson Schmidt (Chair), Patrick Kerr (Vice-Chair), James Savitt, Betty Halfon, John Finke and Rico Quirindongo

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| 4:00pm | I. Administrative:
A. Approval of Agenda
B. Approval of the July 22 nd , 2013 Meeting Minutes | Chair |
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| 4:05pm | II. Announcements and/or Community Comments | |
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| 4:15pm | III. Key Issues and Discussion Items
A. Pike Place Market Waterfront Entrance Project Update – Review of Project Funding and Cash Flow
B. GC/CM Selection Process
C. Review of Daystall Survey for Plaza Space. | Justine Kim

Justine Kim
Ben Franz-Knight |
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| 5:15pm | IV. Reports and Action Items
A. Report from Stakeholders Group | Haley Land |
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| 5:20pm | V. Resolution(s) to be Added to Consent Agenda | |
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| 5:25pm | VI. Public Comment | |
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| 5:30pm | VII. Closed Session
A. Development Agreement - PC-I North (<i>Closed Session Per (RCW 42.30.110(i)(iii)</i>) | Chair |
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| 5:55pm | VIII. Concerns of Committee Members | |
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| 6:00pm | IX. Adjournment | Chair |
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Pike Place Market Preservation and Development Authority (PDA)

WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes

Tuesday July 22nd, 2013
4:00 p.m. to 6:00 p.m.
Elliott Bay Room

Committee Members Present: Jackson Schmidt, Jim Savitt, Betty Halfon

Other Council Members Present: David Ghoddousi, Gloria Skouge

Staff Present: Ben Franz-Knight, Tamra Nisly, Patricia Gray, Lillian Hochstein, Dianna Goodsell, Mirjam Fokkema

Others Present: David Miller, Brian Court, Grace Leong, Justine Kim, Carrie Holmes, Gerry Johnson, Kate Gill de la Garza, Bob Messina, Howard Aller, Ralph Brems, Matt Longest

The meeting was called to order at 4:02pm by Jackson Schmidt, Chair.

I. Administrative

- A. Approval of the Agenda
The agenda was approved by acclamation.
- B. Approval of the June 20th, 2013 Minutes
The minutes were approved by acclamation.

II. Announcements and/or Community Comments

Bob Messina provided a couple of comments related to the rooftop Plaza and structure material. He noted a concern regarding transferring of heat downward on the plaza if the canopy material was transparent; he suggested using a solid material. He is also inquired about the flexibility of the canopy structure.

Matt Longest commented on the meeting times for the various PDA council and Committees. He noted that the meeting times are often inconvenient for the public; he mentioned if the meeting times could be pushed back later in the evenings.

III. Key Issues and Discussion Items

- A. Update on Housing Configuration
Miller Hull provided an update on the Housing Configuration, Roof Terrace Development and a Historic Commission view analysis. David Miller briefly reviewed the housing massing design from the lower and upper terrace levels and from Western Avenue; he noted that the terrace design concept is still in progress. He gave an overview on the Plaza canopy options and the general design layout for the two options. He noted that there was an update to replace the North and South walls of the Desimone Bridge with glazing which would help with the transition from the Desimone Bridge to the Plaza. Lastly there was an overview of the View Analysis study and Massing for the Market Historical Commission.

Brian Court briefly noted that there was recently a tour held of the Market with various vendors regarding the Vender and Rooftop Deck study.

There was a brief discussion that followed.

Betty Halfon commented on the canopy and possibly issues with drainage and water. She noted a concern regarding the rooftop area and how we are going to appropriately utilize the space during the various seasons of the year.

David Miller noted that we like the idea of the flexibility of the canopies with added protection of weather.

Jim Savitt commented on the concept of the great hall and where the concept would fit in the current design.

B. General Project Update

Justine Kim, Project Manager from SOJ reported a General Project Update for the Pike Place Market Waterfront Entrance (PCIN). She reviewed the general project schedule with the committee.

Ben Franz-Knight provided a general overview on the PC-I North Project flow of funds. A copy of the chart was included with the meeting minute's record. He noted that all funds expended have been recaptured as of now. It was noted that total PDA Project spending to date was at \$654,124 and total non-PDA funding sources received to date were \$1,155,858.

C. GC/CM and Geotech Procurement process

Justine Kim noted that the finalist selection process regarding the GC/CM and Geotech procurement process would be tomorrow. She mentioned that there was a good turnout for GC/CM selection process.

IV. Action Items

A. **Action Item:** Proposed Resolution **13-49:** Pike Place Market Waterfront Entrance (PCIN) Schematic Design and Development Planning - 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, 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, the parcel known as PC I North ("PCIN") 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, 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-I site, including PCIN, as part of the Market's core and states that the PC-I site "...should provide for the development of commercial, residential, and public spaces to complement the existing market activity;" and, the PDA Council adopted Resolution I 1-77 identifying priority uses for PCIN and established a Waterfront Redevelopment Committee ("WRC") to review existing design proposals and prepare design proposals for PCIN and adjacent areas; and, 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 I 1-102; and, the PDA Council adopted Resolution I 2-30 authorizing the hiring of Miller Hull Partnership to develop a preferred concept design for PCIN and adjacent areas informed by past design studies, the PPMHC Design Guidelines and established priority uses for PCIN, 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, 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, the PDA Council adopted Resolution 12-77 approving the PCIN Concept Design; and, the PDA Council adopted Resolution 13-14 (Schematic Design) and Miller Hull has proceeded with design refinement including two community meetings, meetings with the Market Constituency, Market Historic Commission, and the WRC committee; and, 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, 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,

Now, therefore, BE IT RESOLVED that

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

- A. Parking: The garage entrance to parking is located on Western 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 parking has been created from the Elliott Connector road and the lowest level. The scheme provides parking for approximately 300 cars.
- B. Retail: approximately 18,500 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 the Desimone Bridge (per the BB+ concept option). The schematic design provides for forty units averaging approximately 430 sq ft each. The housing project also includes laundry and commons space. The housing lobby is located off Western Avenue; and,

BE IT FURTHER RESOLVED that,

The PDA Council direct staff and consultants including Miller Hull Partnership to further refine the following concepts, identified as D and E, to include the consideration of public input received through surveys and a community meeting held on the Desimone Bridge on July 19th, for inclusion in the final Schematic Design Package to be presented along with updated project costs estimates as soon as practicable but no later than September 2013;

- D. Roof Plaza: The roof top plaza, over the commercial space, is at the level of the Market Arcade and is designed with flexible market vending and public gathering space. The public roof plaza is approximately 17,000 sq ft. Canopies with deployable fabric coverings provide weather protection on an as needed basis. Permanent glass canopies extend the space of the Desimone Bridge out onto the plaza providing additional vending space and weather protection to the elevators. Mechanical shafts (four) project approximately 12 feet above the plaza and are housed in steel frames. Multiple seating opportunities are integrated into the plaza structure.
- E. Desimone Bridge: The schematic design proposes to remove the solid south and north walls of the Desimone and replaces them with fully glazed curtain walls. This proposal addresses continuity issues with the transition from current market space to the new project. It also corrects the poor lighting conditions of Desimone and the uncomfortable glare issues between the space and the glass wall of the west face. This proposal is in concept development with refinement following as part of the design development phase.

Jackson Schmidt moved, Jim Savitt seconded

There was a discussion that followed.

Jackson Schmidt noted that he is comfortable in approving portions of the Schematic Design at this point.

Betty Halfon inquired with Beacon Development Group regarding the refinement of the housing option chosen.

Jim Savitt inquired about the ultimate Schematic Design, which was noted to be ready by September. He inquired about the public process in reaching out to the community regarding the final schematic design. He noted that he would like to ensure that the public has the appropriate opportunity to view the renderings and have the ability to comment on the design before it can be approved.

For: Jackson Schmidt, Jim Savitt, Betty Halfon
Against: 0
Abstain: 0

Resolution 13-49 passed with a vote 3-0-0

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

None

VI. Public Comment

Howard Aller noted his appreciation for creation of storage spaces areas in the PPM-WE design. He provided feedback on the housing design including a concern regarding the residential units opening directly out to a common area. He lastly mentioned reducing the size of the terrace under the housing design to allow more room for the units.

Bob Messina followed up on his earlier comments. He inquired about the glazing on the roof and looking at options with skylights and establishing air conditioning on the Desimone Bridge if the walls and roof were to be glazed on the Desimone bridge.

Closed Session started at 5:29p.m.

VII. Closed Session

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

Closed Session ended at 6:16p.m.

Open Session started at 6:17p.m.

VIII. Concerns of Committee Members

Gloria Skouge mentioned about an article from Orion Magazine regarding the Vine Street Project and potential design ideas for the PPM-WE (PCIN).

David Ghoddousi noted that he would like to formally be a member of the Waterfront Redevelopment Committee since there was an opening on the committee.

Jackson Schmidt noted that he would discuss the issue with Matt Hanna before the next Full Council meeting.

IX. Adjournment

The meeting was adjourned at 6:18 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator

Stakeholders Report from 07.22.13 WRC Meeting

To the PDA council

Sorry I can't attend today's WRC meeting. But here is my stakeholders report.

Ben's report

The stakeholders met on Monday July 15th. Ben supplied updates on Miller-Hull's work, project finances and the Corner group's progress on the waterfront connection. He also shared a series of Municipal Building photos which emphasize not only the size of that structure, but how dark and unwelcoming Western Avenue was during the building's existence.

Plaza weather protection

How or whether to cover an activated plaza still generates a great deal of discussion. With the current "lean" toward a canvas canopy, a new set of questions arise; and for the public to weigh in intelligently, there needs to be visuals of what this weather protection will look like and information on how it will function. The PDA, the Council and Miller-Hull are extremely fortunate that a population in the Market is very familiar with the viability of weather protection. Do continue to seek their opinions as it will only improve the product.

Daystall survey

The stakeholders, in conjunction with the PDA, put together and distributed to the daystall community a fairly detailed "Plaza Features Survey." At last count, upwards of 40 surveys had been completed. This impressive number underscores the importance of the plaza's functioning to those who will need to activate it.

As of this writing, the data is still being assembled so we will be as interested as anyone in the trends it exposes.

The survey did allow for a break-out of several categories, the most important being those who already work outdoors. As this group is most likely to take that leap of faith and give the plaza a try, isolating its input is not only interesting, it will likely shed light on what features will best support the daystalls.

It should be of interest to the council that the idea of a survey was hatched only two weeks ago. And yet it came together through excellent cooperation and support between the PDA and the stakeholders. Ben reviewed the survey, gave it his blessing and told the Market Masters to push the surveys at roll call. David Dickinson informed the crafts community "this may be the most important Market survey you complete" since it relates to daystallers' longterm business success. The large numbers of completed surveys and the comprehensiveness of the survey produced a huge quantity of data. Tamra Nisley has cheerfully taken on the grisly task of compiling and organizing the data so it can be understood and made useful. For anyone anywhere to believe there is not a much-improved climate of cooperation and trust within the Market factions, they have not been paying attention. I hope the council is buoyed by this trend.

Community meeting

This past Friday morning on the Desimone Bridge, David, Brian and Grace of Miller Hull, and Ben met with the daystall community to discuss the plaza. About 20 craftspeople dropped in for this informal discussion. Whatever information was shared, whatever conclusions were reached, it is heartening to see these architects have serious one-on-one conversations with the Market community. And it has begun to feel like everyone is coming on board with the necessity of well-conceived public art to activate the plaza 12 months of the year. As I said, like them or not, the gum wall, the Fremont Troll are active year round. This is how the council and all parties need to think about our opportunities and challenges vis-a-vis the plaza.

Next Stakeholders' meeting

The next slated Stakeholders' meeting is Monday August 19th at 4:30, Goodwin. As always, we welcome your attendance.

Thanks very much.

Haley Land