



# Waterfront Redevelopment Committee Meeting Minutes

**Monday, October 13<sup>th</sup>, 2014**  
**4:00 p.m. to 6:00 p.m.**  
**Atrium Loft**

**Committee Members Present:** Jackson Schmidt, John Finke, Betty Halfon, David Ghoddousi, Jim Savitt, Rico Quirindongo

**Other Council Members Present:** Gloria Skouge

**Staff Present:** Ben Franz-Knight, Lillian Hochstein, Tamra Nisly, Dianna Goodsell

**Others Present:** Gerry Johnson, Justine Kim, Carrie Holmes, Howard Aller, Haley Land, Bob Messina, Joan Paulson, Bo Zhang

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 August 11<sup>th</sup>, 2014 Meeting Minutes.**

The minutes were approved by Acclamation

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

Howard Aller commented on the design of the PPW-ME residential building. He noted that it was not his preference to install imitation wood vinyl flooring for the residential units; he noted he would prefer utilizing regular vinyl flooring for the residential units.

*Jim Savitt entered into the meeting at 4:03pm*

Bob Messina provided comments related to the PikeUp! campaign. He noted that if you visit the MarketFront webpage, there are some updated renderings of exterior views of the canopy. He stated that it would be helpful to show some type of view of the interior design of the PPMWE building along with the exterior design images.

## **III. Closed Session**

### **A. Development Agreement - PC-1 North (*Closed Session Per (RCW42.30.110 (1)(b))*)**

*Closed Session started at 4:08pm*

*Rico Quirindongo entered into the meeting at 4:20pm*

*Open Session started at 4:31pm*

The Committee discussed the Development Agreement for PC-1 North during the Executive Session of the meeting.

**IV. Key Issues and Discussion Items**

**A. PPM-WE Donor Art Update on Fundraising**

Lillian Hochstein, Executive Director of the Market Foundation provided an update on the PPM-WE Donor Art Update on Fundraising. Ben Franz-Knight commented that the Market Foundation had presented on the MarketFront campaign for the PPM-WE project at recent PDA Council meeting; he added that the Market Foundation had provided two briefs to the Market Historic Commission regarding the Donor Art design as well.

**1. Action Item: Proposed Resolution 14-61: Pike Place Market Waterfront Entrance Donor Art Design Approval**

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). WHEREAS the PDA Council adopted Resolution 14-53 approving key components E (Roof Plaza Canopy), F (Central Stair Design) and directed the Down under Stair connection to be pursued independent of the PPMWE project, and requested that staff to return with the specific recommended Donor Recognition opportunities in support of Market Foundation fundraising efforts:

Now, therefore, BE IT RESOLVED that the PDA Council hereby approves the following three donor art opportunities; Market Charms, Hoof prints, and a Lead Donor Tile Mosaic to be included in the PPMWE Construction Documents.

Betty Halfon Schmidt moved, Rico Quirindongo seconded

There was a brief discussion that followed from the committee.

For: Jackson Schmidt, John Finke, Betty Halfon, David Ghoddousi, Jim Savitt, Rico Quirindongo

Against: 0

Abstained: 0

Resolution **14-61**: Pike Place Market Waterfront Entrance Donor Art Design Approval passed unanimously.

- B. Pike Place Market -Waterfront Entrance - Flow of Funds Update and PPM-WE - Construction Document Cost Estimates at 50%

Ben Franz-Knight and Justine Kim provided a brief overview on the flow of funds and also the Construction documents in relation to a recent cost control exercise. A copy of the PPM-WE Flow of Funds chart and PPM-WE Construction Documents Cost Estimates as included with the PDA Council records.

There was a discussion that followed by the committee.

**V. Reports and Action Items**

- A. **Action item:** Proposed Resolution **14-62**: Approval of First Amendment to Cooperative Agreement with WSDOT

Ben Franz-Knight introduced the resolution which states that the PDA Council approved resolution 13-33 authorizing the Executive Director to enter into a Cooperative Agreement (“Cooperative Agreement”) between the Washington State Department of Transportation (“WSDOT”) and the PPMPDA (attached) under which agreement WSDOT will pay the PPMPDA One Million Dollars (\$1,000,000) in exchange for the PPMPDA’s agreement to execute and record a restrictive covenant restricting the use of 450 parking spaces located in the PPMPDA PC-1S parking garage to short-term parking at specified rates for a period of three (3) years; and WHEREAS the Executive Director has negotiated an amendment to the Cooperative Agreement under which agreement WSDOT will pay the PPMPDA Two Million Five Hundred Thousand Dollars (\$2,500,000) in exchange for the PPMPDA’s agreement to execute and record a restrictive covenant restricting the use of 450 parking spaces located in the PPMPDA PC-1S parking garage to short-term parking at specified rates for a period of an additional four and half (4 1/2) years;

Now, therefore, BE IT RESOLVED that the Executive Director is authorized to execute the amendment to Cooperative Agreement with WSDOT substantially similar to the attached draft;

John Finke moved, Jim Savitt seconded

John Finke inquired regarding the WSDOT agreement and if the new garage for the PPM-WE project would be a part of that specific agreement.

David Ghoddousi inquired on the pricing rate scale for the public market garage within the agreement.

For: Jackson Schmidt, John Finke, David Ghoddousi, Jim Savitt, Rico Quirindongo  
Against: 0

Abstained: Betty Halfon

Resolution **14-62**: Approval of First Amendment to Cooperative Agreement with WSDOT passed with a vote 5-0-1

**B. Report from Stakeholders Group**

Haley Land presented a Stakeholders Group report on the Pike Place Market Waterfront Entrance Project. He noted that there was a discussion at the meeting regarding keeping the Plaza space active. He added that the group also discussed the possibility of having food trucks activated on Western Avenue.

Jackson Schmidt asked Haley if there was interest to the idea of food trucks from the market. Jackson noted that the food truck idea is something we need to figure out; there would be a segment of our market that would be opposed to the idea though.

**VI. Items for the Consent Agenda**

None

**VII. Public Comment**

Bob Messina inquired if the PPM-WE would include one main retail tenant or several retail tenants. Jackson Schmidt noted that the brewery tent is not the sole tenant and that this retail configuration is still in process.

Joan Paulson gave words of advice in regards of timing and politics for the PPM-WE project. She noted that the City Council will have nine members up for re-election. She added that Big Bertha may end up delayed until 2020. She lastly noted that we need to plan out politically who are friends are and keeping in mind that there are several layers of government in within the City.

**VIII. Concerns of Committee Members**

Jackson Schmidt mentioned that we may meet again this month to dive deeper regarding the funding portion of the PPM-WE project.

**IX. Adjournment**

The meeting was adjourned at 5:20pm by Jackson Schmidt, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator