



# MarketFront Committee Meeting Minutes

**Monday, March 9<sup>th</sup>, 2015**  
**4:00 p.m. to 6:00 p.m.**  
**Elliott Bay Room**

**Committee Members Present:** Rico Quirindongo, Jim Savitt, Jackson Schmidt, Betty Halfon

**Other Council Members Present:** Gloria Skouge, Patrick Kerr

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

**Others Present:** Justine Kim, Howard Aller, Bob Messina, Haley Land, Joan Paulson, Bo Zhang, Gerry Johnson, David Kenagy, Carrie Holmes, Seth Grizzle, Jonathan Junker

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

## **I. Administration**

- A. Approval of the Agenda  
The agenda was approved by Acclamation

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

Bob Messina commented on the presentation and proposed approval for the Seattle bench as shown in Proposed Resolution 15-18: MarketFront Project Art - Approval of Artist Design "Reflection" by Graypants. Bob suggested widening the passage from the bench and Plaza railing. He had mentioned that moving the bench back would allow space for more people to circulate through the area.

Joan Paulson said her primary concern was regarding pedestrian circulation around the proposed public art on the Plaza; she had felt like it did not provide accommodation for wheelchairs, walkers or children in strollers. She said the size of the bench should be scaled down so there is a greatly level of capacity around the art. She mentioned that we should perform some studies on Steinbrueck Park in relation to the public art. In regards to the word of Seattle, this confirms to her that the Market is lost even more. She mentioned that the art is losing its way and is getting further away from the Market.

Howard Aller commented on the MarketFront residential material and color palette. He noted his dislike regarding the vinyl flooring options for the MarketFront housing.

## **III. Public Comment**

- A. Public Comment for Notice of Proposed Actions Requiring Disclosure and Review Regarding MarketFront Debt

Bob Messina commented on the structure regarding the MarketFront debt noting the benefits and risks for a fixed rate structure loan. If the Market is able to afford, he recommended a fixed rate structure for debt.

Joan Paulson commented that when this process started three in half years ago, Ben had stated three priorities; this including getting ahead of the waterfront planning efforts, capturing the need for replacement parking, and conducting a transparent process. She had said that the three priorities Ben had stated have not been lived up to. She stated that we are committing ourselves beyond our obligation and association under the MOU. She further added that we have not been transparent in the process on various fronts, and we have an MOU that starts on the premise that the Municipal Market was burned down, which is not truthful. She said we are going to end with a process that would tax the maximum authority possible on the backs of the existing merchants in the Market. She noted that we are committing ourselves further westward in our Development Agreement with the City. She lastly mentioned the need to place more funds in reserves for insurance, which is especially important given the risk with the train tunnel and potential terrorism.

Howard Aller said it finally makes sense that the Council consists of lawyer, stockbrokers, bond traders and business people -- if we the public cannot trust 12 lawyers stockbrokers, bond traders and business people on the council, do not ask us "public" what we think of the financing for the Marketfront.

Ben Franz-Knight commented on the Charter and Statutory public process for the MarktFront/PC1N project. He added that we have taken notes on all of the public comments that have taken place today. He further added that that there is a binder at the PDA office which includes an exciting analysis of all of the risks and alternatives for the project. By Friday March 13<sup>th</sup>, any additional comment is due. We would respond to all public comments received regarding the possible action for the MarketFront debt and distribute a report in response to public comments by March 20<sup>th</sup>.

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

- A. Update on Budget Summary, Flow of Funds and Schedule - MarketFront project  
Justine Kim, Project Manager and Ben Franz-Knight provided a review of the Marketfront Project Flow of Funds and Total Budget Summary. A copy of the MarketFront Budget Summary, Flow of Funds and Schedule was included with the PDA Council records. Justine Kim distributed an updated project budget summary which had been adjusted to the total project cost of \$71,763,250. She noted that that total project cost was slightly lower than the \$73 million we were looking at last month; this was due in part from the \$1,192,923 in costs for alternates & OLW Impacts. Justine added that we are still holding ten percent of the constriction costs for the change order contingency. She added that if things go well with a majority of the earth work and substantial portion in the construction, there could be room in the budget to add back things that were previously taken out.
- B. MarketFront Design Update - Plaza Canopy and Housing Color Palette

David Miller and Steve Doub from Miller Hull presented an update on the MarketFront Plaza Canopy design; a copy of the presentation was included with the meeting minute's record. Miller Hull reviewed some of the fine tuning of the Plaza Canopy for the vendors, breezeway and residential exterior and interior design. David presented a previous scheme for the housing design, noting that they are looking at potential color for the exterior housing scheme. He presented an alternate exterior housing color scheme with the housing panels aligning with the color of the Desimone Bridge.

There was a brief discussion regarding the housing interior flooring palette and materials.

There was a request to research alternate design options for the residential flooring within the context of the existing palate. Miller Hull would provide an update to the housing color and materials palette at the next MarketFront Committee meeting.

## V. Action Items and Reports

### A. Action Item: Proposed Resolution 15-18: MarketFront Project Art - Approval of Artist Design "Reflection" by Graypants

Lillian Hochstein discussed the proposed resolution for the MarketFront Project Art. She had provided an overview of the process of selection for the MarketFront Public Art. She discussed the criteria for the public art, noting that this process had started almost a year ago. Lillian noted that eight finalists were invited to attend a Public Art Open House where the public had the opportunity to vote. Lillian noted that the design concept by greypants was chosen as number one for the people's choice at the Public Art Open House.

Lillian Hochstein 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 is required to include public art as a component of the MarketFront project and identified the Market Foundation to lead the art procurement and fundraising efforts; and, WHEREAS, the Market Foundation in coordination with the City of Seattle Office of Arts and Culture conducted a public art procurement process which consisted of a public Call for Artists issued in November 2013 seeking unique permanent works of art. The art procurement process included a Selection Committee consisting of two PDA Council Members, two Market Foundation Board Members, one project team member and one community member; and, WHEREAS, the Market Foundation in coordination with the City of Seattle Office of Arts and Culture and the Selection Committee selected the artist team Graypants to create and install a piece of art entitled "Reflections" on the plaza of the MarketFront. "Reflections" is a functional bench made of letters, between 4' x 5.5' high, that spell out Seattle, see attached Exhibit A. The

bench will be made from marine grade metal. NOW, THEREFORE BE IT RESOLVED that the PMPDA approves of “Reflections” being included as an installation on the rooftop plaza of the MarketFront building as shown in Exhibit A.

Gloria Skouge moved, Rico Quirindongo seconded

Artists Seth Grizzle and Jonathan Junker from graypants provided a review of their art concept referred to as “Refection”. Seth and Jonathon explained that one of the most important things to remember about Seattle, as a place, is how beautiful it is on so many different levels compared to other places. They further added that the idea behind the piece “Reflection” is basically a huge bench, which is proactive, iconic and functional. If you are looking at the bench from the Market side, what you see is a reflection of this beautiful city and the environment. When you are looking at the bench from the water side, you see a beautiful reflection of the mountains and the water. They spoke briefly about a component to this piece, which was to activate the Plaza and to draw people onto the Plaza.

There was a discussion that followed regarding the art concept “Reflection” by graypants.

There were some concerns brought up regarding the safety and maintenance for proposed for the bench.

Betty Halfon inquired if the bench would stay stationary and if the word “Seattle” would be shown from both sides of the bench.

Jim Savitt inquired if there were seating on both sides of the bench and if the art piece had been brought forward to the Market Historic Commission.

Lillian Hochstein had noted that art concept had been briefly presented to the MHC in August. There was some concern over the choice of words for the bench from the MHC.

For: Rico Quirindongo, Jackson Schmidt, Jim Savitt

Against: 0

Abstained: Betty Halfon

Resolution **15-18**: MarketFront Project Art - Approval of Artist Design “Reflection” by graypants passed with a vote of 3-0-1.

B. Report from Stakeholders Group

Haley Land was not present to report on the Stakeholders Group. The next Stakeholders meeting would be scheduled for March 16<sup>th</sup> at 4:30p.m.

VI. **Items for the Consent Agenda**

None

**VII. Public Comment**

David Kenagy commented on the Seattle bench noting that he does not believe that it fit in with the Market. He said he thought the artwork was modern and was a great piece of art. He added that the proposed art bench blocks the view. He could see the art piece fitting in at South Lake Union or Rainer Square but not at the Pike Place Market.

Joan Paulson commented in regards to the colors that are now being selected and approached on the exterior of the housing for the propose project; noting that it took several months to go through the process of integration, which is good. She added that because of the financing aspects, we are financially burdening and strapping all of the business that are here. She separately commented on the Seattle art reflection design. She noted that “Community” is what makes the Market. She said that we are thinking too big in terms of Seattle and we need to think in terms of what the Market really represents.

**VIII. Concerns of Committee Members**

None

**IX. Adjournment**

The meeting was adjourned at 5:14pm by Rico Quirindongo, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator