



Pike Place Market Preservation and Development Authority (PDA)

**WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes**

**Tuesday June 20th, 2013
5:00 p.m. to 6:00 p.m.
Elliott Bay Room**

Committee Members Present: Jackson Schmidt, Gloria Skouge, Patrick Kerr, Matt Hanna, John Finke

Other Council Members Present: David Ghoddousi, Patrice Barrentine, Bruce Burger

Staff Present: Ben Franz-Knight, Tamra Nisly, John Turnbull, Jennifer Maietta, Lillian Hochstein, Dianna Goodsell

Others Present: David Miller, Brian Court, Justine Kim, Carrie Holmes, Brian Lloyd, Howard Aller, Haley Land

The meeting was called to order at 5:04pm by Jackson Schmidt, Chair.

I. Administrative

- A. Approval of the Agenda
The agenda was approved by acclamation.
- B. Approval of the June 4th, 2013 Minutes
The minutes were approved by acclamation.

II. Announcements and/or Community Comments

Jackson Schmidt announced that the Waterfront Redevelopment Committee is reformatting the meeting dates and time for future committee meeting; the meetings are proposed to be held once a month for a period of two hours instead of one hour. He lastly welcomed Patrice Barrentine as the new PDA Councilmember.

III. Key Issues and Discussion Items

- A. Shiels Oblatz Johnsen Introduction
Ben Franz-Knight provided an introduction to the PC-I North Project Management team Shiels Oblatz Johnsen. He briefly discussed a background on how the project would be tracked, including tracking project expenses and taxes going forward. He welcomed Justine Kim, Project Manager and Carrie Holmes, Deputy Project Manager from Shiels Oblatz Johnsen to the project. He noted Justine Kim's work experience, including work with the King Street Station. He lastly noted that we are currently spending less to date than the Seneca Financial model projected, which is good news for the project.

Justine Kim, Project Manager and Carrie Holmes, Deputy Project Manager provided a brief background on their work experience and the status of their work with the PC-I North Project. Justine Kim noted that SOJ is currently working on the GC/CM procurement process and hiring a geotechnical engineer; she mentioned the timeline of these events are a few weeks behind.

Ben Franz-Knight lastly noted that we will see a monthly report from Shiels Oblatz Johnsen (SOJ) on a monthly basis with tracking and key analysis of the project.

B. Update on Pike Place Market Waterfront Entrance Schematic Design

David Miller gave an introduction to the presentation regarding Schematic Design for the Pike Place Waterfront Entrance. Miller Hull's presentation overviewed the three housing options, public rooftop spaces, The Urban Renewal Plan and a view analysis for the Waterfront Entrance Project. A copy of the presentation as included with the meeting minute's record. David Miller discussed the established height limits within the Urban Renewal Plan and gave a brief overview with a diagram of PC-I in regards to the Urban Renewal Plan. He noted that the elevator overrun in the current design is roughly 5 feet above; the City has provided this for the zoning code, which allows up to 15 feet rooftop elevator overrun and height limits based on the urban renewal plan. He reviewed the current housing options for the project, the rooftop mechanical concept detail and several view analysis's renderings from the Market. He lastly noted that the team is roughly through 60% of Schematic Design; the team thoroughly working on the structure of the building with the design.

There was a brief discussion that followed.

John Finke entered in at 5:15pm.

Jackson Schmidt mentioned an idea of open glass area above the open hall for PC-I North which was brought up by Bob Messina during the recent PC-I North open house.

Ben Franz-Knight briefly discussed the naming of PC-I North site in regards to Market signage; the project would be referred to as the Pike Place Market Waterfront Entrance. He noted that in the future we will see less reference to PC-I north unless we are referring to the physical location of the site.

C. Housing Options Discussion

Brian Lloyd, a team member of the Low Income Housing Finance Consultant team from Beacon Development Group gave an overview of the Housing Options for PC-I North and their analysis and recommendation of the housing option to move forward with. Brian noted that in terms of their housing option recommendation, they primarily looked at functionality and fundability of the housing design option. He noted that their final recommendation was housing scheme three due to its functionality and fundability; he noted that this scheme is what we could afford with the funding options as of now.

There was a discussion that followed.

John Finke inquired about the timing and source of funding including the LID funds and how it would affect us when we apply for the tax credits.

Brian Lloyd noted that there are two opportunities to apply for funding under tax credits; Jan 2014 and 2015. He stated that we need to have a backup plan for the 2015 tax credits.

There was consensus of the committee to vote on the housing options for the PPM Waterfront Entrance Project.

Jackson Schmidt proposed the acceptance of the Consultants' (Beacon Development Group) recommendation for Housing Option Three. There would be a resolution prepared for the Full Council meeting on the housing recommendation.

Jackson Schmidt moved, John Finke seconded the motion.

Patrick Kerr noted that he was not in favor of Housing Option Three. He was concerned with the possibly elimination of access from the building to the Arcade lower levels. He noted that he was in favor of Housing Option One.

For: Matt Hanna, John Finke, Gloria Skouge

Against: Patrick Kerr

Abstain: Jackson Schmidt

The motion carried 3-1-1

IV. Reports and Action Items

A. Report from Stakeholders Group

Haley Land presented the report on the Stakeholders Group. He noted that the Stakeholder's Group recently held a meeting. He noted that members, Howard Aller, Gina Carraba and Ann Brown were part of Stakeholder's group and thanked them for their helpful input for the project. He noted that at the recent Stakeholder's group meeting they met with Justine Kim and Carrie from SOJ. He noted that there was much discussion regarding the materials, textures, structure and mechanical stacks for the project. He noted that there was mention from the group of inviting Lillian Hochstein, the Market Foundation Executive Director to one of the Stakeholder meetings in regards to fundraising for the project. He lastly noted that the Stakeholder's group would like to have a discussion with the Daystall and busking community about activation of the plaza.

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

None

VI. Public Comment

Howard Aller noted his concerns with the housing option decision and input from the public regarding the decision.

VII. Concerns of Committee Members

None

VIII. Adjournment

The meeting was adjourned at 6:09 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:

Dianna Goodsell, Administrative Services Coordinator