



Pike Place Market Preservation and Development Authority (PDA)

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

**Tuesday June 5th, 2012
5:00 p.m. to 6:00 p.m.
Atrium Conference Room**

Committee Members Present: Gloria Skouge, Matt Hanna, Patrick Kerr, Bruce Lorig

Other Council Members Present: Ann Magnano

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

Others Present: Peter Steinbrueck, David Miller, Brian Court, Barbara Swift, Caitlin Evans, Ernie Sherman, Howard Aller, Paul Dunn, Haley Land, Heather McAuliffe, Joan Paulson, Marika Galdella, Don Horn, Bob Messina

The meeting was called to order at 5:00 p.m. by Gloria Skouge, Vice-Chair.

I. Administrative

A. Approval of Agenda

PCI-N and Heritage House Discussion Closed Session was moved to after the Public Comment Section and a Working Session with Miller Hull was added after the Closed Session.
The agenda was approved, as amended by acclamation.

B. Approval of May 17th, 2012 Minutes

The minutes were approved by acclamation.

C. Announcements and Community Comments

Paul Dunn commented that after many years with Gloria Skouge on the Council, she has finally received the opportunity to take charge.

II. Reports and Action Items

A. Miller Hull Architects Progress Update

Ben gave a brief introduction to Miller Hull and their presentation. He stated today is a really important step in moving forward, in which we will see the first look at some design concepts for the PCIN site. He discussed the outline for the meeting; there would first be a review of the parking and tunnel issues followed by a review of potential design concepts for the site. He added that it was very important to get feedback from both the Waterfront Redevelopment Committee, as well as the public regarding the sense of the potential design concepts. He noted that David Miller will be heading back to New York and will be meeting with Jim Corner and his team to talk about the design concepts. He added that when we come back to the next WRC meeting we hope to have some refined direction, aiming to have some sort of preferred alternative emerge. He concluded that he hopes to have some sense of preferred direction regarding the PCIN design concept by the next Full Council meeting.

David Miller and Brian Court initially discussed an overview of some of the strengths and issues they were working with regarding the base structure of the site as well as the parking element. Brian stated that a priority recognized from the Miller Hull team was maximizing the exposure of Western Ave in relation to the parking garage design. He noted an issue his team is working with is how close they can get to the tunnel structure; this would determine if we could fit up to three decks of parking. He had discussed two key concepts for the Parking design: Option A and Option B. Brian noted that Parking Option A would hold around 250 parking stalls with three decks and parking Option B would incorporate the same number of stalls but with two decks. He noted that the critical phasing of site is important; right now we need to determine how many levels the parking garage would be.

David and Brian illustrated four various potential design concepts for PCIN. David noted that each design option has three to four different sets of massing and the analysis of various elements. He also added that all of the design schemes acknowledge the primary views: views from the end of the Arcade, Desimone Bridge and Stewart and Pine. A brief highlight of these design options is listed below:

Option A:

Massing: 28,000 square feet of Commercial Space / 18,750 square feet of Residential Space/ Total Space 47,550 square feet

This option keeps a low mass to the North, which acknowledges the views from the North end of the Market. The circulation for option A includes various ADA routes, including diagonal and internal routes. All of these routes are fairly complex in which the scheme matches the rhythm with the store fronts at the Market. There are several open public spaces as well as some covered spaces. With the weight of the massing, there is potential for some green roofs and/or program use of the roofs.

Option B:

Massing: 26,700 square feet of Commercial Space / 13,400 square feet of Residential Space/ Total Space 40,100 square feet

This option is a little more vertical which also introduces the idea of the Arcade West. There could be smaller stalls and kiosks off the Arcade West which would allow views off through the main Commercial piece. There are some advantages to this option including a protected cover route. There is the idea of incorporating an open glass elevator/ structure, which could be an iconic element. The Circulation element contains multiple schemes of routes at the base level of the Market, which the ADA route is very similar to Option A. This specific massing does impact the views from the smaller retail spaces along the Arcade, which the territorial views are somewhat screened off.

Option C:

Massing: 23,200 square feet of Commercial Space / 23,400 square feet of Residential Space / Total Space 46,600 square feet.

This is an interesting option which really gives us more elevation at the South end. There is the idea of a taller building element for residential while respecting views along that space. This option really opens up the public space and view from the Desimone Bridge up to the West. The Circulation has a very similar pattern from the previous designs. In regards to detailed spaces there could be covered walkways or glass over the principle space to provide rain protection; this is critical with our specific climate.

Option C-2:

Massing: 25,800 square feet of Commercial Space/ 23,050 square feet of Residential Space/ Total Space 48,850 square feet.

With option C-2, rather going upwards with Residential, it would be more horizontal to the edge of the site, creating an archway that signifies the arrival into the site. There would be terraced stairs that essentially follow the grade in Western.

There was a question and answer period with Miller Hull Architects.

Patrick stated that he did not like the potential design options for PCIN. In regards to Options C and B, he noted that they cut the views from the Desimone Bridge. He added that he did not see a connection from the DownUnder to the waterfront. He stated he did not have a problem with the high rise residential option, which he believed was not blocking any views. He lastly noted he does not like any structures blocking views near Steinbureck Park.

Bruce Lorig commented on several elements of the various design concept options. First, he noted that the space at the same elevation of the Desimone Bridge is worth twice as much as the space underneath it; there is a concern over the blockage of views and getting enough revenue with the space. He added that we really need to look at the circulation patterns and how people get to various spaces. He lastly noted his concerns regarding parking and being able to fit enough spaces with the current options.

Matt Hanna noted that it was difficult for him to react to the design concept options since there were a lot of images to take in. He noted his appreciation for the attempts of the architects in helping the audience visualize the options. He stated it will take some time to visualize everything; he inquired for a copy of the presentation.

Ann stated Miller Hull did a great job showing the various design concept options for PCIN. She noted that the options visually appeared to make the DownUnder even more un-rentable. She added that she was having a difficult time understanding how this space will generate enough revenue. She lastly noted that she did appreciate the terraced stair element in Option C-2.

David Miller noted that in the future he would provide smaller scaled views of the potential design concept options.

Ben had asked David to go over each design concept options for PCIN, rendering and commenting on each option.

B. PCI-N and Heritage House Discussion (*Closed Session Per (RCW 42.30.110(1)(B))*)

This item was moved to the end of the Public Comment Section. However, there was insufficient time to address this item.

III. Next Steps

Ben stated in approaching next week we will take this information and do some further assessment and come back to the next WRC meeting with further refinement of the design concept options. He noted that the next WRC meeting will be very important meeting. He added that before heading to Full Council there will be an update with the Historical Commission, Market Foundation and the Constituency. He lastly added that he was very pleased with the work Miller Hull has done today and very appreciative of the feedback given tonight.

V. Concerns of Committee Members

None

VI. Public Comment

Haley Land had inquired about the current commercial square footage of the Market

Heather McAuliffe commented that with all the options, none of them show the impact of views from looking from the Desimone Bridge. She discussed possible ideas of maintaining the views from the design options. She commented that she really appreciates the conclusion of adding a weatherproofing to the roof; as an observation, there would need to be some side walls added to prevent a wind tunnel effect.

Howard Aller commented on the potential size of businesses with the design concept. He wanted to thank the Miller Hull team for incorporating the idea of a towering icon and hinted of reinventing a new icon for the Market.

Paul Dunn commented that with all the design concept options, it looks like we are expecting the public to do a lot of walking.

Joan Paulson commented that Option A is more deserving of the downgraded scale of what the market deserves. She said there has been no mention of the types of uses will be in the program spaces. She added that the Desimone Bridge should be extended to provide the same market views as of now. She also discussed Burlington Railroad and the issue with the tunnel. She stated that she does not think Burlington Northern Railroad is a friendly player. She noted that she had based this comment on her experience with Burlington Northern in the past. She stated that Mill Huller may be making assumptions on this project before meeting with Burlington Northern about the tunnel.

Brian Court mentioned that there have been initial conversations with Burlington Northern engineers and agreed with Joan about being more proactive on the tunnel issue.

Don Horn commented about some issues with the depth of building and the relation with energy costs for the future. He would like to see more futuristic ideas for the buildings. He also commented on the idea of an elevator, in which he did not care for since it has only one function. He would like to see something with more functions than an elevator in place of that space. He lastly inquired of why we are celebrating the Desimone Bridge.

David Miller commented that the views are spectacular from the Desimone Bridge. He also noted that the Historic Commission finds the Desimone Bridge historic.

Bob Messina commented on the various elements he liked with the design concept options. He said the Market reconfigures spaces and he would like to have that kept in mind; the ability to expand and change spaces in important. He noted that with more foot traffic circulating could mean more revenue.

Haley Land commented that when the Desimone Bridge was covered in 1985, there was a lot of care to make sure it matched the Arcade. He asked if there was some idea of bringing in more internal details from the Market now with the PCIN site. He had lastly inquired about getting the WRC agenda and packet sent to daystall interested tenants.

Peter Steinbrueck discussed a couple quick points about the design options. He added that we should not fixate too much on the spaces in the building but rather the spaces outside the buildings. There are some differences with the relationship area of public space and outdoor space. He wanted to encourage everyone about thinking about those types of spaces. He also talked about views and striving to enhance public enjoyment of the views.

VII. Adjournment

The meeting was adjourned at 6:14 p.m. by Gloria Skouge

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator