



Pike Place Market Preservation and Development Authority (PDA)

WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes

Tuesday July 3rd, 2012
5:00 p.m. to 6:00 p.m.
Atrium Conference Room

Committee Members Present: Jackson Schmidt, Gloria Skouge, Bruce Lorig

Other Council Members Present: James Savitt, Ann Magnano

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

Others Present: David Miller, Brian Court, Peter Steinbrueck, Greg Knutson, Howard Aller, Bob Messina, Haley Land, Wendy Norreil

The meeting was called to order at 5:01 pm by Jackson Schmidt, Chair.

I. Administrative

A. Approval of Agenda

Jackson recommended the removal of Closed Session under Section III, Item B and the postponement of Proposed Resolution 12-52 under Section IV if there was not a quorum present. The agenda, as amended was approved by acclamation.

B. Approval of June 21st, 2012 Minutes

The minutes were approved by acclamation.

II. Announcements and Community Comments

None

III. Reports and Action Items

A. PCI-N Review & Discussion of Design and Development Plans

Ben briefly reviewed a presentation of PCI-North from the last Full Council meeting. He reminded the audience that the PCI-North site is expensive to build on and without a substantial contribution from the city, the project will not happen. He discussed the design work progress for PCI-North, noting that we have looked at 6 design options to date; A, B, C, D, BB and BB+. He distributed out draft financial models that were worked up for each of the design options. He stated that the draft financial models reviewed today are merely preliminary estimates. He pointed out that Net Operating Income is roughly the same throughout the options; if nothing is done with PCI-N we lose approximate \$250,000 from revenue generated from the garage and other design work costs. Ben reviewed the draft financial models for PCI-North with the committee.

James Savitt entered at 5:07pm.

There was a discussion from the Committee that followed.

Bruce L stated the draft financial models were extremely simplistic and did not believe we were ready to have this conversation yet. He added that it would not be right to put out the financial information for PCI-North to the public and potentially mislead them. He lastly added that there is still a long process to go for creation of the financial models for PCI-North, which could take several months.

James Savitt stated that he had respectively disagreed with discussing draft financial models too early with the public; he was concerned though that the information may have been too preliminary. He inquired about the process and assumptions for the figures presented in the draft financial models. He shared skepticism with Bruce L that the financial figures are accurate. He noted that there needs to be a well-founded basis for the figures presented. He had asked of when there might be a detailed discussion on narrowing on the design options and drilling down on the financial figures.

Ben stated that we are starting the process today for narrowing on the design options and looking closer at the financial figures for PCI-North. He added that he hopes to have this work completed in the next couple weeks and have a decision on a preferred design concept by the July Full Council Meeting.

Ann had inquired about seeing any additional design options in the future for PCI-North. Jackson noted that he was unsure if there would be any additional design options presented.

Bruce L stated that strategically speaking, we need to think about the strategy we are going to pursue for PCI-North and how we are going to finance it. He noted that it will take some serious time with the Architects to work design issues out and then pencil in the financing. He mentioned that low-income housing will pay for itself but nothing more. He lastly added that he did not believe we were close in narrowing in on a design option by the end of July without detailed financial figures.

Peter S pointed out that the City will not fund Retail and Commercial space development for PCI-North. He added that there are components like parking and housing which need to have the building spaces separately distinguished. He lastly added that the open spaces designated in PCI-North for the public will legitimately be spaces for the waterfront connection; he thinks we could get significant subsidies for that space.

Jackson S noted that with options BB and BB+ he saw a lot of blank space and wanted to ensure that the spaces are fully activated; it may take more programs to activate those spaces.

David Miller noted his agreement with Jackson and the concern over activation of the open spaces. He added that there could be temporary structures to use as armatures for various kinds of activities the open spaces; we would need to explore this issue more and know which seasons to activate.

Ben noted that the concern over the activation of open spaces can be similarly viewed with how the Market operates today at the Slabs. He added that we can learn a lot from how the Market currently operates and find a balance for PCI-North design.

David Miller quickly reviewed a summary of the PCI-North presentation from the Full Council meeting the week prior. He stated that these design plans are diagrammatic block plans in which Joe Paar could pencil in the numbers.

- B. PCI-N and Heritage House Discussion (*Closed Session Per (RCW 42.30.110(1)(B))*)
This item was stricken from the Agenda since there was not a quorum.

IV. Action Item(s)

- A. **Action Item:** Proposed Resolution **12-52:** Authorization for Contract Authority - Davidson Macri - PCI-N Potholing

The resolution states that the PMPDA has determined that Potholing services are necessary for Design and Development of plans for PC-IN and integration with the Central Waterfront Design framework. The PMPDA has utilized its small works contractor roster in accordance with its Purchasing Guidelines and identified Davidson-Macri Sweeping as the best and only firm in the area qualified to perform this potholing work. The PMPDA and is now ready to enter into contract with Davidson-Macri Sweeping in an amount

not to exceed \$50,000 for potholing work. Let it be resolved that the PDA Council authorizes the PDA Executive Director or his designee, to enter into contract with Davidson-Macri Sweeping for Potholing for PC-IN, for an initial amount not to exceed \$50,000.

The funds for this project will be drawn from the PDA CRRF – Capital Reserve and Replacement Funds.

This item was stricken from the Agenda since there was not a quorum.

V. Next Steps

Ben stated by the end of this month we will be hopefully narrowing in on a preferred design option for PCI-North. He added that on July 12th there will be a final presentation on the framework plan that will be given by the Central Waterfront Team, following a presentation to the City Council in the weeks to follow. He discussed a timeline for the PCI-North design and development plans which included looking at a final Financial Plan draft in August, seeking City Council approval in September of the MOU and moving forward to the next phase of design work at the end of September. He noted that there is a critical timeframe for the PCI-North project and that all of these efforts positioning us to be under construction in 2014; so we can have the construction of the replacement parking done no later than the demolition of the Viaduct.

VI. Concerns of Committee Members

None

VII. Public Comment

Jackson noted his concern of the removing of any design options until there is validity of the financial figures; the retreat would focus on that aspect.

Bob Messina noted that he appreciates the whole discussion tonight. He mentioned for the committee to look closer at the Corner project and how people would descend and ascend from the Waterfront and the Market; he would like to see more of the public's input on the issue. He lastly added that he tends to be more positive with the BB and BB+ design options for PCI-North.

Howard Aller stated that the Waterfront currently gets crowded with tourists; the City is going to spend enough money to make sure the connection of the waterfront is operational. He noted that there should be retail and restaurants on several levels of PCI-North to give the Market new approaches in its connections.

VIII. Adjournment

The meeting was adjourned at 6:04 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator