



**Pike Place Market Preservation and Development Authority (PDA)**

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

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**Thursday August 23<sup>rd</sup>, 2012  
5:00 p.m. to 6:00 p.m.  
Atrium Conference Room**

**Committee Members Present: Jackson Schmidt, Gloria Skouge, Bruce Lorig, Patrick Kerr**

**Other Council Members Present: Ann Magnano**

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

**Others Present: David Miller, Brian Court, Lillian Hochstein, Tom Weed, Peter Steinbrueck, Greg Knutson, Howard Aller, Bob Messina, Joan Paulson, Haley Land, Jonny Hahn**

The meeting was called to order at 5:00pm by Jackson Schmidt, Chair.

**I. Administrative**

**A. Approval of Agenda**

The agenda was approved by acclamation.

**B. Approval of August 7<sup>th</sup>, 2012 Minutes**

The minutes were approved by acclamation.

**II. Announcements and Community Comments**

None

**III. Key Issues and Discussion Items**

**A. PCI-N Project Timeline with Cash Flow Analysis**

Ben Franz-Knight reported on the PCI-North Project Timeline with the Cash Flow Analysis. He provided a brief update with the process of the PCI-North project. He stated that the City Council will not get to the MOU by September; the approval process would fall either between the budget review or into December. With the postponement of the MOU approval, a critical decision point will need to be made. He noted that the discussion of cash flow will help aide the understanding of what the critical decision point looks like and the potential risks for October through January 2013. There is anticipation of funds allocated in the Mayor's biennial budget for 2013-2014; we will see those numbers at the end of September.

Ben Franz-Knight reported that an RFI for parking mitigation funds has been issued. He noted that we have responded with a couple questions, in which a formal response will be submitted in the middle of next month. The RFI is for up to two multi-use projects that have up to three hundred parking spaces in the Central Waterfront Area. He briefly discussed the questions that were asked in regards to the RFI which included:

1. What type of parking demands study would be required for the RFP?
2. Will there be parking offset consideration for low-income housing and/or public space?
3. Is there a bonus consideration for projects delivered prior to Viaduct demolition?

Ben Franz-Knight and Joe Paar distributed a handout regarding the PCI-North timeline with expenditures. There will be a critical decision point in October; whether to continue forward, fully developing into schematic design or whether to hold off on that work until the MOU is in hand with funding of that contribution secured. There was a discussion regarding the chart passed out of the timeline and expenditures. The expenditures to date amount to \$246,119; projecting forward by the end of October with expenditures estimated at \$571,753. All of the expenditures discussed were authorized under resolutions at present with the exception of the proposed resolution presented tonight for \$40,000 of additional potholing work.

Joe Paar briefly discussed the next steps for PCI-North. The next design phase would be schematic design; this would allow the refinement of ideas/floor plans and further progression for the project. The estimated costs for schematic design work would be roughly \$350,000 from Miller Hull and the sub-consultants and an estimated \$60,000 in miscellaneous expenses. Joe Paar noted that it would make sense in the October timeframe to procure a GCCM and a geotechnical firm. After schematic design we would go into a design development then finishing with the construction documents.

Ben Franz-Knight concluded that the decision point for next month is deciding about moving forward with schematic design.

There was a brief discussion that followed.

#### **IV. Reports and Action Items**

##### **A. Action Item: Proposed Resolution 12-74: Authorization for Added Contract Authority - Davidson-Macri-PCI-N Potholing**

Ben introduced the resolution which 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 entered into contract with Davidson-Macri Sweeping in an amount not to exceed \$50,000 for potholing work that was approved by resolution 12-52. Due to difficult soils conditions with regards to debris contained on the site and having to confirm the correct centerline of the tunnel because it differed from the archived survey data that was obtained for the PC I – N site an additional \$40,000 is needed for potholing work. It be requested that the PDA Council authorizes the PDA Executive Director or his designee, to enter into an amendment with Davidson-Macri Sweeping for additional Potholing for PC-IN, for an additional amount not to exceed \$40,000 for total not to exceed \$90,000 (this \$90,000 includes the original \$50,000 approved by resolution 12-52. The funds for this project will be drawn from the PDA CRRF – Capital Reserve and Replacement Funds.

Ben Franz-Knight noted that we need to get a very accurate and precise picture of the potholing work, which is why more funding is requested. Joe Paar added that we thought we could get 3-5 potholes a day which has turned to be 1-2 holes a day.

Bruce Lorig moved, Gloria Skouge seconded

Approve: Jackson Schmidt, Bruce Lorig, Patrick Kerr, Gloria Skouge

Against: 0

Abstain: 0

Resolution 12-74 passed unanimously

*Closed session began at 5:26 pm*

##### **B. PCI-N MOA/MOU (Closed Session Per (RCW 42.30.110(l)(b)))**

*Closed session ended at 5:44 pm*

**V. Next Steps**

**A. Working Session with Miller Hull - Parking**

David Miller and Brian Court discussed a summary of status of the Parking Design for PCI-North. They gave a presentation which is included in the minutes. Brian Court noted that with the revised parking structure due to the tunnel height, we are getting close to 300 parking stalls. The slide presentation showed the detailed levels of the parking garage design as well as site sections from various points in the Market.

There was a discussion that followed.

Patrick Kerr commented on the accessibility to the existing parking garage with the new PCI-North parking garage design. He did not like the idea of not being able to access the existing garage with the new design. He added that we have an opportunity to create another way out of the garage that could make a connection with both of the garages.

**V. Concerns of Committee Members**

None

**VI. Public Comment**

Haley Land briefly reported on the progress of the stakeholders group for PCI-North. He noted that the purpose of the stakeholders group is to get more information and hopefully quickly to be able to feed it back to the public and provide feedback to the PDA. He hopes the group would also allow a more intimate interaction with the committee and the architects. He noted that the group has met twice so far; the first meeting took part in reviewing resolution 12-62 and the second meeting reviewed some photo history of the PC-North Site. He had asked Ben Franz-Knight to have the photo history available on the PDA website.

Haley Land separately commented on the way finding meeting he attended. He brought up a discussion regarding being mindful for wayfinding at the PCI-North site.

Joan Paulson commented several concerns she had relating to PCI-North. She stated that the potholing work is adequate for the tunnel but not for the remaining portion of the site. She noted that it would be economically sensible to expand the scope of potholing for the entire site due to the debris underneath the site. She also commented on the factor of water coming through the site; we need someone with water experience. She mentioned about access points for PCI-North and the need to focus on the pedestrians and traffic on Pike Place. She lastly inquired about including legal fees under costs for the PCI-North project and parking effects from the possible expansion of the Aquarium.

Howard Aller stated that 375 square feet is too small for the residential units. He would like as many residential units as possible for PCI-North, but would also like a fair number for the square footage of those units.

Bob Messina briefly commented about the placement of elevators in the PCI-North parking garage. He also commented that in terms of massing decisions being made, he supports the fact of two open walking ways on the site.

**VII. Adjournment**

The meeting was adjourned at 6:14 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator