



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

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

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**Thursday September 20<sup>th</sup>, 2012  
4:00 p.m. to 5:00 p.m.  
Atrium Conference Room**

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

**Other Council Members Present: James Savitt, David Ghoddousi, Betty Halfon**

**Staff Present: Ben Franz-Knight, Joe Paar, Lillian Hochstein, Tom Weed, Dianna Goodsell**

**Others Present: Brian Court, Peter Steinbrueck, Bob Messina, Haley Land, Howard Aller, Ralph Brems**

The meeting was called to order at 4:05pm by Gloria Skouge, Vice-Chair.

**I. Administrative**

**A. Approval of Agenda**

There was an amendment to the Agenda under Section IV, adding item B which is Proposed Resolution 12-77 PCI-North Concept Design  
The agenda was approved by acclamation.

**B. Approval of September 4<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-North Concept Design Package Review**

Ben Franz-Knight reported on the progress of the PCI-North project before presenting the PCI-North Concept Design Package Review with Miller Hull. He stated that we have reached a significant moment in the project where we feel we have a strong concept to be able to move forward to schematics. He added that the MOU was pushed back; the MOU will be presented in November while in December we shall seek approval from the Council to pursue full design of PCI-North. He lastly added that we are waiting on some design response drawings for PCI-Noth from the James Corner team, which we should hear back by the end of the week.

Brian Court presented the Pike Place Market PCI-North Final Concept document, prepared by The Miller Hull Partnership. The document contains: the project overview, project goals, design process, design rationale, public realm analysis, preliminary massing concepts, preferred massing concepts, concept design, architectural attachments and the appendixes. The Pike Place Market PCI-North Final Concept document is included with these minutes.

There was a discussion that followed the presentation.

Bruce Lorig noted that we are very early in the design process, more of a massing study. He thinks there is an opportunity to move the medical in the PCI-North space. Their current space is not very efficient. We could also bring the dental clinic into the PCI-North. He added that if we build, we could add an additional 40 units of low-income housing which would affect view. We need to figure what the program really is for PCI-North. We are a long way from being done.

**B. PCI-N Updated Project Cash Flow and Budget**

Ben Franz-Knight and Joe Paar reviewed the PCI-North Updated Project Cash Flow and Budget. They distributed documents with the preliminary use of funds and sources of funds for the PCI-North Project. These documents have been included with these minutes. Ben noted that we had submitted the RFI this week, which he distributed a copy of the RFI submittal. He added that we were one of the only entities that submitted questions to the State regarding the RFI. Ben and Joe gave a brief overview of the PCI-North cash flow and budget, highlighting both the sources and uses of funds.

Joe Paar discussed the sources of funding for PCI-North, noting that whatever quarter we are spending, we will have to fund it during that quarter. Ben added that we will have to be very strategic with the funds we have in place. He continued to add that the City of Seattle LID is huge component to the sources of funding; we are critically dependent on that piece. He lastly noted that the cash flow and budget handout is for modeling purpose; this gives us good sense where the sources of funding are coming fund throughout the phases of the process of the PCI-North design and development.

There was a discussion that followed.

Bruce Lorig noted that we have an opportunity to borrow independently.

Patrick Kerr asked if the sources of funds are guaranteed for PCI-North.

Ben Franz-Knight noted that the PCI-North funds are only authorized through the 3<sup>rd</sup> or 4<sup>th</sup> quarter of this year; we are waiting for the City Budget.

James Savitt noted that the Council is going to want to know much more details of where the money is coming from for PCI-North and the certainty of the project. He urged Ben and Joe to take these efforts very seriously.

Bruce Lorig commented that there will need to be work done on the PCI-North front before the end of the year, in which we need to plan accordingly. He added that many of the sources of funding for PCI-North are ambiguous; he would like the Council and the staff to work on the specifics of PCI-North figures.

**IV. Reports and Action Items**

**A. Report from Stakeholders Group**

Haley Land gave a brief update on the PCI-North Stakeholders Group. He noted that there have been three meetings so far. He added the group has started focusing on the different timelines for PCI-North. Haley inquired about a possible view study from the Slab ten area for PCI-North. He noted that he would like to add another member to add to the diversity of the stakeholders group and to receive more input. .

**B. Action Item: Proposed Resolution 12-77: PCI-North Final Concept Design(Needs Bens Edit)**

Ben introduced the resolution which states that the parcel known as PC I North ("PCIN") is a much studied parcel in the Market Historic District, has long been considered a core part of Market development, and was historically the site of a municipal market from 1922 to 1974; and therefore the waterfront redevelopment project currently being studied and planned by the City of Seattle presents a opportunity for the Market and for the PDA to further fulfill its mission as stated in its Charter. The Pike Place Urban Renewal Plan adopted by ordinance by the City of Seattle in 1974 established priority uses for the future redevelopment of the PC-I site, including PCIN, as part of the Market's core and states that the PC-I site "...should provide for the development of commercial, residential, and public spaces to complement the

existing market activity”. The PDA Council adopted Resolution 11-77 identifying priority uses for PCIN and established a Waterfront Redevelopment Committee (“WRC”) to review existing design proposals and prepare design proposals for PCIN and adjacent areas. The WRC, working with staff and consultants has prepared a site analysis and a preliminary building program consisting of priority uses that support and complement the Market’s mission which were adopted by the PDA Council with Resolution 11-102. The PDA Council adopted resolution 12-30 authorizing the hiring of Miller Hull Architects to develop a preferred concept design for PCIN and adjacent areas informed by past design studies, the PPMHC Design Guidelines and established priority uses for PCIN, current and future identified Market needs, and through a collaborative design process working with the Market Community and the City of Seattle’s Central Waterfront Project design team and its consultants; and, to support the refinement of concept designs the PDA Council adopted Resolution 12-62 detailing goals for design and development planning for concept development up to and including schematic design; and, working with the WRC Committee, Waterfront Design Team, Market Stakeholders, the community, and design team partners Miller Hull Partnership has developed a Final Concept Document that details Design Rationale, Public Realm Analysis, Preliminary Massing Concepts, Preferred Massing Concept and Concept Design and initial schematic design for parking and general floor plans; and, further development of schematic design, design development and construction documents will require additional allocation of funds and approval of a final concept; and, the Final Concept Document addresses key issues identified in items a.1-a.10 of Resolution 12-62 with the exception of specific type of low-income housing and specific locations for additional work force or live/work housing and the exact location of the Food bank, both of which may be considered in “Building B” connecting PCIN to the new road; and, refined financial analysis has proceeded as identified in items c.1-c.3 of Resolution 12-62 with ongoing work needed to formalize projected operating expenses, funding sources and expenses including debt service: and, Now, therefore, BE IT RESOLVED that

1. The PDA Council approves the Final Concept Document presented at the Council’s meeting of September 27, 2012 and attached hereto, and by this approval adopts the conceptual design as the preferred option to further refine and develop through schematic, design and contract documents ; and identifies the areas of focus set forth in points 2-4 below to be explored with the community, market stakeholders and waterfront design team as time and budget allows within currently approved funding until such time as the PDA Council approves the next phase of the PCIN project, currently anticipated to be the preparation of Schematic Design, Design Development and Contract Documents; and,
2. The PDA Council hereby directs the PDA Executive Director and the PDA’s consultants to continue to work collaboratively in the design process with the Market Community, Market Historic Commission and City’s Central Waterfront Design Team toward implementing the Final Concept Document and achieving the above stated goals and outcomes efficiently as time and budget allows within currently approved allocations; and,
3. The PDA Council anticipates considering the next phase of Schematic Design, Design Development and Contract Documents with Miller Hull in December 2012, including funding for the necessary design work and document preparation; and following approval of the MOU/MOA with the City of Seattle and approval of the City Biennial Budget; and,
4. The PDA Staff and the WRC will work with the City of Seattle to refine the PCIN Concept Design to ensure full integration of PCIN with waterfront connections and address the following:
  - a. reduce the scale of the structural wall on the west side of the site and re-introduce potential for a slope for steps, public art, children’s playscapes and other treatments to integrate the PC-IN with the Overlook Walk;
  - b. explore ways to widen the public space along the west side of the PC-IN, connections from Victor Steinbrueck Park and connections from Western to the Overlook Walk;
  - c. integrate Miller Hull’s concept for a public roof on the PC-IN building that connects to Desimone Bridge into the overall public space concept;
  - d. add more green areas to the public spaces designed for PC-IN, incorporating features from the Overlook Walk; and

- e. explore ways to refine the Overlook Walk in response to the emerging PC-IN design, including potentially raising slightly the overall grade of the ramp or lifting the platform around the train overlook to relate more to the public spaces on the PC-IN.

Bruce Lorig moved, John Finke seconded

There was a discussion that followed

John Finke proposed an edit in language for Section 3, noting to change the word “considering” to “entering”.

Peter Steinbrueck suggested additional augmentation to the proposed resolution. He noted that was important to establish the intent of the city’s purchase for this sight in 1974 included with the resolution. He commented about the Urban Renewal Plan with PCI-North and the intent of the City for completing the plan.

Approve: Bruce Lorig, John Finke, Matt Hanna, Patrick Kerr

Against: 0

Abstain: Gloria Skouge

Amended Resolution 12-77 passed with a vote 4-0-1

**V. Next Steps**

- A. Working Session with Miller Hull  
None

**V. Concerns of Committee Members**

None

**VI. Public Comment**

Haley Land commented his difficulty in hearing the committee members due to the acoustics in the meeting room. He inquired about specific regarding the city funding for the PCI-North project and the LID.

Bob Messina commented on the progress of the Corner project development; the overlook fold has been downscaled. He suggested keeping the market with a downsized look. He noted overall the PCI-North site is at the appropriate scale, but expanding any more would be a danger to the design.

Howard Aller complimented Miller Hull with the concept of converting some of the parking garage spaces as little shops to give it the Market feel.

**VII. Adjournment**

The meeting was adjourned at 5:29 p.m. by Gloria Skouge, Vice-Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator