



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

---

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

---

**Tuesday June 4<sup>th</sup>, 2013  
5:00 p.m. to 6:00 p.m.  
Elliott Bay Room**

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

**Other Council Members Present: David Ghoddousi, Jim Savitt**

**Staff Present: Ben Franz-Knight, Lillian Hochstein, Dianna Goodsell**

**Others Present: David Miller, Brian Court, Grace Leong, Howard Aller, Bob Messina, Joan Paulson**

The meeting was called to order at 5:04pm by Gloria Skouge, Vice-Chair.

**I. Administrative**

- A. Approval of the Agenda  
The agenda was approved by acclamation.
- B. Approval of the May 16<sup>th</sup>, 2013 Minutes  
The minutes were approved by acclamation.

**II. Announcements and/or Community Comments**

Ben Franz-Knight gave a brief update regarding the selected partners for the PC-I North Project Management Services and PC-I North Low Income Housing Finance Consultant Services. He noted that both "Shiels Oblatz Johnsen and Beacon Development Group" will be fully engaged by next Monday and that he is looking forward with working with them on the project.

**III. Key Issues and Discussion Items**

- A. Schematic Design Update  
David Miller provided an update on the PC-I North Schematic Design progress. He noted that the team is almost completed with roughly fifty percent of the Schematic Design work. He provided a brief overview on recent meetings regarding PC-I North including general loading requirements for commercial and business needs for the site. David Miller and Brian Court gave a presentation on the PC-I North Schematic Design update which was also included with the meeting minute's record.
- i. Housing Massing and View Analysis  
The Miller Hull team reviewed Housing Massing options for PC-I North including a view analysis for the options. The housing options presented included Housing Option 1, which was the previous option noted in the BB+ design. Housing Option 1 would be considered more livable with the highest Gross Square Footage but would be at a higher cost to build; there would be roughly 36 available residential units in this option. Housing Option 2 would be similar to Housing Option 1 but would include an increase in the density of the space and overall higher Net Rentable Square Footage; there would be roughly 48 residential units in this

option. Housing Option 3 would be the most efficient option with a standard double loaded corridor, space for 40 residential units and the least Net Rentable Square Footage.

David Miller noted we are looking at getting a master use permit in the next few weeks so decisions would need to be made regarding the designs.

John Finke noted that he likes the concept of the live-work housing design option; he mentioned that this design option would most likely need to be funded from a different source other than low- income housing funds.

Brian Court noted that the current housing design option was redesigned to be a foot higher from the original concept design to make room for the elevator overrun with keeping in mind of the view preservation.

There was a brief discussion regarding the height of the building for the housing design options for PC-I North.

Jim Savitt noted that the Full Council and public would need to approve of the proposed foot increase in the housing design option.

John Finke noted that we need to know the likelihood of financing the housing option; it may not matter about the height of the building until we know how likely we can fund the housing portion.

Matt Hanna inquired about Seneca Group preparing an analysis on housing cost estimates for PC-I North.

ii. Commercial Floor plate and ADA route design

There was an overview from Miller Hull regarding the Commercial Floor plate and ADA route design in the Schematic Design update presentation. There were several illustrations in the presentation which included the Commercial Plan Study, Commercial Tenant Improvements Study and example of an Interiors Concept for the site. There was a brief discussion on the concept of a sky duct for mechanical exhaust venting for the commercial area; the venting would be important for flexibility of the various commercial spaces and assistance with seasonal weather protection.

There was a brief update on the details on the ramping with the PC-I North site. Miller Hull reported that they have been working with an ADA consultant on overall circulation and ADA accessibility in PC-I North.

iii. Rooftop Program and Design Update

There was a brief update on the Rooftop Program and Design Update in conjunction with Miller Hull and Berger Partnership. It was noted that the team is brainstorming on conceptual ways regarding design for the various spaces including circulation, green designated areas and landscaping. An illustration was included with the presentation of the Schematic Design Update.

**IV. Reports and Action Items**

- A. Report from Stakeholders Group  
None

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

None

**VI. Public Comment**

Howard Aller commented on the residential building design and reminded the Committee and Architects about ensuring that the entrances and corridors for the residential units do not open directly to the public and street.

Joan Paulson commented on the recent public meeting from May 16<sup>th</sup>, 2013. She noted her concern with the written responses in regards to the Pike Place Market PDA Report responding to public comments received on the written analysis and summary for the PC-I North Redevelopment and WSDOT Parking Mitigation Agreement. She noted that the public matter of answering questions received in regards to the

written analysis was not responded to in a definitive manner. She lastly mentioned that the book written from Author Goodwin, Markets: Public and Private still needs to be looked over thoroughly in regards to designing the PC-I North Project.

Bob Messina noted that he was having difficulty conceptualizing a southern walkthrough in the design; he would like that item expressed in future drawings in terms of pedestrian walkways.

**VII. Concerns of Committee Members**

None

**VIII. Adjournment**

The meeting was adjourned at 5:55 p.m. by Gloria Skouge, Vice-Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator