Waterfront Redevelopment - Meeting Agenda

Date: Tuesday May 7th, 2013
Time: 5:00 p.m. – 6:00 p.m.
Location: Elliott Bay Room
Council Members: Jackson Schmidt (Chair), Gloria Skouge (Vice-Chair), John Finke, Matt Hanna, Patrick Kerr, and Bruce Lorig

5:00pm I. Administrative:
A. Approval of Agenda
B. Approval of the April 18th, 2013 Meeting Minutes

5:05pm II. Announcements and/or Community Comments

5:10pm III. Key Issues and Discussion Items
A. Schematic Design Update
B. Update on PCIN Project Management & Low-Income Housing Finance Consultant Search
C. PCIN Open House Comments

5:40pm IV. Reports and Action Items
A. Report from Stakeholders Group

5:45pm V. Resolution(s) to be Added to Consent Agenda

5:50pm VI. Public Comment

5:55pm VII. Concerns of Committee Members

6:00PM VIII. Adjournment
The meeting was called to order at 5:00pm by Jackson Schmidt, Chair.

I. Administrative
   A. Approval of the Agenda
      The agenda was approved by acclamation.
   B. Approval of the March 21st, 2013 Minutes
      The minutes were approved by acclamation.

II. Announcements and Community Comments
    None

III. Key Issues and Discussion Items
    A. Schematic Design Update
       There was a presentation from David Miller and Brian Court of Miller Hull Partnership regarding project updates on Schematic Design for PC1-North. A copy of the presentation was included with the meeting minute's record. The presentation illustrated items including connections to and from PC1-North and the parking garage such as the Waterfront and Elliott connectors. There was a brief overview of waste, recycling and composting operations with the Market and PC1-North and the functionality and access between the two spaces in the future. There was a brief introductory from Jonathan Morley, Landscape Architect from Berger Partnership.

       There was a discussion that followed.

    B. Update on Financial Analysis & Project Manager
       There was an update from Ben Franz-Knight regarding the Financial Analysis from Seneca Group and the RFQ for PC1-North Project Management services. An RFQ regarding Low-Income Housing Finance Consultant Services for PC-1 North had also been sent out. In reference to the Financial Analysis for PC1-North, the Sensitive Testing Model was the last piece of work for Seneca group under the first phase for the
project. The RFQ’s for both the Project Management and Low-Income Housing Finance Consulting services would be due by the middle of May, with interviews completed prior by the May Full Council meeting. It was noted that there was tremendous interest for both the RFQ’s sent out from numerous parties. Ben Franz-Knight would like to work with PDA Council members regarding their availability to participate in the interviews.

There was a brief discussion that followed.

IV. Reports and Action Items
   A. Report from Stakeholders Group
      Haley Land presented the Stakeholders Group Report. He noted that there would be a further update after the April 24th PC-1North Community Open House. He added that the Open House would be divided into two phases; one open house in April and the other open house in June. There was discussion on the process for reaching out to public for the Open House and getting exposure broadly out.

V. Resolution(s) to be Added to Consent Agenda
   None

VI. Public Comment
   Howard Aller commented on the PC1-North sketch plans noting that the low-income apartment design still has the doors opened to the outdoors. He noted that in regards to urban farming and protecting the property that the sites be kept out of public access and be kept on private rooftops.

   Bob Messina commented on the various PC1-North illustrations of the cooling towers and the need for more consistent variations of the cooling towers with the future illustrations. He inquired about the process and content for the PC1-north Community Open House; he was curious about what would be displayed and what would the public comment on.

VII. Concerns of Committee Members
   Patrick Kerr noted that there is much work the committee can be doing for the PC1-North project; he would like us for reach out to the Market tenant and determine the needs for PC1-North including storage and various business type spaces. He added that we can start working groups in which we would do so in purview with public meeting requirements.

   David Ghoddousi mentioned notice to Market businesses and tenants regarding feedback for PC1-North programming needs. He noted the various Market space needs such as cold/dry storage, preparation and manufacturing spaces.

   Bruce Lorig commented on his concerns for the PC1-North project and requested to have copies of PC1-North design presentations available prior to the Committee meeting. He noted that he is willing to spend the time to learn the drawings. He noted the importance of having the programming of the PC1-North spaces figured out including understanding the types of tenants and types of spaces to design for the building.

   James Savitt inquired about the objective and layout for the April 24th PC1-North Open House. He highlighted the importance of reaching out to the Market tenants and public for the open house.

VIII. Closed Session

   Closed Session started at 6:05pm
   A. WSDOT Agreement (Closed Session Per (RCW 42.30.110(l)(b))

   Closed Session ended at 6:10pm
   Open Session started at 6:11pm
IX. Adjournment
The meeting was adjourned at 6:12 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator