



MarketFront Committee Agenda

Date: Monday, February 13th, 2017

Time: 4:00 p.m. – 6:00 p.m.

Location: The Classroom (Economy Building)

Committee Members: Rico Quirindongo (Chair), Colleen Bowman (Vice-Chair), Jim Savitt, Gloria Skouge, Betty Halfon, John Finke and David Ghoddousi

4:00pm I. Administrative: Chair
A. Approval of Agenda
B. Approval of the MarketFront Committee January 9th,
2017 Meeting Minutes

4:05pm II. Announcements and/or Community Comments

4:30pm III. Key Issues and Discussion Items
A. MarketFront Construction, Schedule & Budget Update **Justine Kim**
B. MarketFront Table Layout and Programming **Ben Franz-Knight**

5:15pm IV. Action Items and Reports

5:40pm V. Items for the Consent Agenda Chair

5:45pm VI. Public Comment

5:55pm VII. Concerns of Committee Members

6:00pm VIII. Adjournment Chair



MarketFront Committee Meeting Minutes

Monday, January 9th, 2017
4:00p.m. to 6:00p.m.
The Classroom

Committee Members Present: Rico Quirindongo, Colleen Bowman, John Finke, David Ghoddousi, Gloria Skouge

Other Council Members Present:

Staff/Consultants Present: Ben Franz-Knight, Justine Kim, Marguerite Carlson, Aliya Lewis

Others Present: Howard Aller, Bob Messina, Chris Scott, Patricia Gray

The meeting was called to order at 4:01 p.m. by Rico Quirindongo, Chair.

I. Administration

- A. Approval of the Agenda
The agenda was approved by acclamation
- B. Approval of the December 5th, 2016 MarketFront Committee meeting minutes
The meeting minutes were approved by acclamation.

II. Announcements and Community Comments

Bob Messina noted that he did not have a chance to attend the PDA Council Retreat and took note of the pros and cons of the Building B and Overlook walk discussion. Messina focused on Building B and the challenge how and if it can burden the Market. He questioned whether the Market needs to be expanded and for what reason beyond the MarketFront. To his understanding this would be a partnership with the City to help build the building. In his opinion the Market should be seeking something that it actively wants and he's unsure the Market actually wants the building. Messina noted that he would like to see the text of the memorandum of understanding before it is voted on so that the public has an opportunity to comment on it. He noted that he believes it premature to enter into an agreement with the City for a large space with the Market as the tenant and the city being paid. Messina noted that he is not in favor at this time but would open to hearing any arguments as to why the building should be built.

III. Key Issues and Discussion Items

- A. MarketFront Construction, Schedule & Budget Update
Justine Kim went through a slideshow of MarketFront construction updates. Kim noted that Sellen is still holding to the completion schedule which for residential is the end of January.

Ben Franz-Knight noted a challenge that may prevent access to several units due to their location during construction.

There was a discussion that followed.

Justine Kim noted that the full completion date is March 3rd with Ben Franz-Knight adding that construction of the Desimone Bridge continuing on after that date.

Collen Bowman asked if by the full council meeting at the end of the month there council will be able to have a better understanding of the TCO.

There was a discussion that followed.

Justine Kim noted that the target for residential leasing is January 31st for the TCO however, there is some float in the schedule that will allow them to extend the date if needed.

Justine Kim distributed and talked through the budget summary to the council. A copy was provided to the executive administrator for public record.

IV. Action Items and Reports

- A. **Action Item:** Proposed Resolution **17-01:** Trade- Marx Corporation – Building Wayfinding Signage.

Ben Franz-Knight talked through a presentation on Building Wayfinding Signage in regard to Proposed Resolution 17-01: Trade-Marx Corporation – Building Wayfinding Signage which states:

WHEREAS, the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 et. seq with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District; and,

WHEREAS, in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-1N that may directly affect the future of the Market; and,

WHEREAS, the PPMPDA has determined that building wayfinding signage including parking garage signage is required in the new MarketFront building is an extension of the Pike Place Market and connects to the PC1-S garage, therefore building wayfinding signage and parking garage signage has been designed to be complementary to the existing Market signage; and,

WHEREAS, the PPMPDA underwent a public procurement process to select a vendor to fabricate and install building wayfinding signage as required and is now ready to enter into a contract for signage in an amount not to exceed \$21,000; and,

The funds for this project will be drawn from the MarketFront Project Funds Account 110635-00.

John Finke asked for the symbol and the colors of for the different parking levels match.

Colleen Bowman asked if the Market is currently satisfied with the parking equipment and if a similar system will be used in the new garage.

Gloria Skouge moved the proposed resolution, John Finke seconded the motion.

For: Rico Quirindongo, Colleen Bowman, John Finke, David Ghoddousi, Gloria Skouge

Abstained: 0

Against: 0

V. Items for the Consent Agenda

Proposed Resolution **17-01**: Trade- Marx Corporation – Building Wayfinding Signage.

VI. Public Comment

Howard Aller noted that he saw grips installed in every bathroom and it was his understanding that not every bathroom would have grips.

Justine Kim noted that the grips came in for free so all bathrooms had grips installed.

Bob Messina asked for reference on one of the slides depicting an elevator and the sign, and how the signs would look that would be put into the new elevators. Messina asked for clarification on if it were possible for someone to reach to the waterfront from the new elevator.

Ben Franz-Knight noted that in the old elevator has access to the waterfront but the new elevator one would not.

Bob Messina noted that from the car corridor in the new garage that one could safely walk from the new garage into the old garage to reach the waterfront. Messina questioned if there will be anything to help pedestrians reach to the waterfront from the garage, or if it is something that should even be encouraged.

Justine Kim noted that she did not believe that pedestrian passage through the garage to the waterfront should be encouraged.

Bob Messina noted that it might be helpful to include a sign that stated there is no access to the waterfront from the garage or the preferred way to reach it.

Chris Scott questioned whether a tree species has been picked out for the community center entrance.

Ben Franz-Knight and Justine Kim could not remember the exact specie of tree.

Chris Scott also questioned if there is to be any planting on top of the awnings or canopy where residential and community center is.

Justine Kim noted that the structure was designed to have planter boxes added in the future.

VII. Concerns of Committee Members

David Ghoddousi noted the importance of the signage between the garages to help clarify directions for the customers. He also wanted to know if there were any current updates on commercial units in the project.

Ben Franz-Knight stated several updates including the finalization of majority of the lease negotiation for the space, design coordination, approval the HVAC, as well as working through a number of resurgent permit issues due to a new permit reviewer from the City looking at commercial TI's instead of in isolation. Franz-Knight noted that substantial work will be completed by the end of June.

Justine Kim made a few comments on the TI work on the site.

David Ghoddousi asked if there would be any artistic coordination with community members.

Ben Franz-Knight noted that there is nothing in place now but future projects are open to consideration.

Colleen Bowman stated that the security posting are helpful for the residents who sometimes park late at night.

Rico Quirindongo asked for clarification on how the addresses for commercial and residential have been decided on.

Ben Franz-Knight noted that the fire department requires one address for both commercial and residential however, some of the financing requires a discreet address within the main address. Suite numbers have been chosen for the discreet address.

Colleen Bowman stated that she attended the Cascadia Grains conference over the weekend in Olympia and noted that Emily Crawford gave a presentation for branding, even adding in promotion for the MarketFront, Honest Biscuits, and Old Stove Brewery. Bowman noted that people seemed excited about the promotions.

Howard Aller asked for clarity on the differentiation between residential and commercial tenants.

Ben Franz-Knight and Justine Kim noted that residential will have numbered units and commercial will have letters to identify the units.

Howard Aller also asked where the residential and commercial mailboxes would be located.

Justine Kim noted that residential mailboxes will be located in the lobby of the residential building and commercial residents will receive mail directly to their units.

VIII. Adjournment

The meeting was adjourned at 4:36 p.m. by Rico Quirindongo, Chair

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator