



Market Connection Committee Agenda

Date: Monday January 18, 2018

Time: 4:30 p.m. - 6:00 p.m.

Location: Classroom (Economy Building)

Committee Members: Rico Quirindongo (Chair), Colleen Bowler (Vice Chair), Jim Savitt, Gloria Skouge, David Ghoddous, Devin McCombs, and Mark Brady

4:30pm I. Administrative: Chair

- A. Approval of Agenda
- B. Approval of the MarketFront Committee December 4, 2017 Meeting Minutes
- C. Introduction of Mary Bacarella, Executive Director of Place Market PDA

4:40pm II. Announcements and/or Community Comments

4:45pm III. Key Issues and Discussion Items

- A. Market to MOHA Update John Pehrson
- B. Review passed Resolution 467 and list of projects & initiatives being tracked by the Committee Rico Quirindongo
- C. MarketFront General Report and Update John Turnbull

5:40pm IV. Action Items and Reports

5:45pm V. Items for the Consent Agenda Chair

5:50pm VI. Public Comment

5:55pm VII. Concerns of Committee Members

6:00pm VIII. Adjournment Chair



Market Connections Committee Meeting Minutes

Monday, December 4, 2017

4:00 p.m. to 6:00 p.m.

Classroom

Committee Members Present: Rico Quirindongo, Colleen Bowman, Gloria Skouge, Mark Brady, David Ghoddousi

Other Council Members Present:

Staff/ Consultants Present: Justine Kim, Carrie Holmes, Emily Crawford, Karin Moughamer, Clover Thurk, Garrett Condel, Jennifer Maietta, Jonas Jonsson, David Graves, Scott Redman, Josh Sanford

Others Present: Howard Aller, Bob Messina, Joe Read, Wendy

The meeting was called to order at 4:03 pm by Rico Quirindongo, Chair.

I. Administration

A. Approval of the Agenda

The agenda was approved by acclamation.

B. Approval of the Market Connections Committee October 16th, 2017 Minutes

The October 16th, 2017 meeting minutes were approved by acclamation.

II. Announcements and Community Comments

None.

III. Reports & Discussion Items

A. Victor Steinbrueck/Native Park Design Update

David Graves presented on the current redesign of Victor Steinbrueck Park stating improvement funds were approved in 2008 but they delayed design and construction until MarketFront was complete. They are currently at about 60% design. The western portion of the park sits above the Market parking garage and the membrane between the park and the parking garage has failed. That will need to be repaired before other elements of the redesign are addressed.

David continued by noting that a more complete design will be presented to the Market Historic Commission in January or February 2018. David shared a schematic of the current design which shows a seamless connection between MarketFront and Victor Steinbrueck Park. The brick patio "room" will be moved away from the MarketFront connection and the pergola in that space will be repaired. In addition, the seating will be updated to be more comfortable. The totem poles will remain. Trees and planters are being added throughout the plan, but the layout is still in flux. Along the northern edge the grass will meet the cement to increase accessibility to the

grass area. The redesign will do better with seating and be more accessible for people. The intent is to make improvements to the park but not to change the park from its original design.

David concluded that Parks will come back to Market Connections with the same presentation that is made to Historic Commission in January or February. The challenge is identifying the calendar for replacing the membrane between the park and parking garage, which is best done during the dry months, i.e. summer, but recognizing that is a busy time for the Market and this park. Construction most likely won't happen until 2019.

Rico Quirindongo asked if the project schedule will be presented in January/February along with the design. David replied yes.

Colleen Bowman would like to hear at the next presentation more about the new roof membrane that will be going in and what the lifespan is for that product. David Graves noted they want as durable a membrane as possible and are considering ways to make the membrane accessible in order to make repairs, if needed, in the future.

B. Hotel Design, 1st and Pike

Jonas Jonsson began his presentation by showing a number of historic photos of the Hahn Building, stating that very little of the original building currently exists and that two Landmark status applications were denied.

The site is zoned for up to 145 feet and Jonas showed a drawing of how the buildings leading up to the Market from the east step down in height. A cross section of the building was shared noting there are approximately 15 units in the Newmark building that will have their views blocked by this development, however a lot of the balconies in those units face north. A shadow study was conducted and at no time during the year will shadows be cast on Pike Place Market by this new building.

A cross section of the building by use was discussed. Retail will be on the first floor, restaurant on the second, hotel with one floor of residential at the top. A publicly accessible roof amenity will be on the top. They are requesting a departure from the 15' set back above 65' along 1st Avenue and shared examples of several other buildings in the neighborhood that were granted that request.

Jonas continued by sharing two design concepts. The first shows the 15' setback from the property line at 65' high. The second eliminates the setback. There is a four story base along part of Pike in order to relate with the Newmark building and a two story base along the other part of Pike and along 1st Avenue to relate architecturally to Pike Place Market. This design gives up roughly 8,000 sq. ft. of building area by setting different parts of the building back from the podium. This is done based on feedback from the design review board. The base will be constructed from brick and metal and materials that tie into the surrounding neighborhood and steel and glass higher up in the building.

Right now the project is in EDG (Early Design Guidance) and they have not submitted any real design work. The current design of the Pike Renaissance was shared and lastly a concept of the first floor space was shared showing retail and a small lobby.

Colleen Bowman asked what is planned for parking and if there will be valet service. Jonas noted it's too early to get an agreement with a parking operator but they have talked to a few and they don't see any issues with having offsite valet parking. Colleen also asked if this building will have a basement. Jonas responded there are plans for three subterranean floors with a restaurant/speakeasy on the first floor of the subterranean floors.

Mark Brady asked how many rooms are proposed in the hotel. Jonas responded they don't know yet and they have not selected an operator for the hotel yet. That operator will determine the layout and number of rooms available. Mark followed up by asking if they know how many parking spots will be required for the rooms or where cars can drop off. Jonas responded there will likely be taxi drop off out front on Pike Street.

David Ghoddousi asked if there have been any conversations with current tenants regarding the new space. Jonas Jonsson responded it's too early to enter into those conversations but they are not interested in bringing in big box stores and want to have tenants that fit with the Market and adds local flavor.

Colleen Bowman asked for background information on his company. Jonas responded that Spectrum Development Solutions is the development partner. They currently have an RFP out for a contractor but they have not selected a contractor or hotel operator yet.

Jonas concluded by saying the next EDG meeting is January 18th. Rico Quirindongo thanked Jonas for his presentation.

C. MarketFront Waterproofing Briefing

Garrett Condel introduced himself as the Sellen project manager of the MarketFront property. He started by saying Sellen is doing everything they can to address and solve this issue.

Garrett started by noting the issue is a leak that is showing up in tenant space currently under construction by Little Fish. He presented photos showing the tenant space, the north walkway, and what the site looks like underneath the concrete. There is 6-8,000 lineal feet of conduit that runs in the middle of insulation that is buried in and around the site that then has a membrane on top of it. He showed a close-up image of the various layers that include a temporary membrane, multiple layers of insulation, on top of that is a leak detection grid, followed by hot rubber, fabric, and protection board.

To investigate the issue Sellen started by chasing what the leak detection told them the issue was. They sprayed water on the concrete and tested the system. A planter was also tested by running hoses into it. This was done over multiple periods of time. In one planter they created open viewing windows down to the deck to try to see where the water was flowing. That proved the issue was above this. After that they continued to remove locations as they worked their way up the deck. Areas were isolated in order to test individual areas. They were methodically working their way through each leak detected by the equipment. Larger slabs of concrete have been removed and currently they are isolating surface spots.

Garrett noted the failure that occurred in mid-November from a 2'x2' patch that leaked down below. As of Friday that section was tested again and there were no indications of new leaks. He has had lots of conversations with people at Sellen and experts in the field about this issue. One

idea was to tear it all up and start over, however, running jack hammers on the membrane could create more issues. They will continue to work methodically to find the leak and will not put concrete back down until they have found the leak.

Mark Brady asked what the life expectancy is for the waterproofing membrane. Garrett responded he would need a water proofing expert to answer that question but it's the primo system. It's intended to have water on it all the time and should continue to act as a bathtub.

Colleen Bowman asked how this works with the closeout deadlines. Garrett responded this is being treated as a warranty issue and Sellen and Snyder are working together to resolve it. Colleen asked if the warranty issue is with the membrane or leak detection system or both. Garrett doesn't know at this time and they are eliminating what they can eliminate and are continuing to chase the indicators they can chase.

David Ghoddousi asked what the timeframe is for fixing these leaks. Garrett Condel responded right now they are testing and they do not expect the failure that was experienced several weeks ago. He cannot give a definite answer to when it will be fixed. Right now they need approximately 3-5 days to test the current location and will then move up to the next planter box and test there.

Rico Quirindongo commented that this is an issue that is being closely tracked.

D. MarketFront General Report and Update

Justine Kim began by noting that Little Fish, pending no further leak issues, will open in early April, 2018. She is tracking the alley vacation process and the fee and noted that John Turnbull is working on scheduling some upcoming meetings. Carrie Holmes is working with Seattle City Light for the easement language in order for the alley vacation to be concluded. The residential warranty walk is scheduled for Monday (12/11). The commercial warranty walk needs to be scheduled with in early 2018. She has asked the PDA to keep a list of the warranty items and to provide that to Sellen. Lead Certification application has been submitted and it looks like MarketFront will qualify for LEED Gold pending completion of one more point.

Rico Quirindongo asked for more information on the residential warranty walk thru scheduled for next week. Justine Kim responded the warrant period ends in January, 2018 and typically the walk through is scheduled one-month in advance and the list reviewed to see if it's a warranty issue or not. Brady and Garrett will conduct the walk through. Justine Kim and Carrie Holmes, as well as John Turnbull, are not available for the walk thru.

Rico Quirindongo asked for the next steps in the warranty process.

John Turnbull hopes to have a shared list of outstanding items. John has not prepared a list, but Brady has one. John believes the residential list will be much simpler than MarketFront.

Colleen Bowman asked how the Committee will hear the results of the Residential warranty walk thru.

Rico Quirindongo asked John Turnbull for his update on MarketFront.

John Turnbull responded that he has a meeting tomorrow with Angela Steele regarding the Pike Street Hillclimb Bridge that is tied in with the agreement with SDOT to waive the street use permit fees in exchange for doing the demolition of the Hillclimb Bridge. There is temporary approval from Market Historical Commission, but it will not be completed by the end of the year, which is part of the original agreement. John is working on an extension and identifying who at SDOT can agree to that extension.

John T. continued by saying they are making progress on the alley vacation of Armory Way, which is at most, 10 feet on the west side of the new garage. He has been working with a land use attorney and Pacifica and will present the argument to the City on 12/13. He believes the PDA has a good argument and it's a matter of who at the City to address this with. He's hoping to have Marshall Fosters support to help work it through the city.

John T. handed out a construction schedule of Pike Place Market garage staging during viaduct demolition.

Lastly, John T. continues to work with SOJ to pull together the last bits for the close-out on the project, mentioning a list from the end of June with photos and notes from Ben Franz-Knight.

Jennifer Maietta noted that between Ben's old list, Brady's current list, and the walk through scheduled for 12/11 that should provide a comprehensive list of outstanding issues on MarketFront residential.

Rico Quirindongo asked who owns that list, seeking input from Justine Kim. Rico stated there was a point at which the PDA took ownership of the punch list. Justine Kim confirmed that there was a point at which the PDA did take ownership of the punch list and Ben made that decision so as not to incur more fees. Rico would like to continue this conversation off line as to not take up more time today. He would like to have a better understanding on what issues the PDA owns, and what are outstanding issues, and how the PDA is going to close that gap.

Rico Quirindongo expects John Turnbull will present more on this at the next Market Connections meeting.

John Turnbull believes there needs to be a list that is agreed by all parties before closing the project. Rico continued to question who owns that list.

IV. Action Items and Reports

None.

V. Items for the Consent Agenda

None.

VI. Public Comment

Howard Aller noted at one point during the design process of MarketFront there was going to be some kind of a connection between the Overlook Walk and a wall connecting our garage for some kind of space. Is that still in the plans or does that depend on Overlook Walk design?

Justine Kim responded the project was built with knock out slabs to be able to accommodate future plans, however, she believes the Overlook Walk design is changing and is not sure if the current design includes connecting to the garage.

Howard Aller also asked if the second entrance to the garage from Elliott has been lost. John Turnbull stated that will not be realized and Justine Kim added the building was designed for the connection should SDOT design it in such a way.

VII. Concerns of Committee Members

Rico Quirindongo invited councilmembers and meeting attendees to come to the community reception on Wednesday to meet the four candidates for Executive Director.

VIII. Adjournment

The meeting was adjourned at 5:12 p.m. by Rico Quirindongo, Chair

Meeting minutes submitted by:
Karin Moughamer, Executive Administrator



RESOLUTION 17-46

Approval to Rename MarketFront Committee August 2017

WHEREAS, the PDA is a public corporation responsible for the efficient development and operation of the Market and for the effective provision of services designed to preserve and promote the economic health of the Market and its tenants consistent with the Urban Renewal Plan, the Historic District Ordinance and Guidelines, the PDA Charter, deed restrictions, and other City and State ordinances and laws; and,

WHEREAS, the MarketFront construction project is now completed and programming is being monitored by the Market Programs Committee; and,

WHEREAS, the MarketFront Committee now believes their focus should be expanded to explore external civic and development projects that may have an effect on the business and character of Pike Place Market; and,

NOW, THEREFORE BE IT RESOLVED that the Council Chair, with the agreement of the Executive Committee has recommended the renaming of the MarketFront Committee to Market Connections Committee.

<u>Committee</u>	<u>Chair</u>	<u>Vice Chair</u>
Market Connections	Rico Quirindongo	Colleen Bowman

The focus of the Market Connections Committee will include, but is not limited to, tracking the following projects and initiatives:

- One Center City
- Pike | Pine Renaissance
- Center City Connector Streetcar
- Victor Steinbrueck/Native Park Connections
- Pike Street Hillclimb
- Visibility of the Downunder and Western Ave shops
- MarketFront integration
- Overlook Walk and Park
- Informal relationship with Seattle Aquarium
- Adjacent property development

Gloria Skouge
Gloria Skouge, Secretary/Treasurer

September 6, 2017
Date

Date Approved by Council: 08/31/17

For: 11

Against: 0

Abstained: 0