# Market Connections Committee Meeting Agenda

**Date:** Monday, April 8, 2019  
**Time:** 4:00 p.m. – 5:00 p.m.  
**Location:** Economy Building Classroom, 1433 First Avenue (3rd Floor)  
**Committee Members:** Colleen Bowman (Chair), David Ghoddousi (Vice-Chair), Devin McComb, Mark Brady, Matt Hanna, Ali Mowry, JJ McKay

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
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<tbody>
<tr>
<td>4:00pm</td>
<td>I. Administrative:</td>
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<tr>
<td></td>
<td>A. Approval of Agenda</td>
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<td>B. Approval of the Market Connections Committee March 11th, 2019 Meeting Minutes</td>
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<tr>
<td>4:05pm</td>
<td>II. Announcements and/or Community Comments</td>
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<tr>
<td>4:10pm</td>
<td>III. Key Issues and Discussion Items</td>
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<tr>
<td></td>
<td>A. Victor Steinbrueck Park Redesign Update</td>
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<td>David Graves</td>
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<td>4:45pm</td>
<td>IV. Public Comment</td>
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<td>4:50pm</td>
<td>V. Concerns of Committee Members</td>
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<td>5:00pm</td>
<td>VI. Adjournment</td>
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Chair
Monday, March 11, 2019
4:00 p.m. to 6:00 p.m.
Economy Building Classroom, 1433 First Avenue (3rd Floor)

Committee Members Present: Colleen Bowman, David Ghoddousi, Ali Mowry, Mark Brady, Devin McComb,

Other Council Members Present:

Staff/ Consultants Present: Mary Bacarella, Brady Morrison, Karin Moughamer

Others Present: Howard Aller, Bob Messina, Bryant Bullamore, Nick Setten, Lillian Sherman, Kelly Norwalk, Abigail Gullo

The meeting was called to order at 4:00 pm by Colleen Bowman, Chair.

I. Administration
   A. Approval of the Agenda
      The agenda was approved by acclamation.
   
   B. Approval of the Market Connections Committee February 11th, 2019 Minutes
      The February 11th, 2019 meeting minutes were approved by acclamation.

II. Announcements and Community Comments
    None.

III. Reports & Discussion Items
    A. The State Hotel
       Kelly Norwalk, Director of Sales, and Abigail Gullo, Assistant General Manager and Bar Manager of Ben Paris, introduced themselves and shared a short video featuring the hotel. Kelly Norwalk provided background information on the hotel, which will be opening March 15th. The building was purchased by LUP in 2015 and was mostly vacant for the last 30 years. The exterior of the building was preserved and has 91 rooms and they added an additional floor on the top level, which includes a space for a pop-up bar that can hold 25 people with the doors open.

       Kelly Norwalk continued by discussing the room layout, amenities, and sizes, including the local artwork that are incorporate into the rooms. Artists include Kate Blairstone and Kyler Martz.

       Abigail Gullo introduced the restaurant, Ben Paris, and started out with the history of the person, Ben Paris, a Seattle entrepreneur who owned a restaurant in the same building. Modern Seattle food will be served, created by Chef Quinton Stewart, and it will be a welcoming space. Abigail shared her background in the restaurant industry. She wants this restaurant to be a
touchstone for the community and noted this property is owned by Columbia Hospitality, which also owns the restaurant in the Smith Tower. The bar menu will be cocktail focused and will feature 100% local beers, 50% local wines and 50% woman made wines. The restaurant is opening the week of March 18.

Kelly Norwalk concluded by noting Columbia Hospitality is always looking for ways to give back to the community and looks forward to different opportunities to get involved with the Market, as well as other local organizations.

David Ghoddousi welcomed the State Hotel to the community and congratulated them on their hard work.

Colleen Bowman asked what the restaurant capacity is. Abigail Gullo responded there are 65 seats, with 8-12 at the bar, and the flexibility to spill into the lobby. The hours are 6:30 am – 10:00 pm.

Colleen Bowman asked if there is a concierge service. Kelly Norwalk responded that all of the front desk staff will be trained in concierge.

Colleen Bowman asked if the building was historically protected. Kelly Norwalk responded it was not historically protected.

Colleen Bowman asked how guests will arrive and leave as well as where deliveries will be made. Kelly Norwalk responded guests will be served by valet on Second Avenue and they are partnering with two nearby garages. Garbage and recycling will be in the alley.

Kelly Norwalk asked what the best way is to stay in touch with the Committee. Mary Bacarella suggested sending emails to Karin Moughamer.

Colleen Bowman invited the public to make comments.

Bob Messina asked if they know if the portion of the building under the billboards will be restored. Kelly Norwalk responded that is paid advertising space and that possibly could have played into not removing the billboards to restore the building.

Bob Messina asked who owns the air rights over the properties west of the State Hotel. Kelly Norwalk said they would look into that question.

B. Seattle Ferry Multimodal Terminal Update
Bryant Bullamore, Construction Manager for the Washington State Ferries Terminals, started with an overview of the multimodal hub. Coleman Dock is Washington State Ferries busiest terminal, with 10 million riders in 2018. That number includes Kitsap Fast Ferry and King County Water Taxi. The terminal is being replaced to improve safety, reduce conflict between vehicles, bicycles, and pedestrians, and ensure safe and reliable ferry service for the region. Bryant shared a rendering of what the project will look like when completed. The passenger-only ferry facility will be located on the south side of the terminal. The new Terminal Building will run north south and provides better views of the Puget Sound. Slip 3 overhead loading will be
replaced and there will be an elevated walkway between the new terminal building and an entry building along Alaskan Way.

Bryant Bullamore continued with a construction overview, noting the project is on target to be completed in 2023. The terminal remains open, with no service reductions, and the elevated pedestrian connections will be maintained. In-water work, including pile driving, is limited to six months a year (August 1 – February 15th.) An aerial photo of the current construction project was shared. Operation of the new terminal building will start in August and at the time the existing terminal will be demolished and rebuilt. In addition, an elevated walkway will be construction connecting the terminal building to a temporary bridge over Alaskan Way while the current Marion Street Bridge is demolished with the Viaduct, in either the spring or summer.

David Ghoddousi asked how much shoreline will be opened up along the north end of the project. Bryant Bullamore responded over-water coverage remains the same, but shifted to the south. The portion along the north will be opened up to shoreline.

Colleen Bowman asked if the King County Water Taxi plans to keep the extended ferry service. Bryant Bullamore responded they are currently operating on the summer service, which will officially start, he believes, in April.

Colleen Bowman asked if the new terminal means anything different for ferry riders. Bryant Bullamore responded it will have better views of the water. There won’t be as many retailers in the space but will have pop-up kiosks. The entry building may have more restaurants.

Mary Bacarella asked if there will be any reduction of ferry service during the summer. Bryant Bullamore responded the goal of the project is to maintain ferry operations throughout so he doesn’t anticipate any reduction of service. That is part of the reason why the project will take five years to complete.

David Ghoddousi asked if there is capacity to expand ferry service. Bryant Bullamore responded ridership has been increasing over the last few years and there is capacity for more walk-on service. However, they are limited on car service.

Mark Brady asked if there will be any delays or issues with the removal of the Marion Street Bridge. Bryant Bullamore responded since that is not part of his project it’s out of his control. If there is a period when there is no bridge over Alaskan Way, there is talk of an ADA shuttle service.

Howard Aller asked if there will always be a way for someone in a wheelchair to be able to get from First Avenue to the terminal building during this project. Bryant Bullamore responded yes, there will always be a way for a wheelchair to get from First Avenue to the terminal.

C. Construction Impact Updates

Mary Bacarella began with an update on the viaduct demolition. PDA staff are participating in weekly stakeholder walks and the PDA also participates in a biweekly meeting that is attended by many downtown organizations. Mary noted she learned that WSDOT does not consider the Market garage is not considered part of the central waterfront. That designation is for Pike St. south and WSDOT is aiming to have the central waterfront portion completed by June 1. Mary
and other waterfront stakeholders are pushing to have the Market garage included in that June 1 completion. One of the concerns during demolition in front of the garage is creating a safe walkway exiting the garage for pedestrians. PDA staff are working with WSDOT to find alternatives. Signage is also being worked on to encourage people to park in the Market garage. In the next two-three weeks a plan will be presented for the closures of the entrance to the Market garage along Alaskan Way. Mary described the screen that would be used to protect cars and people within the Market from dust and debris.

JJ McKay wondered if the screen would block the view from the Market. Mary Bacarella noted the concern is for the safety of people during the demolition.

JJ McKay asked if there are statistics on how people enter the garage, either on Alaskan Way or Western Avenue. Mary Bacarella responded she can get those numbers.

Mark Brady noted that his math and WSDOT’s math don’t match with regards to how long it will take for them to demolish the entire viaduct. Mary Bacarella responded she does not have a number and there was a discussion on the issues facing WSDOT during demolition.

Ali Mowry asked if Mary Bacarella is being well informed of the demolition. Mary Bacarella responded yes. Brady Morrison added that information is being provided weekly and things are constantly changing for WSDOT and the demolition team. Mary Bacarella and Colleen Bowman noted that there is still a lot that the demolition team is figuring out.

There was a conversation about all the ways the PDA is providing updates to council members and the community, including committee meetings, full council meetings, and email and website communications.

Ali Mowry asked if Mary thinks the Market community is aware of the effects the demolition will have on business. Mary Bacarella responded she can host a community meeting but there have been several mentions in the Market Insider, there is a page on the website, and she can provide more information once a firm date is set for demolition in front of the Market.

Mark Brady asked if any work has been started over the railroad. There was conversation on when that work would start and Mary Bacarella said she can find out.

Mary Bacarella continued with the rest of the updates:
- Garage revenue was met for January and February and are already above projections for March.
- Staff will be meeting soon with the Hahn team on design elements and other topics.
- No changes to Overlook Walk design and no new meetings.
- The garage design modifications MOU is being drafted and will present to council once completed.
- On March 23 the transit tunnel will close to bus traffic and hundreds of buses will move to surface streets.
- Update on Victor Steinbrueck Park will be at the April Market Connections meeting
• No updates on the Showbox litigation. Nick Setten noted a coalition is forming and more information will be available in April or May. Friends of the Showbox has had their first steering committee meeting.

• Mary noted there is a new Orca program initiated by the mayor and she has reached out to see if there is any opportunity for a similar program at the Market. She has also reached out to Commute Seattle but hasn’t heard back yet.

• An update on the recent crime report provided by DSA will be given at the April full council meeting. Colleen Bowman asked if Randy will join that presentation. Mary responded she will talk with him.

Mark Brady asked if there has been any movement on talking with SPD on the boundaries of the Historical District. Mary Bacarella has asked but has not heard anything yet.

David Ghoddousi, with regards to the Orca program, suggests framing the request to the city as a way to support marginal businesses.

There was further conversation on the qualifications for an Orca Lyft Card. Mary Bacarella noted the issue is that workers can’t live in the city on minimum wage so there should be a program to help those people commute into the city.

Ali Mowry shared how challenging it is for workers to afford commuting and living in the city.

JJ McKay discussed the funding structure for public transit in this area, including businesses that pre-pay for employee transit to help frontload funds for the transit companies throughout the year.

IV. Public Comment
Nick Setten asked if there was anything surprising or new that was learned on the most recent Viaduct site walk. Mary Bacarella responded the main issue she sees is the egress from the elevator.

Bob Messina asked when SDOT can come back and share information with the committee regarding how the elevated Alaskan Way will connect to the garage, specifically how the elevator will connect to the new Alaskan Way and allow people to cross safely as well as how the Fix Madore building will be affected. Mary Bacarella responded she could ask them to come back.

Howard Aller commented that he feels Mary Bacarella is being supplied with all the information available but the challenge is that the contractors don’t have all the answers right away. He encouraged council members to accept the fact this period is going to be worse that we want it to be and we won’t know how bad it will be until it happens.

V. Concerns of Committee Members
Mark Brady asked to be invited to the next viaduct demolition walkthrough.

David Ghoddousi asked which committee council members will hear an update on the LID. Mary Bacarella responded March full council.
VI. **Adjournment**  
The meeting was adjourned at 5:21 p.m. by Colleen Bowman, Chair

Meeting minutes submitted by:  
Karin Moughamer, Executive Administrator
Victor Steinbrueck Park Improvements
Pike Place Market PDA – Market Connections Committee
April 8, 2019
SOUTH ROOM - CURRENT DESIGN
SOUTH ROOM - CURRENT DESIGN
SOUTH ROOM - CURRENT DESIGN
SOUTH ROOM - CURRENT DESIGN
Questions/Discussion

Contact Information:

- David Graves, AICP
- Strategic Advisor
- Seattle Parks and Recreation
- david.graves@seattle.gov
- Ph.: 206.684.7048

### Market Connections Committee

<table>
<thead>
<tr>
<th>ACTION</th>
<th>RESPONSIBLE</th>
<th>START</th>
<th>END</th>
<th>NOTES</th>
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<tr>
<td>Overlook Walk and integration into new Waterfront Park</td>
<td>Mary</td>
<td>1/1/18</td>
<td>12/31/23</td>
<td>Ongoing discussion, planning, and negotiations</td>
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<td>Development of wayfinding and access plan</td>
<td>Mary/John/Amy</td>
<td>1/1/19</td>
<td>7/8/19</td>
<td>Includes updating business directories, signature signage at entry to MarketFront, Pike Street Hillclimb, interpretive signage, iconic signage, downtown wayfinding directories</td>
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<td>Western Avenue connections and DownUnder plan in conjunction with Market Programs</td>
<td>Mary/John/Amy</td>
<td>1/1/19</td>
<td>7/8/19</td>
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<td>Ensure appropriate and supportive access provided to the Market during surrounding construction</td>
<td>Mary</td>
<td>1/1/18</td>
<td>12/31/24</td>
<td>projects include connections with Overlook Walk, Pike/Pine improvements, streetcar, aquarium addition, Victor Steinbrueck Park</td>
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