



Market Connections Committee Agenda

Date: Monday, October 16th, 2017

Time: 4:00 p.m. – 6:00 p.m.

Location: Classroom (Economy Building)

Committee Members: Rico Quirindongo (Chair), Colleen Bowman (Vice-Chair), Jim Savitt, Gloria Skouge, David Ghoddousi, Devin McComb, and Mark Brady

4:00pm I. Administrative: Chair
A. Approval of Agenda
B. Approval of the MarketFront Committee September 13th,
2017 Meeting Minutes

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

4:30pm III. Key Issues and Discussion Items

- A. Market Historical Commission Skybridge and Pavilion Use Update **Ben Franz-Knight**
- B. Review of Draft Letter to Pike | Pine Renaissance Project **Ben Franz-Knight**
- C. MarketFront General Report and Update **Justine Kim**

5:30pm IV. Action Items and Reports

5:35pm V. Items for the Consent Agenda Chair

5:40pm VI. Public Comment

5:50pm VII. Concerns of Committee Members

6:00pm VIII. Adjournment Chair



Market Connections Committee Meeting Minutes

Wednesday, September 13, 2017

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

Goodwin Library

Committee Members Present: Rico Quirindongo, Colleen Bowman, Gloria Skouge, Mark Brady, Jim Savitt, Devin McComb

Other Council Members Present:

Staff/ Consultants Present: Steve Pearce, Kate Cole, Ben Franz-Knight, Karin Moughamer

Others Present: Howard Aller, Bob Messina, Joan Paulson

The meeting was called to order at 4:04 pm by Rico Quirindongo, Chair.

I. Administration

A. Approval of the Agenda

The agenda was approved by acclamation.

B. Approval of the MarketFront Committee August 14th, 2017 Minutes

The August 14th, 2017 meeting minutes were approved by acclamation.

C. Review of New Committee Scope

Rico Quirindongo reviewed the attached draft committee scope and added that the work done by the committee will need to be closely coordinated with and tied back to Finance & Asset Management and Market Programs.

II. Announcements and Community Comments

Bob Messina commented that the convention center expansion is going to greatly impact the Market. Bob hopes the new Pike | Pine renovations have a public benefit at street level that works and accommodates greater numbers of people. In addition he noted that SDOT and the Market should have more conversations about signage to make it clear where people are going, such as the waterfront.

Howard Aller shared a story of a recent interaction with some tourists asking for a recommendation on where to go in the Market. His response was that the Market is laid out for drifting: Just walk and see what you find and let people get lost.

III. Reports & Discussion Items

A. Pike | Pine Renaissance: Act One

Steve Pearce, with the Office of the Waterfront, introduced the project which encompasses Pike and Pine Streets between First Avenue and Melrose Avenue. The project goal is to improve

pedestrian and streetscapes in the area with a budget of \$20 million (design and construction). Office of the Waterfront is currently in the design stage and talking to stakeholders.

The guiding principles state that Pike and Pine Streets should:

- Have a strong identity and reinforce their role as primary east-west pedestrian streets
- Offer a generous, safe, and continuous pedestrian experience
- Provide places to linger and enjoy city life
- Foster stewardship and activation by adjacent property owners and tenants, and complement related elements, like transit and bicycle infrastructure.

The project is being coordinated with many other projects, including One Center City, Center City Connector, private development, and Washington State Convention Center to name a few.

There is a lot of interest in the project and there have been a number of outreach presentations and open houses. Feedback from the Open Houses includes:

1. Safety and comfort are a priority for improving the pedestrian experience
2. Active and transparent storefronts encourage a positive pedestrian experience
3. Improvements to Pike and Pine should consider many modes of transportation
4. Pike and Pine need more green and landscaping
5. Build on the successful activation and programming happening at Westlake Park

The project is split into three focus areas. The Retail Core (between 4th and 9th Ave) offers good pedestrian access. Focus Area East (9th Ave to Melrose) offers a lot of challenges including freeway noise. Focus Area West (1st to 4th Ave) has very high pedestrian volumes and needs work.

The stretch between 1st and 4th Avenues on Pine Street was explored in more detail. From 4th to 3rd Avenue there would be a mid-block programmable activation space that could feature food vendors, games, patio seating, etc. It would also include a protected bike lane.

On Pike Street between 1st and 2nd Avenues there would be a curbless design, new street trees, a single shared lane, and loading lane. Between 2nd and 4th Avenue the bike lane and transit returns and the goal would be to make pedestrian improvements. This is more of a traditional streetscape.

Steve presented the current designs for the I-5 overpasses at Pine and Pike Streets, noting the widened pedestrian paths on Pike and the dedicated bike lane that is for people not comfortable riding in traffic.

The design for lighting, trees, ground landscape, and crossing treatments will be consistent throughout the project.

Next Steps include:

- Open House on October 3 from 5-7 pm.
- Work with DSA to identify activation programming and property enhancements
- Design input through sounding board
- Final design in summer 2019; construction 2020

Ben Franz-Knight believes installing a two-way cycle-track on Pine Street rather than one-way tracks on both Pike and Pine Streets would be more functional and encouraged the design team to test that over the next year or two. In addition he noted an area of concern is the area between 1st and 2nd on Pike Street and ensuring the design doesn't eliminate the sense of arrival at the Market for a visitor but that it also provides a welcoming environment.

Steve Pearce commented that this project is not intended to be the Market but to connect to the Market and the block from 2nd to first is like an anteroom. It will be distinctly different from the Market.

Rico Quirindongo noted that he likes the bike lanes to operate with the flow of traffic.

Colleen Bowman asked for clarification on street closures. Steve Pearce commented that if the design does its job there is more potential to close it down for special events. Stakeholders would need to discuss together and loading considerations would be addressed.

Rico Quirindongo suggested signage to enhance tunnel access and would like to see more green on the Pike Street overpass.

Colleen Bowman asked if more greenery was going to be introduced between 1st and 2nd Avenue. Steve Pearce responded the current plan is to replace the existing cherry trees with more street appropriate trees that will provide greenery year round and a larger canopy. He recognizes many have an affinity for the cherry trees but they are hoping to introduce something that will have appeal year round.

B. MarketFront General Report and Update

Ben Franz-Knight highlighted the overall performance of the parking garage continues to improve. To date, and for the first time this year, the garage is outperforming 2016 revenue. All parking signage is in place and there is a new parking manager onboard.

Contractors have been assigned to the Steinbrueck Park/Native Park connection project, however on the first day they forgot to bring the concrete saw. In addition park permit negotiations have been finalized.

Last night the Market Programs Committee had a conversation on potential holiday events planned for MarketFront. The concept is to create a special experience in the pavilion that is unique, a photo opportunity, a place to buy trees, and artist demonstrations. Conversations continue with third parties to help manage special events at the MarketFront.

With regards to the final closeout of MarketFront, at present there is over \$300,000 in the budget that is not expended. This includes the final pay-app from Sellen. Ben highlighted a couple outstanding items that are potential cost issues.

1. There are two leaks: One is near the turn towards Steinbrueck Park and one down at the southern end of the projects along the steps down to the live/work artist spaces. Sellen is tackling both of these as a warranty item. If they assess that indeed all the waterproofing

details were installed correctly, it's a design issue. At that point it is no longer a warranty issue but owners responsibility. The cost, worst case scenario, is \$100,000 and it hopes to be resolved within the next couple weeks.

2. Fees associated with the alley vacation of Armory Way, roughly \$5,000. In addition there will be some street improvement plan modifications – changing loading zones and painting – totaling roughly \$20,000-30,000.

Ben Franz-Knight continued with an update of tenant improvements. Per the new revised code for breweries, Old Stove is required to install an additional auxiliary tank to capture waste product. This is an open tank that needs to live below the brewery, somewhere in the garage, either taking up a parking space or building out a mezzanine over the car charging spaces. The cost and impacts are unknown right now. Little Fish is under construction.

Rico Quirindongo asked to review the above list at the October Committee Agenda and to track as open items until they are resolved. Rico asked who on staff will be responsible for tracking the above items during the transition. Ben Franz-Knight responded that Jennifer Maietta and Brady Morrison have been assigned to handle communication with SOJ. Jennifer will manage the tenant improvements. Rico suggested Jennifer attend the next Market Connections meeting to give the above report.

Lastly, Rico Quirindongo asked to have an update on all standing issues, those above and those mentioned in previous meetings, and that the Committee might transition into a working committee during the interim period.

IV. Action Items and Reports

None.

V. Items for the Consent Agenda

None.

VI. Public Comment

Howard Aller commented on the history of cities accommodating bike lanes and they seem to serve a certain class of people.

VII. Concerns of Committee Members

Jim Savitt noted the committee needs to remain focused on the scope as outlined and topics that directly touch and have an effect on the Market.

Mark Brady would like to see a blueprint for all the possible projects taking place in the city that will have an effect on the Market.

Rico Quirindongo commented the One Center City advisory group, which he is on, has the charge of trying to provide a clear vision for the major changes taking place in the downtown core. It has been difficult for all parties to come together to form a cohesive vision and action plan. Rico believes the Committee should have regular contact with various agencies and projects.

Colleen Bowman asked when the Committee would hear from One Center City again and what the next steps are with the project.

With regards to the Pike | Pine Renaissance, Jim Savitt asked the Committee if the Council should say something specific about the block between 1st and 2nd and articulate what the Market wants or doesn't want in that space.

Ben Franz-Knight suggested the Market Connections Committee draft up a statement on points such as street closures, design focused on the sense of arrival at the Market, vendors and installation of stalls, etc. Ben will draft up a letter to include in the October Market Connections packet for the Council to review.

Rico Quirindongo asked when the next Streetcar presentation will be, either for the Council or the general public. He suggested the PDA Councilmembers may need to attend outreach events related to the streetcar rather than waiting for them to come to the Council.

Ben Franz-Knight noted there is a walk from Pioneer Square to South Lake Union next Thursday to discuss the streetcar line. Karin Moughamer is working to schedule a presentation for the Council on the streetcar business case.

Rico Quirindongo suggested Committee members could select a topic from the scope list and become a liaison for that project. That would possibly include knowing when all the meetings are, attending some, and reporting back to the Committee.

VIII. Adjournment

The meeting was adjourned at 5:17 p.m. by Rico Quirindongo, Chair

Meeting minutes submitted by:
Karin Moughamer, Executive Administrator