



Pike Place Market Preservation and Development Authority (PDA)

**WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes**

**Thursday, November 7th, 2013
4:00 p.m. to 6:00 p.m.
Elliott Bay Room**

Committee Members Present: Jackson Schmidt, Patrick Kerr, Jim Savitt, Betty Halfon, John Finke, Rico Quirindongo

Other Council Members Present: Gloria Skouge, David Ghoddousi

Staff Present: Ben Franz-Knight, Tamra Nisly, John Turnbull, Lillian Hochstein, David Dickinson, Jennifer Maietta, Dianna Goodsell

Others Present: David Miller, Brian Court, Grace Leong, Justine Kim, Carrie Holmes, Howard Aller, Haley Land, Bob Messina, Kate Gill de la Garza, Ron Wilkinson, Erin Andrews

The meeting was called to order at 4:01 pm by Jackson Schmidt, Chair.

I. Administrative

- A. Approval of the Agenda
The agenda was approved by acclamation.
- B. Approval of the October 17th, 2013 Minutes
The minutes were approved by acclamation.

II. Announcements and/or Community Comments

Bob Messina inquired on the status of the Public Art process for the PPM-WE and how the Pike Place Market Waterfront Entrance restrooms would be designed and installed.

Howard Aller suggested the possibility of keeping the PPM-WE rooftop plaza open with the Daystall vendors being moved to a level under the plaza which is covered.

III. Key Issues and Discussion Items

- A. Schematic Design Update
There was a presentation from Miller Hull regarding the Schematic Design Update for the Pike Place Market Waterfront Entrance Project. A copy of the presentation was included with the meeting minute's record. Grace Leong from Miller Hull and Kate Gill de la Garza from Beacon Development Group discussed the Residential Plan design. She noted that there has been collaborative work with Beacon Development Group and Miller Hull regarding the PPM-WE residential unit design. Kate reported that all expect two of the residential units remain in the design. She added that the project has slightly less common area footage than what is typically seen in a low income housing project.

David Miller and Brian Court from Miller Hull presented on the Roof Canopy update and the Steinbrueck Park Connection update. David Miller walked through the Roof Canopy options as noted.

Option 1: Quad Umbrella

Option 2: Tent Pavilion

Option 3: Permanent Frame & Furling Canvas

Option 4: Permanent Frame & Furling Canvas

There was an overview on the refinements of the connection to Steinbrueck Park and how much are we impacting the current configuration of the Park. There was discussion regarding the park and the wall that blocks the entrance to and from the PPM-WE; it was noted that this is not the ideal condition regarding keeping the wall.

Ben Franz-Knight noted that next month looking the team would be looking at the exact amount of time and infrastructure it takes to setup on Pike Place.

There was a discussion that followed.

Betty Halfon asked about if there have been studies regarding efficiencies with the canvas and cables for the canopy design.

Rico Quirindongo commented on the cables and the prospect of vandalism. Brian Court noted that the cables would be designed structurally so they would not bend.

David Ghoddousi inquired about plans for the children's playspace and also the view impacts from the PPM-WE and design.

Ben Franz-Knight discussed about next steps, reaching out to Stakeholder's group on comments.

B. PPM-WE Flow of Funds Update

Ben Franz-Knight and Justine Kim walked through the Flow of Funds Update. A copy of the PPM-WE Flow of Funds document was included with the meeting minute's record

C. Update on Public Art Process

Lillian Hochstein provided an update on the Pike Place Market Waterfront Entrance Public Art Process. She noted that we have solidified most of the committee members for the public art selection process. She reported that after this month's council meeting there will be call for artist, which the selection would start mid-January. She lastly noted that we would then ask the finalist to sketch their art on the proposed site(s).

I. Action Item: Proposed Resolution 13-69: Pike Place Market Waterfront Entrance (PCIN) Art Procurement Process

Lillian Hochstein introduced the resolution which states that 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-IN that may directly affect the future of the Market. WHEREAS, the PPMPDA has identified that public art is a critical component of the overall project and has identified the Market Foundation to lead the art procurement and fundraising effort; and, WHEREAS, the PPMPDA in coordination with the Market Foundation had identified a public art procurement process which consists of a public Call for Artists seeking unique permanent works of art. The art procurement process includes a Selection Committee consisting of two PDA Council Members, two Market Foundation Board Members, one project team member and one community member; and, WHEREAS, the PPMPDA in coordination with the Market Foundation has drafted a Call for Artists to be distributed late November with responses due early January 2014; and, WHEREAS, the PPMPDA in coordination with the Market Foundation and the Selection Committee will identify a select

number of artists to further their design ideas prior to final art and artist selection. BE IT RESOLVED that any expenditure of PPMDA funds will be consistent with PDA policy and procurement guidelines.

Patrick Kerr moved, Betty Halfon seconded

There was a brief discussion that followed.

Jim Savitt noted a few minor corrections to the resolution language. The resolution was corrected to read:

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-IN that may directly affect the future of the Market. 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-IN that may directly affect the future of the Market.

NOW THEREFORE BE IT RESOLVED, That the PPMPDA hereby identifies that public art is a critical component of the overall project and has identified the Market Foundation to lead the art procurement and fundraising effort; and,

BE IT FURTHER RESOLVED, that the PPMPDA in coordination with the Market Foundation shall identify a public art procurement process which consists of a public Call for Artists seeking unique permanent works of art. The art procurement process shall include a Selection Committee consisting of two PDA Council Members, two Market Foundation Board Members, one project team member and one community member; and,

BE IT FURTHER RESOLVED, that the PPMPDA in coordination with the Market Foundation has drafted a Call for Artists which shall be distributed late November with responses due early January 2014; and,

BE IT FURTHER RESOLVED, that the PPMPDA in coordination with the Market Foundation and the Selection Committee shall identify a select number of artists to further their design ideas prior to final art and artist selection.

AND BE IT FURTHER RESOLVED that any expenditure of PPMDA funds will be consistent with PDA policy and procurement guidelines.

The resolution language corrections were accepted by Patrick Kerr and Betty Halfon.

For: Jackson Schmidt, Jim Savitt, Betty Halfon, John Finke, Rico Quirindongo

Against: 0

Abstain: Patrick Kerr

Resolution 13-69 passed with a vote 5-0-1.

IV. Reports

A. Report from Stakeholders Group

Haley Land briefly presented the Stakeholders Group Report. He reported that the Stakeholders Group would be meeting the following Monday, planning discussions around the recent Miller Hull PPM-WE presentation.

V. Resolution(s) to be Added to Consent Agenda

None

VI. Public Comment

Howard Aller commented that all the canopy options presented for the plaza were view blocking. He encouraged the committee to not place anything on the plaza; he would like to have any daystalls and potential businesses place down a level. He also commented that he appreciate the updated residential design layouts; he wanted to ensure that the access units had rolling showers designed or the restrooms.

Haley Land commented on the questions asked by the committee during the presentation. He noted that Rico Quirindongo asked fair questions regarding the need for a permanent canopy. He inquired if there were an anticipated number of days per year of when the canopies would be used and deployed; he would like to have a rough estimate for the days used for the canopies on the rooftop plaza.

VII. Closed Session

Closed Session started at 5:09p.m.

A. PPM-WE Commercial Lease Proposals - 1615 Western Avenue (*Closed Session Per (RCW 42.30.110 (C))*)

Closed Session ended at 6:07p.m.

Open Session started at 6:08p.m.

The Committee held a discussion during Closed Session regarding Commercial Lease Proposals for the Pike Place Market Waterfront Entrance project.

VIII. Concerns of Committee Members

None

IX. Adjournment

The meeting was adjourned at 6:09 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:

Dianna Goodsell, Administrative Services Coordinator