



Pike Place Market Preservation and Development Authority (PDA)

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

**Tuesday, December 3rd, 2013
4:00 p.m. to 6:00 p.m.
Atrium Loft**

Committee Members Present: Jackson Schmidt, Patrick Kerr, John Finke, Rico Quirindongo

Other Council Members Present: Gloria Skouge, David Ghoddousi

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

Others Present: Justine Kim, Howard Aller, Bob Messina, Haley Land, Kate Gill de la Garza, Brian Lloyd, Grace Leong, Ron Wilkinson

The meeting was called to order at 4:02pm by Jackson Schmidt, Chair.

I. Administrative

- A. Approval of the Agenda
The agenda was approved by acclamation.
- B. Approval of the November 7th, 2013 Minutes
The minutes were approved by acclamation

II. Announcements and/or Community Comments I: I I min

Bob Messina commented on the November WRC meeting regarding the four design options that were discussed. He noted not to include the additional two smoke stacks under option four.

Haley Land noted that he read a statement at the Full Council meeting regarding the PPM-WE design and process. He noted that he is looking forward to the Retreat in which PCIN will be front in center for the retreat.

III. Key Issues and Discussion Items

- A. Pike Place Market Waterfront Entrance Flow of Funds Update

Ben Franz-Knight noted that there was a good meeting with the State Legislatures in Olympia; he noted that there was a 2 million dollar request for the support of this project.

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. She reported that since the WRC meeting was held earlier than scheduled, the Flow of Funds had not been reconciled for the end of October 2013.

- B. Update in PPM-WE Housing Development and Next Steps

Kate Gill de la Garza and Brian Lloyd from Beacon Development Group provided an update on the Housing Development for the Pike Place Market Waterfront Entrance project. Brian Lloyd discussed the terms of

where we are in funding, next steps, and the Beacon Development Agreement and Contract. He discussed the Beacon Development Agreement and Contract work which is divided into two phases; City application to construction. He asked that the Beacon contract be taken up at the December Full Council meeting for review of the Council for their future services, especially if the housing application is approved. There was a discussion on the status of the Low Income Housing Application and the Next Steps. Brian Lloyd noted that we anticipate hearing back on the status of the Housing Application by the following Thursday. Brian reported that if the housing application comes back yes, Beacon would work on the Tax Credit Application. He reported that if the City says No to the housing application, Beacon would not submit another application until the following year. He lastly noted that the Market Historic Commission application would go out December 17th.

Rico Quirindongo entered in at 4:13pm

Jackson Schmidt noted we are waiting to hear back on the results from the City next Thursday; this could be brought up at the Council Meeting.

John Finke requested to have the Beacon Development Group Contract and a Draft Resolution for the consulting services for Beacon distributed several days before the Executive meeting this month.

There was a brief discussion that followed

IV. Reports

A. Report from Stakeholders Group

Haley Land briefly presented the Stakeholders Group Report. He reported that there was a discussion regarding the Viaduct, Seawall delay, construction timeline and the possibility of the LID being delayed. He reported that Lillian Hochstein from the Market Foundation gave a presentation on the Public Art Process. He lastly reported that there was a discussion on the four canopy options that were presented at the November 7th WRC meeting; here was expressed desire to see some updates regarding landscaping PPM-WE.

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

None

VI. Public Comment

None

VII. Closed Session

Closed Session started at 4:23p.m.

A. Development Agreement - PC-I North(Closed Session Per (RCW 42.30.110 (1)(b))

Closed Session ended at 4:59p.m.

Open Session started at 5:01p.m.

The Committee held a discussion during Closed Session regarding the Negotiations for the Development Agreement for the Pike Place Market Waterfront Entrance project.

VIII. Concerns of Committee Members

Patrick Kerr inquired about the work of the Architects. Ben Franz-Knight noted we are working on refining design development by January 2014.

Rico Quirindongo commented on four major issues with the current PPM-WE project and design; the relationship of the building to Western, the physical layout to the stair which takes you down to the lower plaza, the creation of the roof as the destination location and the look and feel of the design impact from the anchor retail tenant chosen. He noted that he is concerned that four hours allocated for the retreat is not enough time to get things done.

There was a discussion by the committee to include a working session with Miller Hull prior the retreat to go over the current PPM-WE design and project.

IX. Adjournment

The meeting was adjourned at 5:21 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator