



Pike Place Market Preservation and Development Authority (PDA)

COUNCIL MEETING MINUTES – July 25th, 2013

Elliott Bay Room

Council Members: Matt Hanna, James Savitt, Gloria Skouge, Betty Halfon, David Ghoddousi, Bruce Burger, Jackson Schmidt, Patrice Barrentine

Staff Present: Ben Franz-Knight, Tamra Nisly, Kelly Lindsay, John Turnbull, Scott Davies, Lillian Hochstein, Matt Holland, Jennifer Maietta, Kateesha Atterberry, Sue Gilbert Mooers

Others Present: David Miller, Brian Court, Grace Leong, Kate Gill de la Garza, Rico Quirindongo, Howard Aller, Haley Land, Bob Messina, Joan Paulson, Jill Andrews

The meeting was called to order at 4:03 p.m. by Matt Hanna - Chair

I. Administration

- A. Adoption of Agenda
Proposed Amended Resolution 13-45 was stricken from the agenda and Proposed Resolution 13-51 PDA Councilmember Nomination was added to the agenda.
The agenda, as amended, was approved by acclamation
- B. Review and Approval of the June 27th, 2013 Meeting Minutes
The meeting minutes were approved by acclamation

II. Public Comment Including the Market Community

Bob Messina commented on the Pike Place Market Waterfront Entrance presentation from the recent Waterfront Redevelopment Committee. He commented briefly on the area referred to the “vestibule” and the Desimone Bridge, which is currently being studied and developed.

Haley Land noted that he was not able to attend the recent Waterfront Development Committee and noted that he had submitted a Stakeholders meeting update in absence of the meeting. He read a letter to the Council, which thanked Jim Savitt from his years of service on the PDA Council and welcomed Matt Hanna as the new PDA Council Chair. He briefly discussed the recent PDA Councilmember nominating process and commented on his interview process for the open seat on the PDA Council.

III. Reports and Information Items

- A. Council Chair Report
Matt Hanna presented the Council Chair Report for the Month of July. He overviewed the agenda items for the evenings meeting. The meeting’s agenda included a presentation on the Schematic Design Update for the Pike Place Market Waterfront Entrance (PPM-WE) from Miller Hull, following Proposed Resolution 13-49 Schematic Design and Development Planning - Housing, Commercial and Parking. He also noted that the Atrium Kitchen would be finally voted upon. Matt Hanna discussed his expectations as the PDA council Chair and the expectations for the Council Committees.

There was a presentation for Jim Savitt which acknowledged and thanked him for his four years of service to the PDA Council as Chair.

B. Executive Director's Report

Ben Franz-Knight presented the Executive Director's Report for the month of July. He reported that there was a written report included in the Packet. He provided an update on a recent Market incident regarding the fire alarms that occurred on June 22nd, 2013. He noted that a child accidentally pulled the fire alarm. Ben lastly provided an update on the PPM-WE (PCIN) flow of funds; he distributed a chart which was included with the meeting minute's record.

C. Committee Chair Report

None

D. Other Reports

None

IV. Key Issues Presentation

A. Presentation of Schematic Design

Miller Hull presented on the Pike Place Market Waterfront Entrance Schematic Design. A copy of the presentation was included with the meeting minute's record. David Miller provided an update on the Housing Configuration, Roof Terrace Development and a Historic Commission view analysis study. David Miller briefly reviewed the housing massing design from the lower and upper terrace levels and from Western Avenue. He gave an overview on the Plaza canopy options and the general design layout for the two options. He noted that there was an update to replace the North and South walls of the Desimone Bridge with glazing which would help with the transition from the Desimone Bridge to the Plaza. Lastly there was an overview of the View Analysis and Massing Study for the Market Historical Commission.

There was a discussion that followed

i. **Action Item:** Proposed Resolution **13-49:** Pike Place Market - Waterfront Entrance (PCIN) Schematic Design and Development Planning - Housing, Commercial and Parking

Ben Franz-Knight 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 promoting enterprises essential to the functioning of the Pike Place Market ("the Market"), including the preservation and expansion of the low-income residential community, the promotion of survival of small businesses, and the expansion of services to the public market community; and, the PPMPDA's Charter states, "The purpose of the PDA is to provide a legal entity under RCW 35.21.730, *et seq.*, and City of Seattle Municipal Code Ch. 3.110 through which citizens may fulfill the aims and objectives of the Pike Place Market Historical District Ordinance 10045, the Historic Preservation Plan for the Pike Place Market Historical District and the redevelopment plan for the Pike Place urban renewal area. The PDA will also be concerned with the rehabilitation and redevelopment of the surrounding areas which may affect the character of the Market Historic District;" and, the parcel known as PC I North ("PCIN") is a much studied parcel in the Market Historic District, has long been considered a core part of Market development, and was historically the site of a municipal market from 1922 to 1974; and therefore the waterfront redevelopment project currently being studied and planned by the City of Seattle presents a opportunity for the Market and for the PDA to further fulfill its mission as stated in its Charter; and, the Pike Place Urban Renewal Plan adopted by ordinance by the City of Seattle in 1974 established priority uses for the future redevelopment of the PC-I site, including PCIN, as part of the Market's core and states that the PC-I site "...should provide for the development of commercial, residential, and public spaces to complement the existing market activity;" and, the PDA Council adopted

Resolution I 1-77 identifying priority uses for PCIN and established a Waterfront Redevelopment Committee (“WRC”) to review existing design proposals and prepare design proposals for PCIN and adjacent areas; and, the WRC, working with staff and consultants has prepared a site analysis and a preliminary building program consisting of priority uses that support and complement the Market’s mission which were adopted by the PDA Council with Resolution I 1-102; and, the PDA Council adopted Resolution I 2-30 authorizing the hiring of Miller Hull Partnership to develop a preferred concept design for PCIN and adjacent areas informed by past design studies, the PPMHC Design Guidelines and established priority uses for PCIN, current and future identified Market needs, and through a collaborative design process working with the Market Community and the City of Seattle’s Central Waterfront Project design team and its consultants; and, the PDA Council adopted Resolution I 2-62 authorizing PDA staff (including the Executive Director) and consultants, to focus their further design and development efforts upon the option designated as BB+; and, the PDA Council adopted Resolution I 2-77 approving the PCIN Concept Design; and, the PDA Council adopted Resolution I 3-14 (Schematic Design) and Miller Hull has proceeded with design refinement including two community meetings, meetings with the Market Constituency, Market Historic Commission, and the WRC committee; and, the PDA Council adopted Resolution I 3-35 approving a contract with Beacon Housing Development Group specifically to provide recommendations for financing the low-income housing component of the Pike Place Market Waterfront Entrance project; and, the PDA Council adopted Resolution I 3-43 directing PDA staff and consultants to move forward with refinement of and planning for Housing Option 3 (a double loaded corridor) and to return in July for approval of Schematic Design; and,

Now, therefore, BE IT RESOLVED that

The PDA Council hereby approves the following key components, identified as A, B and C, of Schematic Design;

- A. Parking: The garage entrance to parking is located on Western approximately 30 feet north of the south property line, allowing for a retail space at the SE corner of the site. A new entrance to parking has been created from the Elliott Connector road and the lowest level. The scheme provides parking for approximately 300 cars.
- B. Retail: approximately 18,500 square feet of high bay commercial space is provided at the Western Avenue level at primarily one elevation, + 88.5 feet (the north commercial area is at 90 feet). This facilitates maximum flexibility for various retail, restaurant and food/drink production spaces. Four mechanical shafts are provided for venting requirements for kitchen and food production equipment.
- C. Housing: Four floors of low-income housing occupy the site south of the Desimone Bridge (per the BB+ concept option). The schematic design provides for forty units averaging approximately 430 sq ft each. The housing project also includes laundry and commons space. The housing lobby is located off Western Avenue; and,

BE IT FURTHER RESOLVED that,

The PDA Council direct staff and consultants including Miller Hull Partnership to further refine the following concepts, identified as D and E, to include the consideration of public input received through surveys and a community meeting held on the Desimone Bridge on July 19th, for inclusion in the final Schematic Design Package to be presented along with updated project costs estimates as soon as practicable but no later than September 2013;

- D. Roof Plaza: The roof top plaza, over the commercial space, is at the level of the Market Arcade and is designed with flexible market vending and public gathering space. The public roof plaza is

approximately 17,000 sq ft. Canopies with deployable fabric coverings provide weather protection on an as needed basis. Permanent glass canopies extend the space of the Desimone Bridge out onto the plaza providing additional vending space and weather protection to the elevators. Mechanical shafts (four) project approximately 12 feet above the plaza and are housed in steel frames. Multiple seating opportunities are integrated into the plaza structure.

- E. Desimone Bridge: The schematic design proposes to remove the solid south and north walls of the Desimone and replaces them with fully glazed curtain walls. This proposal addresses continuity issues with the transition from current market space to the new project. It also corrects the poor lighting conditions of Desimone and the uncomfortable glare issues between the space and the glass wall of the west face. This proposal is in concept development with refinement following as part of the design development phase.

Jackson Schmidt moved, Gloria Skouge seconded

There was a brief discussion that followed

John Finke had requested that the Proforma be updated.

For: Jim Savitt, John Finke, Jackson Schmidt, Gloria Skouge, Bruce Burger, Betty Halfon, Patrice Barrentine, David Ghoddousi

Against: 0

Abstained: Matt Hanna

Resolution 13-49 passed with a vote of 8-0-1

V. Resolutions and Other Action Items (Old and New Business)

A. Consent Agenda

Action Item: Proposed Resolution **13-46:** Authorization for Contract Authority - Restore Sanitary Market Building Exterior

Action Item: Proposed Resolution **13-47:** Lease Proposals - July 2013

Motion to approve the consent agenda

Jackson Schmidt moved, John Finke seconded

For: Jim Savitt, John Finke, Jackson Schmidt, Gloria Skouge, Bruce Burger, Betty Halfon, Patrice Barrentine, David Ghoddousi

Against: 0

Abstain: Matt Hanna

Consent agenda passed with a vote 8-0-1

B. New Business

Action Item: Amended Proposed Resolution **12-98:** Annual PDA Council and Council Committee Meeting Schedule

Ben Franz-Knight introduced the resolution which states that the PDA Council and Council Committee meeting schedule is currently determined by setting the meeting of the full PDA Council generally on the last Thursday of each month with standing Committee meetings scheduled prior to that date throughout the month as follows:

Waterfront Redevelopment:	3rd Thursday of the Month – 4:00 pm to 6:00 pm
Asset Management:	2nd Tuesday of the Month – 4:00 pm to 6:00 pm
Market Programs:	2 nd Thursday of the Month – 4:00 pm to 6:00 pm
Finance:	3 rd Tuesday of the Month – 4:30 pm to 6:00 pm
Executive:	Wednesday, One week prior to PDA Council – 4:30pm to 5:45pm

WHEREAS, certain Council and Committee meeting dates have been adjusted for holidays, which will include;

- January Waterfront Redevelopment Committee - January 3rd, 2013
- February Market Programs Committee - February 7th, 2013
- September Waterfront Redevelopment Committee - September 16th, 2013
- November Waterfront Redevelopment Committee - November 5th, 2013
- November Full PDA Council Meeting - November 21st, 2013
- December Waterfront Redevelopment Committee - December 3rd, 2013
- December Full PDA Council Meeting - December 19th, 2013

NOW THEREFORE BE IT RESOLVED, that the PDA Council hereby amends its meeting schedule by setting the meetings for the year (an example of which is attached to this resolution as Exhibit A – 2013 PDA Council and Council Committee Meeting Calendar.

Bruce Burger moved, John Finke seconded

For: Jim Savitt, John Finke, Jackson Schmidt, Gloria Skouge, Bruce Burger, Betty Halfon, Patrice Barrentine, David Ghoddousi

Against: 0

Abstained: Matt Hanna

Amended Resolution 12-98 passed with a vote of 8-0-1

Action Item: Proposed Amended Resolution **13-45:** Election of PDA Officers, Committee Chairs and Vice Chairs, and Council selected Councilmember

Proposed Amended Resolution 13-45 was stricken from the agenda.

Action Item: Proposed Resolution **13-44:** Authorization for Contract Authority - Repair Pike Place Window and Siding - Fairley Building

Ben Franz-Knight introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the wood windows and wood siding have deteriorated and needs to be repaired, the PPMPDA has executed a public bid process for the repairing of the wood windows and wood siding, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into contract with Stetz Construction in an amount not to exceed \$260,116.81, for the execution of repairing the wood windows and wood siding at the Fairley Building. The funds for this project will be drawn from the Capital Projects Budget, Repair Pike Place Window and Siding Accounting Code 163731-00

David Ghoddousi moved, Betty Halfon seconded

Matt Hanna noted that he would like to track the contingency expenses for the project.

For: Matt Hanna, Jim Savitt, John Finke, Jackson Schmidt, Gloria Skouge, Bruce Burger, Betty Halfon, Patrice Barrentine, David Ghoddousi

Against: 0

Abstained: 0

Resolution 13-44 passed with a vote 9-0-0

Action Item: Proposed Resolution **13-48:** Authorization for Contract Authority - Atrium Kitchen at the Pike Place Market - Economy Building

Ben Franz-Knight 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 promoting enterprises essential to the functioning of the Pike Place Market, including the promotion of the Pike Place Market as a regional center on food and farm products; and, the PPMPDA desires to provide a public facility to further focus upon food and nutrition education, cooking classes, chef demonstrations, preparation of value added food products by local farmers and chefs, catered events featuring local food products and other special events compatible with the operation of the Public Market; and, developing the Pike Place Market Kitchen along with the Economy Market Event Spaces, creates an opportunity to expand the relationship with our existing customers and to cultivate new ones by allowing shoppers to complete the farm-to-table cycle while enjoying a unique experience in one of the city's most iconic locations; and, the PDA Council adopted Resolution 11-84 identifying a list of additional capital projects to be addressed, in priority order, which include improvements to public spaces, commercial spaces and social services, with the second highest priority capital project was to Build a Demonstration Kitchen in the Economy Atrium ; and the PDA Council adopted Resolution 12-45 where the PPMPDA authorized the contracting for Design Services from SHKS Architects for schematic level design through construction administration for a multi-purpose commercial kitchen to be operated by the PPMPDA in the Economy Market Atrium; and

the PDA Council adopted Resolution 12-88 Where the PPMPDA Council approved an Operating Budget for 2013 which provided the resources identified necessary for staffing and operations anticipated in the Business Plan for the Pike Place Market Kitchen; and the PDA Council adopted Resolution 12-103 to further refine the Business Plan identified in the materials presented to the Council on December of 2012 and to solicit bids for the construction of the Atrium Kitchen, with a report to the PDA Council on identification of a preferred contractor and project budget by February, 2013.; and the PPMPDA has executed a public bid process for the construction of the Pike Place Market Kitchen

BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Bayley Construction in an amount not to exceed \$311,965.50 for the execution of constructing the Atrium Kitchen. The funds for this project will be drawn from Other PDA Capital Funds, GL Code 163222-00

Gloria Skouge moved, John Finke seconded

There was a discussion that followed.

Betty Halfon proposed a friendly amendment for the renaming of the kitchen as "Pike Place Market Kitchen". The friendly amendment was accepted by Gloria Skouge and John Finke.

For: Jim Savitt, John Finke, Jackson Schmidt, Gloria Skouge, Bruce Burger, Betty Halfon, Patrice Barrentine

Against: David Ghoddousi

Abstained: Matt Hanna

Resolution 13-48 passed with a vote of 7-1-1

Action Item: Proposed Resolution **13-50:** Authorization for Contract Authority - Geotechnical Services - Shannon & Wilson

Ben Franz-Knight introduced the resolution which states that in order to maintain the viability of the Pike Place Market the PMPDA 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-1N that may directly affect the future of the Market, the PMPDA has determined that Geotechnical Services are needed to complete the structural design for the Pike Place Market Waterfront Entrance and integration with the Central Waterfront Design; and, the PMPDA has previously solicited Requests for Proposals (RFP) for a Geotechnical Engineer in accordance to its Purchasing Guidelines. The highest rated company being Shannon & Wilson; and, the PMPDA has successfully completed negotiations with Shannon & Wilson and established a scope of work for Geotechnical Services to generate a soils report in an amount not to exceed \$000 and is now ready to enter into a contract for services.

THEREFORE BE IT RESOLVED that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a Geotechnical Services contract with Shannon & Wilson in an amount not to exceed \$40,000 for the execution of the Pike Place Market Waterfront Entrance work. The funds for this project will be drawn from the PDA CRRF – Capital Reserve and Replacement Funds.

Betty Halfon moved, John Finke seconded

For: Matt Hanna, Jim Savitt, John Finke, Jackson Schmidt, Gloria Skouge, Bruce Burger, Betty Halfon, Patrice Barrentine, David Ghoddousi

Against: 0

Abstained: 0

Resolution 13-50 passed with a vote 9-0-0

Action Item: Proposed Resolution **13-51:** PDA Council Member Nomination

Ben Franz-Knight introduced the resolution which states that the PDA Council selects annually one member to serve on the PDA council, subject to approval by the Seattle City Council of such selection; and, the PDA Council Nominating committee conducted a thorough and deliberate search for qualified candidates and considered the current needs of the Council; and, the process included review of potential candidates' qualifications and in-person interviews; and, the Nominating Committee recommends the selection of Rico Quirindongo, who currently is a Principal and Architect at DKA Architecture and is an active member of the American Institute of Architects (AIA).

NOW, THEREFORE BE IT RESOLVED, that the PDA Council hereby selects Rico Quirindongo as its PDA Council Appointed member to serve on the PDA Council for the remainder of the term ending at its regular meeting in July, 2014.

David Ghoddousi moved, Jackson Schmidt seconded

For: Matt Hanna, Jim Savitt, John Finke, Jackson Schmidt, Gloria Skouge, Bruce Burger, Betty Halfon, Patrice Barrentine, David Ghoddousi
Against: 0
Abstained: 0

Resolution 13-51 passed with a vote 9-0-0

- C. Other
None

VI. Further Public Comment

Howard Aller noted his concerns regarding comments given by him in previous PDA council and Committee meetings. He noted his concern specifically about the common area room on the roof on the housing, which the residential area opens directly to. He also noted his concerns regarding the safety elevators, which will be made semipublic. He lastly commented on the residential deck proposed and the possibility reducing the size of the deck.

Joan Paulson provided copies of the Fire Department Regulations of Safety and Evacuation. She noted that since we have 40,000 people who come to the Market daily and give money 362 days a year, they should be entitled to also evacuate the building safety. She commented on her concerns of Market safety and the Market's insurance policy; she noted that this issue has not been sufficiently addressed. She suggested revising Market wayfinding to include an evacuation program.

Haley Land noted that he was in agreement with Howard Aller's previous public comments. He commented on his observation with the increase of farmers working this year at the Market and noted that he hopes that this is a sign that the PDA's work to recruit and bring farmers into the fold is achieving results. He inquired about the procedural process for the Pike Place Market Waterfront Entrance (PCIN) as it partially moves forward into the design phase and how the council's timeline will work with this process. Haley commented on the PPM-VVE Schematic Design presentation including the issue and debate regarding materials in the design.

VII. Closed Session

Closed Session started at 5:53pm

- A. Madore Building Discussion - 1501 Western Avenue (*Closed Session per (RCW 42.30.110(l)(b))*)
B. Heritage House - 1533 Western Avenue (*Closed Session per (RCW 42.30.110(l)(b))*)

Closed Session ended at 6:30pm

Open Session started at 6:31pm

Matt Hanna noted that at closed session the Council discussed the Madore building and engaged direction to the PDA's negotiators. He noted that there was also discussion regarding the Heritage House during Closed Session.

VIII. Concerns of Council Members

Betty Hafon commented on Joan's public comment regarding Safety and Emergency Response Preparedness in the Market.

Jim Savitt requested that Ben Franz-Knight provide a brief report next month regarding the Market safety concerns raised by Joan Paulson and Betty Halfon.

VIII. Adjournment

The meeting was adjourned at 6:32p.m. by Matt Hanna, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator