



## APPROVED MINUTES OF THE MEETING

**Ed Murray**  
Mayor

**Diane Sugimura**  
Director, DPD

**Marshall Foster**  
Planning Director, DPD

**Tom Nelson**, Chair

**Osama Quotah**, Vice Chair

**Bernie Alonzo**

**Brodie Bain**

**Megan Groth**

**Laurel Kunkler**

**Shannon Loew**

**Martin Regge**

**Ellen Sollod**

**Ross Tilghman**

**Michael Jenkins**  
Director

**Valerie Kinast**  
Coordinator

**Nicolas Welch**  
Planner

**Joan Nieman**  
Administrative Staff

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**January 23, 2014**

Convened 8:30 am

Adjourned 4:45 pm

### Projects Reviewed

SR 520 – West Approach Bridge North

Waterfront – Main Corridor North of Union St

Pike Place Market – PC-1 site

### Commissioners Present

Tom Nelson, Chair

Osama Quotah, Vice Chair

Bernie Alonzo

Megan Groth

Laurel Kunkler

Shannon Loew

Martin Regge

Ellen Sollod

Ross Tilghman

### Commissioners Excused

Brodie Bain

### Staff Present

Michael Jenkins

Valerie Kinast

Nicolas Welch

Joan Nieman



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**January 23, 2014**  
**3:20 – 4:45 pm**

**Project:** Pike Place Market PC-1 Site  
**Phase:** Concept Design  
**Previous reviews:** none

**Presenters:** Ben Franz-Knight Pike Place Market PDA  
David Miller Miller Hull  
Tatiana Choulika James Corner Field Operations

**Attendees:** Andrew Barash CH2M Hill  
Ethan Bernau Shiels Oblatz Johnsen  
Kathryn Cox-Czosnyka CH2M Hill  
Marshall Foster DPD  
David Graves Parks and Recreation  
Catharine Killien Miller Hull  
Justine Kim Shiels Oblatz Johnsen  
Kate Martin Park My Viaduct  
Steve Pearce SDOT  
Nathan Torgelson FAS

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#### **Recusals and Disclosures**

There were no recusals or disclosures.

#### **Purpose of Review**

The purpose of this meeting was to review the 30% design of the PC-1 North site at the Pike Place Market. Though this project is also in the purview of the historic board, the Commission is involved because it is one of several partner projects of the overall Waterfront plan. The Design Commission, along with the Planning Commission, provided input on the overall Waterfront concept design completed in the summer of 2012 and continues to provide guidance for its implementation.

#### **Summary of Proposal**

The PC-1 site is situated west and below the current Pike Place Market stalls, just south of Victor Steinbrueck Park. The proposed design transforms what is currently a surface parking lot into a mix of open space, housing, and parking, retail space that both evokes the aesthetic of the existing Pike Place Market and serves as the seam between an expanded Market and the Overlook Walk project that connects to the waterfront. The program includes 40 low-income housing units (7 of them live/work), 16,000 sf of retail space, and 36,000 sf of open space. The project will be phased such that its 300 parking spaces mitigate that which will be lost due to the Viaduct removal.

#### **Summary of Presentation**

Ben Franz-Knight introduced project, its origins in the 1974 urban renewal plan, and the successful collaboration involved. The project schedule starts within the next year. David Miller reviewed the history of the site, the construction of the Burlington Northern Santa Fe (BNSF) railroad tunnel in 1903 and the constraints that presents to construction, the Municipal Market Building Fire of 1974 that orphaned the existing Desimone Bridge, and zoning at the site. The proposed massing is the result of stakeholder input and the views and circulation requirements that the project must preserve and create, respectively. Tatiana Choulika of the Waterfront Seattle design team provided context information in

the form of latest ideas for the Overlook Walk. David Miller presented the Powerpoint dated January 23, 2014, and available on the [Design Commission website](#).

### **Summary of Discussion**

Overall, the Commission was very excited to see the design evoke the character and experience of the Market. They praised the thoughtfulness that had gone into developing a project that preserves existing views at and above the Market and lets visitors wander and “get lost” while connecting to the broader waterfront plan. The Commissioners were pleased to see that there will be a direct and unobstructed connection to Victor Steinbrueck Park. They encouraged the design team to consider how this extension of the Pike Place Market operates at night given that there is housing programmed as well. There was interest in the treatment of the broad façades of the garage.

### **Agency and Public Comments**

David Graves, Seattle Parks and Recreation, explained that there are Parks Levy dollars available to make improvements to Victor Steinbrueck Park. The project is currently on hold, but now that PC-1 is moving forward, the planning process will start. Parks is excited about the potentials connecting to the PC-1 project will bring to the park.

Marshall Foster, DPD, seconded David’s enthusiasm for the potentials this project brings to the area. He said the collaboration with DPD around public realm elements had been great, and applauded the great visual connection through the built form. The views and diagonal breezeway through site was a priority and lot of work on integration with overlook walk. The connection is open, public, and generous.

Kate Martin, Park My Viaduct, expressed the wish to preserve the upper deck of the Viaduct and harmonize with the PC-1 project. She suggested that the canopy would blend in more if made of wood.

### **Action**

The Design Commission thanked the Pike Place Market Preservation and Development Authority and their consultants for the presentation of the PC-1 development plans. This was a limited scope review to provide recommendations, per Ordinance 124122, on the design in relation to the Waterfront Seattle project.

The Commission appreciated the overall approach of designing the project to identify as part of the market and not as a Waterfront project. They found the design connected well within the complex context of the planning underway in the area. With its porosity, they believed the design would facilitate connectivity between the Market and the waterfront, and provide for views. The variety of open spaces the design would add in the area was valued. With its volumes and materiality, the Commissioners believed the project would provide a strong piece of Market architecture at the eastern edge of the Overlook Walk.

Design Commission approved the concept design of the PC-1 Project unanimously with a **vote of 9 to 0**. The following recommendations were provided to guide further development of the project:

1. The Design Commission believes the function of the project in the overall Waterfront design concept would be strongest if the public spaces could be kept open at all hours. If

access must be controlled, the Commission suggests avoiding the use of physical barriers as much as possible.

2. As the design evolves, define and strengthen a clear approach to wayfinding. Will signage lead the visitor through a logical path, or will there be a less defined journey of discovery, like in the Market?
3. As the transition to Victor Steinbrueck Park is further developed, work with stakeholders and the Waterfront designers to provide an intentional approach to the change in materials at this physical juncture.
4. Provide additional consideration to opportunity zones, especially at the stairs along the garage façade. Along with the Waterfront designers, design these areas to capitalize on the unique characteristics of these places.
5. As the design of the open space develops, consider how the hierarchy of spaces can be strengthened.
6. Give special attention to the walls along the garage, providing a solution worthy of this location along one of the primary east west connections between the waterfront and the central business district.