

## **Pike Place Market PDA Executive Committee Meeting Minutes**

Wednesday, May 17, 2023

4:30 p.m. to 5:45 p.m.

**Location:** Economy Building Classroom (1435 First Ave, 3<sup>rd</sup> Floor) **OR**

Join Zoom Meeting:

<https://us02web.zoom.us/j/82556314489?pwd=a0JLWmJQTORHVkp4ZVVhNzJDK2dSdz09>

OR dial +1 253 215 8782 US (alternate number 253-205-0468), Meeting ID: 825 5631 4489, Passcode: 805342

Committee Members Present: Devin McComb, Paul Neal, David Ghoddousi, Gundeep Singh, Patrice Barrentine

Other Council Members Present: Gordie McIntyre

Staff Present: Mary Bacarella, Karin Moughamer

Others Present: Haley Land, Christopher, Joan Paulson, Bob Messina

The meeting was called to order at 4:32 p.m. by Devin McComb, Chair.

### **1. Administration**

A. Approval of the Agenda

The agenda was approved by acclamation.

B. Approval of the April 19, 2023 Executive Committee Meeting Minutes

The April 19, 2023 meeting minutes were approved by acclamation.

### **2. Announcements and/or Community Comments**

Haley Land noted a website was created by community members, [www.ppm50.com](http://www.ppm50.com). It's meant to be an easy way to access information for the Master Plan as some people have found finding documents on the Market website difficult.

Bob Messina commented this has always been a working Market and he would like to ensure delivery access to the Market is maintained. He would like to see electrified buses on First Avenue rather than a streetcar in order to preserve deliveries.

Joan Paulson provided three comments about the sustainability workshop: 1. All the goals should be tied together; 2. She feels that Goal 5 will not be worked through a public process; 3. She feels the four sustainable workshop goals are Frankenstein planning and she's more pessimistic about the planning process. She feels it's a "check the box" approach and will not work with the magic of the Market.

### **3. Discussion Topics**

A. Master Plan: Eco-Charrette

Mary Bacarella introduced Deb and Hilary with Mithun noting they will be providing a pre-view of the Eco-Charrette. She thanked councilmembers that were able to attend the Office Hours with Mithun yesterday. She noted the Council workshop is the start of this process and it's a way to start the conversation. It's about the sustainability of the buildings as well as the community.

Deb Guenther began with an introduction noting the Sustainability Action Plan will be one portion of the Master Plan.

Hilary Noll introduced herself. She began by noting the slides (included in the meeting materials) are draft.

*Nick Setten joined the meeting at 4:47 pm.*

Hilary Noll reviewed the agenda for the Sustainability Workshop set for May 25<sup>th</sup>, highlighting each of the sections that will be discussed during the meeting.

Gundeep Singh would like to include more time on research methods and background if there's room on the agenda.

Hilary Noll reviewed how the Sustainability Action Plan will touch on Goals 1,2, and 4, but it could certainly touch on all five.

Hilary Noll reviewed the sustainability workshop goals which include:

- Build a shared understanding
- Identify potential focus areas
- Understand Council priorities
- Develop Sustainability Vision and Story

Hilary Noll reviewed the sustainability workshop principles which include:

- Iterative Process
- Ground and Align
- Converge and Connect
- Prioritization and Pathways Forward

Nick Setten asked if the Converge and Connect would be during the 75 minute discussion period. Hilary Noll responded yes.

Hilary Noll reviewed the four focus areas which Mithun is proposing for the Sustainability Action Plan and are specific to the Pike Place Market.

- Energy & Resilience
- Food & Resources
- Health & Wellbeing
- Equity & Community

Mary Bacarella further talked about sustainability framework rating systems. Deb Guenther noted Mithun would look to build a set of guidelines as a source for the criteria. Hilary Noll noted there are some benefits to seeking a sustainability rating, such as funding.

Nick Setten asked for clarification on Energy & Resilience. Hilary Noll noted that is information Mithun is looking from the PDA.

Hilary Noll reviewed the framing questions for each focus area:

- Energy & Resilience: "How can Pike Place Market reduce energy use and eliminate dependence on fossil fuels while improving performance, function, comfort and operational stability over time? How will Pike Place Market plan and design for emergencies and for vulnerabilities associated with the long-term effects of climate change?"

- Food & Resources: “In what ways can the market build and operate with foresight, avoid known harmful materials, encourage transparency of carbon and supply chain, and use life cycle assessment to understand systemic analysis of the potential environmental impacts of products or services during their entire life Cycle?”

- Health & Wellbeing: “In what ways will the Pike Place Market Sustainable Action Plan provide guidance for the design of the built environment for the physical, mental, and social well-being for all?”

Equity & Community: “In what ways will the Pike Place Market Sustainable Action Plan engage with communities to create optimal opportunity for all groups, especially for those who have experienced socioeconomic disadvantage or historical injustices?”

Devin McComb asked for some more information on how this information gathered at the Eco-Charrette will come back to the Council. Deb Guenther responded after this workshop information on what the team heard will be shared. The Opportunity and Constraints workshop will help to refine the Sustainable Action Plan and a draft Sustainable Action Plan will be released after scenarios.

Hilary Noll responded there are eight responses. Mary Bacarella is hoping there is 100% council participation and noted that information is being used in the presentation.

There was conversation on getting those surveys done and how some of the councilmembers appreciated how the survey got them thinking about sustainability.

Nick Setten asked if the responses will be shared during the meeting as part of the presentation. Deb Guenther responded yes.

Deb Guenther noted Paul Neal provided a graph to help record what ideas are short term or long term and how they get prioritized.

David Ghoddousi wanted confirmation that his survey was received. Hilary Noll responded the survey was anonymous.

Hilary Noll shared the Miro Board and suggested how it will be used during the discussion portion of the Council meeting. Responses will be used to populate a pyramid diagram of must have, nice to have and aspirations. She noted Paul Neal had an idea of thinking about time horizon's for implementation.

Paul Neal commented he liked starting with the pyramid report out and having a discussion on how to separate the aspirations, like to have, and must have.

Devin McComb likes the idea of being able to share out the Miro board after to allow councilmembers and the public to see what the conversation was. He thinks it's an interesting tool to use to organize council thoughts.

Deb Guenther noted the Master Plan team had conversations on at what point prioritization takes place.

Gundeep Singh asked what advice the team will have in order to prioritize. Deb Guenther responded the Opportunities and Constraints Workshop and scenarios will help prioritize these ideas. Hilary Noll added the Sustainability Action Plan will recommend further studies and she recommends people not self-edit at this point to allow all ideas to be considered. The barometer at this point is does an idea resonate with the values of the Market.

Ashley So added the Opportunities and Constraints workshop discussion will help put sustainability opportunities in the context of other topics such as retailing and finance.

There was conversation on the structure of the Eco-Charrette.

Patrice Barrentine asked for clarification on how the council will provide input on the pyramid. Hilary Noll responded Mithun will populate the pyramid for the Council and then the council will discuss if things are in the right place. Mary Bacarella clarified the survey responses will be included in the meeting packet so councilmembers will get to see those answers in advance.

Paul Neal asked how the Eco-Charrette will flow into the Opportunities and Constraints in June. Ashley So commented HR&A is in the process of developing the June workshop but there will be pre-read materials on key challenges to set up a conversation on the top priorities. The focus will be on making the plan actionable and focus on some short term opportunities, what's missing and discuss key constraints related to opportunities.

Patrice Barrentine suggested the triangle could include years for a task to be completed. Ashley So the Opportunities and Constraints will start to look at time, physical, and financial constraints and will lead into the scenarios in the fall.

*Gundeep Singh left the meeting at 5:32 pm.*

#### **4. Council Chair Report**

Devin McComb provided the following updates:

- A special council meeting was issued in order to conduct council business ahead of the Eco-Charrette on May 25<sup>th</sup>.

#### **5. Committee Chair's Report**

##### **A. Finance & Asset Management Committee**

Mary Bacarella noted the financials are good but there is an increase in A/R, due in part to tenants paying rent late or behind in payments due to COVID. Percentage rent was down compared to 2022, but that's due to late payments as we know sales are exceeding expectations. Six leases were approved and one will be brought before Council. Heritage House will be given a two year lease to begin to address capital needs.

##### **B. Market Programs Committee**

Patrice Barrentine noted the Q1 Marketing and Programs report was presented. She highlighted the increase in pedestrian counts and website page views are up 30% over 2022.

#### **6. Executive Director's Report**

Mary Bacarella provided the following updates:

- A letter went out to the community about complying with lease rules, including days and hours open.
- Working on logistics for the MLB red carpet breakfast at the Market on July 11.

#### **7. Public Comment**

Haley Land commented the goals discussed today are great. He believes the term sustainability is a myth and should not be used in terms of energy and resources. He would like to see a different term used. He would like the Market to have a smaller carbon footprint.

Joan Paulson started not following the state public meeting act. Process not complied no effort balance out deficiency. The process will be 60% completed and will not be compliant of state law. The current plan is based on highest and best use, terms she does not believe belong in the plan.

Heather Pihl noted Seattle Greenways is hosting a meeting at the Seattle Library on Monday, May 22 at 5:30 pm and the pedestriazation of Pike Place is on the agenda. She added City Councilmember Andrew Lewis is

attending and she encouraged people to attend. Heather further noted that at PDA Council meetings she hears questions asked but never an answer and would like to know how those questions are getting answered. Devin McComb responded public comment is an opportunity for the community to provide comments and any questions asked are either answered during the meeting or staff are directed to research and respond. Heather asked if she provided a written request whether she could get a response. Devin McComb responded it depends on the questions and how council or staff will choose to respond.

Christopher discussed some of the information presented during today's update on the Eco-Charrette and asked if all ideas presented are included in the discussion and populated in the pyramid regardless of how expensive or big the idea is.

#### **8. Concerns of Committee Members**

Gordie McIntyre asked if the concern with Heritage House is with the building or management. Mary Bacarella responded its physical needs of the building.

Nick Setten noted the Seattle Greenways meeting on Monday and wonders how it plays a role in the Master Plan process. Mary Bacarella responded that topic is part of the Mater Plan and there will be discussions on that in the future.

Devin McComb noted the Market Foundation is hosting Celebrate the Market event tomorrow, May 18<sup>th</sup>.

#### **9. Adjournment**

The meeting was adjourned at 5:51 p.m. by Devin McComb, Chair.

Meeting minutes submitted by:

Karin Moughamer, Executive Administrator