

**WSCC Addition Committee Meeting**  
**Minutes**  
**March 28, 10:30 a.m.**  
**WSCC Room 213**

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WSCC Board Attendance:

Frank Finneran, Chair - WSCC Board Addition Committee  
Deryl Brown-Archie, WSCC Board Addition Committee  
Jerry Hillis, WSCC Board Addition Committee (by phone)  
Craig Schafer, WSCC Board Addition Committee  
Denise Moriguchi, WSCC Board of Directors

WSCC Board Committee Members Absent:

Bob Flowers, WSCC Board Addition Committee

WSCC Staff / Consultants in Attendance:

Jeffrey A. Blosser, WSCC President / CEO  
Linda Willanger, WSCC VP Administration / AGM  
Chip Firth, WSCC Chief Financial Officer  
Ed Barnes, WSCC VP Operations  
Daniel Johnson, WSCC Administrative Services Manager  
Matt Hendricks, General Counsel  
Becky Bogard, Bogard & Johnson  
Fred Eoff, Public Financial Management  
Jane Lewis, Pine Street Group  
Armeta Libby, Pine Street Group  
Matt Griffin, Pine Street Group  
Matt Rosauer, Pine Street Group  
Kyle Acheson, Pine Street Group  
Sam Russell, Pine Street Group  
Gary Smith, Clark-Lewis  
Chris Raftery, Raftery CRE  
Margery Aronson, Addition Project Art Advisor

Guests:

Abby Lawlor, UniteHERE Local 8  
Christine Pihl, RBCCM  
Doug Trumm, The Urbanist  
Brian Olin, Goldman Sachs

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Finneran called the meeting to order at 10:30 a.m. The Committee unanimously approved the consent agenda, and then Finneran asked Griffin to review the project. Griffin explained that the critical path to start of construction is still expected to be the entitlements constrained by the vacation process. Both the NEPA process and the legislation in Olympia might hit the critical path.

PSG and the architects passed the Urban Design Merit (UDM) vote at the Seattle Design Commission (SDC) on 3/16/17. While not in its direct purview, the SDC has asked for more information on the art program than normal. Because of the costs of delay, Finneran stated that PSG has been authorized to make the necessary decisions about art or design to complete the entitlements process.

In the NEPA review, the Department of Archaeology and Historic Preservation (DAHP) has suggested that the former Honda building at Olive and Boren is eligible for landmark status because of its historical association to Seattle's automobile culture. Lewis said WSCC's landmarks consultants disagreed, but were working with DAHP to decide how to mitigate for future demolition of the building.

The King County Site Work is being organized and some of the utility relocations have been let to facilitate the start of early construction work.

Griffin and Libby explained that the financing plan of 3/21/17 included the known costs to date. The sources require the change at the legislature to close the gap, eliminating the exemption for lodging establishments with premises of 60 units or fewer from the room tax. Without this change, the project has a shortfall of \$175 MM to \$200 MM. Libby and Eoff will also develop a financing plan showing this shortfall, detailing the changes to the various items. PSG proposed to work with the Finance Committee for concurrence on the plan and come back to the Committee next month for approval.

Rosauer showed the Committee the slides that had been developed for the last SDC meeting to emphasize the quality of the pedestrian environment and pedestrian connections to the adjacent neighborhoods.

Rosauer explained the cooperative work among Clark|Lewis, LMN, and MKA to find cost effective solutions to the design. PSG emphasized its philosophy of spending more money and effort reviewing the drawings at this step than typical. While it may cost more in the short run, PSG strongly believes that it reduces project costs.

Lewis reported on the continued Outreach work. Rosauer emphasized the commitment to apprenticeship programs.

Rosauer explained Resolution # 2017-8. The Committee unanimously agreed to recommend it to the full Board for approval.

Rosauer then explained Resolution # 2017-9. The Committee unanimously agreed to recommend it to the full Board for approval.

Lewis and Griffin explained some of the public speaking that is going to take place and updates to the website.

There was no other WSCC Addition business. The meeting was adjourned at 11:40 a.m.