

# Pike Place Public Market Constituency 2023 Candidate Questionnaire

Name: Joan Paulson

Position(s) of Interest: Officer at Large

Date: 6/30/2023

*Note: ALL positions require a familiarization with or willingness to learn Robert's Rules of Order, the PDA Charter, and the Constituency Bylaws.*

Chair - the Chair holds the leadership role of the Constituency Executive Committee and conducts meetings of both the General Assembly and the Executive Committee. Cannot be an employee, officer, or board member of the PDA (Preservation and Development Authority); MHC (Market Historical Commission); Merchant's Association; or a recognized SIO (Special Interest Organization). The term length is two (2) years. Must attend a minimum of eight (8) General Assembly or Special Meeting(s) per year and eight (8) Executive Committee Meetings per year. Additionally, the candidate is required to have been a member of the Constituency for the entire preceding year to be eligible to stand for election to the position.

Vice Chair - the Vice-Chair is responsible for conducting meetings of the General Assembly and the Executive Committee in absence of or at the request of the Chair. Cannot be an employee, officer, or board member of the PDA (Preservation and Development Authority); MHC (Market Historical Commission); Merchant's Association; or a recognized SIO (Special Interest Organization). The term length is two (2) years. Must attend a minimum of eight (8) General Assembly or Special Meeting(s) per year and eight (8) Executive Committee Meetings per year. Additionally, the candidate is required to have been a member of the Constituency for the entire preceding year to be eligible to stand for election to the position.

Officer at Large - Officers at Large represent the overall voice of the Constituents and requires a strong familiarization with various aspects of the Market; including but not limited to its businesses, residents, vendors, employees, and patrons. Officers at Large must also stay informed of the various PDA Council and Committee meetings via personal attendance or knowledge of the minutes of said meetings provided by the PDA. The term length is two (2) years. Must attend a minimum of eight (8) General Assembly or Special Meeting(s) per year and eight (8) Executive Committee Meetings per year.

PDA Council Representative - PDA Council Representatives represent the needs of Market Constituents as members of the PDA Council and its Committees. Cannot be an employee, officer, or board member of the PDA (Preservation and Development Authority); MHC (Market Historical Commission); Merchant's Association; or a recognized SIO (Special Interest Organization). The term length is four (4) years. Must attend a minimum of six (6) General Assembly or Special Meeting(s) per year and six (6) Executive Committee Meetings per year. Additionally, the candidate is required to have been a member of the Constituency for the entire preceding year to be eligible to stand for election to the position.

Would you accept another position? (mark box if yes)

## **Joan Paulson**

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CONSTITUENCY CANDIDATE PROFILE: Joan Paulson

CONSTITUENCY POSITION OF INTEREST: Officer At-Large

**1. What is your connection to the Market? Why are you a member of the Constituency?**

A: My first visit to this Market was with my grandmother, when I was six. This Market reminded me of the Tacoma downtown Markets, that were being torn down, due to the Federally funded Urban Renewal project. I did not know the fate about this Seattle Market, then.

I was one of the five work study staff in the Summer of 1972 for the Pike Project Urban Renewal Office, under the City's Department of Community Development (DCD). I worked with Alice Shorett digging through City records, newspapers, logging major events like fires and locating any City Ordinances, that related to this Market. I had work time with other staff, as they needed help for many different projects. I was invited back again in the Summer of 1973 and stayed until the Summer of 1979. I worked on the 312 Loan programs, which helped five private owners to rehabilitate six buildings, using a combination of public and private financing. I became the construction coordinator for the three year effort, to re-brick Pike Place and re-cobble stone Stewart and Virginia Streets, which construction could only happen between January to May 31 for two years. I wrote articles and provided photographs for the Market Newspaper for several years. I then joined the Market PDA in the Summer of 1979, as construction coordinator for the Cliff House, Sanitary Public Market and Stewart House buildings until 1983. From 1979 to 1990, I was the on-site apartment manager for the Fairmount Apartments at 1907 First Avenue. This was where I learned community building. I became a real estate agent in 1982 and have been working in property management for non-profits, commercial and residential building owners since. I am a third generation property manager, as both my grandmother and mother had been managers, with more than 112 years of family experience together. I received my degree in Urban Planning, in 1973 from the U. of WA.

As a citizen, I served on the Mayor's Task Force for the 1985 Downtown Plan because I was the current president of the Denny Regrade Community Council. Much of the housing in the Belltown area today, is the direct result of this Community Plan, which was in opposition with Mayor Royer. It was City Councilmembers Jim Street and Norm Rice, who helped approve this Community based Plan. I was also on the Seattle Center Committee, that reviewed the proposal from the Disney Corporation, which was to turn the Seattle Center, into Disney North in 1988-89. City Council member Jeannette Williams, requested my committee participation because if something hinky was going to happen, I would know it and inform all of the members of the Committee. Because of the past conflicts between Royer and I, I was not allowed to attend any of the committee meetings with Royer. However, I was required to read and evaluate anything that Disney provided. If there were any issues, I was to explain the issues to the Committee members for actions/resolution. As the member of the Regrade Planning Committee, a Seattle Police officer was part of this effort. This effort outcome, created the Seattle Police Departments Bike Program (1986), which has received national and international attention.

**2. How many Constituency Meetings have you attended in the last 12 months?**

A: I became a member in 2006, after I had returned from a trip in Egypt. That trip expanded my interest in history and how the real history is often hidden. I became a At-Large position Board member in 2007 to fill a vacancy. I attend most all PDA Council meetings and many of the other committee meetings, depending upon the subject/content and time available. I believe If you attend a PDA meeting, it is best to make a public comment about the content to make the outcomes better.

3. In your view, what are the biggest issues facing the Market now and in the near future? Do you champion any special issue?

A: There are several issues that need to be addressed every month about this Market and how the Market PDA, makes financial decisions:

Is this Market going to be Local or World Class? Can this Market be BOTH and HOW?

This Market is a Community NOW that needs to be ENHANCED and SUPPORTED in a more positive way. What steps can be taken to make this happen better?

This PUBLIC Market has a history that needs to be shared, debated and understood by the masses and USED to help make the PDA financial decisions, from a position of CONTEXT over time. Often, NO background information is provided in making many of the financial decisions. Often one only gets the smaller view (the project), without any understanding of the broader context.

How are we to measure the success or failure of this Market? Is it to be ONLY in dollars and cents OR common cents? Or BOTH?

I tend to express concerns with the bigger questions that no one in the room asks or wants to answer. With my understanding of Seattle's 150 year history, my planning background and property management practice, I see the past, understand the current pivot points and continue to ask the harder questions, about the details of the meeting information. If you attend a PDA meeting, you need to not only state the problem, but also what some solutions are or can/need to be.

4. One issue that has been getting a lot of attention of late is the move to ban cars on Pike Place. What's your take on this hot-button issue?

A: The Pike Place/Pike Streets has been the historical Market backbone, for the operations for Market deliveries/pick-ups and providing basic services, for the Market shoppers. I do not know of any other way, to conduct the business of meeting the producer, for this Market. Not allowing traffic on these streets, would not be helpful, to perform the many Market services.

5. What can be done to increase public participation in Market advocacy, especially by those who live and work in the Market?

A: The way this Market works BEST is personal contacts, with people who want to be part of the task to make this a BETTER place for the GREATER good. We should not settle for the less than good standards, that has been part of the Market operations over the past 10+ years. We need to work together toward the Better and Best decisions, for this PUBLIC Market! Part of this effort is to evaluate where this Market is in its health and hold Market PDA accountable for better outcomes, in their decisions. We also need to provide suggestions for alternative actions. The Market PDA has 107 staff that can and should be producing better outcomes, for the funds that are being spent. Did you know that Market PDA does not pay staff \$15 per hour for wages? Did you know that maintenance, cannot find staff to work at these lower wages. This will mean that the buildings will continue to need more funds to be maintained at hundreds of thousands of dollars. This is the inside view for this Market that needs better outcomes. Market PDA's name places Preservation first and ahead of Development for a reason. The operations of the PDA organization, does not live up to its name.

The outside view of this Market is to work with other like-minded organizations/people to better shape the directions for this Market by using/interacting with elected officials, general public and the press. This is

true for the First Avenue Trolley project (or FREE transit service within the Downtown), the Showbox Theater, the 103 Pike Street development or the Waterfront project (which will go on for the next 10 years at a cost of \$1.1 billion). Even more projects will continue to be added to this list of economic Market pressures.

**6. In addition to regular meetings, would you be willing to participate in Constituency subcommittees if the need arose?**

*The following two questions are only for those running for PDA Council representative. Others need not respond.*

**7. How many PDA Council meetings have you attended in the last 12 months?**

A: I have attended many of the PDA Council meetings over the past 12 months. To me, it is more important to provide a public comment, to address the content from the meeting agenda.

**8. Representing the Constituency on the PDA Council means more than voting. What skills and strategies will you bring to Council meetings to be a persuasive voice on the Council?**

A: As a member AT Large, I come to each PDA meeting having read/studied the packet information, talked with other Market members, present the concerns and also action steps, that will move the issue to a better or best result/outcome. Unfortunately, to achieve directional changes at the PDA, one needs to state the same concerns for two to 4 years, at a time. However, this tenacity effort has been helpful to provide different outcomes, as these subjects are complex and the timing for change presents itself. I never take things personally and keep to the subject at hand.

Joan Paulson, wishing to continue to be of service. 206-954-5074  
June 30, 2023