



The City of Seattle

Pike Place Market Historical Commission

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MINUTES

MHC 129/16

Wednesday, August 10, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese, Chair

Sam Farrazaino

Murad Habibi

Rachael Kitagawa

John Ogliore

Lauren Rudeck

Jerrold Stafford

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Bob Hale

Christine Vaughan, Vice Chair

Chair Frank Albanese determined that a quorum was present and called the meeting to order at 4:30 pm.

He reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

081016.1 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

081016.11 Pear Delicatessen & Shoppe
1926 Pike Place, Champion Building

Staff Report: Ms. McAuliffe explained the application for changes to casework; replace track lighting; relocate menu boards in the delicatessen. Exhibits reviewed included floor plan, photos, drawings, and lighting information. Guidelines that applied to this application included 3.1, 3.4, 3.5 and 3.6.

DRC Report: Ms. McAuliffe said the committee cited 3.1, 3.4.2 a, b, & f, 3.5.1, and 3.6.2 and recommended to approve.

Applicant Comment:

Dave Martin explained the changes will be more appealing; moving the reader boards will make them easier to read. He said they are updating the cash registers.

Landlord Comment: Mr. Martin is the building owner.

Public Comment: There was no public comment.

Commission Discussion:

Board members determined they had enough information to make a decision.

Action: Mr. Habibi made a motion to adopt a resolution to approve the application as presented.

MM/SC/MH/JO 8:0:0 Motion carried.

081016.4 COMMISSION BRIEFINGS

081016.41 MHC Guidelines Spencer Howard & Sara Patton

Background and history of MHC guidelines adopted for Victor Steinbrueck Park.

Spencer Howard and Sara Patton provided background of adopting Guidelines.

Ms. Patton said the Commission has rule making authority and is quasi-judicial making decisions and applying the rules and quasi-legislative in making rules and guidelines. She said both require due process in a public and open process, impartial decision-maker, and give people a chance to be heard. She said the process is governed by Seattle Administrative Code. She said the GRC research and drafts new guidelines proposal and brings to the full Commission where they may make changes or approve proposed rule and publish it in DJC and notify property owners.

Comments are solicited and there is a public meeting where people can testify. Testimony is considered or it is sent back to GRC. The rule is approved or modified and public comments may be entertained again.

Ms. Patton said then the rule is adopted. She explained the changes made to VSP and went over the Hearing Examiner's decision / ruling against the unanimous Commission decision. She said the Commission unanimously rejected the Tree of

Life application because of impacts to views, it is a memorial, and it changed the design of the park. She said the Hearing Examiner said MHC was incorrect in how it applied the guidelines and that the applicable guidelines applied to a building and not a park even though this park is the roof of a building. She said it was a half day appeal and it did not go on to Superior Court appeal.

Ms. Patton said that the Commission thought they had Guidelines to rely on so re-examined them.

Mr. Howard said a toolkit and better clarify for applicants was needed. He said they looked at what is the overall vision for the Market; it is humble and anonymous. He said they looked at what is the overall vision for VSP. Intro paragraph for VSP – part of Market and District; part of PC-1 North site; how do you know you are in the Market? In the park? Social and architectural role in Market
How to write out for Commission and applicants so it is clear 2.12.1, 2.12.2, 2.12.3, 2.12.4

How to provide clarify that the park is not a street or a building.

2.12.5 – language ‘shall’ instead of should – views are essential for experience of park. This was not clear to applicants and Hearing Examiner. Core value of Market.

2.12.6 – character defining features: designed landscape, specific process and intent to design and how related to water, Market and how supported recreational needs; design intent conveyed through elements and features. Majority of features remain in park; original design.

‘should’ – long term vision of MHC role in managing change. Allow for MHC flexibility; provide tools to inform process.

Ms. Patton said shall is used in 2.12.5 and should is used in 2.12.6.

Mr. Howard said 2.12.7 – new elements are strongly discouraged. Leaves flexibility for MHC but addresses items like Tree of Life or art that people want to put into park. He said the long term vision and concept of that is to emphasize that the park is part of the Market. How to transition to edge of Market; how to maintain historic integrity of Market; and provide some latitude.

Ms. Patton said the park was named Market Park when first built and after Victor Steinbrueck died it was renamed to honor him.

Public Comment:

Dave Jacobs said the connection of the Marketfront and VSP is unknown at this point; with PC-1 expansion of Market there is compelling reason to connect to that.

Mr. Albanese said nothing has been decided but it will be a more soft transition. He suggested Mr. Jacobs come to those briefings.

Dave Martin noted the challenge of security in the park.

Mr. Albanese said that is a management issue but noted he agreed.

Mr. Howard noted the original landscaping and guidelines would be a good tool to bring it back. He said that cyclical changes don't have to diminish integrity and there are ways to modify or adjust character defining features (he noted the membrane replacement in the building under the park).

Ms. Patton cited 3.8 and said she would be interested to see how this relates to the park; she questioned what 'integral to City' means.

Mr. Habibi said stronger language is needed regarding vending in the park and noted using a racial equity lens. He asked if park users were questioned.

Ms. Patton said no.

Mr. Howard said they took the original guideline 2.11.5 and looked at the original drawings – what is intact and what is not. He said they focused more on the physical than use.

Ms. Patton said they debated mostly about design in Guidelines. She said they were going to change the map having specific uses called out but decided against it.

Mr. Habibi asked about the specifics of the language 'should' and 'shall'.

Ms. Patton said that 'shall' is more binding; 'should' is not as strong as 'shall'

Mr. Ogliore left at 5:25 pm.

081016.5 APPROVAL OF MINUTES:

July 27, 2016

MM/SC/MH/AW 4:0:4 Minutes approved. Messrs. Stafford, Farrazaino, Mmes. Winant and Rudeck abstained.

081016.6 REPORT OF THE CHAIR Mr. Albanese introduced new Commission members Lauren Rudeck and Sam Farrazaino.

081016.7 REPORT OF STANDING COMMITTEES: DRC consists of Mr. Hale, Mmes. Kitagawa, Winant; URC consists of Ms. Vaughan and Messrs. Ogliore and Habibi. There were no reports.

081016.8 STAFF REPORT Ms. McAuliffe reported that the PDA has appealed the Commission's decision on the fence along the slabs. The fence is still up because of

the appeal. She noted that new Commissioners Michael Hammond and Patricia Julio will be confirmed next week.

081016.9 NEW BUSINESS

Ms. McAuliffe said training through Office of Civil Rights has not yet been scheduled and noted that Mr. Habibi has signed up for onboarding training. Board and Commission training will include a section on the Racial Equity Toolkit.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator