



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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MINUTES

MHC 56/18

Wednesday, April 25, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Frank Albanese

Sam Farrazaino

Bob Hale

Michael Hammond

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Rachael Kitagawa

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:30 pm. She noted Mr. Ogliore would chair the meeting as she had to leave early.

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

042518.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

042518.11 Taj Mahal
1501 Pike Place, Leland
Rani Dhingra and Roopali Dhingra

Staff Report: Ms. McAuliffe explained the application for change in ownership to a sole proprietorship owned by Rani Dhingra and Roopali Dhingra. She said that one owner is deleted; daughter is being added; no other changes to the ownership or

business operation. Exhibits reviewed included a site plan. Guidelines that applied to this application included 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.10.3 and recommended to approve.

Applicant Comment:

Rani Dhingra said her father passed away and she is running the business with her mother.

Landlord Comment:

Tabitha Kane, PDA, supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said this is just an update to the ownership.

Action: Ms. Vaughan made a motion to adopt a resolution to approve the application as presented.

MM/SC/CV/FA 8:0:0 Motion carried.

042518.12

Biscuit Bitch

1909 First Ave, Fairmount Hotel
Kimberly Spice

Staff Report: Ms. McAuliffe explained the application for change in ownership structure to an LLC owned 100% by Kimberly Spice. She noted that ownership structure is changing from an LLC to an S-Corporation instead. She said the change is in ownership structure only; no other changes are proposed. Exhibits reviewed included a site plan and Corporate paperwork. Guidelines that applied to this application included 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.10.3 and recommended to approve.

Applicant Comment:

Kimberly Spice noted the change to ownership structure.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said it was just to keep paper work in order and there was no significant change.

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

MM/SC/FA/SF 8:0:0 Motion carried.

042518.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

042518.21 Folio – The Seattle Athenaeum
93 Pike Street #307, Economy Market
David Brewster

Staff Report, Use: Ms. McAuliffe explained the application to establish use for a non-profit independent membership supported lending library and event space to host readings, lectures, panels, civic discussion and musical performances. Programming may also include rental for fundraisers, programs and meetings. She noted that the application includes a sandwich board. She said the space is in Zone 2, above street level, all uses permitted. Former use was Other Uses b (meeting space); new use would be Other Uses b. Space is 2,275 square feet. Proposed ownership structure: 501c3. Business hours: 10:00 a.m. to 6:00 p.m. Monday through Friday. Space includes three rooms, formerly used as meeting rooms. Spaces will be available for rental. Some events will make use of the Economy Atrium. Exhibits reviewed included a site plan and background information. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, and 3.6.

URC Recommendation: Ms. McAuliffe said the Committee cited 2.1, 2.1.3, 2.1.4, 2.5.5 a, b & c, 2.6.9, 2.7, 3.6.6 b and recommended to approve, with additional information requested about events.

Applicant Comment:

David Brewster explained the concept of the membership library. He said they gather books from private collections and make them public. He said they have successfully operated in the downtown YMCA but now the YMCA needs that space for programming so they need new space. He said the new space here is appropriately sized for reading room, research, and reception for programs and events. He noted the public benefit to browse stacks but in order to borrow they must be a member: \$10/month or \$7/month for students. He said they give books to charitable outlets such as the food bank. He said he ran Town Hall for years. He said they plan to host 50-75 events a year.

Landlord Comment:

John Turnbull, PDA, said it is fortuitous timing. He said the PDA realized they can't run event rooms the way they thought they could; this is ideal use for Market and fills a need here. He said the Market has a very active bookmobile fan club. He noted the Historylink tie in. He said Mr. Brewster knows what he is doing and has an established reputation.

Tabitha Kane, PDA, noted the signboard has been removed from this application. She said they are excited about what Folio will bring to the Market.

Public Comment:

Paul Dunn said he is happy to welcome David Brewster who, he joked, came from the east like Maynard and Yesler. He said it is a great idea and a good place to be here. He said there are four bookstores in the Market for a long time. He said they can work together and it works out well.

Mr. Brewster said they hope to support the bookstores in the Market.

Commission Discussion:

Mr. Ogliore said this is the first applicant to have their own Wikipedia page. He said the URC reviewed 2.1 and said this is geared toward locals. He said the Committee looked at affordability and the specialized offering and determined the use is permitted.

Mr. Hammond said amplification would likely be after hours, in the evening.

Mr. Brewster said it would be evenings for larger gatherings. He said they will have lunch offerings that will rarely be amplified. He said they have microphones as needed. He said at lunch time people are in reading rooms, so they want to keep the sound down.

Mr. Ogliore the events will draw people to the Market, local people who may not have been here in a while. He said it may increase local use.

Mr. Albanese asked for clarification on amplification of music.

Mr. Brewster said there would be no amplified music; chamber music is acoustic.

Ms. Vaughan said there are extenuating circumstances in that sometimes in these rooms you can't be heard without amplification; the request is reasonable.

Ms. McAuliffe noted that she had suggesting trying out the lectures in the room without amplification first; they are installing carpet and HVAC will be off in the evening.

Ms. Winant asked how they are promoting lectures.

Mr. Brewster said they have 600 members on their weekly email plus 600 on a general email list; they will also do library postings. He said they will piggy back on organizations that have their own community and built-in audience.

Ms. Winant suggested informing the Market community as well.

Mr. Brewster said he would love details on that.

Ms. Winant said this will be a great asset in the Market.

Mr. Brewster said they have a website as well. He noted a couple recent events – chamber music, book-based lectures, etc. He said one out of twenty events will require a waiting list.

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

MM/SC/MIH/CV 8:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application to install furniture, fixtures and signage. Exhibits reviewed included floor plans, cut sheets, photos, and signage details. 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, 3.6.1, 3.6.2, 3.6.6 a (1), 3.6.6 b and recommended to approve, with additional information requested.

Landlord Comment:

Tabitha Kane, PDA, explained proposed signage – logo on front door with hours, small decals around windows, arrow tube sign on level 2, signage plates with cardboard insert to designate sections/genres of books. She said IKEA bookcases will be used and noted their siting on floorplan. She said the look will be a comfortable old-style college library look.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that nothing is out of character. He said the books are the dominant elements; the rugs and wood tables are nice. He said the signage is appropriate size, it is legible, and coordinates with architecture. He said the DRC is satisfied with additional information provided.

Ms. Kane said they are not doing lighting at this point.

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

MM/SC/BH/LR 8:0:0 Motion carried.

042518.22 PDA - temporary uses/street use application
Zack Cook

Staff Report, Use: Ms. McAuliffe explained the application for seasonal activation of outdoor spaces: farm/crafts street overflow, holiday tree, MarketFront Pavilion summer concert series, and guest artisan vendor program. She said the space is at the MarketFront Pavilion/plaza is Zone 3, street level, all uses permitted. Exhibits reviewed included a map, floor plan, and written information from the PDA. Guidelines that applied to this application included 2.11 and 2.6.

URC Report: Ms. McAuliffe said the Committee cited 2.11 and 2.6.9 and recommended to approve with additional information requested and the condition that decibel level of amplification for concerts is monitored by the PDA and reported to the Commission.

Applicant Comment:

John Turnbull, PDA, explained they are working to increase the caliber and quality of line and deliverables. He said they built the Market Front to accommodate more of the same – expansion of crafts and overflow. He said there is a little extra space and they have been brainstorming on use. He said they want to put in a wind screen at the north end to make the space usable on windy days; they want to set aside the north pavilion space for guest artist space on Friday, Saturday, Sunday, and Monday; they want to feature a specific farmer who participates in the FSA box program on Wednesdays, which is a light day; and they want to do an 8-week out to lunch concert series in partnership with DSA. Responding to clarifying questions he explained the windscreen will be used when the weather is bad. He said the concerts will be from 4:00 – 5:00 pm on Wednesdays.

Mr. Ogliore asked the type of music.

Mr. Turnbull said that most residents said they were OK with music as long as it is not screeching loud guitars, bass, etc. He said it will be nicer, background music.

Mr. Ogliore said that four of the bands noted played at University Village and are not loud.

Ms. Vaughan asked if there will be any displacement of vendors during the events.

Mr. Turnbull said no, there is no stage. He said that theoretically this could double the number of craftspeople.

David Dickinson, PDA, said that it is a showcasing of vendors and guest artists. He said local shoppers say they have seen it all; this can be new – they can discover new things. He said they did a ‘Seattle Made’ vendor show; the more the craft community participates in outside activities, the better it is for the Market. He noted the importance of working with outside community partners.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said these activities have been approved many times before. He noted they removed the Wednesday market and the Christmas trees. He said they focused on activities of the MarketFront, 2.6 and 2.6.9. He said music will be for one hour and it won’t be hard rock.

Ms. Vaughan said she was concerned about displacement of the daily routine of people who use that area. She said the area is not activated now so it will be a good thing. She said it will augment activity without disruption.

Mr. Ogliore said the Wednesday concert takes the place of the Wednesday Market; hopefully it will work.

Mr. Albanese appreciated the removal of the Wednesday market. He asked how the amplification will be monitored.

Mr. Turnbull said they will monitor sound; if it bothers anyone, they will know. He said they will do quantitative and qualitative assessment.

Mr. Albanese asked if current shop owners are on board.

Mr. Turnbull said yes.

Ms. Rudeck asked about impacts to Heritage House and noted that where she lives, south of that building, she could hear the concert even with the window closed.

David said in the past, concerts faced outward; these will face into staircase – it is almost like a theater.

Ms. McAuliffe suggested other monitor points.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application as presented with condition that PDA monitor the amplification/decibel readings of concert and report to staff afterwards.

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

Staff Report, Design: Ms. McAuliffe explained the application for proposed design of windscreens for North Pavilion. Exhibits reviewed included a map, windscreen details, and stage information. Guidelines that applied to this application included 3.1 and 3.8. Ms. McAuliffe noted that there will be no stage or signs; review is for windscreen only.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.8.1, 3.8.1 and recommended to approve, with information on stage to be submitted.

Applicant Comment:

Mr. Turnbull said there is no structure, the screen will be bolted on to see if it works as a temporary winter windscreen.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC looked at view blockage issues and noted it is a large view panel and recommended approval.

Ms. Rudeck asked if the charms are accessible.

Mr. Turnbull said the way it is set up they can put the tarp on the other side if need be.

Action: Ms. Rudeck made a motion to adopt a resolution to approve the application as presented.

MM/SC/LR/SF 8:0:0 Motion carried.

042518.3 COMMISSION BRIEFING

042518.31 Overlook Walk
Jessica Murphy

Update on plans to connect Pike Place Market to the Seattle waterfront.

Jessica Murphy, Office of Waterfront, presented via PowerPoint (full report in DON file). Following are Commission and public questions and comments.

Mr. Hammond asked what will happen to the pedestrian underpass at Lenora.

Mr. Murphy said that the new road will be slightly above the overpass. They will rebuild overpass to connect to walkway; it comes together nicely there. She said the overlook walk will better connect the Market to the Waterfront; she noted topography issues and said this will create more connection. She said there will be multiple routes, views, accessible paths and elevators. She showed how the stairs integrate with Aquarium Ocean Pavilion project and said it will be a nice pathway with publicly available elevator and stairs.

Ms. Winant asked who will manage the bluff landing.

Ms. Murphy said it is still in discussion; they are talking with PDA and Friends of Waterfront Seattle. She went on to indicate connections and the multiple ways down that include seating areas and wide pathways. She said a building at the bottom of switchbacks will house a café, kitchen, and open-air space. The bridge across the roadway is now flat and provides opportunities for seating.

Mr. Albanese asked about the roadway.

Ms. Murphy said it is Alaskan Way to the north and Pine to the south.

Mr. Albanese asked if the elevator is clear and provides 360° view.

Ms. Murphy said it is and does; she said they are trying to make it distinctive and visible, so it doesn't read as private space. It will be lockable at night if necessary. She said they are going for a consistent beacon affect with the look of the elevators.

Ms. Winant appreciated that it was streamlined and not a dark mass.

Mr. Albanese left at 6:15 pm.

Public Comment:

Bob Messina recommended stroller and wheelchair accommodation. He said elevator visibility is helpful and noted two elevators are needed. He appreciated the wideness, the canopy overhang, and that they are making it primary and inviting. He said trees shown in front of MarketFront and Victor Steinbrueck Park block views and to be careful about species, so they aren't tall.

Ms. Murphy said the would choose appropriate species that won't block views.

Ms. McAuliffe asked where the garage lands and said it may require Commission review. She asked how long the walk is.

Ms. Murphy said the walkway is about twice the length of the MarketFront.

Ms. McAuliffe said there is a problem with farmers not wanting to come to the Market because of access issues; she said historically the Mosquito Fleet was used and there was a pedestrian viaduct. She asked about possibility of loading from ferry for produce delivery.

Ms. Murphy said there is an elevator now but there is no boat landing along the Waterfront. She said with the pier rebuild they were trying to get permitted for small docks for kayaks, etc. but it was not permitted. She said the environmental regulations are very difficult.

Ms. McAuliffe noted the access problem for farmers and the Commission directive to preserve traditional uses in the Market.

Ms. Murphy said they are improving access with elevators etc.

Ms. Rudeck appreciated the kid-integrated features.

Ms. Vaughan left at 6:20 pm.

Ms. Winant said she didn't appreciate the land management issues and said it is important because it could be a nightmare.

Ms. Murphy said they are in dialog with PDA about operations etc.

Ms. Winant asked if the Friends of the Waterfront have any historical experience with management.

Ms. Murphy said that they have looked at models from other cities where a non-profit dedicated to management is used and there is a reliance on philanthropic funding. She said they are drawing on experience of other cities.

Ms. Winant noted disposal and waste management and said the Highline is busy but spotless.

Ms. Murphy said that a higher standard of maintenance is proposed.

Ms. Rudeck asked about public restrooms.

Ms. Murphy said they are under the stairs along the Waterfront. Restrooms will be staffed and will be family-friendly.

042518.4 APPROVAL OF MINUTES

February 14, 2018

MM/SC/BH/LR 5:0:3 Minutes approved. Mr. Hammond and Ms. Winant abstained.

March 4, 2018

MM/SC/BH/SF 4:0:2 Minutes approved. Mr. Ogliore and Ms. Winant abstained.

March 28, 2018

MM/SC/BH/SF 5:0:1 Minutes approved. Mr. Hammond abstained.

April 11, 2018

MM/SC/MIH/BH 5:0:1 Minutes approved. Mr. Farrazaino abstained.

042518.5 REPORT OF THE CHAIR

042518.6 REPORT OF STANDING COMMITTEES:

Mr. Ogliore said the fish business has had a change of ownership and will be coming before the Commission. He cited they are out of compliance with 2.6.9 and 2.7.1.

Ms. McAuliffe suggested the URC do a site visit.

Mr. Ogliore noted signage issues and suggested conditioning motion for three months to come in to compliance.

Ms. McAuliffe said the noise level there has reached 90 decibels.

Ms. Winant said it is their brand, but they will have to manage the noise better because it is causing damage to other businesses.

Mr. Ogliore said they must adhere to Guidelines.

042518.7 STAFF REPORT

Ms. McAuliffe said the Commission is down to nine members; Messrs. Stafford and Habibi resigned. She said that a property owner, an Allied Arts and resident are needed.

042518.8 NEW BUSINESS

John Turnbull explained there is a huge market in Melbourne, Australia; he had the opportunity to visit and wants to give a briefing to the Commission about how they do things there.

6:45 pm Mr. Farrazaino made a motion to adjourn. Mr. Hale seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator