



The City of Seattle

Pike Place Market Historical Commission

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

MHC 64/18

Wednesday, May 23, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Frank Albanese

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

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

052318.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

052318.11 The Purple Store
92 Stewart, Jones Building
Adam Sheridan

Staff Report, Use: Ms. McAuliffe explained the application to establish use for a retail business specializing in purple items, including but not limited to household items particularly kitchen, foods (packaged, baked goods), crafts and local artisan made items, art, plant and flower seeds, other garden, apparel, accessories, furnishings, gifts, bath and body, health and well-being, pet needs. The space is

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located in Zone 3, street level, all uses permitted. Former use was Retail a. New use would be Retail e. Space is 5,460 square feet. The space has never been divided, therefore Guideline 2.6.10 does not apply. Proposed ownership structure: LLC. The applicant is the only owner. He does not have a financial affiliation with another retail business. He currently has a small retail outlet inside his warehouse in Ballard. He plans to close the shop. He will be the owner/operator. Business hours: Monday through Saturday, 9:00 a.m. to 6:30 p.m.; Sundays 9:00 a.m. to 5:30 p.m. Exhibits reviewed included site plan, photo, written description of ownership interest and role in the business operation, State of WA corporate registration information, letter from the applicant, list of sample products with prices, comments from customers, expected product mix and percentages, list of artisanal and handcrafted items, with price ranges. Guidelines that applied to this application included 2.1, 2.3, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.1 c, d, e & f, 2.5.4 b, c, & e, 2.6, and 2.7.1 and recommended to approve, with the stipulation that there is no table service in the seating area.

Applicant Comment:

Adam Sheridan explained it is a unique store – everything is purple. He said they started as web only and then added a small retail operation in the warehouse. He said they want to have a store in the Market.

Landlord Comment: Landlord signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said that although skeptical at first, he found this to be a unique business and didn't find anything that didn't fit. He said the prices are mixed and they will sell locally produced artisan goods. He said it is a large space and they need a retailer who can handle that. He said this will be a positive addition to the Market; they will bring their own customers in. He said it will appeal to locals.

Ms. Vaughan said there was concern about table in corner and that it would morph into a restaurant which would create a proliferation. She said the specialty nature of the business is that everything is purple.

Mr. Hammond said it is unusual and this is a great place for the store.

Mr. Ogliore cited 2.5.4 d and noted customer comments/letters about hard to find items that are carried.

Ms. Rudeck asked if the Ballard and warehouse location would close.

Mr. Sheridan said they will.

Action: made a motion to adopt a resolution to approve the application as presented, with the stipulation that there will be no table service offered at the seating area."

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

Staff Report, Design: Ms. McAuliffe explained the application to relocate shelving; repaint walls under mezzanine; install curtains to divide back-of-house area. She noted that the application also includes replacement of flooring, installation of fixtures, and installation of a temporary sign. Staff has allowed the inclusion of the additional work because applicant has to vacate his existing space May 31 and the next Commission meeting isn't until June 13. Exhibits reviewed include floor plan, photos, and color and material samples. Guidelines that applied to this application included 3.1, 3.4 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.2 b & c, and 3.6 and recommended to approve, with information requested on fixtures.

Applicant Comment:

Adam Sheridan walked Commissioners through the packet and indicated changes on drawings. He said they are not removing wall now but want to review for possible removal in January when it isn't so busy. He said they will just paint for now. He provided requested fixture information. He said the bathrooms will remain and they will be open to public when they are cleaned up; he will come back before bathroom work is done. He said he will come back with signage plan but in the interim has an aluminum sign to fit over "Antiques" sign which creates confusion; the sign will slide into recessed space.

Ms. Rudeck asked about wood floor.

Mr. Sheridan said they are just patching floor in the bunker area now; it is a wood composite.

Mr. Hale clarified back of house space.

Mr. Sheridan indicated on drawing.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the bunker wall is independent, not supporting. He noted purple will be used as accent color and there is lots of wood and brick in the space. He said the sign is temporary; he will come back for permanent sign.

Mr. Ogliore cited 3.4.1 a & b and said displays can't obscure views.

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

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

052318.2 COMMISSION BRIEFING

052318.21 Victor Steinbrueck Park
Lara Rose

Briefing on updates on changes to design of connection between Victor Steinbrueck Park and MarketFront plaza and additional design elements.

Ms. Kitagawa recused herself due to a conflict of interest.

Lara Rose and Calder Gillin, Walker Macy, presented via PowerPoint (full report in DON file). Following are Commission and public questions and comments.

Ms. Rose went over scope and noted some streetscape work has been removed due to budget constraints; existing streetscape will remain, and some walls will remain in place. She went over previous and current designs and said the park will look similar to today's look.

South Room

Ms. Rose presented concepts for the design of the space and noted taking cues from Spencer Howard's email. Design addressed ADA accessibility, provided a variety of seating levels, benches, tables. The picnic shelter proportions are closer to what is there now; it will be 6" higher in the middle. She said they are working with Johnpaul Jones, Jones and Jones, on interpretive cultural elements focusing on Native stories around food; verbiage will be in English and Salish. Options for ramp and opening were provided.

Public Comment:

Sara Patton, Friends of the Market, said she echoed Spencer Howard's comments. She supported circulation going around and using ramp to be less disruptive and to preserve the special nature of the room. She said that some special nature of the room will be lost. She said putting a cover over what has been called the council table at the northwest corner would provide ability to provide room even when it is raining.

She said benches facing water make it less conducive to communal chatting/gathering over table like what is done now.

Mr. Hale appreciated the briefing and the concern with connection to the Waterfront. He had no problem with the room and said there is a lot to be said to retaining the planter. He said offset opening made sense to him and makes it less of a thoroughfare through there.

Mr. Ogliore disagreed. He said Victor Steinbrueck Park is not an extension of the Market; it is to provide respite from Market, a place to gather and play. He was against opening up the space and forcing traffic through an area meant to be a respite.

Mr. Farrazaino agreed with Mr. Ogliore and said the room should be the highest, most relevant priority. He said Native Americans are strikingly absent from pictures and equity is being overlooked. He said the culture has been obliterated and we should do better, this is a chance to get it right. He said to maintain room for Native community intact; it should be a high priority. He said if there are budget issues they should wait, find more money and do it right. These are decisions we are making are for the next 50 years. He said a pathway is cheaper to build than a planter. He said to keep ideals as highest priority.

Ms. Winant asked if seating facing each other would mitigate some of the dissipation.

Ms. Patton said it would help but a stream of pedestrians will change the feeling of private space that has been so important.

Mr. Farrazaino concurred and said its ok to make it more difficult to get there for people just passing through. He suggested adding a table under shelter.

Mr. Hale said a council table at the north end will be a quieter place.

Mr. Ogliore noted Racial Equity Lens incorporated into the district ordinance and how that fits into the discussion.

Ms. McAuliffe said the Commission needs to be sensitive and outreach to Native communities needs to continue.

Mr. Ogliore asked about included stakeholders.

David Graves, Seattle Parks, said they have worked with Colleen Echohawk and the Chief Seattle Club. He said they are most interested in the connection from VSP to the Waterfront. They see having connection to Waterfront as positive.

Ms. Vaughan asked if they have been asked to provide feedback on relocating table to north end of park.

Mr. Graves said adding a second pergola would be a significant change to the park; the question hasn't been posed.

Ms. McAuliffe asked if outreach is going on now or was this from previous outreach.

Mr. Graves said they haven't circled back since initial contact.

Ms. McAuliffe said the design development is more refined; more outreach should be done and documented. She noted that the VSP Guidelines discourage new features, but provides latitude to add them.

Mr. Farrazaino said relocating to the other side of the park is still displacement. He asked what the driving factors are besides budget.

Mr. Graves said that connection is not the budgetary driver. He noted the Waterfront and Central Waterfront changes. He said that VSP is seen as an urban trailhead, a central connection point from the Market to the Waterfront.

Ms. Vaughan asked if the connection has to go through the Native gathering area.

Ms. Rose said they are working with Johnpaul Jones and there is no consensus. She said that while the park is important some Native Americans and non-natives gather there; it is an integrated use space. She said some of the users of the space think of themselves as tour guides and love to give directions.

Mr. Hale said connection is needed; the MarketFront was designed for connection to Waterfront. He said they have minimized changes to original design. He supported relocating pergola.

Ms. Vaughan was not comfortable with positioning of benches all facing out; it makes it difficult for a group to site and have discussion. She didn't like middle opening; preferred offset opening.

Commissioners did a straw poll on second pergola; majority did not support it. There was discussion about centered versus offset entry; there was some concern that operable space would be lost.

Mr. Farrazaino said a ramp with a small opening is OK; could do design with ramp, plantings to maintain a buffer and de-emphasizing going through the room.

Ms. McAuliffe said the Commission needs to see the budget to understand the alternatives.

Mr. Graves said that with the elevation of the structure now a ramp is not needed. He said there is open grading now.

Peter Steinbrueck appreciated the Commission's sensitivity to micro-social aspects of the park; it is a design challenge. He said the park is not a museum where every element is untouchable. He said he got the park added to the historic district because of concern about changes being made. He disagreed with Friends of the Market and Spencer Howard; the opening was already decided by the Commission. He said the ramp as a solution to accessibility; removal would further deteriorate living rooms. He said creating a path around that space further stigmatizes the population. He said there is a diversity of users there. He said the pathway is redundant and creates an enclave effect as it detours around. He said to be careful about romanticizing the view of the space and speaking for the user group. He said the space is better preserved as living space; green buffer supports the space as an enclosure and its loss would detract. He said the entry should be informal and discrete, not overly wide. He said in Europe they put gates on spaces to open and close them. He noted his concern with the tendency to isolate VSP from high density use; the space is for everyone's enjoyment.

Ms. McAuliffe asked about managing congestion in the seating area with the new access and noted that the Commission's guidelines require that changes enhance pedestrian movement.

Mr. Steinbrueck said it is a problem, especially when cruise ships unload. He noted that the MarketFront and the park provide some congestion relief. He said they could do more outreach to the Native community if the Commission thinks it important. He liked the idea of the pergola at the north and said it provides another shelter space and extends use of the park.

Ms. McAuliffe asked Mr. Graves if, at this point in the design development, a second pergola could be added. Mr. Graves confirmed that it would not be possible.

Ms. Kitagawa spoke as a member of the public. She agreed with Mr. Farrazaino's comments about relocating the pergola and said it has an aroma of displacement. She said a second pergola will block views and is not in compliance with Guidelines. She said one or the other, not two. She said the focus of discussion has been on the space as Native American gathering place, which it is; but others use it too. She said while we need to consider the community per the ethics and racial equity initiatives, we also need to apply the existing guidelines to justify any decisions. She said, per the guidelines we need to preserve the original design idea of the space as a room; offset opening provides moments of respite and gathering. She said the schematic design option with the center opening had a stepped threshold and still felt like entering a room but now the steps aren't needed for ADA access. An offset smaller opening will preserve the feeling of a threshold and protected space away from the opening. She said a walkway around makes sense rather than funneling all circulation through the center of the room. She said a pathway around will help preserve the idea of a room, but she noted the realities of budgetary constraints and said more money would be needed to create a walkway; she clarified that structure would need to be added which contributes to the budgetary constraints, so it may not be feasible. She said if you cannot do the walkway, the existing green space as a backdrop would be nice. She said the Commission has always been concerned with the number of people moving

through this space. She said the walkway helps with circulation; the opening should still be there. She disagreed with Mr. Steinbrueck's comments that the walkway around the space would stigmatize the population, rather it was preserving their gathering space, and urged the Commission to not take that into consideration during decision making. She said whichever option the Commission chooses, to think of how this will create and keep the room and the effects circulation will have on it.

Mr. Gillin provided original design of room; it was designed with two entrances. He said having entries doesn't create problems with gathering. He said circulation routes are well-used. He said that gathering is not in conflict with circulation, they are mutually beneficial.

Mr. Farrazaino said the situation is changing and there is exponentially more traffic; sensitivity is needed.

Members conducted another straw poll; 5 supported an offset entry; 2 supported a walkway.

Ms. McAuliffe noted position of benches may need to be modified based on where opening is.

Mr. Graves said they are moving full speed ahead and hope to be back with Certificate of Approval application soon.

Ms. Rose said they will do another briefing on the opening.

Responding to comments Mr. Graves said no permanent gate is planned; adding one would have to be part of larger conversation as it is not on their property.

Ms. Patton said it is great the Children's Play area is there and to make sure it is as big as possible.

Colleen Bowman said the gate is part of a larger issue.

- 052318.3 APPROVAL OF MINUTES:**
May 9, 2018
MM/SC/JO/SF 6:0:2 Minutes approved. Mmes. Kitagawa and Rudeck abstained.
- 052318.4 REPORT OF THE CHAIR** No report.
- 052318.5 REPORT OF STANDING COMMITTEES:** No report.
- 052318.6 STAFF REPORT** No report.
- 052318.7 NEW BUSINESS**

Respectfully submitted,

Heather McAuliffe
Commission Coordinator