



The City of Seattle

Pike Place Market Historical Commission

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MINUTES

MHC 78/08

Wednesday, May 28, 2008

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

COMMISSIONERS

Howard Aller, Vice Chair

Valerie Bystrom

Joanne Herron

Spencer Howard

Susan Lane

Karin Link, Chair

Alex Rolluda

Sharron Shinbo

Susan Zuege

STAFF

Heather McAuliffe

Melinda Bloom

ABSENT

Marilyn Bierman

Sara Patton

Allyn Stellmacher

4:35 PM A quorum was present and the meeting was called to order by Karin Link, Chair.

052808.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL *

052808.11 Cowboy's Roaster
Victor Steinbrueck Park
Mat Chaudhry

Application: Temporary use approval for a business specializing in the sale of roasted corn and potatoes to operate in Victor Steinbrueck Park through December 31, 2008. Business to sell drinks.

Staff Report: Ms. McAuliffe provided the relevant background: the space is Zone 3, street level, all uses permitted. New use would be Food f (fast food). Proposed ownership structure: LLC - Food Fair LLC. There are two owners – Mat

Chaudhry and his wife, Rose Chaudhry. They each own 50% of the business. Mat and Rose Chaudhry own a pizza delivery business on Aurora, I Five Pizza. They will use the kitchen at I Five Pizza as a commissary to store food and clean up dishes and pots at night. Rose Chaudhry will operate the business in the Park. They will hire an additional employee to help. The booth is 10' x 10' (100 square feet). The booth will be in the park at least six days a week. It will be set up/broken down each day. Hours will be 10:00 a.m. to 7:00 p.m. Corn and potatoes will be roasted onsite. They have operated this booth at events such as the Long Beach International Kite Festival, Taste of Edmonds, Bothell Farmers Market, etc. They do not have a permanent retail location for their products. Exhibits reviewed were the written statement of ownership and role in the business operation; a copy of application for City of Seattle business license; and supplemental written information from the applicant. The relevant Guidelines were 2.1, 2.4, 2.5, 2.6, 2.7, 2.9, 2.11 and 5.0.

URC Report: Ms. McAuliffe said the Use Review Committee reviewed the application and determined it complied with 2.1; they noticed the prices are affordable. The Committee confirmed the site is in Steinbrueck Park which is in Zone 3 where all uses are permitted. The Committee confirmed that this would be a 2.5.1f (fast food); the Committee determined that the application conformed to all the relevant sections in 2.6. and met all sections of 2.7.1. The use is proposed for less than a year and the Committee found that in conformance with 2.9. Use would be in conformance with 2.11.5 because it does not meet the definition of concession in Guideline 5.4. Ms. McAuliffe read from 5.4 “a concession is defined as an exclusive right to operate a business upon government owned property” and stated Parks has not indicated an exclusive right for the application to be in any one spot. The Committee recommended approval.

Applicant Comment:

Victoria Schoenburg, Seattle Parks Department, spoke as the landlord and supported the applicant.

3:40 Mr. Rolluda arrived.

Mat Chaudhry, owner, said they will start with the corn and are waiting for the potatoes to be approved by the Health Department.

Public Comment:

Dave Martin, area property and business owner, spoke in support of activities in Victor Steinbrueck Park. With food and other vendors the park could be come more family-oriented.

Ms. McAuliffe read an email from Dave Jacobs, neighbor, who supported the applicant and thought it a positive addition to the park that would not be intrusive to neighbors.

Paul Dunn, referenced 2.11.5 and expressed concern about concessions prohibition in Park.

Ms. Link stated the Commission had a lengthy discussion about that and cited the Guidelines: “Concession, an exclusive right to operate a business upon Government owned property”; this does not have exclusive right and doesn’t quite meet the definition which is why the Commission doesn’t have a problem with it.

Commission Discussion:

Mr. Aller asked about the location of the booth.

Ms. Schoenburg said weather might impact the location; perhaps under the covered area. They will mainly see what works.

Ms. Shinbo supported the proposal and thought it would be good for the park.

Ms. Zuege expressed concern that she was hearing safety was the responsibility of the applicant and that the applicant is there to sell food not police the park.

Ms. Schoenburg said it was clear and they are really focusing on safety so have the Park Rangers coming in, vendors in the park as well as planned activities to encourage positive use of the park. The Park Rangers are out already and move from park to park. There is not yet a full staff and they are still training. They will “play by ear”; they are uniformed, unarmed, and on police radios; they are enforcers but they are unarmed so we should be careful not to put them into situations where they might be seen as targets. There can be four together or they can split up; she can’t commit to a specific day or hours. There are 25 downtown parks and the Rangers will move amongst all of them. It will be a year round program.

Mr. Rolluda supported the application but asked that as they test different locations they not impede seating or pedestrian traffic flow.

Mr. Aller thought having a business in the park full time adds eyes on the park which would be helpful regarding safety.

Ms. Schoenberg said the philosophy is that people are in parks because they feel safe to be there whether that is mothers and their children or drug dealers. Having additional eyes on the park will make it less safe for nefarious activity.

Ms. Zuege said with the wealth of food in the market she was concerned about adding vendors in the park but has not heard any complaints from Market vendors.

Mr. Aller made a motion to adopt a resolution to approve the application as presented.

MM/SC/HA/AR 9:0:0 Motion approved.

DESIGN: Ms. McAuliffe explained the application for approval for design of booth. Exhibits Reviewed included a floor plan and photos. The relevant Guidelines were 2.11, 3.6 and 3.8.

DRC Report: Ms. McAuliffe said the Committee reviewed this and determined it completed with 2.11.2, 2.11.5, 3.6.1, 3.6.2, 3.6.3 and 3.8.7. The Committee recommended approval. *Note: menu board was not available for review by DRC.*

Applicant comment: Applicant provided all relevant information.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Rolluda stated the DRC assured the structure wouldn't block views and wouldn't block pedestrian walkways.

Mr. Aller asked the applicant to return to DRC for sign approval.

Mr. Aller made a motion to adopt a resolution approving the application as presented with the proviso that applicant present the final menu sign to the DRC for their approval.

MM/SC/HA/VB 9:0:0 Motion approved.

052808.12 Laughing Elephant
1501 Pike Place #329, Fairley Building
Harold & Sandra Darling

Application: Ms. McAuliffe explained the application to establish use for a business to specialize in 45% books, 30% cards and stationery, 20% luggage labels and stickers, and 5% gifts/other that complement the specialty such as journals, calendars, pens and printed mirrors. These products will be primarily produced by Laughing Elephant.

Staff Report: Ms. McAuliffe provided the relevant background. The space is Zone 1, below street level, Food a-e and Retail a-b uses permitted. Space is currently vacant; it was most recently occupied by Big Boys Toys, a Retail d use. New use would be Retail e. Space is 675 square feet. Proposed ownership structure: corporation – Blue Lantern Publishing, Inc. Harold and Sandra Darling are the only two owners. Harold Darling owns 51% of the corporation and

Sandra Darling owns 49% of the corporation. The business currently makes its sales only via wholesale and Internet. Both owners will be onsite operating the business at times. Exhibits reviewed included site plan; written statement of ownership interest and role in the business operation; a copy of corporate structure report filed with the State of Washington; product list; and the catalog. The relevant Guidelines were 2.1, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said the Committee reviewed the application and found it in conformance with Guidelines 2.1.4, 2.5.4 (e), 2.6, 2.4, 2.5, and 2.7.2 b, c and d. The Committee found it in compliance with all sections of 2.6 except 2.6.1 because there would be no owner onsite. To comply with 2.6.1 the owners have now provided a letter stating Gerald Hauck would have 25% ownership, Sandra Darling would own 38% and Harold Darling 37%; Gerald Hauck will be operating the shop 4-5 days a week and will be available for consultation with Market management. Other Laughing Elephant and Blue Lantern personnel will tend the shop the other days of the week. Exhibits included signed letter from the owners indicating change in ownership and copy of the City of Seattle business license application. The Committee recommended discussion by the full Commission.

Applicant comment:

Gerald Hauck, one of the owners, said he will be on site most of the time and passed out samples of their work. He said this is a good opportunity for them to bring their work directly to the public to see how they respond directly.

Ms. Darling, one of the owners/illustrators thought the business would be a good complement to the Market.

Matt Holland from the PDA expressed excitement about them coming into the Market.

Public Comment:

Paul Dunn said he was pleased to see this business come into the Market; as a wholesaler this business has been wonderful supplier.

Commission Discussion:

Commissioners concurred that the only obstacle had been the absence of owner on site the majority of the time and that has been amended.

Ms. Lane made a motion to adopt a resolution to approve the application as presented.

MM/SC/SL/AR

9:0:0 Motion approved.

DESIGN:

Ms. McAuliffe explained the application to repaint interior/exterior walls and columns; install displays and furnishings; install one overhead and one hanging sign. Exhibits reviewed included a site plan; floor plans; photos; color sample; rendering of sign; mockup of sign. The relevant Guidelines were 3.1, 3.4 and 3.6.

DRC Report: Ms. McAuliffe reported the Committee reviewed some off-premise signs that were not originally included with the application. The Committee cited 3.1, 3.4.1 a, b & c; 3.4.3 a, b & e; 3.6.1, 3.6.2, 3.6.3, 3.6.6 a (2). The Committee recommends approval of these signs, but the Commission needs to make a special motion to include the signs in the review.

Applicant Comment:

Sandra Darling said the space is weird. Most everything will be below window level and they plan to have free-standing card spinners. One wall will have a bookcase. The concrete column in the middle will have books on both sides. No windows will be blocked; they count on the look of the products to do most of the decorating.

Mr. Holland from the PDA said the wall sign is 48” wide and goes above the door; the PDA is in approval of it.

Ms. Bystrom feels applicant will be a wonderful addition to the Market.

Mr. Aller would like more clarity about the materials for the sign.

Ms. Darling said it would be wood.

Ms. Lane made a motion to adopt a resolution to approve the application as amended by the applicant.

MM/SC/SL/AR 9:0:0 Motion approved.

052808.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL *

052808.21 The Pink Door Restaurant
1919 Post Alley, Soames-Dunn Building

Ms. McAuliffe explained the application to install an awning over outdoor dining area. Exhibits reviewed included a site plan; photos; design details; product specifications; and color/material sample. The relevant Guidelines were 3.2 and 3.8.

DRC Report: Ms. McAuliffe reported the Committee reviewed the application and cited its conformance to Guideline 3.2.10 and said that per Guideline, 3.8.7, it

would not obstruct view more than the existing structure already does. The Committee recommended approval.

Applicant Comment:

Jacqueline Roberts said they proposed to install a canopy-awning for inclement weather; only when diners are out will they have it open. It will be electrical and comes in folds and attaches to the south end of the Soames-Dunn building at a pitch of 2 ½' which is the top of the roof of Soames-Dunn and pitching down to the south side so the water will run onto the south side and not onto the neighbors below. The awning will be pure market green, no stripes, and provided a sample. The awning frame is metal.

The landlord had no comment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Aller was concerned about it blocking the view.

Ms. McAuliffe said this is not the only view from the alley; there is another unadulterated view.

Ms. Zuege asked how much higher is the awning than what is there.

Ms. Roberts said 2 ½' at its highest, then it goes gradually down; it will be out as needed from April through October.

Mr. Rolluda said when DRC looked at it, they looked at it from the pedestrian walkway and didn't feel it diminished the view that much; the height is at the parapet level and it is an open structure.

Ms. Link said it was temporary and flexible

Ms. Lane made a motion to adopt a resolution to approve the application as presented.

MM/SC/SL/SH 8:1:0 Motion Approved. Mr. Aller opposed.

052808.22

Lee's Corner
1514 Pike Place #7, Sanitary Market
Yen Hoai Ly & Tuyet Hoai Ly

Ms. McAuliffe explained the application for reconfiguration of selected equipment. Exhibits reviewed included a site plan; floor plan; photos; catalog cuts. Items reviewed included replacement of countertop heating unit; replacement and

relocation of soda fountain; relocation of cooler unit. The relevant Guideline was 3.4.

DRC Report: Ms. McAuliffe reported the Committee met and cited 3.4.3 a & b; 3.4.3 e. The Committee recommended approval.

Brittney Farrow from the PDA provided an update to drawing "C". The new specifications for B were provided; it will be 21" tall. The cooler will be 38 1/8" tall and they propose to put it in the location of the current cooler rather than out front as the new unit will be about 1' taller.

Applicant comment: The applicant had no comment.

Ms. Farrow said the landlord supports the application as it just makes it easier for the customer to access the products.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Link stated it was better and easier to see through more easily.

Ms. Herron made a motion to adopt a resolution to approve the application as amended.

MM/SC/JH/HA 9:0:0 Motion approved.

052808.3 APPROVAL OF MINUTES:

Commissioners reviewed minutes of May 14, 2008. Mr. Aller moved to adopt a resolution to approve the minutes as written.

MM/SC/HA/AR 8:0:1 Minutes approved. Mr. Howard abstained.

052808.4 REPORT OF THE CHAIR

The Guidelines Committee will meet with Ms. Patton returns; between June 23 and 30.

052808.5 REPORT OF STANDING COMMITTEES

Mr. Rolluda reported they heard a presentation by the PDA for the hill climb.

Ms. Link said there were two presentations earlier and the PDA picked the version where the elevator went through Flower Row. Apparently it fell 50-50 and they picked the version which has the elevator going right through Flower Row; this was presented at full Commission at one point and she had voiced concerns. It is now

becoming clear that the elevator going through Flower Row is a problem because it blocks views; also, it is doing something to an historic piece of infrastructure that really should not be treated like that.

Ms. Bystrom said she had attended a public meeting and heard the presentation there said another objection was that it was for disability access and it really isn't accessible.

Ms. Link said it was clear that the ramp does not meet ADA code and is very steep. Also, as they try to move toward the entrance to the down under, anyone who has problems with walking would find that the floor is not level, she said; and because of the steep inclines in both directions, anyone, who has problems with walking and who gets off the elevator at Flower Row, would not have an easy time. The steep inclines within Flower Row, which do not meet appear to meet ADA requirements, would therefore defeat the purpose of having an elevator for accessibility.

Ms. Link also said that in the proposed scheme the area near the proposed elevator is likely to function as a congested elevator lobby and would no longer work well as an outlook; this was also voiced by the tenants at the public meeting.

Mr. Rolluda said there is a service elevator that is part of the building itself; there was question about whether that could be used or enlarged. Right now it doesn't service the bottom two levels.

Mr. Howard explained they are gearing up for the conceptual approval for the locations of the vault and the elevator and stairway. A couple other questions raised were: is there a master plan so we can understand how the stairway and corridor fits into the rest of the improvements; and have they done a needs assessment of the existing elevators to determine if there is a demonstrated need. There are four elevators that all potentially service this area. The sky bridge over Western has not been addressed in the drawings nor have active steps to remove it been taken. Other questions were landscaping in the hillclimb area; it is a pocket park and in terms of existing vegetation what will new scheme be. There is also question about demolition plans and what exactly is coming out. Mr. Howard said there is question about the scope of work on the original light lamp. In terms of ADA accessibility, there is question about the overall pathways in the Market and how this would fit in. They have done an ADA study and there is a link to it on their website. They have a one sheet schematic for the Master Plan.

Ms. McAuliffe said the Committee talked about the stairway that would criss-cross; they have updated the plan to include the playground where it is because it has to be located near the preschool.

Mr. Rolluda said they made comments about wanting opportunities for places to resting, sitting and viewing.

Ms. McAuliffe said Mr. Stellmacher talked about the fact that this would be an exposed stairway without any weather protection. The PDA is scheduled to make a presentation on June 11 to the full Commission; it will be a briefing. They have an application submitted and are seeking feedback; Ms. McAuliffe encouraged them to submit drawings in PDF format to cut down on paper waste.

Ms. Link expressed concern with the elevator going through Flower Row.

There was discussion about if someone was going to check out the old elevator to see if it could be brought into use but the cost was prohibitive.

Ms. Shinbo suggested the Design Review Committee let the whole Commission know of any future design briefings so everyone could attend.

Ms. McAuliffe said the briefings are intended to be informal because the plans keep changing but will inform the Commission of future design briefings.

Ms. Link said the PDA has been having discussions with tenants; if Commissioners go please don't speak as a member of the Commission.

Ms. McAuliffe said because an application has been received the best thing to do is to refer people to Ms. McAuliffe for information. If someone has a comment it needs to go to her so she can distribute to the Commission. It is OK to talk as a Commission because it is a public meeting.

Ms. Link said the Commission can talk here but cannot talk outside of the meeting.

052808.6 STAFF REPORT

052808.7 NEW BUSINESS

Mr. Rolluda said the Wing Luke Museum will have its grand opening May 30.

Mr. Aller made a motion to adjourn the meeting. Mr. Rolluda seconded the motion.

6:10 PM The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator