



The City of Seattle

Pike Place Market Historical Commission

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

MHC 17/16

Wednesday, January 27, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese

David Guthrie, Chair

Murad Habibi, Vice Chair

Bob Hale

Rachael Kitagawa

John Ogliore

Jerrod Stafford

Christine Vaughan

Staff

Heather McAuliffe

Melinda Bloom

Absent

Chair David Guthrie determined that a quorum was present and called the meeting to order at 4:30 p.m..

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

012716.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

012716.11 Sea Breeze Farm

94A Pike Street, Corner Market (currently BB Ranch)

George Page

Staff Report: Ms. McAuliffe explained the application for change of use for a retail butcher shop specializing in the sale of meats, dairy, poultry, and farm foods raised, produced and sourced by Sea Breeze Farm. Business to include, but not be limited to, organic and grass-fed meats, poultry and game; dairy products including eggs and cheeses. Business to include the sale of house bottled wines, deli items and prepared food products, not to exceed 15% of sales. She said the space is located in Zone 2, street level, Food a-e and Retail a-d uses permitted. The former use was Food a, b

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& c (butcher shop with some additional deli items for sale); new use would be Food a, b, c & e. Space is 731 square feet. Proposed ownership structure: LLC. The applicant is the sole owner of the LLC. Owner affiliations: The applicant operates Sea Breeze Farm on Vashon Island, which includes farming and wine production. He does not have a retail operation currently, but sells at farmers' markets and offers dinner events at both the farm and also at his production facility in the town of Vashon. Owner operator: The applicant will be onsite regularly. Business hours: 10:00 a.m. to 6:00 p.m. daily. Exhibits reviewed included site plans, written description of ownership interest and role in the business operation; supplementary information from the applicant, and State of Washington business licensing information. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.1, 2.1.2, 2.1.4, 2.4, 2.5.1 a, b, c & e, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

George Page said he was happy to be a part of the Market and said that there is a rich history of Vashon bringing wares to the Market. He said he would continue in the tradition of the space.

Landlord Comment:

Matt Holland supported the application. He said that BB Ranch was in the space for two years. He said that Sea Breeze is a producer and it will be good to have a farmer in the Market.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese said the URC reviewed the application and agreed that the restaurant and winery doesn't conflict with Guidelines and felt the business will be an asset to the Market. He said he has heard good comments from the public.

Ms. Vaughan asked about sale of deli items.

Mr. Page explained that it is an extension of the butchery and allows full use of product: meat pies, savory items, soup etc. He said that they will sell their own logo items.

Mr. Habibi said it is a good fit.

Mr. Albanese said that product will be sold by the pound and pricing is within price range of Market.

Action: made a motion to adopt a resolution approving the application as presented.

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

012716.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

012716.21 Our Fabric Stash
93 Pike St. #301
Gary & Deborah Boone

Staff Report, Use: Ms. McAuliffe explained the application to relocate business to 1501 Pike Place #326 (currently Bead Zone). She said the space is located in Zone 1, below street level, Food a-e and Retail a-b uses permitted. The former use was Retail d; new use would be Retail a & Other Uses b: retail business specializing in the consignment and resale of specialty and designer fabrics, offering classes, alteration and customer sewing services. No change in use, operation or ownership. Space is 595 square feet. Business hours: Monday-Saturday 10:00 a.m. to 6:00 p.m., Sundays 10:00 to 5:00. Exhibits reviewed included site plan and existing use approval, MHC 27/15. Guidelines that applied to this application included 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.4, 2.5.4 a, 2.5.5 b, 2.6.10, 2.7.1, 2.7.2 a, b & c and recommended to approve.

Applicant Comment:

Deborah Boone provided an overview of her business to repurpose fabrics to keep out of the waste system and noted she also provides classes.

Landlord Comment:

Matt Holland, PDA, explained that the tenant will be able to reduce overhead and the business aligns with products there. He said that Market Beads has been in the space for 15 years and is retiring.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese said it is straightforward and with the mix on the 3rd level this is a better fit for the business.

Responding to questions Ms. Boone explained that the space is smaller but it is enough for her needs.

Action: Mr. Ogliore made a motion to adopt a resolution approving the application as presented.

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

Staff Report, Design: Ms. McAuliffe explained the application to install furnishings, fixtures and signage. She noted that the application includes interior & exterior painting. Existing blade sign is being relocated. Exhibits reviewed included site plan, floor plan, photos, and sign details and renderings. Guidelines that applied to this application included 3.1, 3.4, and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 d, 3.4.2 a, 3.4.3 a, b & f, 3.6.1, 3.6.2, 3.6.3, 3.6.6 a (2) and recommended to approve.

Applicant Comment:

Deborah Boone provided material samples for the proposed white interior with black trim. She said they will reuse the existing blade sign and will reface it with their Fabric Stash logo. She provided photos of proposed off-premise signage.

Landlord Comment:

Matt Holland, PDA, said the rendering was a little out of scale but it will match other sign. He said they will shuffle other signs up or down to accommodate it.

Ms. Boone said there will be three mannequins in the window.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC asked for more information which was provided. He said it is straightforward. He said they will re-use existing lighting and they are bringing fixtures (which have already been approved) from current location.

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

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

012716.3 COMMISSION BRIEFINGS

012716.31 PDA - Daystalls
John Turnbull

Briefing on proposed on changes to Daystall Rules for Farmers, Crafts and Performers

John Turnbull explained the current process and said that significant changes proposed by community are:

- Public meetings posted on website
- Reduce duplication of craft items
- Improve standards for attendance
- How seniority is transferred
- Minor increase in rental rates – 3%
- Regulate street performer permits and where they perform

Changes that he is proposing:

- What farmers can sell as permitted products
- Supplemental farm products

He said this would encourage value added products such as jams, jellies, honey, nuts, sauces etc. He said he noticed seeing apple juice in an open cup being sold and noted that is more of a fast food item versus that in a pint container. He said the proposed change is that processed food going into a bag is okay but items that are meant to be eaten right away would be a supplemental farm product and could account for no more than 25% of display. He said this has been OK'd by the Market Master and is approvable under special conditions. He said they want to get rid of the Puyallup Fair look at the Market. He noted Market tour groups and said they will set up working rules to be able to regulate and limit time within arcades. He said they will expand the definition of Day Stalls and noted that other things meet the definition – meeting rooms, rummage hall, overflow space, tables for flower vendors at Mother's Day.

Mr. Ogliore asked about the tour group limits.

Mr. Turnbull said they are like performers and will be subject to same rules as public agency – free speech rules. He said if they are making money they will have to have insurance and permits and limit group to 16 people. He said tours would be banned between 10:00 am and 3:00 as they are in Europe but noted that most tours are good for the Market.

Mr. Albanese asked if the busker program would be limited to numbers or license.

Mr. Turnbull said no.

Mr. Albanese asked if talent was a requirement.

Mr. Turnbull said they cannot do an audition process but can monitor time, place and manner. He said they can limit the numbers and the spot; they can't sell anything. He said it is a delicate management issue.

Mr. Habibi asked about amplification.

Mr. Turnbull said that no amplification is allowed.

Mr. Ogliore asked how to set limits on duplicates.

Mr. Turnbull they will phase out commercially trademarked items and no clip art will be allowed. He said there has to be value added to production. He noted product saturations.

Public Comment:

Rich Haag said he interviewed a park guide who didn't know who Victor Steinbrueck was and said that the guides should be tested on their knowledge. He said bilingual would be good.

012716.32 Market Foundation – Neighborhood Service Center
Lillian Sherman & John Pierce

Briefing on proposed neighborhood center at street level of senior housing at MarketFront Building, 1901 Western Avenue.

Lillian Sherman explained that the proposed center will be more than a meeting room for social services; it will share the rich history of Market community and will be a way for community members to connect and interact. She said that current and existing social services would use space and they are looking at a credit union for under-banked. She said they will be able to expand food access opportunities and expand the partnership with the Chief Seattle Club. She said they will be able to broaden the population served at the Senior Center now. She said they have gotten a Department of Neighborhoods grant and need Commission approval first. She said they need broad stakeholders.

Mr. Albanese asked if it would be used as an office.

Ms. Sherman said it will not be an office. She said they will be able to engage the public and to have groups working in there.

Mr. Guthrie asked how they would do it.

Ms. Sherman said they did a community-wide needs assessment and space could be available for a book club, or seniors making art or coming in for one activity and learn about other things.

Mr. Habibi asked about targeted population.

Ms. Sherman said that it is a community center for everyone. She said it is a different level of social service and a layering of things you would find in a center with case management as needed. She said they are trying to figure out how to weave it all in; there are lots of people nearby who want to use the space. She said that bringing the wellness series into the community center would open up the clinic to deal with other things. Responding to clarifying questions she said that the space is 1100 square feet; it is the lowest street level of that building.

Mr. Guthrie said he saw no red flags as far as use; it is needed and it would fit.

Ms. Sherman said that all agencies are interested in how to serve and the focus will be on the impact it can have; it will be more than just another meeting space.

Mr. Albanese commented that if wellness is taken away from clinic then the clinic can deal with drug addiction.

Ms. Sherman said they are solidifying what it will be and how it will work and how to design it. She said there will need to be flexibility of space with some privacy. She said MHC approval is needed for the DON grant. She said they will come up with Uses and it will need a formal vote.

Mr. Ogliore asked how they will measure success.

Ms. Sherman said they will measure impact.

Mr. Hale asked if this will be a walk-in type facility and if they will advertise programs.

Ms. Sherman said that is possible that they will do both.

Mr. Guthrie asked about next door Uses.

Ms. Sherman said it is next to parking entrance and to entrance to housing.

Public Comment:

Rich Haag said this is good. He also suggested having more street trees than the law allows.

Sara Patton said they have connected with Chief Seattle Club to provide service for people who use the park.

Ms. Sherman said the partnership is growing. She said they will help fund more case management there. She said this would be a space to bring people in for case management although it is not a day center. She said that Chief Seattle Club closes at 2:00 pm; this would be a useful space and they are waiting to hear from the Chief Seattle Club.

Derrick Belgarde, Chief Seattle Club, said they have been working together and are making headway.

012716.33 Victor Steinbrueck Park
David Graves

Update on site conditions relative to the 2008 Parks Levy language, public outreach effort and initial structural/membrane investigations.

Chris Jones, Lara Rose, Walker Macy, Peter Steinbrueck, and David Graves presented a 'report back' from an earlier meeting. PowerPoint presentation in DON file. Following are Commission member questions and comments and public comment.

Public Comment:

Spencer Howard letter (in DON file).

Rich Haag, Victor Steinbrueck Park co-designer, said that the plan is a thinly veiled attempt to dissociate Native Urban Americans from their place of assembly. He said the park is a belvedere – a place to go to and not through. He said they have already fended off the gondola with the park as landing pad and Cutters wanted to move in. He said the early PC 1 North studies coded instructions to connect southwest corner of the park to new developments including the switchback. He said if you honor the design intent you will not pierce the southwest corner. He said that Seattle was uniquely named after Chief Seattle and then banned him; he said it is the last reservation within a reservation. He said to think about the original design intent and noted the low walls that were a subtle design device to say “this is the space”. He said to have humanity and to reject piercing the southwest wall with hordes of outsiders coming through.

Peter Steinbrueck said we shouldn't presume to know what is best for urban Native community and should be speaking directly to them. He said there is no veiled attempt to move them out. He said the Native community can help inform design.

Sara Patton said the pergola is a gathering place and it is important to preserve that. She said we don't need to democratize every spot. She said she echoed Mr. Haag's comments. She said the Commission unanimously turned down the memorial (Homeless Place of Remembrance) and that was overturned by Hearing Examiner. She said she would be delighted to bring back play into that area.

Paul Dunn said that he made two passes to City Council on the Children's Play area. He said the space is an extension of the Market and part of the Market and the Hearing Examiner didn't figure that out.

Derrick Belgarde, program manager at Chief Seattle Club, thanked Mr. Haag for his comments. He said lots of outreach has been done. He said he doesn't know their role but that outreach is going on. He said he was concerned because he didn't realize the plan to punch through the southwest wall. He said the bulk of their members are homeless; they are a marginalized group and that is their home. He said safety is an issue and lighting is needed. He said women are raped regularly; they are mugged and beat up by tourists. He said they want alcohol in the park cleaned up. He said they are all for improvements to safety issues. He wants to make sure that they are not threatened and not swept away because often that happens.

Linda Mitchell, West Edge Neighborhood Association, said they supported design especially a children's play area and would like to see the park open more to Western. She said they love the recommendations and would love to be involved.

Alex Rolluda recommended talking to Johnpaul Jones. He said regarding opening up the park to be sensitive and if open wall to create space with protection.

Mr. Guthrie said he echoed Messrs. Rolluda and Haag comments. He noted the poor upkeep on the pergola. He noted the Guidelines that state it is better to repair than replace. He said that a play area is good.

Ms. Vaughan said she hopes the trees come back as well as the children's play area and pergola. She said why bring people up through southwest corner – why not tuck along the east part of the park instead of through this meeting area.

Mr. Albanese said it was a nice presentation. He said the pergola is volatile. He said that although he sees it is a Native gathering space it is also a dark alcohol and drug environment. He said we need a way to eliminate the negative elements but it is more complex.

Mr. Habibi questioned outreach and noted safety and crime statistics for the park. He said that VSP is safer than other parks and most crime in the Market is on Western Ave.

Ms. Rose said it is perception more than statistics. She said that it is a high profile area. She said she wants it to remain special to Native Americans and she wants all areas of the park to feel safe and usable. She said they want to leave the berms and they want to keep lighting levels low so that people can appreciate the views.

Mr. Steinbrueck said that the park location has the advantage of 24/7 residential activity. He said that the police are starting to do a better job and noted the value of community policing. He said that this is a dense urban environment and it will intensify.

Mr. Guthrie asked about lighting guideline.

Ms. McAuliffe said 3.5.1 is usually applied to businesses and noted that the Commission considers 2700 kelvin equivalent to incandescent lighting.

Ms. Kitagawa said she works for Johnpaul Jones and echoed Mr. Rolluda's suggestion to talk to Mr. Jones. She said Mr. Jones understands the space. She noted Mr. Haag's comment to really think about punching holes through the wall and said it is hard to think of a large number of people moving through and displacing the people there. She said that Mr. Jones is a Native American architect whose commissions include the Smithsonian Museum on Native Americans. She said he works with communities and focuses on culture and architecture.

Mr. Hale appreciated the analysis and success of the original design and said it works well with the berms and trees. He said the focus should be on restoration of work by legendary designers and to avoid adding more clutter. He said he has reservations about connection to waterfront.

Mr. Ogliore said to negotiate with Women in Black. He said bringing children back with a play area will activate park much more. He said it was a good

presentation and advised to listen to Mr. Haag. He said to think over punching the hole and to be sensitive to First Peoples' use of space.

Mr. Stafford agreed with Mr. Hale to just restore the park – with blueberry bushes, ash trees and other things that have been taken away. He said it should go back to original design with a full restoration.

012716.5 APPROVAL OF MINUTES:

December 9, 2015

MM/SC/JO/FA 8:0:0 Minutes approved.

January 13, 2016

MM/SC/CV/FA 6:0:2 Minutes approved as amended. Mr. Stafford and Ms. Kitagawa abstained.

012716.6 REPORT OF THE CHAIR:

This was Chair David Guthrie's last meeting as chair. Commissioners elected Mr. Albanese chair and Ms. Vaughan vice chair.

012716.7 REPORT OF STANDING COMMITTEES: There was no report.

012716.8 STAFF REPORT: There was no report.

012716.9 NEW BUSINESS: No new items were discussed.

7:30 pm Mr. Ogliore made a motion to adjourn Mr. Hale seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator