



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

MINUTES

MHC 81/16

Wednesday, May 25, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese, Chair

David Guthrie

Murad Habibi

Bob Hale

John Ogliore

Jerrold Stafford

Christine Vaughan, Vice Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Rachael Kitagawa

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.

052516.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

052516.11 Harvey Harris Gallery
1915 First Avenue, Alaska Trade
Sarah Harvey

Staff Report: Ms. McAuliffe explained the application for relocation and change of ownership of Lisa Harris Gallery. Relocation to 1915 First Avenue, in the Alaska Trade Building. Change in ownership to an LLC owned 100% by Sarah Harvey. She said the space is in Zone 3, street level, all uses permitted. The former use was Retail d (Mishu Boutique) and new use would be Retail e – an art gallery. Space

is 1200 square feet. Proposed ownership structure: LLC. The applicant owns 100% of the LLC. She is a current employee at Lisa Harris Gallery but does not have an ownership interest at the business, or a financial affiliation with another business. The ownership of Lisa Harris Gallery will transfer to the applicant & is expected to occur in August, when the Pink Door expands into the space currently occupied by Lisa Harris Gallery, as approved by the Commission. If the Pink Door expansion is delayed or canceled, Lisa Harris will continue to operate her gallery per her lease agreement with the PDA through the end of February 2017. In that case, the ownership will transfer to Sarah Harvey upon signing a new lease with the PDA. Applicant will be onsite during business hours as full-time director. Business hours: Tuesday through Saturday, 11:00 a.m. to 6:00 p.m. Exhibits reviewed included site plan, written description of ownership interest and role in the business operation, State of WA initial report for LLC, Supplemental written information from the applicant. Guidelines that applied to this application included 2.10, 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.10.2, 2.1.4, 2.4, 2.5.4 e, 2.6, and 2.7.1 and recommended to approve. She recommended if the Commission approves this application, the motion should include the understanding that if the gallery does not relocate, the ownership change is approved for the existing gallery.

Applicant Comment:

Sarah Harvey explained the transfer of ownership and noted Lisa Harris is ready to retire. She said this will continue her mission – a regional focus and local client base. She said the street level presence is a good fit.

Landlord Comment:

Landlord signed the application.

Public Comment:

Bob Wagner spoke in support.

Commission Discussion:

Mr. Guthrie said the URC supported.

Ms. Vaughan asked if they would both operate at the same time.

Ms. Harvey said they would not.

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

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

052516.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

052516.21 PDA – Daystall table overflow
James Cornell

Staff Report, Use: Ms. McAuliffe explained the application for temporary use request to use space in the Soames/Dunn lobby May 26, 2016 through May 25, 2017 for Daystall table overflow during inclement weather. She noted that the application includes street use request to place a sandwich board on the sidewalk in front of the Soames/Dunn Building during the sales. She said the space is in Zone 2, street level, Food a-d and Retail a-d uses permitted. New use would be Retail c. Area is located inside the Soames-Dunn lobby, by the stairway. The Commission has approved temporary use of this location for overflow crafts several times. Commission granted street-use/right of way approval for the sandwich board last year. Exhibits reviewed included a site plan and photos. Guidelines that applied to this application included 2.4, 2.5, 2.7, 2.9, and 3.6.

URC Report: Ms. McAuliffe said the Committee cited 2.4, 2.5.4 c, 2.7.1 a, 2.9.1, and 3.6.6 b and recommended to approve, with request for a revised site plan that shows the entrances to businesses in the lobby, and conditioned upon design approval.

Applicant Comment:

James Cornell provided updated information per URC request. He said they are seeking continued use of the space for inclement weather and to be able to use an A-board sign. He provided a site plan for the proposed location of overflow space as well as the a-board sign.

Landlord Comment:

Mr. Cornell represents the landlord.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Guthrie said URC had nothing more to add.

Mr. Ogliore asked if the A-board would be out with others.

Mr. Cornell said it would.

Mr. Guthrie said the layout is the same as last time.

Responding to questions Mr. Cornell said it was used to capacity only once but usually there are just a few people. He said that Bavarian Meats entry is completely blocked off.

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

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

Staff Report, Design: Ms. McAuliffe explained the application for proposed design for Daystall selling spaces in lobby. She noted that the proposed sandwich board location and design were approved by the Commission last year. Exhibits reviewed included a site plan and photos. 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 f, 3.6.1, 3.6.6 b and recommended to approve.

Applicant Comment:

Mr. Cornell had nothing to add.

Landlord Comment:

Mr. Cornell represents landlord.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that because of a safety hazard DRC suggested moving the A-board so it won't be a trip hazard. He said it will be brought in at end of day.

Mr. Albanese said they moved it in a little so it is not a trip hazard.

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

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

052516.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

052516.31 Dot's Butcher & Deli
94 Pike Street, Corner Market
Miles James

Staff Report: Ms. McAuliffe explained the proposed interior changes; install business signage. Work to be reviewed included installation of casework, furnishings and fixtures, sealing of the concrete floor, and installation of on and off-premise signage. Exhibits reviewed included photos, cut sheets, plans, sign details and renderings, and color/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 c, 3.4.3 a, b, e, f, 3.6.1, 3.6.2, 3.6.3, 3.6.6 a (2) and recommended to approve.

Applicant Comment:

Miles James said the sign will be butcher block – both signs will be the same. He said it will have the full name of the business; one will hang from the ceiling above and the other will hang by the stairs.

Landlord Comment:

Matt Holland, PDA, said there is 10' of clearance for the stools in the walkway back to tenant restroom; it allows for pedestrian movement.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is similar to Seabreeze; he said sign information has been clarified.

Mr. Albanese said it looks nice.

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

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

052516.32

Red Cedar and Sage
1501 Pike Place #200, Leland
Brian Leach

Staff Report: Ms. McAuliffe explained the application for proposed changes to interior and business signage. She noted that the Commission previously conditioned retroactive approval of paint applied to the car decking in the ceiling upon removal of the paint when the restaurant vacates the space. A second coat of paint has been added, and retroactive approval is requested. Retroactive approval requested for painting of interior walls and ceiling, installation of reclaimed wood walls, installation of lighting in atrium, install ceiling fans in atrium, and proposed

changes to signage. Exhibits reviewed included photos, color samples, sample of reclaimed wood, lighting and fan details, reflected ceiling plan, and renderings of proposed signs. Guidelines that applied to this application included 3.1, 3.4, 3.5, 3.6 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.4.2 a, 3.5.1, 3.6.1, 3.6.2, 3.6.3, 3.6.6 a (2) and (4), and 3.8.7 and recommended to approve.

Ms. McAuliffe said she met with applicant and went over compliance issues.

Mr. Guthrie said beams were painted as well.

Applicant Comment:

Brian Leach said he didn't know he was supposed to get approval and apologized. He said they want to keep the decals they have on four windows and noted that the windows are clear and people walk into them. He said that they Thomas Edison lighting will be strung across the atrium. Fans are tucked under the fire extinguishers. He said the ceiling will be painted black. He noted that the car-decking is underneath drywall.

Landlord Comment:

Jessica Carlson, PDA, said she approved of the end result noting that it was a great transition but not the process. She said that retroactive approval is not the way to do it and Mr. Leach is now aware of that.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said DRC had concern about retroactive approval. He said that regarding potential view blockage the fans and lights are tucked away and there is no view blockage. He said there is lots of glare on glass but in general the changes are an improvement.

Ms. Carlson showed pictures of the red wall that will be for art, lighting and fans. She said wood will be cedar wood.

Mr. Habibi asked if they would keep the lion.

Ms. Carlson said they could change the blue to red but the lion will remain.

Ms. Winant asked if they were seeking approval for all signs.

Ms. Carlson said the menu board is not approved and has been pulled in; she said she just saw it today. She said an application will be forthcoming.

Ms. Vaughan asked about the white beams.

Ms. McAuliffe said they were painted earlier and received retroactive approval with condition the paint be removed and restored to original condition when tenant vacates. That is not for consideration today.

Mr. Albanese said that the Pike Place Market Guidelines apply and must be followed. He said that all businesses must comply. He asked that the applicant not make more changes without prior approval from the Commission. The applicant agreed not to make more changes without approval.

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

MM/SC/CV/AW 7:1:0 (Habibi against)

052516.33

Pink Door
1919 Post Alley, Soames/Dunn
Jackie Roberts

Staff Report: Ms. McAuliffe explained the application for proposed design for kitchen expansion, bar and support areas; replace two windows on Soames/Dunn western façade. She noted that the applicant has withdrawn proposal to make changes to the windows. Exhibits reviewed included lighting specifications, photos, plans, and color/material samples. Guidelines that applied to this application included 3.1, 3.4, and 3.5.

DRC Ms. McAuliffe said the Committee cited 3.1, 3.4.2 a, b, c & d, 3.4.3 f, and 3.5.1 and recommended to approve.

Applicant Comment:

Amoreena Miller went over the history of the restaurant and the need for expansion due to volume and code compliance issues. She went over the four areas involved – seating area stays the same, kitchen and bar will displace the lounge; seating area 2 and the lounge will move into the Lisa Harris Gallery Space; patio. She said the seating in the restaurant will not change. She said there will be lots of circulation left open and they will build in areas for patrons to wait.

Ms. Vaughan asked about restrooms.

Ms. Miller said they were approved under a different application. She went over FS-1 – kitchen layout, new equipment and new bar equipment. She said there are numerous sinks and hand sinks required by new health code. She said finishes are

based on existing. She said reclaimed oak wood flooring similar to existing will be used in all public spaces. She said upholstery will be similar to what they have now; the existing stripes are no longer available but they found something similar. She said the paint will be slightly lighter and four different colors will be used throughout. She said the exposed wood ceiling will remain as is. She said the seating areas will have the same finishes. She said the bar face and banquet will be mahogany and the bar top will be marble.

She said that the kitchen is somewhat visible. They will use white tile. Wine storage will be at the top of the stairs; they will use a window design feature with glass wall using two types of glass – milky and clear. She said existing windows were used as inspiration. She said that they will reuse as many chandeliers as possible and will add a few more. She said they will use warm white LED light at the bar – 2500 kelvin. She said that track lights in dining areas are incandescent. Existing tables and chairs will be reused. She said that details for metal work are in packet – liquor rails, and above host stand.

Landlord Comment:

Jennifer Maietta, PDA, said that it has been very nice working with the team and that they have been conscientious about the guidelines and conforming to DRC requests. She said the focus is on the continuation of an existing business. She said they are doing waterproofing and improvements to kitchen for staff. She said it is an excellent use of space and she supported the application.

Public Comment:

Bob Wagner said the proposal has affected his business and that the entire floor should be re-done rather than doing it piece meal. He said use was approved via design application. He said the re-use of his conference room was changed to restroom so the Pink Door can expand. He said it is a bad idea; he said the guidelines are explicit on size of business and this exceeds it. He said the PDA and Commission should consider new before letting existing business expand. He said here they are expanding and eliminating one – Lisa Harris Gallery. He said that the Pink Door controls now over two business spaces which violates the Guidelines. He said the expansion hurts his business. He said the Guidelines don't address one business adversely impacting another. He said the intent should be that one should not be allowed to hurt another and this does that. He said the whole idea of expansion to twice the Guidelines allow. He said it is hard to nuance that to allow it – 1500 square feet to solve a kitchen problem.

Steve Smerstick said that Mr. Wagner offered his space in exchange for Lisa Harris space.

Mr. Wagner disagreed.

Ms. McAuliffe said that it is a design application and use was approved last year.

Mr. Hale said finishes for existing restaurant are being expanded and that the wine storage will be wood, preserving the character of the Market.

Ms. Vaughan asked if the design application impacts the physical area that is currently under appeal.

Ms. Maietta said that was a landlord application, not Pink Door; it will not impact area under challenge. She said the public restrooms are managed by PDA. She said a lease agreement has been done for the space. She said the restrooms are public and have never been part of this application.

Ms. Winant said they did an excellent job on the presentation; she said they provided great details in keeping with the expansion aesthetically. She said she appreciated the effort.

Mr. Stafford asked if they could approve design for specific use with no restroom in it.

Ms. McAuliffe said they can and that they are not re-approving the PDA application.

Mr. Guthrie noted the comprehensive package and detail on finishes. He said the character continues into the new space. He said the Pink Door came in to the Market prior to 2.6.10.

Ms. McAuliffe said a couple places were grandfathered in – this restaurant, the Athenian and Lowell’s.

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

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

052516.4 COMMISSION BRIEFING

052516.41 Victor Steinbrueck Park
David Graves, Chris Jones

Briefing on initial renovation recommendations and feedback from community outreach efforts.

PowerPoint in DON file.

Colleen Echohawk, Executive Director, Chief Seattle Club, explained she is Pawnee and said 80,000 urban natives make use of this park and call it “Native Park”. She noted the native connection to the park and said she was grateful to

Rich Haag and Victor Steinbrueck for having Native living area in the park. She said that 90% of the people who hang out there receive services at the Chief Seattle Club. She said they want to be their own voice although they appreciate Mr. Haag's support.

George Koski said he is half Eskimo and shared his background and life experience. He said three years ago he came back here and has spent a lot of time at the park. He said that many people go through the park and take pictures of the totem pole. He said they could have a lot better native artwork there. He said this is Native American land and it is very important that people from all over the world see Native American stuff. He said it would benefit Seattle. He said that it is very important to think through what to do and he underscored the importance and value of Native American presence in the park.

Derrick Belgrade said there are 100 unique individuals in the park per day and the park is used as a refuge. He said concerns he has heard is about safety and the desire to have the park lit up with a safe walkway. He said they want native feeling art work. He said this is the land of the Duwamish. He said that Mr. Haag and Mr. Steinbrueck understood that. He said this is an opportunity to feed off that. He said the totem poles are wrong; they are not native. He said wood benches could have native art. He said it should feel traditional, natural, with plants indigenous to area.

Ms. Echohawk said she spoke to their members who were happy to have a pathway to the waterfront and noted the strong spiritual connection to the water. She said the members like being guides to the waterfront. She said that in 2017 the Chief Seattle club will have staff there and will be working with DOPAR; they will do traditional storytelling in the park. She said members can be docents and tell our own story. She said they could have native arts and crafts demonstrations. She said it is a great opportunity for the Native community. She said they are part of the Market Foundation family.

Lara Rose, Walker Macy, said they appreciate the range and diversity of people using the park and want to see that continue. She said the desired outcome for the park is that the space she feels welcoming, safe and comfortable for all; it will be a park that is an extension of the Market; and, the park will have lasting durability and quality. She went over process and schedule and explained that membrane issues have impacted both. She said the membrane must be replaced in entirety so that has pushed schematic design out.

She said the primary themes are safety, connectivity, gathering, Native American culture, play, and socializing and eating. She said they have hosted open houses and pop-up events and online surveys to encourage public involvement and input on the themes.

Safety: not a big driver of design. What change would improve your perception of park?

Connectivity: extension of Market along with pedestrian route connection to Waterfront. Should renovation include a direct connection to the Waterfront? Which option is best?

Peter Steinbrueck said he visited the park at all hours and observed and talked with people there. He said that people of all walks, backgrounds, ethnicities were there and he had a realistic look at the diversity expressed there. He said that there is not a segregated area for one group. He said the park was created in isolation; there were few buildings that were somewhat disconnected from the park. He said his father's hope was to see it expand to the south with accessible pedestrian access to the park. He said there wasn't money for a larger park then. He said that we are now seeing connectivity in a different context; the park is active and porous. He said connectivity is a critical piece and to think of the broader context. He said there is no intention to displace anyone and all options are reasonably considered.

Ms. Rose said that the park has deep meaning to Urban Native community. She said the theme has risen to the top with the Chief Seattle Club if the design should accommodate Native American gatherings and events. She said there are no specific designs but they posed the question.

Chris Jones said that the project should do more to recognize Native American culture; it is an important aspect of the park and should remain so.

Ms. Rose said they want to see Native American culture in the park.

Gathering: tilth classes, pre-school, small group gatherings; should a space be made more conducive to that – more open or usable? Seating integrated into lawn; performance area; amphitheater space.

Mr. Jones said the public is mixed on that and thinks the park serves it well.

Play: re-introduce play – nature play, berms, equipment – for kids; what zone would be best?

Mr. Steinbrueck said mounds lend themselves to tumbling.

Mr. Jones said the Tree of Life sculpture area should go back to play.

David Grace, DOPAR, said the sculpture will remain there – there is no budget to move it.

Mr. Jones said that play would be incorporated with renovation of park and that Westlake Park has been a successful precedent.

Socializing and Eating:

Mr. Rose said it will remain so and noted that there is no ADA accessibility.

Mr. Jones said they will consider more variety and ways to eat – standing, in groups etc.

Priorities: pergola, play or picnic – in new areas? Do people think it is working as it is now? People responded that they think it works well now. Asked which issues are most important to legacy and future success? Connectivity is number 1; socializing and eating and Native American culture; play; and, gathering.

Ms. McAuliffe asked Mr. Graves for a briefing on the park to the Commission be scheduled for June 29.

Public Comment:

Mr. Albanese said that safety concerns are SPD and DOPAR enforcement issues and not Commission purview.

Joan Paulsen, said that 35 years ago the park was not in the Market. She said that this is the most densely used park per square foot in Seattle. She said DOPAR must be more aggressive and provide better maintenance. She said the membrane has been leaking for 35 years and is not acceptable. She encouraged people to write letters to Council and Mayor and insist on better maintenance.

Dave Jacobs said the expanse of green, the lawn and berms are an asset. He said he had concern with the presentation – there are lots of options given – a free lunch buffet – that led to a disproportionate number of ‘yeses’. He said the park is heavily used. He said space is at a premium. He said to dedicate to a special use or user group would remove it from a typical user and give it to specialized user. He said the population is growing and the park dimensions are not. He said more native artwork is great. He said that without 24-hour bathrooms the park becomes a urinal. He said the southwest corner is a dead end and needs to be rectified.

Ms. McAuliffe said the Commission reviews use but that there is no proposal to designate any part of the park for a specific use. She explained that gardening classes and vendors are the types of use applications that come before the Commission for approval.

Ms. Echohawk said there will be relocation of folks who will lose the park when construction is underway. She said in general the homeless might experience hardship. She said there are opportunities to showcase genuine authentic Native cultures. She said the City is named for Chief Seattle. She said this is an opportunity to do art in the right way. She said this is the home of Coast Salish people and a Welcome Pole would accurately reflect them. She asked what it means to be responsible to history, to talk about Native people and their role. She

said she is glad Walker Macy reached out to them but expressed concern that Native people do not have good history working with institutions.

Matthew Steinbrueck said there needs to be a good real true expression of what Native people are and what was taken from them – the park is too small for that. He said he wants to see a larger big house that can adequately honor Native people.

Spencer Howard said the membrane is a cyclical item that will wear out. He said there is an opportunity to work with the original designers to set up precedent about how that would happen. He said that there is a good way to balance connectivity and to retain some original design in the corner. He said people need to know when they transition in and out of historic space. He said to allow seating to stay and have original designs as touchstones. He said that like PDA upgrades to Market when done with work you hardly knew it was done – the park should be the same.

Sara Patton, Friends of the Market, said that polls are anecdotal; it is interesting but to rely on it is not appropriate. She said the Commission relies on the Guidelines for all questions about design. She said ideas are not open – the Guidelines do not say that. She said to retain all design elements there and said to think about if the pergola is retained as an outdoor room versus a promenade. She asked how they account for the pergola being a gathering space. She said a children's play area is needed and this was skipped through; she asked if moving the Tree of Life is off the table. She said that she and Mr. Howard were willing to talk to the Commission about the history of some of the Guideline changes made when they were on the Commission's Guidelines Review Committee.

Commission Discussion:

Mr. Hale thanked the team and DOPAR for reaching out to the Native American community. He noted the original conception of the park. He said connectivity seemed natural but shouldn't be at the expense of losing space used by Native American community. He suggested connectivity via the garage ramp area and bring it around. He said the Guidelines are very specific about not altering character defining features. He said there is no reason to change the original design of the park. He asked about a children play area and if the Tree of Life was going to stay.

Ms. Rose said they would like to study that.

Mr. Hale said the park is over-used and the Market Front project is a big expansion and some of that concentration will be dispersed.

Mr. Steinbrueck said the park welcomes Native Americans and everyone else. He said it is wrong to think you can segregate the Native Urban American – they use

all parts of the park. He said there is diverse use of the park and it is not exclusively Native Americans.

Ms. Echohawk said there are three areas and there are different populations; she said there have been gang issues.

Mr. Habibi said that outreach was not to actual people using the park – they know about change but not one has approached them. He said he has talked to 8 – 10 people there.

Ms. Rose said they did ask for feedback and said that many in the park did not want to talk to them – it was not for lack of effort.

Mr. Steinbrueck said the pop-up event was only one of many efforts.

Mr. Habibi said the designers should think about who will benefit from the design and who will be hurt by the design. Mr. Habibi has spoken with Native Americans in the park and feels that the park hasn't been maintained intentionally (e.g. broken/burned out lights). Mr. Habibi said for an accurate lighting study, the current lights must be fixed to have an accurate baseline to compare the effects of a new lighting design.

Mr. Guthrie said lighting is old technology and LEDs should be put into historic fixtures.

Mr. Habibi said that this is one of the safest parks in the downtown Seattle based on data from the SPD. Mr. Habibi shared an insight he had from talking with users of the park - it's the community (which includes Native Americans by the pergola, homeless) that sees when there are problems and addresses them. The community monitors and addresses safety concerns for their community.

Mr. Ogliore said what is brought before the Commission has to fit the Guidelines.

Mr. Guthrie noted that the activities shown on the boards – socializing, eating, are all shown in the southwest corner.

Ms. Rose said that is not correct.

Mr. Guthrie said there is pressure on the southwest corner. He asked Ms. Echohawk about connectivity issues.

Ms. Echohawk said they reached out to their members who use the park. She said that 98% of the Native Americans in the park belong to the Chief Seattle Club; only one had problem with connectivity to park and in general there was excitement. She said that as an organization they hear from their membership and are led by their needs; based on that they are agreeable. She noted concerns about displacement.

Mr. Guthrie said that knowing it was designed with constraints on size and use the Commission's responsibility is not to homogenize it. Each spot is its own representation / time capsule. He said the park was designed in a certain way – it is a destination and not a pass-through. He said people come to relax in a minimally or non-programmed park. He said that he worried about connection to the Waterfront and how that changes the dynamics of the park or Market. He said being just another stop changes it as a place of respite.

Ms. Rose said they have taken concerns seriously – they could do it wrong and ruin the character of the park. She said the Market Front team felt that it coming up you come up through the breezeway and the most obvious way is to go up and through the park. She said she didn't think it was a logical end point.

Mr. Guthrie said it seems contrary to the beginning of the proposal. He said they need to think it out more.

Mr. Steinbrueck said they are thinking conceptually now - not to funnel people to the MarketFront. He said that at the Market people have a way to get to the park – it gets congested.

Mr. Guthrie said there is some quandary with use being completely changed. He said the Market is no longer the destination – just a stop along the climb. How to stop that from happening?

Ms. Vaughan cited 2.1.6 and noted character defining features are to be retained.

Ms. Winant asked why the sculpture is a given – if it was divined by law.

Mr. Guthrie said it was placed there in 2012 and not without a fight to get it there.

Mr. Ogliore said the Commission unanimously said 'no' – the Hearing Examiner overturned that.

Ms. McAuliffe read Ms. Kitagawa's comments into the record (in DON file).

Mr. Habibi asked about construction timeline.

Mr. Guthrie asked when they will have the money for membrane repair.

Ms. Rose said if they have the money they will start work in fall 2017 and would reopen in May 2018.

Ms. Winant asked if the number was so small relative to criteria how did they define criteria – the numbers are inconsequential.

Ms. Rose said the number are hard to get but they use them a guidance – it is not a perfect science. The online poll is still up: <http://vspark.publicmetting.info/>
Mr. Albanese said the allure of the Market is density; the observation deck will spread that out. He said they need to get there but it is up to the designers to figure that out. He said the Tree of Life doesn't matter – it is now a play area.

052516.5 APPROVAL OF MINUTES:
May 11, 2016

Deferred.

052516.6 REPORT OF THE CHAIR

Mr. Albanese suggested discussing at next meeting the tobacco shop; he said he felt they misled the Commission and are selling bongos, torches, knives, crack pipes, and they have applied for a liquor license. He wondered if it should be pursued or let lay.

052516.7 REPORT OF STANDING COMMITTEES: None.

052516.8 STAFF REPORT

PDA attorney made a motion to dismiss the appeal regarding the bathrooms noting there was no substantial reason for the appeal.

052516.9 NEW BUSINESS None.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator