



The City of Seattle

Pike Place Market Historical Commission

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

MHC 103/16

Wednesday, July 13, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese, Chair

Murad Habibi

Bob Hale

Rachael Kitagawa

Christine Vaughan, Vice Chair

Staff

Heather McAuliffe

Melinda Bloom

Absent

David Guthrie

John Ogliore

Jerrold Stafford

Anais Winant

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.

071316.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

071316.11 Algorithmia, Inc.
1925 Post Alley, Suite 3C, Champion Building
John Combs, Diego Oppenheimer

Staff Report, Use: Ms. McAuliffe explained the application to establish use for a business specializing in software development. She said the space is located in Zone 2, above street level, all uses permitted. Former use was Other Uses b (Touch Worldwide, business specializing in brand communications); new use

would be Other Uses b. Space is 2,497 square feet. [Space has never been divided, so the size is grandfathered]. Proposed ownership structure: C corporation. Kenny Daniel and Diego Oppenheimer control over 73% of the shares. The remainder of the shares are owned by venture capital investors, none of which own more than 17% of the corporation. Owner affiliations: None. Owner operator: Both majority owners are onsite regularly operating the business. Business hours: 8:00 a.m. to 8:00 p.m. The business is not open to the general public. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, State of WA licensing information listing governing people, and Exhibit B. 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, 2.4, 2.5.5 b, 2.6.10, and 2.7.1 and recommended to approve.

Applicant Comment:

The applicants had nothing further to add.

Landlord Comment:

Landlord signed the application.

Public comment: There was no public comment.

Commission Discussion:

Mr. Habibi cited 2.1 and said this was not a preferred use.

Mr. Albanese said the space is an inside space and not highly visible.

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

MM/SC/CV/BH 4:1:0 Motion carried. Mr. Habibi opposed.

Staff Report, Design: Ms. McAuliffe explained the application to install vinyl sign in window facing Post Alley. Exhibits reviewed included photo and sign details. Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve.

Applicant Comment:

The applicants explained the sign has .com on it as a cue that it is a software business.

Landlord Comment:

Landlord signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it was straightforward and the DRC recommended approval.

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

MM/SC/BH/RK 5:0:0 Motion carried.

071316.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

071316.22 Red Cedar and Sage
1501 Pike Place #200, Leland Hotel
Brian Leach

Staff Report: Ms. McAuliffe explained the application for changes to vinyl signage on atrium, exterior neon sign and interior partition wall design; approval for display menu podium sign. Exhibits reviewed included floor 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, 3.4.3 b, 3.6.1, 3.6.2 and recommended to approve.

Applicant Comment:

Brian Leach explained the previous owner had words on every window. He said that they will change all the blue neon on the lion and the "R" to red. He said the menu board will be placed right outside the door. He said the partition wall that separates the bar from the entry will now be blue fishnet-type material. He said the restaurant is now more seafood-driven.

Landlord Comment:

Jessica Carlson, PDA, supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the decals on the windows are for safety as much as signage. He said there is adequate circulation around the menu board.

Mr. Albanese complemented the applicant on the nice changes.

Mr. Habibi asked about the door.

Ms. Carlson said it is emergency fire exit for pre-school. She said there is plenty of room and nothing is blocked.

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

MM/SC/BH/CV 4:1:0 Motion carried. Mr. Habibi opposed.

071316.23 PDA – Soames/Dunn public seating area
Jessica Carlson

Staff Report: Ms. McAuliffe explained the application for approval for design of stand-up tables in lobby. Exhibits reviewed included site plan, floor plan, and photos. Guidelines that applied to this application included 3.1.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2 and recommended to approve.

Applicant Comment:

Jessica Carlson, PDA, explained there have been security issues with people sleeping on the low chairs so they will replace the furniture with stand up tables as a better solution. She said the adjacent businesses are happy with the change.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the intent with the chairs was they were to be scattered.

Ms. Carlson said that three to five times, chairs have gone through windows – accidentally she thought, from people rocking back on the chairs.

Mr. Albanese said it is a great solution.

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

MM/SC/CV/BH 5:0:0 Motion carried.

071316.21

Old Stove Brewery

1901 Western Avenue, Unit A, MarketFront Building
Chris Moore

Staff Report: Ms. McAuliffe explained the application for proposed paint color for grain silos. Exhibits reviewed included color sample and renderings. Guidelines that applied to this application included 3.1 and 3.2.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2 and 3.2.3 and recommended to approve with a sample of stainless steel required.

Applicant Comment:

Greg Bjarko provided paint samples and said the silos will be powdercoated.

Landlord Comment:

Jennifer Maietta, PDA, said she was glad they consulted with Miller Hull on color selection. She said she supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is utilitarian and will blend in to the architecture nicely.

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

MM/SC/MH/RK 5:0:0 Motion carried.

071316.24

PDA – outdoor slabs

James Cornell

Staff Report: Ms. McAuliffe explained the application to install metal fence sections along outdoor slabs. Exhibits reviewed included photos, fence details and historic photos provided by staff. Guidelines that applied to this application included 3.1, 3.2, 3.4, 3.8 and 3.9.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.1, 3.2.1, 3.2.6, 3.4.3 a & b, 3.8.7, and 3.9.2 and recommended that full Commission should discuss application per all Guidelines cited. She recommended that the Commission should not vote on this application until all members have had an opportunity to view the fence as it appears when installed, without crafts sellers in front of it,

from multiple views, in order to determine whether or not the design change conforms to Guidelines 3.1.1, 3.1.2, 3.2.1, 3.2.6, 3.4.3(b), 3.8.7, 3.9.1 and 3.9.2.

Applicant Comment:

James Cornell presented via PowerPoint (full report is in DON file). Following are Commissioner questions, comments and public comments.

Public Comment:

Mia Allen, vendor, cited safety issues and uniformity, and said that she supported the fence. She said the fence also connects them to the rest of the Market and gives them credibility as being part of it. She said the fence makes for easier set up for her which enables her to start selling immediately.

Kathy Allen, vendor, said it is a safer set up now. She appreciated that the PDA came and they worked as a community to solve a problem.

Miranda Marks, vendor, said the grid wall is much more stable than the C-clamps that were there before.

Commission Discussion:

Mr. Hale noted the concern about the safety issue of falling items. He questioned if the grids are high enough and strong enough or if it is just the appearance of safety. He said he understands the convenience for the vendors but questioned the rail being up year-round if it is not being used and he said the safety aspect is questionable.

Mr. Albanese asked if vendors can attach more grids higher.

Mr. Cornell said they can and this is a starting point.

Mr. Albanese asked if there is a height limit.

Mr. Cornell said it is not clearly defined and they would advise removal if deemed unsafe.

Mr. Albanese asked if the applicant wanted it left up 365 days.

Mr. Cornell said he did.

Mr. Albanese commented on the false sense of security.

Mr. Cornell commented on the material and said it could take a good beating.

Mr. Albanese said the advantage to vendors is good but that he was not sold on public safety. He said it does alter character when not in use.

Mr. Habibi noted the false sense of safety. He cited 3.8.7 and said it limits views. He asked if there is an imperative to do this.

Mr. Cornell said it is a safety issue and provides ease of access to slabs for vendors.

Ms. Vaughan cited 3.4.3 and said it shouldn't be up when the vendors aren't there. She cited 3.8.7 and said that it would diminish the atmosphere and changes the look of the slabs. She said that she has seen the grids stored at an angled position, leaning from the back west edge of the slab wall angled to the front of the slabs. She said that the Commission could approve the grids with the provision that they be stored this way when not in use. She said that then the view would not be impacted and it would be a deterrent to children walking on the slabs. However, she said, this storage does change the feel of the slabs. She said there are no safety guidelines. She said once the new building is up the existing view will be diminished.

Ms. Kitagawa cited 3.8.7 and said it applies to all views.

Mr. Albanese said he was more concerned with use.

Ms. Kitagawa said the fence provides a false sense of safety. She expressed concern that as a licensed architect there is a required life safety standard.

Ms. McAuliffe said the Commission does not review safety; only if the design change is appropriate or not.

Ms. Kitagawa said if it is only Guidelines and not safety she said that it diminishes wayfinding and public views. She said it diminishes views of the Market and of the building going up and asked why it wouldn't come down.

Mr. Cornell explained the safety issue of installing them on a daily basis.

Mr. Albanese asked if installation was a PDA responsibility.

Mr. Cornell said no.

Mr. Albanese suggested approving with a timeline to have them removed and stored out of sight when not in use.

A straw poll was conducted to check support for 365 day installation; there was none. Commission members discussed conditions to be applied to motion.

Action: Ms. Vaughan made a motion to adopt a resolution to approve the application with the condition that grids are in use from 8:00 am to 7:00 pm only and when down be stored out of sight; and that grids will be installed only at whole slabs where vendors are selling that day.

MM/SC/CV/MH 5:0:0 Motion carried.

071316.3 APPROVAL OF MINUTES:

June 8, 2016

MM/SC/FA/BH 3:0:2 Minutes approved. Mr. Habibi and Ms. Kitagawa abstained.

June 22, 2016

MM/SC/FA/MH 4:0:1 Minutes approved. Ms. Kitagawa abstained.

071316.4 REPORT OF THE CHAIR

071316.5 REPORT OF STANDING COMMITTEES

Mr. Albanese said that new URC members are needed and hoped new oncoming Commission members will serve. Ms. Vaughan said she and Mr. Ogliore will tag team.

Mr. Habibi said that Sara Patton will participate as an advisor on the Guidelines Review Committee. Ms. McAuliffe noted that the committee is ad hoc and not regulatory. She said they will work with the Office of Civil Rights and with a Social Equity Toolkit. Responding to questions she said that Ms. Patton is not a Commissioner but will act as an equal committee member.

071316.6 STAFF REPORT

Ms. McAuliffe said two new commissioners will attend the July 27 meeting and two more will start at the August 24 meeting. She said that training with Law and Ethics has been scheduled for October 12.

071316.7 NEW BUSINESS

Ms. McAuliffe said that training on the Racial Equity Toolkit will be set up for the Commission members. Mr. Habibi asked that she send to the Commission the Racial Equity Toolkit handout available on the city's website.

Ms. Vaughan left at 5:59 pm.

Mr. Albanese spoke in support of Ms. Patton and Spencer Howard's participation in the Guideline Review committee.

Ms. McAuliffe noted that the July 27 meeting has a very long agenda.

Mr. Habibi expressed concern that only the lowest priority uses were coming in to the Market and it is becoming like a fast food court.

Mr. Albanese noted he hasn't seen any applications from farmers.

Ms. McAuliffe said when it slows down she will have the PDA come in and talk about how they advertise / find people. She said the Commission is neutral and votes up or down based on the Guidelines.

Mr. Habibi said there should be a mix of uses and the Market is becoming more of a tourist stop than a Market.

Mr. Hale questioned how to encourage preferred uses.

Mr. Albanese said it is the PDA responsibility to pursue.

Mr. Habibi suggested a letter to the PDA.

Mr. Albanese said he could draft it but it would need to be run by the full Commission.

6:10 pm Mr. Albanese made a motion to adjourn. Mr. Hale seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator