



The City of Seattle

Pike Place Market Historical Commission

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

MHC 17/18

Wednesday, January 24, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Frank Albanese, Chair
Sam Farrazaino
Murad Habibi
Bob Hale
Michael Hammond
John Ogliore
Lauren Rudeck
Christine Vaughan, Vice Chair

Staff

Heather McAuliffe
Melinda Bloom

Absent

Rachael Kitagawa
Jerrod 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.

012418.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

012418.11 Miss Café
1523 First Avenue, Sanitary Market (formerly Cycene)
Seyit Embel

Staff Report, Use: Ms. McAuliffe explained the application for Change of use for a restaurant specializing in Turkish cuisine. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. The former use was Food e; new use would be Food e. Space is 760 square feet. Proposed ownership structure:

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

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LLC. Seyit Embel and Melike Portakal each own 50%. Neither owner has a financial affiliation with another business. Owner operator: Seyit will be onsite daily managing the operations. Business hours: 8:00 a.m. to 9 p.m. daily. Exhibits reviewed included site plan, written description of ownership interest and role in the business operation, partnership agreement, and menu. 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 2.1.3, 2.1.4, 2.4, 2.5.1 e, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

Bayram interpreted for owner Seyit Embel who said it is a family business; they have much experience in Turkey. He said they will serve Turkish foods and pizza.

Landlord Comment:

Jessica Carlson, PDA, said it is a family operation; their products will complement the Market. She said the price range is good and they will be a good addition to the Market.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said it is a good addition to the Market; food is unique.

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

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

Staff Report, Design: Ms. McAuliffe explained the application to paint walls; install signage. Exhibits reviewed included photos, renderings, sign details, and color/material samples. Guidelines that applied to this application included 3.1, 3.4, and 3.6.

DRC Report: Ms. McAuliffe said the Committed cited 3.1, 3.4.2 a, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve.

Applicant Comment:

No comment.

Landlord Comment:

Jessica Carlson, PDA, explained the space had a full remodel a year ago so not much is needed now. She said they will paint the walls white and add a new sign. The sign is aluminum with vinyl stickers over; it will hang in the same location with same attachment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is straightforward and the sign is modest.

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

MM/SC/CV/MUH 8:0:0 Motion carried.

012418.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

012418.21 HistoryLink/History Ink
93 Pike Street Suite 315B, Economy Market
Marie McCaffrey

Staff Report, Design: Ms. McAuliffe explained the application to install sign. Exhibits reviewed included renderings, photos, sign details, color samples. 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, and 3.6.2 and recommended to approve.

Application:

Marie McCaffrey said the signage will be helpful for wayfinding.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is straightforward.

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

MM/SC/MUH/LR 8:0:0 Motion carried.

012418.22

Little Fish

1901 Western Ave #F, MarketFront

Bryan Jarr

Staff Report, Design: Ms. McAuliffe explained the application to relocate existing shroud and plumbing vent; add two stainless steel exhaust ducts. Exhibits reviewed included plans and renderings. Guidelines that applied to this application included 3.1, 3.2, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.4, and 3.8.7 and recommended to approve, with discussion of the impact to the public's view.

Applicant Comment:

Bryan Jarr explained the need for two additional vent stacks. He went through detail drawings.

Landlord Comment:

Matt Holland, PDA, said this is the preferred way of ducting; to be within the enclosure is a cleaner look.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the original plan was more obtrusive; this is an improvement.

Mr. Jarr said it provides a cleaner silhouette.

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

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

012418.3

COMMISSION BRIEFING

012418.31

One Center City

Eric Tweit

Briefing on coordination of county and city transportation projects in downtown Seattle.

PowerPoint presentation in DON file. Following are Commissioner comments and questions.

Eric Tweit and Paul Roibal presented. The explained a package of projects are planned to address the ‘crunch’ of traffic issues related to ongoing projects. There are short and long-term plans – expansion of light rail, use of downtown tunnel for light rail only, restructuring of bus service.

Mr. Ogliore said that Montlake is the worst bottleneck in the City and having a hub there is not a good idea.

Mr. Roibal went over types of solutions explored – adding buses increases volume; all door boarding is being looked at; traffic modeling explored, with most limited to southbound Montlake. He said it is making it a bit worse.

Mr. Albanese asked how the loss of revenue from the decrease in car tab tax will impact the timeline.

Mr. Tweit said the timeline is driven by convention center construction and getting improvements in place.

Mr. Roibal said there is improved bike mobility. He said they will provide good alternatives – speed, reliability, and safety. He said strategies are for people traveling in peak hours.

Mr. Habibi asked about feedback the Commission provided about potential harm to the Market.

Mr. Tweit said they did not evaluate the City Center Connector – it is a separate project.

Ms. Vaughan noted limited sidewalk use for deliveries and said to pay attention when permitting sidewalk cafés. She said the Market depends on Puget Sound shoppers and the perception on no parking is harmful; she said they need to get the word out that there is parking.

Mr. Roibal noted the idea of rolled curb as shown on page 8; it is usable for delivery trucks and when not used for that it is used as sidewalk. He said e-Park application and readers share info on parking availability.

Mr. Albanese suggested advertising the 600 Market parking stalls on buses.

Mr. Roibal said they could promote a partnership with the City about the parking app.

Mr. Ogliore said to keep in mind that with all the construction, people need to get to the Market.

Mr. Hammond asked if there is any plan to pull out parking.

Mr. Hale asked about disruption impacts and issues.

Mr. Albanese said as a business owner, First Avenue traffic is a glut now and when construction starts, it will be a mess. He said business will halt; it will be difficult for small businesses.

Mr. Hale said he works in Pioneer Square; he encouraged the use of traffic control cops.

Ms. Vaughan said tourists will find the Market, but to serve locals you have to accommodate them.

Public Comment:

Joan Paulson noted a back issue about Commission jurisdiction over use; she said no minutes have been posted.

Ruth Danner asked if a carrying capacity study has been done for streets, sidewalks and types of users. She noted the rental bike parking impacts to pedestrian and said the sidewalks are very congested; at what point is it too much.

David Toporowski, UW student, said he was observing the meeting.

Commission Discussion:

Mr. Albanese noted the 'bike litter' – multiple bikes piled in his business entry - of the rental bike system and said he has had handle bars go through his business windows.

Mr. Tweit said SDOT permits the companies. He said they are looking at capacity and how the sidewalks and streets are used. He said they look at what carries more people efficiently. He said they will increase capacity with light rail. He agreed that space is limited, and they are looking at capacity changes.

012418.3 APPROVAL OF MINUTES:

January 10, 2018

MM/SC/JO/MUH 6:02 Minutes approved. Mr. Farrazaino and Ms. Vaughan abstained.

012418.4 REPORT OF THE CHAIR

New PDA Executive Director Mary Bacarella was introduced.

Mr. Albanese said it has been a privilege to serve as Chair; he noted new officers would be elected at the end of the meeting.

012418.5 REPORT OF STANDING COMMITTEES

012418.6 STAFF REPORT

012418.7 NEW BUSINESS

Jean Bateman, Newmark resident, spoke about the Hahn Building redevelopment and said the next Design Review Board meeting is February 6, 2018, at 5:30 pm in City Hall. She hoped for a strong turnout and public comment. She said comments should be about mass, scale, relationship to the neighborhood, alley treatment, and how loading docks are massed, and parking pockets. She said there is a petition on Change.org – Save the Market entrance.

012418.71 Election of Commission Officers

Ms. Vaughan was elected Chair. 8:0:0

Mr. Ogliore was elected Vice Chair. 7:0:1 Mr. Ogliore abstained.

Adjourn Meeting was adjourned at 6:00 pm.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator