



The City of Seattle

Pike Place Market Historical Commission

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

MHC 17/15

Wednesday, January 28, 2015

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese
Lisa Connelley
David Guthrie
Murad Habibi
Bob Hale
John Ogliore
Jerrod Stafford
Christine Vaughan

Staff

Heather McAuliffe
Melinda Bloom

Absent

Marika Cialdella, Vice Chair
Donald Horn, Chair
Karin Link
Hseong soon Park

David Guthrie determined that a quorum was present and called the meeting to order at 4:32 pm.

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

012815.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

012815.11 Mama Saigon
Ellen Ta
1916 Pike Place #14, Soames/Dunn (Sabra Mediterranean Food)

Application withdrawn by landlord.

012815.12 Conscious Wear
Tashi Dawa

1501 Pike Place #402, Leland

Staff Report: Ms. McAuliffe explained the application for change of ownership to Tashi Dawa, a sole proprietor. No change in use. She said the space is in Zone 1, below street level, Food a-e and Retail a-b uses permitted. Use is not changing – Retail e: business specializing in natural fiber clothing with approval to sell bolts of fabric, fine ethnic silver jewelry and unique wooden masks and art objects. Space is 480 square feet. Proposed ownership structure: sole proprietorship. The applicant does not have a financial affiliation with another business. He will be actively involved in day-to-day operations and will be onsite regularly. Business hours: Monday through Sunday, 10 a.m. to 6 p.m. Exhibits reviewed included a site plan and written description of ownership interest and role in the business operation. 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 2.10.1, 2.10.2, 2.10.3, 2.1.4, 2.4, 2.5.4 e, 2.6, and 2.7.2 b and recommended to approve.

Applicant Comment:

Tashi Dawa explained that he would take over the business from his sister; he has been working there and knows the business.

Landlord Comment:

Landlord supported the change.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Habibi said it was straightforward.

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

MM/SC/FA/LC 7:0:1 Motion carried. Mr. Ogliore abstained.

012815.13 Old Stove Brewery
Chris Moore

Staff Report: Ms. McAuliffe explained the application for change of use at 1525 First Avenue #16 (Pike Place Bagels) and 1530 Post Alley #9 (Milagros) for a brewery specializing in brewing original craft beer onsite for onsite and offsite consumption, featuring other local beers on tap. Business to include, but not be limited to, the sale of handmade pretzels and small pizzas. 1525 First Avenue #16 to be used for commercial space. 900 square feet at 1530 Post Alley #9 to be used for

prep space to support the production of brewing original craft beer. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Former use at 1525 First Ave #16 was Food c & e. New use would be Food e. Former use at 1530 Post Alley #9 was Retail d (Mexican imports). New use would be Food f. 1525 First Ave #16 is 1,347 square feet. 1530 Post Alley #9 – 900 square feet of space would be used by Old Stove Brewery. Total square footage for this new business would be 2,247 square feet. Total commercial area = 1,066 square feet. Back of house = 1,181 square feet. Proposed ownership structure: LLC. The applicant is the only owner. He does not have a financial affiliation with another business. He will be onsite regularly, responsible for the managing of and daily operations of the business. Business hours: Monday through Sunday, 10:00 a.m. to 10:00 p.m., with closing time potentially extended to 11:00 p.m. Exhibits reviewed included site plans, written statement of ownership interest and role in the business operation, State of Washington business license information, floor plan – 1525 First Avenue #16, and menu. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Recommendation: Ms. McAuliffe said the Committee cited 2.1, 2.5.1 e, 2.5.1 f, 2.6.10, 2.7.1 b, 2.7.2, 2.7.2 c and recommended discussion by full Commission per 2.4, 2.6.10, 2.7.1 b and 2.7.2 c.

Ms. Connolley said that URC asked if there was a way to cut down back of house and increase front of house so it would comply.

Applicant Comment:

Chris Moore said he is looking forward to being part of the Market and noted the nice mixed use of businesses.

Landlord Comment:

John Turnbull explained the challenges of this area and the high fail rate for retail businesses located here. He said that this is part of a larger project that impacts an adjacent tenant. He said they responded to URC comments and have reconfigured the space.

Jennifer Maietta passed out revised drawings. She said they have changed the size of front of house to make it larger and downsized the back; she said they have accommodated a public space downstairs by including a utility closet into the space. She showed changes made to reduce back of house and increase front of house; a public area was added downstairs to view brewing process. She said the changes will allow them to meet Guidelines and will move people downstairs to activate the area. She said they can expand the PDA's existing cooler for use by multiple tenants.

Public Comment:

Colleen Bowman, resident and business consultant, said this adds to the diverse mix of uses and noted there is no brewery in the Market. She said that this meets the 'meet the producer' tenet and that the back spaces in the Post Alley Market are hard to occupy.

Commission Discussion:

Ms. Vaughan asked how people would get downstairs and noted that it seems like two businesses not one.

Ms. Maietta said you have to go out and around. She said that there will be a 6" core drill through the floor to get product upstairs.

Ms. McAuliffe said that it is one business in two spaces. She noted that the chocolate seller in DownUnder has a separate prep space.

Ms. Vaughan pointed out that the second space includes front of house space..

Mr. Albanese said that this was discussed at URC and that people milling around downstairs will help pedestrian traffic flow; it is one business in two spaces. He said that he commended landlord for adjusting the square footage to make it work. He said that a brew pub in the Market is a huge asset.

Ms. Vaughan said to make sure it doesn't become seating.

Mr. Albanese said it is production and there is large equipment there.

Ms. Vaughan compared it to Beecher's.

Mr. Stafford said it provides visual interest and activation in this area.

Mr. Albanese cited the letter from Milagros which states retail can operate in this location.

Responding to questions Ms. Maietta went over square footage – 1505 square feet front of house and 700 square feet back of house. She pointed out on plan and described proposed changes.

Ms. McAuliffe said there will be seating around the brewing equipment.

Mr. Ogliore asked if they would sell for offsite consumption.

Ms. Maietta said that a retail component will sell a closed product but it will be primarily an in-house brew pub.

Ms. Connolley noted the letter from Milagros and said the space is not good for retail. She said that it was fine 24 years ago when there was mixed use. She said

that mixed use makes a difference and adds more foot traffic. She said she appreciates the change in square footage and said it is nice to have it fit within the guidelines.

Mr. Hale asked how the front and lower place work.

Mr. Moore said that there will be lots of window views toward brewery activity – fermenters, brew house, stirring grain. He said the slab edge counter space will be an area to have chowder. He said the downstairs area will be mainly viewing not retail.

Ms. McAuliffe asked Commissioners to discuss 2.4, 2.6.10, 2.7.1 b & c. She questioned if it is really a food use or is it more gathering. She said there is chowder downstairs and pretzels upstairs.

Mr. Albanese said that retail is dead at this location and this is the only thing that would work there – the departure makes sense.

Mr. Guthrie cited the second paragraph of 1.4. He said noted the Milagros letter and the change in Market activities in last 24 years.

Mr. Habibi cited 2.4 mix of uses.

Ms. Connelley said it adds to desirable mix and she hoped there would be an education purpose to explain the process.

Mr. Guthrie said it is great advertising to draw people.

Ms. Vaughan asked about impact to barber and knitting shops.

Mr. Albanese said that more people that visit the Market the better the chance to succeed; he said he expects to see lots of different businesses throughout.

Ms. Vaughan noted the loss of space and one business taking two spaces.

Ms. Connelley said the Guidelines say ‘small independent’ businesses.

Mr. Habibi cited 2.7.1 B and 2.7.2 C and said to weigh them together.

Ms. McAuliffe asked the Commission to discuss whether the proposed use will result in undesirable mix upstairs or downstairs. There was general agreement that this will not result in undesirable mix and that it will create or add to desirable mix downstairs.

Ms. Connelley said it is by the bathrooms; it will draw people in and will add to desirable mix.

Mr. Ogliore said there will be visibility back in to space.

Mr. Albanese said there is no brew pub currently and this is a first; it will be the second visible production space.

Mr. Guthrie said it is desirable and a good change in use to move away from retail.

Mr. Habibi asked if all production is onsite.

Mr. Moore said that it is.

Mr. Ogliore asked if the business is open after Market closes.

Ms. Maietta said the downstairs is only open during open Market hours – until 11:00.

Action: Ms. Connelley made a motion to adopt a resolution to approve the application as amended by applicant.

MM/SC/LC/JO 7:1:0 Motion carried. Ms. Vaughan opposed.

012815.14

Pike Place Chowder

1530 Post Alley #11, Post Alley Market

Larry Mellum

Expansion of use for Pike Place Chowder prep space at 1530 Post Alley #11B. Prep space proposed to expand into 1530 Post Alley #9 (Milagros), adding approximately 219 square feet of prep space. She said the space is in Zone 2, street level, Food a-e uses permitted. Former use was Retail d. New use would be Food f. Space requested is 219 square feet. Existing prep space is 455 square feet. New prep space size = 674 square feet. Existing Pike Place Chowder restaurant space is 586 square feet. Total square footage, restaurant and prep space: 1,260. Commercial total: 436 square feet. Back of house total: 824 square feet. Exhibits reviewed included site plans, and floor plan of retail space. 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, 2.5.1 f, 2.6.6, 2.6.10, 2.7.2 and recommended discussion by the full Commission. URC requested a more detailed floor plan.

Applicant Comment:

Mr. Turnbull presented new updated floor plan and explained the proposed changes will provide a more functional work area.

Discussion ensued and it was suggested applicant withdraw application and come back with redesign of kitchen and more clarity about what is entailed.

Withdrawn.

012815.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

012815.21 PDA – bike corral on Pike Place
James Cornell

Staff Report, Use: Ms. McAuliffe explained the application to displace one parking spot in front of 1912 Pike Place for bicycle parking. She said that the parking spot is 30-minute load/unload and that bike racks and bollards are reversible for special events, etc. Exhibits reviewed included a site plan and design exhibits (for reference only). Guidelines that applied to this application included 1.4 and 2.3.

URC Report: Ms. McAuliffe said the Committee cited 1.4, 2.3.1 and 2.3.2 and did not recommend approval.

Applicant Comment:

Tamra Nisly explained the proposal to install a bike rack; she said it would be a huge benefit to the Market. She said that SDOT had previously brought forth a proposal to the PDA which had been declined. She said that over the summer, they saw an increase in bikes, and they need more parking for them. She said there will be no core drill into the cobblestones; the bollards are movable.

James Cornell showed photos of the current bike parking areas and said that they need more. He said that farmers markets in other neighborhoods accommodate bike parking. He said that here there will only be 14 bike spaces. He said that the racks and bollards are removable. He said that this space is heavily used in the morning but throughout the day it is underutilized. He cited 1.4, 2.0, 2.3.1, 2.3.2, 2.1.2 and explained how the proposal would meet them.

Public Comment: There was no public comment.

Commission Discussion:

Discussion ensued about impact to deliveries at this location and that an alternate location be explored.

Ms. Connolley suggested bike parking on Stewart Street.

Ms. Nisly said that bike parkers won't use it because of vulnerability to theft and vandalism and said that bike racks on Virginia are always empty. She said they have looked at other locations and there is good visibility here.

Mr. Albanese said he was against it because it takes away a load zone for merchants. He said there is a significant issue with delivery trucks getting in and out in a timely basis. He said the problem will be further complicated and looked to the future when the trolley is on first and more parking is lost. He said that it only accommodates 12 bikes. He said that delivery of merchandise is more important. He said that in front of his store there is a 20' 'no parking' section that sits empty all day long.

Mr. Cornell said the racks are further south have empty spots; the further south they move the racks the less feasible they are.

Mr. Albanese asked if they investigate use that space in front of his business.

Ms. Nisly said there is legal consideration about putting bike racks near corner.

Ms. Vaughan asked if putting the racks in front of the Mexican grocery would be a help or a hindrance to them. She noted the long lines of people waiting to get into Starbucks.

Mr. Habibi said that a safe place to park makes sense. He questioned how often the space is used. He said it is a changing City and bike use is increasing. He said the Market used to be a place of locals and this would help locals.

Mr. Albanese pointed out that parking will be lost to the trolley on First Avenue.

Mr. Stafford expressed concern about loss of parking.

Mr. Guthrie expressed concern about loss of parking for merchants. He said the Commission is supposed to support merchants. He said there is not enough pedestrian space on sidewalk. He said he would love to see more bike racks in the Market.

Mr. Cornell said the entire east side is loading and the west side is parking.

Mr. Habibi said that as a resident people load and unload wherever they can find a spot and don't necessarily use designated spot.

Mr. Hale asked why not put rack on west side.

Mr. Cornell said it would interfere with farmers, crafters and tents.

Ms. Connolley said that bikes are chained to rails etc. so Stewart Street is obviously used now. She said that those spaces are not used as often as Pike Place but are highly trafficked and visible.

Mr. Ogliore said that Mr. Albanese is a merchant and noted need for loading. He said that more bike spaces are needed but this is not the right spot because of loading needs.

Mr. Albanese said it could even go on sidewalk.

Mr. Ogliore said that there is heavy traffic on First Avenue and sidewalks are used for many things. He suggested going to SDOT to look at curb parking closer to Mr. D's.

Ms. McAuliffe questioned if motion could be conditioned if displaced load/unload was replaced.

Mr. Albanese said that everything on east is load/unload. He expressed concern with loss of any parking.

Mr. Habibi said he could support with replacement of displaced load zone.

Ms. Vaughan asked why the Mexican Grocery wants the bike parking – she asked if they were the only ones approached.

Mr. Cornell said the PDA approached them. The rack would keep their view open.

Mr. Guthrie said he is supportive of bike parking space but not where it is proposed now.

Action: Mr. Habibi made a motion to adopt a resolution to approve the application as with the condition that SDOT will move the load/unload zone to another part on the east side of Pike Place.

MM/SC/MH/CV 4:4:0 Motion failed. Ms. Connolley and Messrs. Albanese, Guthrie and Ogliore opposed.

012815.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

012815.31 Art Stall Gallery
Janice Wurn
97 Pike Street, Economy Arcade

Install temporary banner sign through December 31, 2015. Exhibits reviewed included renderings and photos. 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, 3.6.3, 3.6.5, and 3.6.7 and recommended to approve, with recommended changes to the method of attachment.

Applicant Comment:

Janice Wurn said they are celebrating their 50 year anniversary in the Market and want a banner up to draw people. She said they will attach banner to wood which will be attached at two places.

Landlord Comment:

Matt Holland, PDA, said they are pleased to celebrate the 50 year anniversary.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Vaughan said it is great to celebrate 50 years.

Responding to questions Ms. Wurn said there are 10 grommets and DRC suggested attaching banner to piece of wood and installing with just two holes. She said they will fill in when banner removed.

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

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

012815.32 PDA – Economy Atrium wifi signage
Tamra Nisly

Staff Report: Ms. McAuliffe explained the application to install three signs advertising free wifi in the Economy Atrium. Exhibits reviewed included site plan, photos, 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 and 3.6.2 and recommended to approve.

Applicant Comment:

Tamra Nisly said that putting in wifi will be an amenity for locals; signage will be put on east corner by Sasquatch. It will be out of the way.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Habibi asked if the DRC had no issue with the signage. DRC members confirmed that there was not an issue.

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

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

012815.33 PDA – Economy Atrium entry sign
John Turnbull

Staff Report: Ms. McAuliffe explained the application to install hanging sign under the marquee at the First Avenue entrance to the Economy Atrium. Exhibits reviewed included a site plan, rendering and photo. 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, 3.6.3, and 3.6.4 and recommended approval.

Applicant Comment:

John Turnbull presented the proposed sign; he said it was double sided. He explained that they will put it at the Atrium entrance. He said there used to be a big directory sign there that was taken down; this sign would go in its place.

Public Comment: There was no public comment.

Commissioners determined they had enough information to make a decision.

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

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

012815.4 APPROVAL OF MINUTES: December 10, 2014 Deferred.

012815.5 REPORT OF THE CHAIR

012815.6 **REPORT OF STANDING COMMITTEES:** Mr. Habibi questioned if further refinement of 3.8.3 was needed. He asked about voting on the Guidelines. He had questions about review of PDA applications.

Ms. McAuliffe said that the Commission typically compiles Guidelines in need of updates until there are enough to warrant GRC review. She said the Committee does say on the Staff Report why it made the decision. She said that appearance of fairness can be addressed in training and not the Guidelines.

Mr. Guthrie said that if there is a specific Guideline that needs review the Commission can task the GRC to wordsmith it.

012815.7 **STAFF REPORT**

012815.8 **NEW BUSINESS**

6:50 pm Mr. Guthrie made a motion to adjourn. Ms. Connolley seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator