



The City of Seattle

Pike Place Market Historical Commission

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DRAFT MINUTES

Wednesday, May 11, 2022

4:30 p.m.

Virtual meeting via WebEx

MHC 68/22

COMMISSIONERS

Chris Bown

Sam Farrazaino

Grace Leong

Golnaz Mohammadi

Lisa Martin, Chair

Lauren Rudeck, Vice Chair

Christine Vaughan

Stephanie Young

Staff

Minh Chau Le

Melinda Bloom

Absent

In-person attendance was prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.

Chair Lisa Martin determined that a quorum was present and called the meeting to order at 4:30 pm.

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

051122.1 PUBLIC COMMENT

Skip Knox: Thank you I have just sent five minutes ago another of my wonderful emails urging the Commission to do what John Lewis recently, departed civil rights icon urged and that is when you see something wrong and you know something is wrong you have a moral obligation to stand up and do something about it. That's a paraphrase. But it's close. The Department of Neighborhoods incrementally over the years has nibble nibble nibbled away at the authority and the responsibility and the credibility of the Historic Commission. And little by little, doesn't seem to be like those 1000 cuts of paper, you know, pretty soon you're bleeding to death. This attempt by the Department of

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Neighborhoods. You serve the very important job assessing applications for Certificates of Approval. Does not belong anywhere other than in to volunteer citizens who have a broad range of talent and experience. It does not belong with mid-level managers in the Department of Neighborhoods. No matter how educated how experienced they are, how well meaning they are. The volunteers are set up to do a special job that a bureaucrat cannot do and I don't disparage bureaucrats. We've got to have folks that were willing to do the work. But this is not the kind of work that citizens were initiated to do by the people who had the good foresight to put together the Historic Commission and give special powers to preserve the integrity of the Market. So, it arrives the Commission in your spare time to read this wonderful email. I just sent it the title of it is who's behind the curtain. And vigorously resist if you need to bring in the press. Don't hold back. This is important business. And you folks giving your time are not being respected by the Department of Neighborhoods, who has not to my knowledge bothered to even consult with you on the pending legislation that they're trying to put together on the basis of a survey, which by its face is a fraud, nothing can be taken out of that survey that would justify taking away the responsibility and the authority of the Commission to make decisions on applications that's a primary duty and opportunity to be public servants. And I hope your folks will resist it with all your strength and all of your combined energies and then in a loud voice say, no, we're not going to sit still for it. I don't know what else I can say, except that your work is really important among all the Commissions in town you have special powers, and they need to be not taken away. So thanks for the time. And good on you for doing good work.

Ms. Martin: Thank you so much Skip I appreciate your time.

Don Amichi: I just wanted to say thank you to the Commission, and then the Department of Neighborhoods. I don't know who that last speaker was. They certainly don't speak for small businesses. Department of Neighborhoods has been very helpful. And I only hope that the Commission, the Board considers going to the faster approval process for our small businesses. That's all I have to say, just keep up the good work. And thank you very much.

051122.2
051122.21

APPLICATIONS FOR CERTIFICATE OF APPROVAL - USE

Kubode (previously Jungle Bean)

1529 Western Ave, Pike Place Parking Garage Building

Kamille Barba, Business Owner

Proposal to change name of existing business. New business to be operated by Kubode LLC owned by Kamille Barba (100%)

Ms. Le: I'll do a quick introduction and hand it over to the chair to summarize the committee meeting and then the presenter and property owner will speak further about the project and show their project materials. The first project of the evening is the Jungle Bean 1529 Western, it's on the west side of Western Avenue and tonight we have Kamille the business owner as well as Zack Cook representing the PDA to talk about the project. You may remember them both when they went before the Commission to open this plant shop under the name Jungle Bean, maybe a year ago or so, what they want to

do now is change their name. So, it would be an LLC called Kubode, but owned by the same owner/operator Kamille Barba who opened the shop.

And staff report, zoned 3 at street level. Looks like that part is blacked out. So, let me look it up real quick. Zone 3 at street level store front. And so the previous use was retail B that speaks to plants and flowers for sale and the proposed use is the same. They're not seeking to change their inventory or anything like that. Just the name, space is about 507 square feet. The owner does not own any other similar shops in the Market or elsewhere. And will continue to be onsite for day to day operations as they are now. So, in a little bit, you'll have the opportunity to see the site plan to see where the project is located as well as their LLC business information. And with this, I'll hand it over to the URC chair to further discuss what I have summarized here as far as the Committee meeting.

Ms. Vaughan: We heard the application for Kubode and looked particularly at the guidelines 2.10 for changes to the business structure and ownership because we don't have a strict guideline that specifically addresses change of a name. We went through all of the 2.6 styles and methods of doing business and decided that this application is compliant with all of those, because the owner is already operating and is already abiding by them. The product has been said is in zone 3, all uses are allowed and there was no conflict and if the owner wanted to change their name, there really was no reason from the guidelines that indicated that she shouldn't do it. And so the Committee recommended approval. That's the end of the Committee report.

Ms. Martin: Thank you, Christine, and so with that, Minh Chau, should we have the applicant give any comment to introduce their project and what they're proposing so the rest of the Commission can hear this?

Ms. Le: Yes, most definitely is. I'm having some tech issues. Zach and Kamille, I have successfully transitioned over to the speaking and video panel. If you would like to share more about the use component of your project again this is use only. We'll talk about the signage later, but this is just the name change in the LLC.

Kamille Barba: There will be no changes on the products as mentioned earlier. It will be just, the need to change of name to reflect the new mission of the store. In the long run, to stand out from our competitors and it's more brandable in terms of branding it in a bigger market, and it's not just focusing on a more playful name like Jungle Bean you wanted to target the new market as well.

Ms. Martin: Would you like to share with the rest of the Commission what your name change means?

Ms. Barba: Kubode is a combination of two words. Kubo is, a traditional home in the Philippines. It's a small house made of all natural elements like bamboo. And abode is another term for home here in the U. S. and we just combine those words, to reflect our core belief, which is nature is comforting. And that message is what we want to share with our customers in the Market. Thank you.

Ms. Martin: Zack, do you have any comment as the landlord?

Zack Cook, PDA: I would just say we're very supportive of Kamille and her business and her name change. She's been great. She's brought a lot of great energy to Western Avenue, and walk by her shop, it's beautiful. And she's done an outstanding job.

Ms. Martin: Thank you, Commissioners do you have any questions for Kamille or Zach?

Ms. Young: I'd like to make a motion to adopt a resolution to approve as presented.

Ms. Vaughan: I second.

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

Ms. Martin: All right, and with that, would you like to introduce the second application and then Christine come forward with the report?

Ms. Le: Yes. Kamille and Zach, thank you. And just like at the Committee meeting, if you could hang tight for a little bit, we have a project to discuss, we will bring you back after the next project to discuss your signage.

051122.22

Chicken Valley

1507 Pike Pl, Leland Building
Doris Yuen, Prospective Owner

Proposal to change ownership of existing business and expand existing menu. Existing operator Chicken Valley LLC to be transferred to new owner Doris Yuen (100%).

Ms. Le: The second of two use applications is for Chicken Valley 1507 Pike Place the Leland building so kind of inside, off of Pike Place. They'd like to change the ownership of this existing business and to expand the existing menu. It's still going to be operated by Chicken Valley LLC, but instead of being jointly by a couple of family members, it will be transferred to one person Doris Yuen who is here tonight and who will speak more about the project along with the property owner Zach cook. Christine, do you want to present? I could quickly run through the relevant background, or you could Christine, you're familiar with it.

Ms. Vaughan: You go ahead and I'll follow.

Ms. Le: Okay. Just real quick, zone 1 street level, food a, and b, and retail b are permitted. The previous use, the Chicken Valley that's there is food c and food f. Food c is deli style foods, but it's also food f, like another component because it's not solely deli style or take-home food. It's fried chicken. And other prepared items with no onsite dining. So the proposed use would be the same. Food c and food f spaces, approximately 501 square feet, according to the site plan, the property owner has provided. The proposed owner, the new person who wants to come in does not have any similar businesses, will be on site regularly and plans to keep very regular posted business hours. You should have received with your agenda, a site plan. Again, we're not

reviewing design so the site plan just speaks to how the site is laid out and where it is as well as the description of their modest menu expansion. And the existing business information, they don't have revised information. They didn't want to undergo that process, or even begin it until they had the necessary approvals.

Ms. Vaughan: To move forward, as Minh Chau reported, the area is the zone for food a, and b, locally source produce and b is producing goods and foods that are not locally resourced and also retail d, which is hard to find items. The Chicken Valley is currently offering food C which is bulk items and food. F. which is all other food uses and that is the current status, which has been approved by the Historical Commission in earlier time, because it's a non-permitted use. We did look at 2.7.2 for non permitted uses and we all four apply but we particularly looked at B, which is it's a relatively small place and it will not change the character of that area. The character of that area has been formed by the presence of Chicken Valley for many years and it does add the desirable mix of uses to that area. One of the products that is going to be added to the menu are roasted vegetables and tofu. So the Committee looked at 2.6.4, which is the specialty nature of the business and decided that the simple addition of roasted tofu and veggies to the menu would not affect the specialty nature of the business because the primary product offered will still be poultry. The Committee after these deliberations, and also taking a look at the other 2.6 sections of the guidelines and finding no conflicts therefore recommended unanimously to approve. And that ends the URC report.

Ms. Martin: Thank you Christine and with that would the applicant like come forward and share their project with the rest of the Commission?

Doris Yuen: I just wanted to say that I'm probably going to kept the menu similar. Everything is kept the same for now. The only changes might be just some of the new menu items to attract more new customers. Most of items will be the same. Most things are going to be the same.

Ms. Martin: Thank you does the landlord have anything to add to tonight's applicant?

Zack Cook, PDA: I can just say Doris has been great to work with and I'm really happy that she's stepping forward. I think she's got a great plan to keep things the same to start. We're going to work over the next couple of years on some plans to update the space and obviously come back to the Commission for that. But I think she's going to put some great new energy into it, and also expand the menu a little bit to add some healthier options for people so we're really happy to support her.

Ms. Martin: Commissioners do you have any questions for either, Doris or Zack?

Ms. Vaughan: We did also go over in the Committee that there is no seating in this area and no present plans to add seating. And there is the understanding that should that kind of change take place, there would be a return to the Commission in advance of it happening.

Ms. Martin: Thank you for noting that Christine.

Ms. Martin: Any other questions from Commissioners would anyone like to make a motion this evening?

Ms. Vaughan: I make a motion to adopt a resolution to approve the application

Ms. Young: I second.

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

051122.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL - DESIGN

051122.31 Kubode (previously Jungle Bean)
1529 Western Ave, Pike Place Parking Garage Building
Kamille Barba, Business Owner

Proposal for blade sign, storefront signage, and exterior plant displays.

Ms. Martin: All right, and with that, Minh Chau, we'll go on to the 3rd application, which would be back to Kubode. Is that correct?

Ms. Le: Yes, that's correct. So we finished up use and we'll now approach our first design so I will bring back Kamille Barba, whose use you just voted to approve for the name change. I'll bring on Zach Cook as well representing the property owner, and they're going to discuss some physical changes they want to make to their space.

Staff Report:

Ms. Le: So, again, it's the same space, zone three, the west side of Western Avenue at street level. And they had originally proposed for a blade sign, window signage and plant displays and we'll discuss that in further detail a little later. Along with your agenda, you have received the location of this business. photos of what it looks like, and then details about their signage. They had also related information about the plant holder displays that were a part of the original proposal. With that, I will hand it over to Grace Leong who led a really excellent meeting last week, the first in a couple of years. Grace please feel free to expand upon what I've summarized here as far as your Committee's discussion.

Ms. Leong: Sure, I'll keep this brief. Golnaz, Lauren and Sam, and I were all in attendance for the Committee meeting and overall we were pretty supportive of the application. The circular sign is actually already installed. We also talked about the neon signage being pretty complimentary to the blade sign and we really did like the idea of the planters, but we requested that they be elevated so that they wouldn't impede traffic so that they wouldn't become a nuisance, attract litter and so forth. One other item to note is that the business currently we think has two sandwich board signs and so we would encourage that those be brought to the Committee and Commission for approval. And we did also note that only one sandwich board is allowed.

Ms. Martin: Thank you Grace, does that have any input on the design application?

Zack Cook, PDA: I talked to Kamille earlier today and she's going to pull the plant holders from the application, and just go with the sign and the blade sign and then potentially come back when she gets a plan together, you want to go forward with us hanging planters. At this point, she asks for approval of the blade sign and the neon sign which we're supportive of.

Ms. Le: I believe that there is a revised version which is what you got and what you're seeing here but just with notations to reflect what Zack has said which is they're removing the three hanging plant features, because of some of the the things that were brought up that need a bit additional working. And I will say that the Committee was really supportive of having the planters, were just concerned about the location and it was suggested that if they were elevated but could be lowered for maintenance that might be a way to keep that really attractive plant life, that's also speaking to the nature of the store really to help liven up Western.

Ms. Martin: I agree, Zach was there not hanging baskets there before that were higher?

Mr. Cook: No, I don't think so.

Ms. Martin: I thought there was, okay.

Mr. Cook: We didn't have the time to figure out a new method of attachment. So it's something that you might consider in the future.

Ms. Martin: I love the idea.

Ms. Martin: Any other comments from, and just in general did you have any other input? So it's just the blade signed and the neon and that's it this evening.

Ms. Martin: Commissioners, does anyone else have any questions?

Ms. Young: I just have a quick question so as far as the sandwich boards go. Are we talking at all about compliance at the one board at this time or we are you coming back?

Mr. Cook: We'll bring that back, the sandwich board.

Ms. Le: Sandwich boards are a two-pronged application. It has a use component. So that's permission to use the right of space during specific times for your sandwich board. And then hand in hand with that is the design portion, looking at the dimensions, the materials, the type face, and to make sure it all complies.

Ms. Martin: All right, any other questions from Commissioners, or do we feel like someone would like to make a motion?

Mr. Farrazaino: I would make a motion to adopt a resolution approving the application as edited here.

Ms. Martin: All right, that is a 100% unanimous decision. So the design portion of Kubode is approved for the blade sign and neon sign for this evening and they'll be coming back later for their a-frame and possibly the baskets of flowers or whatever they choose to do, we would love for them to come back for the flower baskets.

051122.32

Overlook Walk Preliminary Work

1901 Western Ave, Marketfront Plaza

Jessica Murphy and Richard Schleicher, Seattle Office of the Waterfront and Civic Projects

Proposal for demolition and preliminary work in preparation for implementation and construction of Overlook Walk connecting Pike Place Market to Seattle waterfront area.

Ms. Le: The fourth and final is for the Overlook preliminary work and while I will bring on the presenters I'm going through these informational pieces. Richard Schleicher, from the City of Seattle Office of the Waterfront and Civic Projects is here, John Turnbull is also joining us to speak from the property owner Perspective and we're also expecting Jessica Murphy from Office of the Waterfront and Civic Projects as well to speak about this.

Ms. Le: This is preliminary work getting ready for future implementation of the Overlook Walk. The applicant has prepared a presentation that will give you more context and background about this for those of you who may have been new to this project and what all it encompasses. The Overlook Walk is going to be a massive pedestrian walkway connecting the Pike Place Market to the Seattle waterfront that will go above street level. The walk itself is not within the District. However, since it leads right into the Market, it will touch the District in a few areas. This application for this particular phase deals with these areas. Two different points on the Marketfront where demolition is needed to get the connection points kind of prepared and then some components on the western face of the parking garage that speak to how for the first time ever there's going to be pedestrians coming very close to the upper openings of a parking garage. So what do we do about that to ensure safety and so forth so they have prepared a presentation that will give you a general overview of the overlook walk so you can visualize what it is and how it's relevant to the District And how it connects. You'll see the project location. You have the scope of work some statements regarding the need to do the demolition, photos of what's there now and construction details for those technical points as well as information about the materials. And with that, I will hand it over to the DRC chair to speak more about what was discussed at last week's committee meeting.

Ms. Leong: Golnaz, Lauren and Sam, and I were all present for this. In general we were supportive of the demolition that will be required to build the Overlook Walk and I think Richard will probably be going into that in more detail. We had some questions about some of the additions that will be necessary, including modification of railing design and

also some of the Western façade elements on Alaskan way on the existing PC 1 garage, but I think that's probably going to be covered in their presentation.

Ms. Martin: Does John want to present after this or do you want the applicant to go?

Mr. Turnbull: The Marketfront project was designed to be the upper end of the Alaska way and waterfront promenade connection. Five or six years ago and when we built it, we anticipated this project coming along and tying into the the new public plaza on top of the Marketfront and connecting along to the old market garage, which was built in the late 80's. Over the last 3 or 4 years we've been working closely with the Office of the Waterfront and others involved with the City and making sure that the design of the new building connected in as seamlessly as possible but also as functionally as possible. We've been working very closely with them for years on this and think that we've got a very good solution on our side of it and a very practical solution on their side. And while this project that you're looking at now is all on the City right away, it does make a couple connections to the parking garage. If you need to talk about that later, I'll be available to talk about it, but it's not part of the presentation.

Mr. Schleicher: All of a sudden my Webex app shrunk and I'm not able to drive as easy as I'd like to, I'm sorry.

Ms. Leong: I'm just going to comment that, you know I don't love Webex and I know the City really encourages it, but you know, there's a little bit of satisfaction that you're also having problems.

Mr. Schleicher: I have not adopted Webex as quickly as I should.

Melinda Bloom: Richard, this is Melinda, if you have any difficulty, you can pass it on back to me. I don't have that presentation but I can definitely help out if need be. I don't have any problem with it. Thank you.

Mr. Schleicher: We'll get going...let's go through the slides here. Thanks for taking the time to host Jessica and I. Here's a nice overview of the waterfront program showing future rendering of the completed program but you can see the Overlook Walk is up and to the north at a site. There'll be bridges, Marion Street bridge and other infrastructure that that is being built as part of the program. So Here's a little background on what's been leading up to, to the overlook walk moment. You're probably all familiar with the Pike Place Marketfront improvements from 2015 to 2017. And you'll see in yellow, that's the Waterfront program. So that's showing the new Alaskan way, and new Elliott way connections to the north. There's going to be some work in Pioneer Square as well as Pike and Pine Street corridors as part of the waterfront program. You'll note that right adjacent to site 12, which is the Aquarium expansion is site 13 and that is the overlook walk project. And that's the pedestrian bridge and plaza that will be constructing. That will connect the waterfront to the Market. For some background on the timing of everything, all the projects that we had previously listed. That rebuild and which is complete in habitat improvements. The new Alaskan way, and park promenade, which is currently under construction. All those connections I mentioned, and you'll also see the overlook walk, scheduled to start construction in 2022 as we are

currently on track to do. I don't want to say this is the first project, but one of the originals to get everything going here. Shortly after the deck was removed everybody remembers that and happy that that's behind us. Pier 62 opened in fall 2020. And currently activating in that space, I'm spending a lot of time in the community engaged there and seeing a lot of interest. So here's the second view. This would be looking north. And you'll see the old outline there above Alaskan way. That gives you an idea of where the new Alaskan way will go pretty squarely under the viaduct. And then everything to the west of that space will be cycle track pedestrian plaza, furnishings, artwork and landscaping, and it's really going to be a beautiful thing when it's done. Here's an example of an intersection that you'll see and we're moving from the South to the North. If you head down to the south of the project, you'll start to see a little bit more of this final view taking shape. Here's an example of the park promenade we're talking about. Very proud of all the pedestrian and cycling and rolling space that we're going to have here when this project gets done and here's a construction photo and what's going on. You can see the new concrete pavement. that wider pavement on the right side of the Alaskan way. And you can notice that on the West side of that newer, concrete pavement. There's a couple little parking space turnouts and so that'll be the Western limits of your vehicle access with the exception of driveways for pure access and emergency access. Everything where the existing asphalt pavement will pretty much everything there will be pedestrian space and also for biking and rolling.

Here's a rendering of the Union street pedestrian bridge currently under construction and there's going to be a large fern artwork that you can see there, it's going to be part of the project, not part of the project, but part of the program, the waterfront program. Here's a current construction photo of the Union Street pipe bridge. This is what we call the central public spaces. You've got the new waterfront park Pier 58 that's soon to go to construction. The aquarium again, and the overlook walk, that will connect those two blue outlines the Pike Place Marketfront and connect to the aquarium and lead down to the waterfront. Here's the new Pier 58 project that is very soon going to construction and the Overlook Walk pretty much while we're here today. Um, you'll see the, I'm here for this from the water side, of course, and. And it's a little, not clear, I guess, where the quarry becomes the overlook walk, but there will be a joint, here will be a seismic joint that separates the structures.

Mr. Schleicher: So, Here's a little bit of zoom can be on top of the overlook walk and you'll see there's going to be a Just out of sight here on the top of the corner, a cafe and a lot of landscaping, I believe certainly predominantly native landscaping. If not all native. Here's a view from the Market front. You see the stadiums and the wheel and this is a new overview. We'll overhang that for a viewing quarter that will replace the existing one. Here is a construction and active construction photo, here are some of the drill shaft foundation supports that we're putting in for the project. And they're currently being put in, right as we speak.

Mr. Schleicher: Here's what we're here for, we've got predominantly the two areas where most of the work is going to occur, the Market garage and the Marketfront and I think we may refer to them as North and South in this presentation in the future. Here is the South condition, which is the very southwest corner of the existing Pike Market parking garage, here's the existing condition. And here is a rendering of our future

condition, and so what we'll be doing is partial demolition of the parapet wall, the existing wall at the top of the garage in order to make way for this pedestrian connection that will be shown later in the presentation is there is an expansion, a steel expansion joint, stainless steel that will be coated with an anti-slip coating. And that will bridge there's going to be about a 12 about a 14-inch gap between the overlook walk structure and the garage and that's for seismic movement. And so that 14 or so inch gap will then be bridged with a steel plate for pedestrians to walk across. And that steel plate will be embedded into the garage. So, that's part of the modifications that we're requesting today is an opportunity to partially demolish the parapet wall and then embed the steel plate into the top of the garage floor there. The other part of this South connection here is the need to put some reinforcing steel underneath this plate. So this is the correct bay, this steel beam will go and it's going to be underneath this access way for additional support. So we'll move on to the Market front. These are just some renderings, and when we can look at some construction details here as well. This is what we've been calling the diving board and so we're going to ask for permission to demolish it for similar reasons will replace it with a larger overhang that you can see here in the left of the screen. But also, place a steel plate to bridge the gaps that pedestrians can cross in a similar fashion. Here be the approximate limits of the demolition. My understanding it's the contractor's intention is to get a very large saw and cut from the bottom up. Basically, at the face of the existing wall, if you will the concrete wall, and you can see there's some kind of a black edge line there and that'll be the limits. They'll essentially first deactivate and terminate the electrical that's connected to the handrail. They'll need to do a partial demolition of the handrail and that was what Grace had been referring to earlier, is that we did not unfortunately, have the modified handrail details available for the last meeting and we did a little bit of research and did not find them. We have some standard details and some connection points that we felt this weren't quite complete for the for a presentation today after reviewing them. So we intend to come back and present that information at a future date, but in the meantime, we're still asking for permission to demolish the diving board as shown here. There's one other thing that we'd like to do, to place transom panels and the orange highlighted orange solid areas are the transom panels that we would like to place. Essentially they're vents. The intention is to mimic the existing transom panels and fencing that are on the garage. So you'll notice the, the 1st and the 2nd floor currently have fall protection for purposes of keeping people from falling under the garage, we intend to mimic that because once the bridge is in this place placed up against the garage, we'll want to make sure that people aren't able to access the underside of the bridge, so that's the reason for the transom panels on the higher levels. This is just a little bit more of a detail of existing transoms. It's essentially all steel hardware and some mesh #8 woven wire mesh panels. We could look at the construction details or we can allow for questions.

Ms. Martin: You can go ahead and show the renderings. I think that would be nice.

Mr. Schleicher: Let's go back to which one would you like to look at?

Ms. Martin: The expansion joint is what's joining that and the other spot that's just the cutting of the, you call it the diving board whatever.

Mr. Schleicher: Yes there will also be an expansion joint there. Very similar the gap is like an inch or so different, but they'll pull into the connection. Once the demolition is complete and our infrastructure is complete, we'll need to bridge both of those gaps with an expansion joint.

Ms. Leong: Can you show where the existing chain link fence will be?

Ms. Leong: In the description of the proposed work, it says that the existing chain link fence will be there, even though it's not shown in the rendering.

Ms. Murphy: We're only removing the chain link fence where the chain link fence is attached to the wall, or where we're moving that lower portion of the wall, additional removals of the chain link fence can be sought by the Market, if they desire. Some of it is not going to be what, if they want to modify it. That's not something the project is proposing.

Ms. Leong: Can you go back to the rendering of the proposed condition? Where there's that little boy, there's going to be probably fence there for safety. To the right though, to the right of the bollards. So that's on the north side. Is there a safety need for the chain link fence?

Ms. Murphy: From right of way perspective so not from our perspective. From the overlook walk from our improvement in the right of way. Whether a chain link fence stays, we're leaving the fence there. And that's not our property and that's not our decision.

Ms. Leong: Okay, so just so everyone knows then where, on the right side of the opening, there's going to be chain link fence, and also on the left side near the stair.

Ms. Murphy: Yes okay. We're not proposing to change anything more than we need to touch to make that connection.

Ms. Leong: Thanks Jessica.

Ms. Murphy: Thanks for finding that note and clarifying for folks I think that's good to know.

Ms. Martin: That chain link is just up temporarily. Is that correct? For this project?

Mr. Turnbull: It has always there to keep people from throwing things on the viaduct.

Ms. Young: Speaking of which can you move forward towards the end of the presentation there where you had the red paneling? Could you clarify the intent of those things is to prevent people from getting out underneath the thing and needs something doing graffiti or also throwing things out of there. I was just wondering if that was part of the intent of whatever you're trying to display here.

Ms. Murphy: Those proposed transom panels are protecting spaces from unwanted activity, whether that's people activity or trash collection activity. You can actually climb into the girders of the bridge, because the bridge is abutting the garage right there. So we don't want people to do that. There's another spot and you can very faintly. We have a small little enclosure in the right of way side that houses the mechanical equipment for the cafe above and we don't want somebody trying to climb out and jump onto the roof of that. We don't want people to throw trash in there that it would attract rodents and the like. Under the bridge areas tend to get the nuisances in the city. So this is a preventative measure that protects against some of those.

Ms. Young: Thank you

Ms. Leong: For the commissioners that weren't at the Committee meeting, we spent quite a lot of time discussing this and the orange areas will be similar to work the same basically, as what's already there. The overlook walk when it's built will basically hide most of those areas. So it's really a kind of like a safety and maintenance issue, the one area where it won't be hidden is on the right side. So, above the garage entry, and because this is now the entrance to the Market from Alaskan way, essentially, where, you know, in the past, it's really just been the back side. But now it's a really prominent entry. We really felt that that whole area needed to be looked at. So, Richard, can you go to page 17 over the slides?

Ms. Leong: That's the area in question, the very bottom bay is the garage entry, so where the cars will go into, but you can see that from Alaskan way, with the new aquarium addition, just all of the work that's being done for the waterfront. This is now a major entry point for the Market and I think that the rest of the design committee felt that this, and, please speak up, but we kind of felt that really deserved to be more of a prominent entry, instead of just kind of the neglected side as it is now.

Mr. Turnbull: We share that concern and we have been working on a redesign of the stairway, we had to work out a redesign of the stairway connection because of the new grade. So it actually connects with the new grade of the sidewalks. Because that is a fire stair. It's a very actively used stairway. We're going to have to basically, flip it do a mirror image of it. Make it work in the new grade and make it more attractive to pedestrians walking along that sidewalk. And then we are also planning to upgrade the elevator to be a little bit larger and quite a bit faster than what is there now. We had plans to go ahead with that, but we ran out of budget so we're having to re-bid the project right now and be happy to brief the Commission on those details later. Right now most of that entrance is going to be just a driveway and then they'll probably be a 12 foot wide pedestrian walkway connection that goes around those sunken planters. Right underneath that arrow. So it is going to be pretty prominent. We hope to figure out how it's going to look, but right now let's see if we can get this going and then we can come back afterwards. So, we do need to change the stairs to set the grade.

Ms. Vaughan: All of that is planning for future and is not part of today's application.

Mr. Turnbull: No, it's not. It's not part of today's application. They're just doing their side of the wall and just where it touches the garage.

Mr. Farrazaino: I think the design review committee just was trying to ask John what the future there was, to see what work had been planned, and then just not wanting folks to do extra work if they were going to fill in these transom panels and there was no longer plan. So that's great.

Mr. Turnbull: It's going to happen now that you're meeting again and I can show you some stuff. Be happy to schedule a presentation, a briefing on what what's going on our side of the street. Whenever you want it, I think we've got some things that we've been using to make presentations to our council and what the designs are. So I'd be happy to share those with you at some time.

Ms. Martin: That would be great, John Thank you.

Ms. Leong: Absolutely, I think that the Committee was just looking for assurance that that area was going to be looked at, not wanting the city's work to just kind of delay or push back any more thoughtful work in terms of the design of that entry.

Mr. Turnbull: We've been debating on this for several years with them trying to make all this work. Three pieces all have to fit together, the top, the road, our stairway and the elevator and, you just haven't had a chance to see those drawings. I can bring those to your next meeting.

Ms. Leong: Are there any other questions about this side? Because I have two other questions about the presentation.

Ms. Leong: I don't think we clarified for the added steel beam the finish on that.

Mr. Schleicher: I let me take a look at the details. I'm not aware at the moment.

Ms. Leong: And the other question we asked last time also was the extent of the demolition on the north side, the diving board, because of that notch that was shown, and we were kind of confused about that.

Mr. Schleicher: I thought I was able to make a little more sense of it. We don't have the modified handrail details that we would like to have. We just didn't feel like they were complete.

Ms. Leong: You see how it's sort of the opposite though? One on the top is jutting to the east. And then the one at the bottom is going to the west.

Ms. Schleicher: If you notice this handrail here, it is a little weird. If you'll notice here, this is also shown here. This line is actually the same panel. It's that the line here may be what is misleading

Ms. Leong: It's the line of this slab versus the line of the structure.

Mr. Schleicher: Right. That this is the, the saw cut line from the bottom. That's what we clarify with our resident engineer.

Ms. Rudeck: The railing probably extends that 14 inches to cover that steel plate gap, right? Or that's the intention?

Mr. Turnbull: The railing is freestanding as for the ramp part. Where if you see the upper right picture where the concrete is kind of light. There's a little sign on a railing and there's a ramp on the other side on the South Side of that sign. It goes down to cover about a three step drop. We have a ramped access to two apartments. And that's the only reason that ramp is there it's just to get down to the bottom.

Ms. Rudeck: I meant that on the far-left picture it shows that the railing is overhanging where the slab is being cut. I'm assuming that overhang is just to cover the 14 inch gap where the Overlook will connect to the Market front.

Mr. Turnbull: I see what you mean.

Ms. Murphy: Yes, how that rail gets modified to do that we don't have it in this packet. Right, I guess it's gap coverage.

Ms. Vaughan: Is there a rendering that shows where the Overlook walk goes by the artist apartments in the water?

Ms. Murphy: Here at Market front is where the ramp is at next for the fluid coolers.

Ms. Vaughan: Is that an even walk so that there aren't steps up to that.

Ms. Schleicher: This is a walkway here, which I'm almost certain is compliant and then there's also a step access up to this overview that we will be constructing. There's a longer route this way, that's the ramp. And this will walk, go through the bluff block and then there are steps that then meet down to the cafe area.

Ms. Vaughan: Where are, where are those seven apartments?

Mr. Turnbull: They're below the yellow circle. Right here right along there. That's their little front, little mini yards and there's three of them on the left side. There's three little apartments there that are like three steps down from the level part of the Market front plaza.

Ms. Vaughan: Then there are four that are on the grade level.

Mr. Turnbull: That are at grade level with the rest of the floor. It's very weird. That may have all been done when there was an anticipation that there was going to be a new pedestrian connection along the north end of the old garage pretty much where the two white bands are on the left side of the yellow circle. That was going at one time that was going to be a major elevator that went down to the waterfront and would come up to the landing. Wait level out to Western Avenue and that was an old original design that

didn't prove to be financial or practical. We moved the connection across to Western to the other side of the garage, using the existing walkway.

Ms. Vaughan: Are those three apartments then going to be isolated?

Mr. Turnbull: No more than they are now, and probably better than they would have been if they had a another walkway on top of them.

Mr. Schleicher: You can barely see it here, but this kind of white slightly wider hatched area is the existing diving board and so we're going to replace it with a larger space here. They'll still have the ability to walk down okay.

Mr. Turnbull: The diving board is being cut off to make it actually bigger.

Ms. Martin: Any other questions or comments or questions to ask the applicant? And again, we're just looking at the connections, these two connections this evening that's it. How about that demo that's being done.

Ms. Murphy: There's still work in your boundary, right? Which is the basically the work on the property. The diving board is actually in the right of way, it extends into the SDOT owned property. So it's really just the plate that will cover the gap that Richard talked about there and then on the south and which is the left on this photo we have to make the modifications to that wall. And then adding the transom the panel, those two connections in the transom.

Mr. Schleicher: And the steel beam supports

Ms. Murphy: Under the connection, here part of the connection.

Ms. Leong: So my understanding is that there are two demolition requests, demolition of the diving board so they'll cut that off and then demolition of that south bay in the parking garage at the roof level so that they can connect to overlook walk. There's going to be the addition of the seismic joint, which is mostly on the city right of way, but it obviously has to connect to the Market front end to the parking garage. There is the addition of the transoms on the parking garage, and the only thing that we felt was a concern were the ones right at the vehicle entry. And then the added steel beam, and I think the only question we have for that is the finish. So, two demolition requests and three addition requests.

Ms. Murphy: Is that just to clarify the demolition request of the diving board? It's technically not in the boundary in there.

Ms. Leong: Right, but it's affecting the face.

Ms. Murphy: I'm ultra clear, not to try to get out of something. I was just pointing out the thing that we're removing is not in the historic district.

Ms. Leong: Right. So it's not but the condition that the demolition will create. And what we're waiting for at a future time is what the guardrail conditions will be at the transition. And also the design for the Alaskan Way vehicle entry.

Ms. Murphy: We will come back with the modifications.

Mr. Turnbull: And that will just be my side of it. So I'll have to show you all that.

Mr. Farrazaino: Can I just ask how long will the temporary condition be where these things are demolished and opened up? Will there be a temporary chain link fence there, or something? And how long will it be before the opening of the permanent, before it's a finished project?

Ms. Murphy: It will take us about two years to construct, but we won't do any demolition before we need to. We're trying to start the project this summer. The diving board at Market front needs to be removed this fall. That area is starting construction sooner. That will be about two years before it comes back in its new shape that we haven't shown there and on the south. That's a little later. That's in the next year. And those will be protected for safety, just like any other construction zone.

Ms. Martin: And so, Grace just to clarify, you guys approved this with knowledge that you would have handrails and the structure, the beam what it was made up and then you were concerned about that entrance is that correct?

Ms. Leong: Well we didn't approve it we were supporting most of the application. And I think that the points that we wanted more information on were the guardrail details. I just thought about the finish of the steel beam today. The issue with the transom panels just brought up the design of basically how that's going to look from a Market entry perspective. With John's information, that wasn't information we had at the Committee meeting so that's added information. So now, I think well, I personally have, assured that that's being looked at and we'll enjoy looking at that at a later time, but because that wasn't part of the presentation, we couldn't comment on it.

Ms. Vaughan: The handrails part of this application, or is there time to have those designs to come back?

Ms. Murphy: Not part of this application.

Ms. Vaughan: They're not part of this application.

Ms. Murphy: Yes.

Mr. Turnbull: They don't really cross into the district boundary.

Ms. Leong: But I think that we wanted to know what the condition was going to look like when they get chopped off. What is that end going to look like eventually. I don't know whether the PDA or whether that the office of waterfront will.

Mr. Turnbull: That's waterfront. And there are drawings have been seen. That show that, there's you can imagine there's quite large sets of drawings for them.

Ms. Murphy: I'm going to come back with a railings. That that sounds like there's interest in that. If that's easier that's just fine. You guys are willing to spend that much time with us, we'll come back with the modifications on that to show you how that blends in.

Mr. Farrazaino: I think that's great that the detail on the railings comes back. There's going to be a temporary condition with fencing until construction is almost done and then it will come back. So I think we have time for that. And so I would like to make a motion to adopt a resolution approving the application as presented at this time.

Ms. Leong: We don't know what the paint finishes or the finish of the steel beam is. It's just to note that.

Ms. Vaughan: Are those part of the application Grace in the historic district?

Ms. Leong: It is within the historic district, it's needed to support the platform, the new portion of the bridge where they're cutting out the wall. We know what the bulk and scale will be. We just don't know what essentially the color and finish will be.

Ms. Vaughan: Can we amend the motion to approve the application with the condition that the finishes on those two items be brought back to the Commission for approval? Because it isn't like it's going to be done tomorrow.

Mr. Farrazaino: I accept that friendly amendment.

Ms. Murphy: If you want it to be something tell me that and then we'll make it, if you know what you want? You could also approve what you want and then I can come back if we change it.

Mr. Farrazaino: John, do we know what other elements in the garage in that same area?

Mr. Turnbull: I think I should talk with Jessica off line on this one if that's okay, otherwise I'm going to put a big neon sign on it, so we'll just take care of it.

Ms. Vaughan: We have the motion with the condition that those two finishes be brought back. That was accepted by Sam, and I'm assuming it's accepted by Lauren as the seconder.

Ms. Rudeck: Yes, I'll second that.

MM/SC/SF/LR 8:0:0 Motion carried as amended.

Ms. Martin: We have no minutes to review correct? Postpone the December meeting review of minutes until the next meeting. Is that correct?

Ms. Le: They're not ready. That's correct.

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REPORT OF THE CHAIR

Discussion about Committee meeting logistics

Report of the Chair: The report of the chair, which is myself, I would hope to make a final decision tonight on how we're going to run the use review and design review committee meetings. Are we just going to say they're going to run like a normal meeting and start at 4 o'clock and run through or did you want to have meetings every other week? Design meetings are one week or use the other week. Any thoughts, because I just don't want to leave it at 4 and 4:30, because it's unfair to the applicants to sit and not know that they're to be ready at 4:30 and the use review might not finish and design. People are waiting around until 5:30. Any thoughts, comments? I just feel like we need to do something.

Ms. Vaughan: I don't think you can run them every other week. It expands the time that people have to wait in order to get their applications approved. It just extends the time that an applicant has to wait to do what it is that they want to do for their businesses.

Ms. Martin: You want to run it like a normal meeting?

Ms. Vaughan: Well, it seems it seems to me that, as we get familiar with running the meetings, we have a better sense of time as to how long the different applications are going to take. When you have a brand new owner, that has never worked in the Market at all, it becomes more incumbent upon the use review committee to go through the various guidelines. Then you have something like this week where they're simpler applications. So, is there some way to anticipate how long it's going to be so that a more realistic timeframe can be given to the applicant? That would be one way to deal with it.

Ms. Mohammadi: I would love every other week. I feel like at times, especially for design, some applicants need more than one week. And as we saw today, they kind of decided not to have this planter boxes, because they didn't have their design ready for it. And I kind of like the idea of not making everybody wait.

Ms. Leong: I think that's a good point. In that case, they had the choice of postponing or taking out something that had been discussed. And hopefully they'll come back with that portion at a later time.

Ms. Mohammadi: Absolutely. I didn't think that sorry, go ahead.

Ms. Leong: I think that we need to have an actual start time for the design committee.

Ms. Rudeck: So the actual start time would be very helpful. I worry that if we alternate them every other week, we are giving more reason for the Department of Neighborhoods to take away our power as a group and give them more reasons to do administrative approval. So I think we should still have them every other week just so it doesn't push out applications. Every week sorry. Even if it means later start time for design review or even if we switch it to say, Tuesdays or Thursdays.

Ms. Martin: One, two days a week, is what you're thinking? Maybe is that what you're suggesting?

Ms. Rudeck: If it's possible I think we should do it in one night and just have a later start time for a design review, but if we had to, and if everyone's able to, then the second option would be to have two different days.

Ms. Martin: Or use review earlier. I mean, I would hate if we already finished so late. I don't know if you'd want to.

Ms. Young: Based on observation how things run the discussions for the use seem to take less time in general, than the design. If we could somehow maybe make it so that we start perhaps at 4 o'clock and just have a hard stop at 5:00 and then have the design committee started and run as long as they need to after that. But for some reason and I know based on the first use committee meeting, we ran really late, but I attributed that because we were all not very familiar with that process but it seems to me that if we could maybe limit the number of applications that we have in use. If that's possible to max, we just have a hard stop after an hour.

Ms. Vaughan: It's hard to have a hard stop, depending on what applications you have, because you have your applicants there and the review takes as long as it takes. I do think that the Commission gets more efficient as we run through it. But this is the business owners first, well one of the business owners' introduction to the Historical Commission, to the necessity for the guidelines, and for the requirement to adhere to them. So, in some ways, you do have to allow enough time to go through them, but there can be some anticipation as to how long that's going to take. If you don't finish, then what do you what do you do when you come up against the hard the hard finish time?

Ms. Young: You are more experienced than I, but can't you anticipate that if somebody's really taking a long time to get through the process that they would probably need to do some work to come back anyway? Because it's taken so long to get through it, I mean.

Ms. Vaughan: That's a good point.

Ms. Young: I would say that if it went really long, these really started to consume the whole hour just one applicant, it seems like there's some more work to be done and give some advice as to what they need to do when they come back and have them come back a second time because that would also be more fair to the others. Use applicants that might be in that meeting at the same time as well. Just an idea.

Ms. Vaughan: That's true.

Ms. Martin: What if could we do something like where we started used at 3 o'clock and design at 5? Would that be a possibility? I don't know what everyone else's schedule is. I'm just trying to figure out how to make this work.

Ms. Le: It does look like the Commission has latitude here. There's nothing in writing that says when they need to be or when they start as opposed to the full where it's pretty specific. And so why not? But again, dependent on the schedules of the people who are on the committee. And I guess, is 3:00 worse for applicants? Is it any different than 4:00? I guess that might be a consideration too.

Ms. Martin: I just wouldn't need to go until 9 at night.

Ms. Leong: Minh Chau are you available?

Ms. Le: Yes, my schedule just kind of revolves around the rhythms of the Commission and I'm flexible

Mr. Farrazaino: I was just going to say the thing with applicants coming at 3. And then design at 5, if you're the first app again, then you have to come back in two hours, just thinking about balancing the burden of how much time of the applicants we're taking up, how much time of the Commission were taking up. And then if, if we're spending a lot of time to Stephanie's point about if people aren't ready. Feels like trying to come back, then take better advantage of everybody's time. If somebody's not ready, or where it's going to take a longer process, then we can kick it either to the main meeting or down to the next week.

Mr. Bown: If somebody had to do use and design, if you didn't feel like they were ready to move forward would they still go forward with the design portion?

Ms. Martin: You can't.

Mr. Bown: Regards to starting earlier, I'd rather start earlier than stay later than because the applicant wouldn't be there anyway. They wouldn't be staying late if they weren't monopolizing the time in the use meeting. They wouldn't stay late anyway, so the next person would come up sooner, if we had two, am I misreading this here?

Ms. Martin: I wouldn't say, so we wouldn't be holding them up. Sometimes, like tonight it was a change in use, because she was changing her name and she came before to do her signage. It is unusual because if someone's brand new and we're going to take a lot of time in use, it's unlikely that they've gone ahead and done their whole architectural drawings because they don't have approval yet. But something simple like this. They do so it does happen.

Ms. Leong: The more simpler, easier ones.

Ms. Vaughan: Well it's easy for me to say, because I'm not going to be here. What about kind of leading as it is for a time for a week or two so you see whether last week was an anomaly in last week we had what three new businesses.

Ms. Martin: But they were simple, very simple. The week before when we went for two hours and 40 minutes, those were no design after.

Ms. Vaughan: There was no design after and as I recall, they were new businesses and unusual concepts. The challenge for the chair is to give the applicant enough time to have their say, and not cut them off. But at the same time, not have the same information repeated.

Mr. Farrazaino: Christine and Lauren, I think you both were on committees prior to Um, our shift away. Historically. Did committee meetings run longer than half hour or hour, or what? What was your experience prior?

Ms. Rudeck: Pre- design would run pretty long. Use would sometimes run, maybe 45 minutes, instead of half an hour. Maybe an hour at the most, but it never went two hours and 40 minutes. I think there was a little less handholding when going over the guidelines. It would be more of the Commissioners just listing off what guidelines matched the application and less telling the applicant how each one fit the guidelines.

Ms. Vaughan: John would go over the 2.6 s pretty thoroughly, but he was very efficient at it.

Ms. Young: I was probably guilty of making that first meeting run longer, because I hadn't had experience with the use committee meeting. And I didn't think there was anybody coming behind us. So I wanted to understand the process. I think I understand a little better now, not to promise that it would take less time, but I do think that part of that was the first meeting we've had and some new people here that have never been through one of those meetings.

Ms. Vaughan: And I did deliberately do that do the guidelines slower than usual to give people who've never been to a committee meeting a chance to see how the two interacted so I could have said that that meeting up Stephanie adjusts by being more efficient in the way that the guidelines were addressed. But I don't think any Commissioner needs to apologize for taking the time that it takes them to understand the application and what they're doing.

Ms. Young: I was trying to understand the process was the point. I think I got a better sense. It could be more efficient without the beginner questions. It's 45 minutes to an hour that just seems like a reasonable amount of time to get through the applications.

Ms. Martin: I'm just trying to be cognizant of the fact, so, if 4 to 5, and then design could be, what, 2 ½ hours?

Ms. Vaughan: The design applications for Committee went to that long? Unless it was something like Victor Steinbrueck Park, the Market front, was that typical?

Ms. Rudeck: I think less than an hour, usually, but if there was a whole bunch, or if it was a big project, like the park then it would go longer.

Ms. Martin: Okay well, if we just want to leave it the way it is, and start it four. I guess we'll just tell them there's no timeline of 430. I mean, you're not going have a time.

Ms. Rudeck: Minh Chau can it change every week, like, every other committee meetings so if ones at 4, depending on how many applications we have, maybe the design review sometimes meets at 430. sometimes it meets at 5, depending on how many use applications are?

Ms. Le: I could customize it just based on what is actually there so it wouldn't be precise, but it would be probably much more precise than just using the boiler plate. So, maybe assuming 20 minutes per, and as I get more use to all of this, do a better fine tuning of which ones will likely take a long time because they're issue filled and which ones will not. I guess if we were to do that the implication would be members would need to read the fine print about what their start time was and then I would more clearly direct the DRC applicants. Because, as it is, it's very easy for staff. I just tell them to come at 4 and 430. But it's not good customer service I feel so if we were to switch to what you were saying, I think that could be good. I think that meets some of the goals that are being brought up and those are the only implications is reading the fine print of the start time. And it's really reasonable.

Ms. Martin: Minh Chau those agendas don't go out till the day of is that correct?

Ms. Le: Yes, but I'm switching towards getting it further in advance because I recognize it causes just a lot of chaos and uncertainty So, like, right now, I pretty much have the one for May 25 done. Six projects there, and I want to get it out the Friday before. So, you would have it on Friday and you would know what you were doing and what time you needed to be somewhere. And how long you might be there the next Wednesday, so it's all just little steps to get us where we need to go.

Ms. Martin: Okay. So, we're just agreeing to start it 4:00 for URC and you will be letting us know when it's going to start based on how many applications there are is that correct?

Ms. Le: Yes. And it will be on the agenda where that tiny print is towards the top. And if there's a gap in between, because I've overestimated, I will sit there and wait for DRC or if I've underestimated, they'll wait a little bit.

Ms. Martin: Okay, so Commissioners and chairs will have to be responsible for wrangling everybody out that the correct time.

Ms. Vaughan: Before we leave Commission Committee work, Lisa, you need a use review chair. If my replacement does indeed as I've heard from several sources, go before the committee before the city council then this is my last commission meeting.

Ms. Martin: On the use is myself, Stephanie and Chris.

Ms. Vaughan: And Chris, correct. I can't see going to a committee meeting if I'm not going to be here at the Commission meeting, you vote and once the City Council affirms then, uh, then Leslie is a member of the commission.

Ms. Young: Lisa, I can try to, to take this on. However, I, I have a caveat that I won't be available for a couple of weeks to do it.

Ms. Martin: that's not no problem. I can do it.

Ms. Young: Or whenever, or however I can try my hand at this if you need somebody to be the chair.

Ms. Martin: Okay, thank you very much Stephanie. All right, and with that, Staff Report.

Ms. Le: I have two items. First, administrative approvals to date. That's just going to be a standing item again, based on the very valid feedback that it needs to be reported out more consistently. So you'll get these report outs that are verbal at every meeting. And then I'll also be sending any approvals made to the full Commission. I wasn't doing a very consistent or good job at that I acknowledge. There are none to date, but I know that there will be two coming out very soon. And again, you don't have to memorize this, because it will go out in writing. There are two that are ready to approve and are eligible to be approved. I've just been drowning in work and haven't had time to do the paperwork. One is tree pits, improving tree pits on 1st Avenue on the west side trees and sidewalks in bad shape, repair and helping the tree pits. It's eligible because it's right of way work. That's called out in the ordinance, being eligible and it fits district guidelines. Because it helps with pedestrian accessibility it's resolving uneven surfaces and cracks and things. And then the second one is for signage exterior signage for the Rabbit Box, which went before the Commission. It's the theater and music place, where the Can Can use to be, and they hope to open doors in 6 weeks. I think they're advertising towards that. So they have submitted some guideline compliant signage related to their business so again, I recognize there's sensitivity around this issue, and frustration. So I don't mean for this to be like poking at you all or making light of that, but I just while we're under the order. I will approve what I believe is supposed to be approved and I will report out at the meetings and in writing, just to follow up with you all.

Ms. Rudeck: I thought there was an email saying there wouldn't be any more administrative approval in the meantime, because it wasn't supposed to be happening for the district.

Ms. Le: No, that's not what the email said it said. So you're referring to the letter that Sarah Sodt sent out to the Commission, it was on, brightly colored letter head that was red. Did does everyone remember that letter?

Ms. Vaughan: I remember no red letterhead.

Ms. Rudeck: Was this an e mail?

Ms. Vaughan: When was it sent you, do you know.

Ms. Le: The date, was some time after late March. So, maybe in advance of the April meeting, does this letter ring bells to people? From Sarah, it said there would be no use approvals going forward and that use will not be part of the of any recommended legislation going forward. And we can grab that letter. Sorry if that wasn't clear, the other stuff, the signage, the right of way work.

Ms. Leong: That is consistent, Minh Chau. I had put in a question to the Sarahs about the clarification of the administrative approvals for use and I had requested a response for the applications for certificates of design.

Ms. Le: That is status all forthcoming so we're still tracking that, bits at a time and steps towards getting us where we need to be and kind of improving the areas that have been admittedly faulty so less no use approvals, more consistent reporting at meetings for the benefit of the public as well as to you all when they go out and then pulling together the use and design approvals made. Well, there have been none this year, so it would have been between April 2020 and December 2021. Do we need to grab the letter, or I can resend it.

Ms. Vaughan: I'm looking at one from, from Sarah Sodt on April 26. Questions in regarding administrative approvals. Is that is that the one you're referencing?

Ms. Le: I only know of one where she addressed the Commission in a detailed letter.

Ms. Rudeck: That's the one from April. But it says, right it's for use, but it's just disappointing. I mean, we just reviewed an application for signage tonight. Why would that one come before us and not the Rabbit Box.

Ms. Le: I think that's a good point. And so it shows, I guess, on all sides that it's not a crystal clear process. And you're correct, the applicant you pointed out this didn't need to go before the Commission. I sent it before the Commission because they felt like the planters were an issue. And so that's where the staff discretion comes in. It needs to be eligible under the ordinance. But it also needs to be pretty straight forward and so I sent the Kubode to the Commission because the planters were kind of a bit of a wild card, whereas the Rabbit Box does not seem to have wild cards and indeed there were suggestions about the planters.

Ms. Leong: They also had the use application, so it was going to come before the board somehow.

Ms. Le: And they could split them out, but it was the planters that gave me the pause. Were it just the blade sign, the neon was a little bit as well, to be honest. So, it was the neon and the planters.

Ms. Vaughan: There are some signage on the Freya cafe. Was that administratively approved? Or did that just go up?

Ms. Le: The use was, the design has not been approved, but I am aware that it's there so we're working all of that out.

Ms. Vaughan: It is within the district is on the it's on the east side. It's not where it is. Yes, it's really big. Yeah historical approval, correct? No

Ms. Le: Well, it is subject to approval, but it doesn't have it, did not have that approval. It doesn't have that approval today and it didn't have it when it went up.

Ms. Vaughan: And the approval has to be based on the guidelines. I mean, theoretically, if an administrative approval is made that whoever made, it would be able to a point to the guidelines that apply.

Ms. Rudeck: It doesn't give the Commission a chance to discuss any of the approvals or for public comment.

Ms. Le: Well, when they go out, when I start doing that in a more timely fashion, they are subject to appeal, but I agree with everything you're saying. I see that as well very clearly albeit from a different vantage point, there are lots of areas where the system has holes in it I would agree with that.

Ms. Rudeck: I guess I'm just frustrated because you've said that you would bring stuff before us, because you've heard that the Commission doesn't want to go through administrative approval. Yet you keep doing administrative approvals.

Ms. Le: I did, I thought that I had shared this in detail at a certain time I believe it was a winter meeting. So there is that wording that says that if it's eligible for administrative approval, it shall be handled that way. So that's a way of seeing administrative approval as a default, rather than a matter of preference.

Ms. Vaughan: I think it's just become incumbent upon anyone who values the work of the Historical Commission to make sure that any future legislation excludes the Market's historical district in its entirety.

Ms. Martin: And, do you have a sense of, are these administrative approvals only during the emergency covid Period is that correct until whatever this new legislation is going to be proposed?

Ms. Le: The way that it's written now, it expires a certain amount of days after the Seattle mayor lifts the emergency order. I believe it's. It's either 30 or 60, but

somewhere in that range, so number of days, after that order has lifted and as of today, it hasn't been.

Ms. Vaughan: And under consideration, there was the intention to make some kind of legislation dealing with commissions and boards and administrative reviews.

Ms. Martin: Correct

Ms. Vaughan: And my interest is to see that the Market Historical Commission is excluded from any such legislation. I understand Don Amichi's frustration, but if things need to be streamlined, it seems to me that it's up to the Commission to do it.

Ms. Leong: I was just wondering if there was an estimate for the response for the administrative design approvals.

Ms. Le: Let's see, maybe a couple of weeks or so and I know that Sarah is looking to get back in front of the Commission as well because it had made a request to see the results of the survey once those are digested.

Ms. Leong: I mean, it just seems that with a Use, there's been a review of that and so now there is a system in place for how that's handled, but we still need clarification on the design applications.

Ms. Le: I think that when you posed that she's invited people to send her specific projects and addresses. And if it's just a generalized concern, that's fine as well. But if you do have specifics. And at that time, she also did in her address to the Commission as well as the letter invite people to put their written comments about administrative approval. So, I encourage you all to do that. I haven't received any. And it may seem like a funny ask, because isn't it abundantly clear how everybody feels? But when it's time for decision makers, who may be removed from me or our day to day work to make the decision it would be good for them to have the opinions in front of them and absent other conversations and issues that are also going on, that could confuse their understanding of how people feel.

Ms. Vaughan: Who would those decision makers be.

Ms. Le: Well, upper level staff DON write and propose legislation, but of course ideally, they're writing legislation, they feel would be successful and supported, and be serving the needs of the relevant districts. And then it would be City Council reviewing that, based on their policy analysis as well as taking into account public comments and probably other factors too.

Ms. Rudeck: Will the Commission be notified when it goes before City Council that so that we can speak and address City Council about how this Commission specifically feels?

Ms. Le: I am on the mailing list the regularly for the agendas for the council committee that talks about these issues, and I read it every time. I'll let, you know, sometimes it

comes in kind of a short notice, but if there's any advance, notice or people who can let us know even in advance of the agenda going out, formally, that would be good. And I do believe that Sarah had committed to review sending her a draft language to go before the Commission.

Ms. Vaughan: What committee does this? Will this legislation go before a City Council committee?

Ms. Le: Well, currently it's under council member, Tammy Morales' committee, which is Neighborhoods and a cluster of others but council member Morales' committee and their committee meetings occur on Friday morning. And there's agendas for those that are available as well.

Ms. Vaughan: You can sign up to get those agendas, because in some ways with legislation like this, the sooner the protest is made the better. To get it out of the legislation before it goes before full council, if it's possible to do it.

Ms. Rudeck: It sounds like all of us as Commissioners should be writing Sarah Sodt a letter and also Tammy Morales is and probably the mayor to state how we feel about this.

Ms. Vaughan: I agree.

Ms. Rudeck: I think that would be pretty impactful.

Mr. Farrazaino: Should we be thinking about writing a letter from the Commission as a whole, or I think that would be good to think individually?

Ms. Vaughan: I think both.

Ms. Martin: I think both yeah, that's what I was going to say.

Mr. Farrazaino: Does anybody want to spearhead that?

Ms. Vaughan: What is the timeframe?

Ms. Le: Last I heard maybe aiming for June or so to have something drafted.

Ms. Rudeck: I think we should get this out right away. The sooner the better

Ms. Martin: June is when Sarah Sodt it is going to have it drafted. Is that what you're saying?

Ms. Le: It will be in some stage of drafting around June is what I've heard.

Mr. Farrazaino: And is Sarah coming to a meeting soon? Was, is that on the agenda?

Ms. Le: It's not on the May agenda, but it's on. I had just mentioned that. It's because the Commission had requested for her to speak again and give some summary of the results of the survey.

Mr. Farrazaino: And so that's in June or is that what you're saying, is that early?

Ms. Le: I haven't got a confirmation yet. I always put a placeholder in case she is able to join. I haven't gotten that confirmation.

Ms. Martin: And I don't know if you can answer this, do you think we will have the results of the survey and whatever else prior to anything being drafted. Or is that going to be at the same time?

Ms. Le: So, I'm not, involved in those steps of the process, but the drafting is supposed to be based on the survey and other things. That's the whole point of the survey is, what should we draft?

Ms. Vaughan: It becomes kind of important as to who was surveyed and how. Were these surveys done by district? I know that there was a, a distinction between applicants and Commissions, because I saw both of both of those surveys, although I was only able to answer once you did it from an email, you were blocked out of answering in any other capacity. But I'm wondering whether the questions were, were they same and whether the surveyor, the one conducting this survey was keeping track of who from what district were making the answers because the Landmarks board might have different answers than the Market Historical Commission. And if they're all lumped together, then it doesn't give a clear idea of the Historical Commission's viewpoints. I think the Commission needs some kind of information about the ramifications of the of the survey itself. How were those numbers crunched.

Ms. Le: That's part of the request that we have for her. So it was those specific things. The Commission said that they wanted more details about the survey and how it was interpreted, and what was the overall thinking and strategy behind it and then what will be happening with the findings.

Mr. Farrazaino left meeting at 6:30 pm.

Ms. Vaughan: To answer Sam's question, I could draft a letter and send it to Lisa. And I'm still a Commissioner until at least Tuesday. Thereafter it would be, you know, you can't draft it and send to everybody because then the next thing you know we're in violation of the open public meetings act. But I could draft something, send it to Lisa and then. The Commissioners could discuss it next time. There was an open public meeting to see whether it is what you wanted to say and can share any way you wanted.

Ms. Le: You could share it in advance as long as there wasn't a group communication about it.

Ms. Vaughan: Sam is the one that that posed the question and it appears the Sam is left the building.

Ms. Rudeck: Ok, that sounds like a good plan.

Ms. Martin: All right, well, any other new business? Yes oh, sorry stuff. I got to give the staff report.

Ms. Le: Yes, a late breaking item that hadn't broken at the time that the agenda went out. Moving towards hybrid meetings in June, so it looks like they will be starting. So that's a meeting where it's an open public meeting with access to all of the information on things that you would get attending a meeting where it's both virtual and hybrid. However, it's not a guarantee that it will be held in the Market either in that meeting room we used to use or anywhere in the Market area nearby, so the location details are not yet established, um, but I will be starting hybrid meetings in June and when they start, obviously there will be a location set. And then people can make a choice about whether they want to attend, given the physical location, or continue to be virtual. Both will be options. If you think about that transition, I know a lot will probably hinge upon where the meetings will be held and you might want to think about things such as, whether you want to be there, devices, what precautions you are concerned about in physical spaces, transportation parking all of that stuff.

Ms. Vaughan: It strikes me that it is essential that those meetings be held on the Market properties. One of the things is, it's a Market and anything that brings local people down to the market is a good thing for the market. The other thing is I wouldn't go to a meeting that's held in city hall.

In the market on the space where we go. If I were still a commissioner, and they were held in the city building I'd attend virtually. I think it's also an inconvenience because all of all of our applicants are connected to the market, they're business owners, they're the PDA.

I know for a fact that there is the capability of holding hybrid meetings in the market, because the market foundation is already doing it. They use a thing called a meeting owl from zoom. They don't use Webex. But the technology is there. The market historical Commission, to be not allowed to have their meetings at the city, just so that the Department of Neighborhoods can do everything the same with all Commissions seems to me an inadequate argument for taking the meetings out of the Market with the Commission out of the public view of the market.

Ms. Leong: I completely agree. This is a public process and to make access to the meetings as easy as possible. A commission like this, which focuses on a very specific geographic region should be in that geographic region. And I think there's a huge equity issue of having the meeting off site. I think that it's difficult for people, even though it's downtown, if it was in the city hall, I think it can be a big barrier for people to attend and I think it's counter to the mission of the Historic Commission.

Ms. Rudeck: I agree. I agree.

Ms. Vaughan: I'll put it in the letter.

Ms. Martin: It seems crazy to me that they can't use Webex.

Ms. Vaughan: Friends would be that they moved to the zoom, which is an easier platform to use.

Ms. Martin: I agree with you. But either way, it should be provided, doesn't, you know, whatever they're deciding that that's what we're going to use then they need to have it there on site.

Ms. Mohammadi: On site, Market is the perfect space for our meetings,

Ms. Leong: I would say it's not just perfect. It's essential that it stays here.

Ms. Mohammadi: I agree with you.

Ms. Martin: Minh Chau any other new business?

Ms. Le: No, just those two items. These both will at the late May meeting as well and so whether or not I have information about a meeting location, just continue to think about what you might intend to do in the various circumstances, we can plan accordingly as far as who might be in person wherever that may be. And then who will choose to remain virtual.

Ms. Martin: How are we are we supposed to tell you?

Ms. Le: Feel free to send me an email and then there's time for May as well. Um, so if we want to kind of do a straw poll, if people are comfortable with that in late May, that's fine too. I thought about doing it today but then I thought it's too late notice it wasn't on the agenda and people probably have considerations and to check in on things before having a preference or an indication.

Ms. Martin: Hybrid meetings people can choose either way. Correct? And when they have to notify you prior to a meeting, which way they were choosing, or once you choose to always go in?

Ms. Le: No, you could do anything, open door either way either virtual or in person. So you could make the choice that day of.

Ms. Mohammadi: Honestly, it's within the Market, the days that I'm working in the market I definitely will attend, but if it's not then it will make it more difficult.

Ms. Vaughan: I agree and even though we don't often have members of the public present at the meeting, the very fact that it is available to them I think is important as Grace has said, it's a geographical area. We're dealing with a geographical entity it should be in that geographical area.

Ms. Le: It's very place-based work. Right.

Ms. Martin: So, with that, is there going to be a motion to adjourn? Christine, we have to thank you for all of your service.

Ms. Vaughan: If Leslie is approved on Friday and goes before the council on the 17th then she is the commissioner and that seat will be filled. Yes, this could be this could be my last meeting. I would say to you it has been a pleasure to work with the Commissioners. It has been a great frustration to work with the upper management of the Department of neighborhoods. And I would hope that the Commissioners would remember that we're not just one entity of the Department of Neighborhoods, we are an independent established entity to protect the Market and that means, I think I wish I had and I would counsel to read the rules and procedures, read the ordinance. And if it's if it's happening in a way that doesn't protect the integrity of the Commission to go up the chain of command, we've done it before and it worked. But I just think it's essential that the Commission value itself and value the work that it does and value the citizen's initiative that that said this is the best way to assure that the Market stays protected. So, I wish you well, with, the rules and procedures and the guideline review, and all of the projects that are upcoming. There might be an email or two that you will receive from me as the time goes on, meanwhile, I'll write you a letter and you can do with it whatever you please.

Ms. Martin: Well, thank you so much for your time and service. It's been a pleasure working with you.

Ms. Leong: Thank you.

Ms. Rudeck: Christine, I've learned so much from you over the past few years and I really appreciate your dedication to the Commission and all your work you've put into it. So I appreciate it and working with you.

Ms. Leong: I agree.

Ms. Mohammadi: Thank you Christine. It's been great working with and learning from, you, for sure.

Meeting adjourned at 6:45 pm

MinhChau Le
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