



The City of Seattle

Pike Place Market Historical Commission

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

MHC 105/18

Wednesday October 10, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Staff

Heather McAuliffe

Melinda Bloom

Absent

Sam Farrazaino

Anais Winant

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:35 pm.

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

101018.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

101018.11 Ghost Alley Espresso
1499 Post Alley, Leland
Mike Buchwald

Staff Report: Ms. McAuliffe explained the application for change in ownership to an LLC owned 100% by Mike Buchwald. No change in use. The space is located in Zone 1, below street level, Food a-e and Retail a-b uses permitted. Former use, per MHC 115/12 and MHC 27/13 – Food e and Other Uses b: Business specializing in walking tours. Business approved to sell espresso drinks, coffee, tea, snacks, beer by the bottle (on-premise only), desserts and pastries, with

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limited retail sales of books, T-shirts, hats, bags and coffee by the bag. Proposed use: Food e – same as existing, except walking tours will no longer be offered. Space is 148 square feet. Proposed ownership structure: LLC. The applicant does not have a financial affiliation with an existing business. He will be onsite regularly. Business hours: Monday 7:30 a.m. – 5:00 p.m. Exhibits reviewed included site plans, written description of ownership interest and role in the business operation, Certificate of Formation & Initial Report, menu and pricing information, and MHC Certificates of Approval MHC 27/13 and MHC 115/12. Guidelines that applied to this application included 2.10, 2.1, 2.4, 2.5, 2.6, and 2.7.

Mr. Hale arrived at 4:37 pm, during Staff Report.

URC Report: Ms. McAuliffe said the Committee cited 2.10.4, 2.1.3, 2.1.4, 2.4, 2.5.1 e, 2.6.1, 2.6.2, 2.6.3, 2.6.4, and 2.7.1 and recommended to approve, with a request for complete list of items to be sold and pricing for those items.

Applicant Comment:

Mike Buchwald provided an overview of his experience with coffee that he brings to this business. He said he plans to be on-site five days a week.

Landlord Comment:

Jessica Carlson, PDA, said the current owner, Mercedes, has faith in the new owner and his background. She said she is excited about the transition.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said URC was supportive. He clarified that the items for sale outside of espresso would be logo only.

Mr. Buchwald clarified that he would not sell books, hats or bags but would sell t-shirts and mugs and pound bags of coffee. He clarified that specialization will be coffee shop with limited retail.

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

MM/SC/JO/RK 6:0:0 Motion carried.

101018.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

101018.21 PDA – Pike Place Chinese Cuisine windows
Kelsey Lindblom

Replace exterior windows. Postponed.

101018.22 PDA – signs for MarketFront public seating
Matthew Holland

Staff Report: Ms. McAuliffe explained the application to install signs for public seating. Exhibits reviewed included rendering, plan view, signage details, and letter & photo from PDA. Exhibits reviewed included rendering, plan view, signage details, and letter & photo from PDA. Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1 and 3.6.1 and DRC recommended permanently mounted signs.

Applicant Comment:

Matt Holland, PDA, provided rendering showing placement of 2” x 8” signs on tables; DRC requested the signs be mounted and the renderings were updated to show that. He said sign will go on stanchions at end of seating area.

Ms. Vaughan preferred verbiage read “outdoor tables are public seating”.

Mr. Holland indicated the location of signs, rope and stanchions that are a liquor department requirement; sign to read “no alcohol beyond this point”.

Ms. Vaughan said it prevents anybody from getting through.

Greg Bjarko said they responded to DRC request to permanently mount signs on tables. He said the signs are stainless with etched black lettering and are attached with screws.

Mr. Bjarko said that was the idea for the table tents. He said the stanchions can go on north and south at the stairs; four are proposed.

Mr. Holland said the liquor control board drives a lot of this.

Ms. Kitagawa said Old Stove can still use the area.

Mr. Bjarko said everyone can bring food in, just not alcohol.

Ms. Kitagawa noted the if Old Stove holds the liquor license, no one else can bring alcohol in. She said that there has been a reserved sign by Old Stove and

wait staff have taken orders there. She said there is a question of use approved for outdoor area.

Mr. Bjarko said there shouldn't be a reserved sign on the tables.

Ms. McAuliffe said if Old Stove wants to use the space, they need an expansion of use.

Ms. Vaughan said tables and chairs were a different color to distinguish the area as a different use.

Ms. Kitagawa said cordoning off the area and table service makes it feel private, not public.

Ms. Rudeck said originally the pathway was to be left open.

Mr. Bjarko asked if the seating to the south is public.

Mr. Holland said that it is, and it is open all the time. He said that eventually that area will be used as well; they want activation there.

Mr. Bjarko said that after 6:00 pm there is no one there.

Mr. Holland said it is contiguous to the space, so it would be promoted to sit there.

Ms. Kitagawa asked if extension of use for the brewery would prevent other users there and was concerned that the space would feel less public.

Ms. McAuliffe recommended that the Commission consider the future Overlook walk that will be added and noted that, if the space is given over, it would be permanently gone. She noted the expanded use for activation at Maximillian and the reduced space for the public to use.

Mr. Holland said the intent is for the space to be public and to be engaging and welcoming.

Mr. Hale commented he recently visited the space and it felt like it was Old Stove's space.

Mr. Bjarko said that Old Stove activates the area. He said that signs will help. He offered the idea of a collective liquor license that includes the adjacent businesses.

Ms. McAuliffe recommended the applicant come back with a clear package for further review and to address public seating.

Discussion ensued. Mr. Holland said that PDA put the bistro tables are there and that 4' will be removed from east of steel planters because of development agreement. Ms. McAuliffe said the seating area was already public and she recommended against giving up public seating. It was noted that in a perfect world there would be no ropes, four stanchions, no table service, clear signs on tables identifying public seating and all liquor would remain inside. Commission members agreed to do a trial run.

Action: Ms. Vaughan made a motion to adopt a resolution to approve installation of signs for public seating.

MM/SC/CV/JO 6:0:0 Motion carried.

Action: Ms. Vaughan made a motion to adopt a resolution to approve for 90 days:

- 1) Four stanchion signs that say "Public seating at all outdoor tables" facing out and "No alcohol beyond this point" facing in;
- 2) One cord permitted from southern stanchion sign to building if required by the Liquor Control Board;
- 3) January 2019 report on how this system is working & use application from Old Stove Brewery for use of any public seating;
- 4) No table service allowed;
- 5) No reserved seating signs allowed.

MM/SC/CV/BH 6:0:0 Motion carried.

Mr. Bjarko indicated on plan that they need one cord to stanchion back to building if necessary and it wouldn't impact walkway.

101018.3 APPROVAL OF MINUTES: August 8, 2018
Deferred.

101018.4 REPORT OF THE CHAIR

Two appointees are in process. Business position has been advertised.

101018.5 REPORT OF STANDING COMMITTEES:

Guideline revision are being reviewed at the Law Department now.

101018.6 STAFF REPORT

101018.7 NEW BUSINESS

5:40 p.m. Mr. Hale made a motion to adjourn. Mr. Hammond seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator