



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 48/17

Wednesday, April 12, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

### COMMISSIONERS

Frank Albanese, Chair

Sam Farrazaino

Murad Habibi

Bob Hale

Michael Hammond

Patricia Julio

John Ogliore

Lauren Rudeck

Jerrold Stafford

Christine Vaughan, Vice Chair

Anais Winant

### Staff

Heather McAuliffe

Melinda Bloom

### Absent

Rachael Kitagawa

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

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

### **041217.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

The following items were reviewed out of agenda order.

041217.22 PDA – rules of conduct signs

Matt Holland

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

Application: Install three “Rules of Conduct” signs on the Level 300 of the Fairley Building. She noted that the applicant has amended the application to request approval of the signs for 120 days upon installation. Exhibits reviewed included photos, sign details, floor plans and color samples. Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, and 3.6.2 and noted it was just 120 days. DRC recommended finding a new location for the public seating (seats under the stairs in particular).

Applicant Comment:

Matt Holland, PDA, explained lots of complaints have been received and there have been public disturbances in higher numbers. He said they proposed to post notice of guidelines and allow enough time to see if it works.

Landlord Comment: PDA is landlord.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the URC had reservations about the signs but agreed to try it on a temporary basis. He said they may look at moving the seats.

Mr. Albanese said that seating is critical but that there are only 12 at this location.

Mr. Holland said they don't want to take away any seating; if need be, they can move them. They want to implement the rules and hopefully the incidents will decrease.

Ms. Vaughan said seating is important. She said she has reservations the sign will help but it is worth a try.

Ms. Julio asked how they define success.

Mr. Holland said they get a breakdown of incidents by month on the security reports.

Ms. Julio asked about time frame and what the bar is for removing the chairs.

Mr. Holland said that time frame will be October – February. Responding to questions he said security would ask people to move along after sleeping there for 30 minutes.

Ms. Julio asked if they would work with social service provider.

Mr. Holland said the Market is a huge social service site; this location is geared toward retailers.

Mr. Hammond said the person who uses the site is an alcoholic who is not interested in treatment.

Mr. Holland said there have been physical confrontations.

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

MM/SC/CV/JO 10:1:0 Motion carried. Ms. Rudeck abstained.

**041217.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

041217.21 Isadora's  
1601 First Avenue  
Elizabeth Schoenleber

Staff Report: Ms. McAuliffe explained the application for changes to interior finishes. Exhibits reviewed included a site plan, written information from the applicant, floor plan, photos, and color/material samples. Guidelines that applied to this application included 3.1 and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, and 3.4.2 a & d and recommended to approve.

Applicant Comment:

Elizabeth Schoenleber explained the proposal to install new wallpaper and to paint walls. She provided material samples.

Landlord Comment:

Landlord signed the application.

Commission Discussion:

Mr. Hale said the DRC thought it was straightforward; it is change of color and paper.

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

MM/SC/JO/JS 11:0:0 Motion carried.

041217.23     Campagne  
86 Pine Street, Inn at the Market  
Daisley Gordon

Staff Report: Ms. McAuliffe explained the application to add a pass-through window between kitchen area and dining area; alter and relocate partial height wood and glass screen. Exhibits reviewed included a site plan, floor plans, photos, drawings, and elevations & sections. Guidelines that applied to this application included 3.1 and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.4.2 a, b, c & d and recommended to approve.

Applicant Comment:

Daisley Gordon explained they are upgrading the kitchen and want to add a small pass-through to add efficiency to their operation. He indicated on the plan the location of the proposed pass-through.

Landlord Comment:

Annie Delucchi supported the application and said it is a great job. She appreciates that there will be visibility into the kitchen. She said the same wood will be used – stained cherry – and there will be no new finishes.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said DRC thought it was straightforward. The restaurant is bistro style and pass-throughs are common in bistros. He said it will match what is there.

Ms. Winant said the function will improve.

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

MM/SC/MUH/MIH 11:0:0 Motion carried.

041217.24     Coupe Rokei  
1923 First Avenue, Smith Block  
Rory McGowan

Ms. Winant recused herself.

Staff Report: Ms. McAuliffe explained the application to install blade sign. Exhibits reviewed included color/material sample, sign details, photo, and rendering. Guidelines that applied to this application included 3.1 and 3.6.

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

Applicant Comment:

The applicant explained that they haven't had a blade sign before, but a new hotel went up and the street is darker so the sign is needed for wayfinding. She plans to install it in the next six months.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is straightforward and the sign will use existing penetrations on the building.

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

MM/SC/SF/LR 10:0:1 Motion carried. Ms. Winant recused herself.

*Mr. Stafford left at 5:04 pm.*

041217.11

Growing Washington

1501 Pike Place #2 (Arcade 2 Highstall, formerly Mama Angelina's)  
Clayton Burrows

Staff Report, Use: Ms. McAuliffe explained the change of use from Highstall (sale of fresh fruit and vegetables) to a business specializing in the sale of Washington State fruits and vegetables with supplemental food items produced by independently owned Washington state farms. Supplemental food items shall be less than fifty percent (50%) of the display area and include items such as eggs, dairy, packaged meats, value-add (i.e. jams, jellies, salsa, relishes etc.) native plants, edible and non-edible forest products. Five percent (5%) of supplemental display area for sale of simple serve products for off-site consumption limited to hot tea, prepared salad greens, cut fruits and vegetables and bottled beer/wine. The space is in Zone 1, street level, Food a-b & Retail b uses permitted. Former use was Food a-b; new use would be Food a, b, c & f; Retail b. Space is 325 square feet. Proposed ownership structure: LLC. The applicant is the only owner. He does not have a financial affiliation with another business. He will manage the day to day activities of the business. Business hours: 8:00 a.m. to 6:00 p.m. daily. Non – edible forest products have been withdrawn by the applicant. Edible forest products include mushrooms, nettles and other edible products harvested in the

forest. Exhibits reviewed included a site plan, written information from the applicant, detailed descriptions of forest products and gift boxes, written description of ownership interest and role in the business operation, LLC Annual Report, Photos of sample products, Price list, and Vegetable Harvest Schedule. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, 2.13, and 5.0.

URC Report: Ms. McAuliffe said the Committee cited 2.1.1, 2.1.2, 2.1.3, 2.4, 2.5.1 1-b, 2.5.4 b, 2.5.1 c & f, 2.5.4 c, 2.6.1, 2.7.1, 2.7.2 a, 2.13, and 5.9 and recommended full Commission should discuss the application.

Staff Note: Ms. McAuliffe said the Commission should discuss the requests for native plants (what is meant by that description) and bottled beer/wine, as these were not discussed in detail last week at the URC. Also, the applicant agreed to limit gift baskets to be seasonal, to occupy no more than 5% of the display space. This information should be clarified given the amendments made by the applicant since meeting with the URC.

#### Applicant Comment:

John Turnbull, PDA, explained the opportunity doesn't fit the mold but it fits the idea about what the Market is about. He said that high stalls provide year-round produce purchased from wholesale houses. He said the farmer tables provide locally grown produce. He said this particular high stall rotates a lot. He said they have looked at how to keep fresh produce there, local agriculture, and how to be sustainable. He said they have a major established farmer who is willing to operate here selling their own produce and other locally produced items. He said that all selections will be from Washington State. He said that for five months, not a lot grows here. He said the proposed use doesn't fit historic models but will sell local farmer's produce and also be a specialized business.

Clayton Burrows said he has been in the market for 10 years and said that he will sell items from other farmers and local producers; he noted his strong network. He said there has been an exodus of farmers and this is a great way to have their products represented. He said there will be a mix of products and an opportunity to show the best of what Washington has to offer. He said that now less 1% of the products are from Washington. He said he has a certified organic farm. Responding to URC concerns he clarified the 50% value added allocation. He said that during the shoulder seasons they would be using storage crops. During peak, they will offer 80% fresh produce with 15% value added (jams, jellies, syrups), and 5% simple serve produces. Shoulder season would be 70% fresh product and 25% value added. He went over proposed floor plan and how it might shift. He said that gift baskets would include jams, value added items. He said that they will focus on edibles and want to include bottled beer and wine; he noted the hops industry is big here.

Mr. Burrows said that there will be no structural changes and they will reuse existing structures. He clarified that the shoulder season is the off-season, December through April. He said that value added product expands during shoulder season.

Noah Gare noted they have extensive Market experience.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Vaughan said produce should be placed where the most traffic passes by.

Mr. Ogliore said the URC reviewed a lot. He said they looked at the high season and said there was no problem because there will be plenty of fresh produce. He said the applicant doesn't want to bring in non-Washington produce and wants to provide all Washington products. He said there are multiple suppliers from the state. He cited 1.4 and noted the Commission's discretionary power. He said the URC didn't discuss beer and wine.

Mr. Hammond said it is a good idea to add to the mix.

Ms. Vaughan cited 1.2, 1.3, 1.4, 2.3, 2.7.2, and 5.9. She said if expansion is allowed the Commission is relying on good will to abide by conditions. She said it is a leap of faith to make an exception.

Mr. Albanese asked how they will enforce.

Mr. Turnbull said he is working with an experienced and talented operator who understands the Market and its dynamics. He said Mr. Burrows is one of the best vendors of Washington state produce in Washington; he knows the business and how to make it work. He said that all leases refer to the Certificate of Approval as a requirement. He said they do enforcement, starting with a ten-day notice.

Ms. Winant appreciated the complexity and said she sees this as an opportunity; she said there is nothing better than a farmer operated business here. She noted the need for financial viability and the role value added plays; she questioned how to keep the balance and not migrate / add to that.

Mr. Burrows said that during the summer there will be no value added; there will be more at off-season. He said that the display space has three tiers and their employees will be out working with customers.

Mr. Ogliore said this is the best applicant for this space. He said to not set an exact percentage but to rely on the applicant and his reputation. He didn't support addition of beer and wine.

Mr. Albanese expressed concern that value added might take over the space.

Mr. Burrows withdrew beer and wine from the application.

Mr. Albanese said there is a lot going on in a little space.

Ms. Winant noted the integrity of the Washington-only brand.

Ms. Julio said this is a farmer as applicant and this is how we can support a farmer and keep the commitment to the Market. She preferred value-added product on the Main Arcade that is from Washington.

Mr. Ogliore said the motion could be conditioned to have produce year-round.

Ms. Vaughan said value-added items should be off the main arcade.

Ms. Winant said that is micro-management to a degree and she said she isn't comfortable with that; she said to leave it to the producer.

Mr. Ogliore agreed and said it would be too much micromanagement.

Mr. Albanese asked about off-site consumption items.

Mr. Burrows said that everything will be Washington-grown.

Mr. Habibi said this is a local farmer and the plusses outweigh everything else. He said we have to trust they will do what is right by the Market and they are, already.

Mr. Hale said he wants to support local farmers.

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

MM/SC/JO/AW 10:0:0 Motion carried as amended.

Staff Report, Design: Ms. McAuliffe explained the application to clean and restore existing features; install furnishings; install business sign. Exhibits reviewed included site plan, existing floor plan, photos, proposed floor plan, cut sheets, sign details, and color samples. Guidelines that applied to this application included 3.1, 3.2, 3.4, 3.5, and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.1, 3.2.1, 3.4.1 c & d, 3.4.2 a, b, & d, 3.4.2 c, 3.4.2, a, b, & f, 3.5.2, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve, with information requested on light source and color samples for sign.



Applicant Comment:

Clayton Burrows said that there will be no structural changes; they will replace, recoat, paint worn and broken boards. He said they will use Market green and white. He said they will install a food-grade cutting board at the center island. He said the changes will ensure this is a sanitary / clean space.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said DRC found it simple repair and repaint in-kind work. He said the lighting cut sheet shows 2700 Kelvin and the sign above on the back wall meets the Guidelines.

Mr. Albanese asked about coolers.

Ms. Burrows said they will use the cooler that is there now. The others are plug-in, one an upright and one a low under-counter.

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

MM/SC/BH/JO 10:0:0 Motion carried.

*Mr. Ogliore left at 6:00 pm.*

**041217.3 COMMISSION BRIEFING**

041217.31 Center City Connector  
CJ Holt and Roland Genick

Project update on streetcar improvements located within the Pike Place Market Historical District, including station design at First and Pike, user experience, and loading/access for Market and area businesses.

Mr. Albanese invited members of the public to make comments.

John Turnbull, representing himself, expressed concern about the impact that the island between Pike and Pine will have on traffic flow, the loss of loading zones, and the turn lane onto Pike Place.

Sara Patton, Friends of the Market, concurred. She said the placement of the stop will have a negative impact on getting to the Market and on merchants getting their needs met. She said she hopes there is a way to move the stop.

C. J. Holt provided a project overview: purpose and need, connection between street car lines, route, etc. He said that First Avenue was the chosen route and noted it was a street car line in the early 1900's and there is not a lot of bus traffic there. He said that Arthur Goodwin, Market founder, cited streetcar facilities and transit as critical to the Market. He said they went through NEPA / SEPA review. He said they are at 60% design. He said construction will involve utility relocation, streetcar tracks, lines, curb ramps, stations.

Tess Schiavone explained they want to integrate the streetcar into the urban fabric and they will take cues from what is here. She noted the unique character of the Market storefronts that spill out onto the streets. She said the station is slim, liminal and low so as not to impact retail. She said it is subdued and not flashy. She said that they don't want division down First and want to feel like it is all the same street. She explained the proposal to replace asphalt with concrete in 2 x 2 scored pattern across sidewalks as visual cue that it is a pedestrian realm. She explained that the brick pavers are a gateway to the Market and the current condition is from the 1970's. She said it is not ADA compliant; new bricks will match size and color or what is there now and will be ADA compliant. She said they will replace the entire intersection. They will salvage what they can.

She said the station will be sited in the center median; it will be a platform with two shelters that will match the shelters at Jackson and Westlake. The top of the shelter will be 9 1/2' above street. The northbound train will be on a wire; the southbound train will not. She said shelter elements include ticketing, waste receptacle, hand rail, and cast iron domes on ground plane. She said they will keep the shelters open and transparent; there will be a panel with map, station name and schedule. She went over materials and noted there will be brick up to the track, concrete everywhere else, shelters are dark gray.

Mr. Holt said there will be overhead catenary system between Cherry and Pike Pine station. He said they have received a lot of input on parking and loading. He said there will be loss of majority of parking and loading and they are committed to replacing loading 1:1 within a block. He said they showed existing and proposed. He noted the Pike Pine Renaissance Project and said they are coordinating with them; they are looking at that project for loading opportunities. He said that autos can drive on the tracks but the use is exclusive to the streetcar when it is there and for use by emergency vehicles. He said the streetcar will not operate in the middle of the night. He said they are studying parking in the Market and said the loss of loading has to be addressed. He said they are looking at input and for options. He said the station is difficult to move at this point and they have gone through a thoughtful and involved process.

He said they heard from a lot of people about elimination of left and right turns into the Market. He said they will come back when they are at 90% design, in June 2017.

Additional Public Comment:

Howard Aller, resident, said it is a working market and there are always trucks making deliveries and using loading zones. He said the Metro Access Van needs a place to pick him up. He said there are pages and pages devoted to bicycle accommodations but not one page for truck loading. He noted difficulty with access and decisions are being made without contacting stakeholders.

John Cox, Friends of Benson Cars, cited the F-line in San Francisco.

*Mr. Hale left at 6:50 pm.*

Mr. Cox said that San Francisco has done this in ¼ of the space planned here. He said ADA problem could be solved. He asked why they are doing hybrid.

Mr. Holt that the cars are used in the whole system and need to be compatible to do that. He said hybrid reduces the overhead wire; they are reliable and economic.

Mr. Cox said that trolley wire could be used.

Mr. Holt said they would be happy to talk more with Mr. Cox. He said the station is planned from intersection to intersection. It is a busy pedestrian environment and if spanned half block they would need mid-block crossing which is not safe and creates bottlenecks.

Ms. Schiavone said this decision went through the process seven years ago.

John Turnbull said that 2/3 of First Avenue is congested and he noted the amount of use and need for public right of way. He said it is a waste of resources and noted that other cities make use of curbs and curb landings. He said they should consider what happens at all the edges.

Sara Patton asked about the left turn into the Market.

Mr. Holt said they can accommodate left and right turns into the Market.

Mr. Albanese said this is the third briefing and the impact of three years of construction on the Market haven't been addressed. He asked what consideration has been made to business owners.

Mr. Holt said they have talked to a lot of people, there has been a lot of construction. He said he heard the peak season is in the summer. He said they are committed to no construction during that time and to observe the moratorium.

Mr. Albanese said he has been a business owner here for 14 years and no one has contacted him. He said it is a terrible idea. He said there is traffic gridlock now on First with four lanes and they plan on removing two.

Mr. Holt said they have done modeling and people will ride the streetcar. He said they looked at park and ride and partnering with garages.

Mr. Albanese asked why First Avenue – there would be less impact on 2<sup>nd</sup>.

Mr. Holt said the study looked at various options and First was chosen; 3<sup>rd</sup> has bus traffic and 2<sup>nd</sup> is a major southbound arterial for traffic. He said there was analysis of the larger system, all projects (waterfront, tunnel etc.), and the entire grid.

Mr. Hammond asked if analysis of non-tunnel users using the street had been factored in.

Mr. Holt said it is in the model.

Ms. Winant said it is a romantic notion but there is greater downside than upside. She said there are micro businesses in the Market and if you take away their ability to function – deliveries etc. – it will have a negative impact on those businesses. She said saying that a favorable parking rate will be available is a false illusion. She said they need to show that they can take care of all delivery and parking and mitigate it in a positive manner.

Mr. Holt said they are working on it and they haven't finalized their level of analysis.

Ms. Julio said she lives outside the line and will not benefit from it at all. She wants to see a mitigation plan. She said small businesses operate on a day to day basis and delivery issues can make or break them.

Ms. Winant asked if mitigation can include financial support like what was provided in the Central District; she wanted it put on the table for consideration.

Mr. Holt said he could make the comment but 23<sup>rd</sup> was different because access was restricted during construction and here access will be provided.

Mr. Habibi asked about brick removal and said that is the front porch of the Market.

Mr. Holt said the existing brick was installed in 2012.

Mr. Habibi asked if the Constituency, PDA, Friends of the Market, residents, business owners and property owners have been involved in the process. Where is their input visible in the analysis and design? He expressed concern that the project team is 60% design complete and it seems they are pushing it through without the Market communities' input.

Ms. Rudeck asked why the original streetcar was removed.

Ms. McAuliffe said the City wasn't able to pay back the loan taken out earlier to buy all the privately-owned streetcar lines, because city voters were not willing to accept a far increase. The service was discontinued in 1941.

Ms. Vaughan was concerned about deliveries and customer parking. She said it is a big issue.

Mr. Farrazaino noted the historic district extends to the center of First.

Ms. Schiavone said they read the Market Guidelines with regard to materials and visual porosity and access into the Market.

Ms. McAuliffe asked if it is possible to have this station different from the others – that more reflects the character of the Market.

Ms. Schiavone said it is. She said the Market is a special place and they kept the station toned down to let the Market speak for itself.

Commissioners next provided comments on information that would be needed to further review the proposal.

Mr. Farrazaino wanted more specifics regarding loading and said the station design needs to reflect the Market.

Ms. Vaughan wants information on deliveries, traffic flow, ease of access, pedestrian use and design.

Mr. Albanese wants more information about traffic gridlock, affordable public parking – proof that you have that in the bag, impact of construction on businesses and how to alleviate that, define 'impact' and mitigate funds for businesses. He said small businesses are the core of the Market as is "Meet the Producer". He said half or more of the businesses won't survive construction.

Ms. Julio said she won't support the project unless there is a mitigation plan for small businesses and said she wants to see it in the budget. She noted small businesses are vulnerable. She wants to see an interagency plan...OED, DON, PDA and she hasn't seen that. She didn't want bricks removed.

Ms. McAuliffe noted the bricks are from 1970's and are non-original.

Mr. Habibi wants to see feedback from PDA, Friends of Market, business owners, residents, the Constituency, and property owners in writing. He wants to see other design options for the station.

Ms. Winant clarified Commission jurisdiction.

Ms. McAuliffe said the Commission does not have jurisdiction over whether there is a new form of transportation on First Avenue, but does have jurisdiction over conversion of parking and design of tracks and station.

Ms. Winant said it will have a terrible negative impact and should go to OED to get some meaningful substantive mitigation.

Mr. Hammond wants to know why streetcars and not buses.

Ms. Rudeck said the design of the shelters and rails should reflect the character of the Market – structures, materials and colors.

Mr. Albanese told the applicants to be prepared with answers to what the Commission has asked for as it is critical to decision-making.

Ms. McAuliffe asked if they wanted another briefing or to come with application.

Mr. Holt said lots of information has been requested and they want to come back with those items.

Mr. Albanese said not to rush the application; there are a lot of holes and it could be denied.

Mr. Holt said they will start work south of the Market and won't do work here until 2018.

**041217.4 APPROVAL OF MINUTES:** March 8, 2017  
MM/SC/CV/MUH  
4:0:4 Mmes. Vaughan, Winant, and Julio and Mr. Albanese abstained.

**041217.5 REPORT OF THE CHAIR**

Mr. Albanese reminded Commission members about the Commission's spring dinner. He noted that Simply the Best is supposed to have 60% fresh produce and they have zero; they need to come into compliance.

**041217.6 REPORT OF STANDING COMMITTEES:** No reports.

**041217.7 STAFF REPORT** No report.

**041217.8 NEW BUSINESS**

Mr. Habibi said Commissioners need to talk with the people they represent on the Commission about the streetcar project. The perspective of the people needs to be shared with all the Commissioners.

Mr. Albanese said he has talked to other business owners; 80% didn't know. He expressed concerns about the impacts to the small businesses in the Market, and cited the need to look at economic viability and mitigation.

Ms. Winant said they didn't go door to door.

Ms. Julio suggested that there could be a presentation on the streetcar to Allied Arts.

Adjourn 7:45 pm.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator