



The City of Seattle

Pike Place Market Historical Commission

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

MHC 101/19

Wednesday August 28, 2019

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

Anais Winant

Staff

Tom Quackenbush

Melinda Bloom

Absent

Sam Farrazaino

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.

082819.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

082819.11 ChefSteps Studios
1501 Pike Place #300, Leland Building
Grant Crilly

Tabled.

082819.12 Sweetie's Candy
1501 Pike Place #435, Fairley Building
Aika Takayanagi

Staff Report, Use: Mr. Quackenbush explained the change of ownership (Aika Takayanagi 99.99%, Jia Qi .01%) for a retail store specializing in assorted candies displayed and purchased in bulk (e.g. jellybeans, gumdrops, gummy candy, novelty candy). Products also to include sale of frozen novelty ices and ice cream. Products to have a candy-related theme. The space is in Zone 1, below street level, food a-e; retail a-b uses permitted. Exhibits reviewed included building floor plan, WA SOS Articles of Incorporation. Guidelines that applied to this application include 2.1, 2.4, 2.5, 2.6, 2.7.

URC Report: Mr. Quackenbush said the Committee cited 2.1.2, 2.1.4, 2.4, 2.5.1 c, 2.6.1-2.6.5, 2.7.1 and recommended to approve 3:0.

Applicant Comment:

Jia Qi and Aika Takayanagi explained Aika is taking over the shop and have no intent to change anything. They said they plan to paint, clean, and re-organize. Ms. Takayanagi noted they have a presence on Instagram, Facebook.

Former owner explained she is available to help with anything.

Landlord Comment:

John Turnbull, PDA, spoke in support.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said URC discussed and recommended approval; he noted this is what the Market is all about.

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

MM/SC/JO/AW 7:0:0 Motion carried.

082819.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

082819.21 Double Dorjee
1501 Pike Place #511, Leland Building
Tenzin Woesung

Tabled.

Ms. Kitigawa recused herself and left at 5:01 pm.

082819.22

Victor Steinbrueck Park Improvements

2001 Western Avenue

David Graves, Seattle Parks and Recreation

Staff Report, Design: Mr. Quackenbush explained the application for renovations to include complete removal of park features to allow replacement of waterproofing membrane over parking garage. New improvements to park design include public safety, seating, circulation, lighting, and recognition of Seattle's Native American communities, among others. He said the original design was by Rich Haag Associates (with contributions by Victor Steinbrueck); it was constructed 1982. Exhibits reviewed included Victor Steinbrueck Park PPMHC COA Set and Victor Steinbrueck Park 95% CD Pricing Set. Guidelines that applied to this application included 2.12, 3.1, 3.2, 3.8, 3.9, and 4.

DRC Report: Mr. Quackenbush said the Committee cited 2.12.5 – 2.12.7, 3.1.1, 3.1.2, 3.2.8, 3.2.10, 3.2.11, 3.8.1-3.8.8, 3.9.1-3.9.10, 4.1-4.5 and recommended full commission discussion 3:0.

Applicant Comment:

Lara Rose, Walker Macy, presented the application via PowerPoint (full report and plans in DON file). She said this has been four years in discussion. The four-million-dollar project will improve the membrane and raise the grade 4 ½ - 5". She they will honor the original design intent of the park. She said the park will be much like it is now only more durable.

Paving and Circulation

She provided a color-coded rendering of what will remain in place, what will be removed / reinstalled in-kind, what will be altered, and what will be new.

Market Front Connection

Ms. Rose said an opening was cut in wall and aligns with path to Waterfront. She said it is identical to what was proposed last year. She said the opening is 14' wide and centers on the south room. She noted on page 47, it is not aligned with either path. She proposed to move the south room wall in along the guard rail 11 ½'. They will preserve place for picnic and seating while still allowing for movement through.

Citing page 40 she said brick was proposed in a Coast Salish pattern but noted brick is problematic in durability and in maintenance. She proposed colored concrete to retain the warmth of the brick and keep the same Coast Salish pattern which will be achieved with a change in texture; the graphic will be subtle. She said textures will be achieved with sandblasting the concrete.

David Graves, Seattle Parks, said the park is built right over the garage membrane. He noted concrete is a more durable surface.

Ms. Rose said they will not pretend to be something else; the concrete will not be stamped.

Ms. Winant said she has seen this done around pools; it can be a creative and attractive solution.

Mr. Hale said it wasn't an issue for him.

Ms. Rose said the same concrete treatment will be used at the north rim of the park. She said it is similar to brick with its warm tones and is in keeping with the historic district.

Mr. Ogliore asked if the Coast Salish basket weave was behind the pattern.

Ms. Rose said yes and noted it was selected by Jones and Jones.

Mr. Hale said the warm color is a good choice.

Ms. Rose said they improved accessibility for lawn areas for ADA and for mowing. She said 6' flush curb was added. She said there is a steeper hill on the south so there is no flush access.

Vertical Site Elements

Ms. Rose noted page 60 and said there are two guard rail types. She said at the north and south rooms remaining concrete will get cleaned and metal tube rail sits on top; a bar and shelf will be added. She said the wrought iron decorative rail in the center will be brought up to Code. She said that they will retain the lower wall and concrete balusters that attach frame to the back.

Verbiage added: There is no death, only a change of worlds. Welcome. She said this is most generally attributable to Chief Seattle.

She proposed a storage closet that is better integrated and off to the side and surrounded by plantings to replace on that is currently in planter area.

Furnishings

Ms. Rose said that almost all minor alterations are for comfort and accessibility. She said benches will be rebuilt and reinstalled in same locations; arms rest added to those that look out to the water. She said they will integrate a native pattern into cast iron arm rests.

She said light poles will go back in same location. They will re-use posts up to 5” square. She said globe fixture will be used on integral path so there is not glare or impact to apartments. She said lighting will be evened out; LED will be used as they are more durable. She said that metals will be painted neutral brown color to match other metals in the park.

Ms. Rudeck asked if the flower post will remain.

Ms. Rose said no, it was not part of the original design and it clutters the park.

Mr. Ogliore asked if they are increasing light fixtures in the south room.

Nathan Epstein, Walker Macy, said they are adding two; there is not sufficient light at the south end.

Ms. Rose said that dark spots were identified there based on photo metric levels.

Ms. Rudeck asked if they are getting rid of one by Cutters.

Mr. Epstein said yes.

Ms. Rose said that concrete bollards with lights hinder accessibility and are vandalized a lot. She proposed in-wall lights for better distribution of light; they will light the walkway surface. She said there will be less vandalism and better coverage of light. She said two drinking fountains will be replaced with more accessible style. She said they will be black, matching bike racks and waste receptacles.

Picnic Tables

She said minor modifications will be made to picnic tables. They will retain the top and put on L-shape steel braces that allows for clearance for wheelchairs and are more durable. She said they will use the same natural wood as is there now. She said braces will be painted neutral bronze color. She proposed two sizes in rectangular shape; the proportions provide more comfortable social environment. She said at the south room stool placement allows for different groupings. She said there will be one at the north room as well. She said they are keeping the materiality of the stools the same – concrete base with square shaped seat.

Pavilion Seat

She said there will be more usable space under cover. She said there has been lots of conversation about use of the space and that it should be about view appreciation. She proposed a configuration to improve use, facing west. She said the new 3’ wide tables allow different social groupings. She said the existing seats are also structural; they are changing that to allow the column to come all the way to ground. She said it is a better use of space.

Council Table

Ms. Rose said that a set of four separate tables is proposed; it can be aligned for a large group or unbolted and moved by SPAR staff as desired.

Planting

She said they will reinstall lawns and berms. The smaller lawn area with tree will be lowered 6". Views will be improved, and plantings will prevent erosion. She said that all low evergreen plantings will be replaced with blueberries.

Large Tree

London Plane tree sits 4' off the edge of the garage and needs to be removed; it is too large to move. They will put in new large caliper 8 -12" tree.

Grove Trees

Ms. Rose said the original trees never succeeded. They proposed to bring the grove back in a different way and will use Gingko. Responding to clarifying questions she said that the urban tolerant tree will not be sticky. She said the original trees were tall; the Gingko was selected for its narrow form which will not impact views but will match the original design intent. She said they intend to create a replacement children's area.

Pavilion

Ms. Rose said the pavilion will be reconstructed in the same shape, form and with the same material but will be 2' longer and 6" taller. She said it will have a metal roof and a free-standing post tied to structural beams below will help to open up more usable area. She said interpretive panels will be laser cut metal; a native artist developed patterning on cedar posts.

Ms. Rose said the interpretive panels will be in Lutshootseed and English and will relate in design to the Market and different ways to get food – hunt, gather, forage.

Welcome Wall

"The word "Welcome" will be in Lutshootseed and English."

Coast Salish Map

Coast Salish territory in cast-iron, flush on ground; a flat walkable element.

Children's Area

Ms. Rose said the Tree of Life element will remain where it is, and children's play area will be next to it. She proposed nature inspired elements such as large flat boulders, new plantings, and a natural paved area with hopscotch inscribed in ground. She said they will add two benches made of panels of dark concrete with aggregate with granite flagstone.

Ms. Rose said that bid alternatives will be included if money allows:

- Bike racks on street
- Trash cans / recycle
- Coast Salish Map
- Storage closet
- Pavilion – SPAR is committed to funding this from a different source.

Mr. Graves said the intent is to put the Pavilion back but noted it is not included in levy language. He said the membrane is not named there either. He said they are working on getting dollars for the pavilion and they are some assurances that will happen. He said it is very important to Seattle Parks and Recreation.

Ms. Winant said they need a storage unit and that shouldn't be an extra.

Mr. Graves said the bid climate is crazy and they need to build in flexibility.

Ms. Vaughan said it is huge that there are no dollars for the Pavilion; the other items are not a big deal.

Mr. Ogliore asked about the totem poles.

Mr. Graves said they will be removed during construction; the plinths will be retained so they could go back. He said there is discussion about where they will go. He said if they don't come back, he will come back to Commission.

Ms. Vaughan asked why they are being removed.

Mr. Graves said they must be out of the way for construction. He said there is some thinking that the poles are not representative of local native people and there should be something that is more representative.

Ms. Vaughan said by Ordinance that decision resides with the Commission.

Mr. Graves said he would come back if the removal is permanent.

Ms. Rose said they must be sure the water proofing is up to standards.

Public Comment:

Ernie Dornfield and Maggie Haines spoke in behalf of Friends of the Market who he said has a long connection with Victor Steinbrueck Park. He said the

renovation should respect the Guidelines; he cited 2.12.6. He said the opening with connection conflicts with gathering for Native People. It should not be turned into circulation space. He appreciated the return of the Children's Play area. He said the temporary removal of the totem poles is not in the scope of the project. He said the totem poles are a character defining feature and clarification is needed. He said the ambiguity needs to be resolved. Victor Steinbrueck Park is a place of refuge in the busy Market. Please preserve the character of the park.

Sid Knox asked what 'in kind' means and who decides whether or not the totem poles come back. He said the lack of specificity is a fatal flaw, the application is not ready for a vote. He said he was not persuaded that all persons considered have been reached out to. What is record of their response? He said it is a critical part of the project. Where is the advocate for that group now? He said it is all white people here now. It seems like the application is not ready. He said to be more sensitive, responsive to Native heritage. He asked the Commission to defer action and seek out those who should be involved in conversation.

Ms. Rose said they conducted outreach; it is itemized on page 2 of the packet. She said documentation of outreach is available on SPAR website.

Mr. Hammond asked if the variation of the paving pattern would change over time.

Ms. Rose said it will all wear equally over time.

Mr. Graves said they are putting in a 30-year membrane and hope it lasts for 50.

Ms. Vaughan asked about black versus green for metal fixtures.

Ms. Rudeck said to change the rail color.

Ms. Winant said it is not a significant alteration.

Mr. Ogliore agreed and cited 2.12.6.

Mr. Hale said it is a change and it does change the character, but it is reversible.

Ms. Vaughan said green will require higher maintenance.

Ms. Rudeck said there are already elements that are green – decorative rail and light posts.

Ms. Rose said their professional recommendation is what they proposed; it ties better to all elements. She said it is subjective.

Ms. Winant said they are functional elements. She said the focus is the view and landscape elements. She preferred that built elements recede.

Commission members were split 3 – 3 on preference for black or green.

Ms. Rudeck said she would match green similar to details around the Market; the light poles are almost a Kelly green.

Ms. Vaughan said temporary removal of totem poles is not part of the scope as shown on page 27.

Mr. Graves said the totem poles are owned by the Mayor's Office of Arts and Culture. The totem poles will be removed and taken for renovation.

Ms. Vaughan said they are not part of the application.

Mr. Ogliore said the totem poles shall be reinstalled before VSP reopens as they are now, not in kind. It does not preclude coming back.

Ms. Vaughan said it is sometimes hard to get things back once gone.

Ms. Winant asked what the issue is. She said it is a political hot potato to be resolved elsewhere. She said there are all kinds of images in the south that are now in question. She said that even though Victor Steinbrueck and Rich Haag had wonderful intentions, they don't live in today's world. She said to think about what is more relevant to those whose land this was.

Mr. Ogliore said the poles were supposed to have been done by Marvin Oliver but ended up being done by a non-Native. He said the other pole represents the farmers. He said there is a Native presence in the design of the pole.

Ms. Winant said we should err in the direction of respecting First People.

Ms. Vaughan cited 2.12.6. She said the poles don't represent a tribe. One pole is Native person the other is a farmer.

Ms. Winant said it doesn't matter what we think; poles are iconic and representative to a culture. If they see them as offensive, then it is offensive.

Mr. Hale said he would hate for them to disappear, but he didn't know who was speaking to the issue. He said it would be nice if the City had a discussion.

Mr. Graves said he would be happy to come back. He said they need to get the project up and running. He said they will leave the plinths but need to get the poles out of the way. He said there is a plan for what will go in place but he wasn't sure.

Mr. Hale said the application is silent; he preferred applicant coming back to Commission.

Ms. Vaughan said it could be put in motion that they come back to the Commission for approval of future disposition of poles.

Mr. Hammond said the poles are not politically correct; he said they bookmark history of the area.

Ms. Winant said there are discussions going on all over America – that they provide guidance about history. She said it is not true.

Mr. Hammond said they aren't Coast Salish poles but are connected to tribes in the north.

Ms. Winant said if offensive, is there a means by which that could be acknowledged.

Mr. Ogliore said to make a motion with amendment about poles and pavilion.

Ms. Rudeck said the Guidelines protect them so they should be called out.

Ms. Winant said the term “political correctness” has also been used when talking about Civil War monuments.

Action: Ms. Vaughan made a motion to adopt a resolution accepting the application with the amendment that the current metal fixtures that are painted-green items are to remain green; with the condition recognizing that this this application does not authorize any change to the totem poles in VSP. If the exact totem poles must be removed for their safety or restoration they shall be reinstalled before VSP is reopened. That the pavilion of the south end shall be installed before VSP reopens. With the exception of the Coast Salish map, the storage closet and the bike racks on Western Avenue (which are approved subject to sufficient budget). Any other changes to the presented design, whether required by budgetary or construction constraints or for any other reason, must be brought back to the MHC for a full Commission briefing and or approval before being implemented. The public will be given 30 days' notice before any such presentation occurs. The MHC requests an update on renovation progress be made in January of 2020.

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

Ms. Winant thanked the design team for a fantastic job.

Ms. Rose said they learned a lot from the Commission.

082819.3

APPROVAL OF MINUTES:

July 10, 2019, August 14, 2019

Deferred.

082819.4 REPORT OF THE CHAIR

Ms. Vaughan reported she is continuing to work on commission appointments and the search committee, consisting of Mr. Ogliore, Ms. Rudeck and Ms. Vaughan, will narrow selection to four candidates.

Having had no response from the DON regarding the Guidelines, Ms. Vaughan will send the proposed Guideline changes to the Attorneys Office tomorrow.

082819.5 REPORT OF STANDING COMMITTEES:

082819.6 STAFF REPORT

082819.7 NEW BUSINESS

John Turnbull, PDA, updated the Commission on activation ideas for the Market Front Plaza. He said they are trying crafts, food, music and noted the concert last week went well. He said they will evaluate as they go along to see if an event is worth going forward with. He said they are making changes downstairs, switching tenants and said more churn is expected next year. He said they are exploring doing a guest vendor / incubator shop / rotation program with each opportunity for a small entrepreneur being 3 – 6 weeks. He said that for open stalls they are looking into self-contained carts that can be folded up at night. He said it is how flower row works now. He said they have three good applications with food components and good experience; they are going through vetting process now.

Mr. Ogliore noted use less than 12-month.

Mr. Turnbull noted the difficulty in selecting tenants and there is usually a 5-week lead time. He said they are exploring Use approval parameters.

Ms. Winant said it is a nice idea.

Heather McAuliffe
Commission Coordinator