



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 33/20

Wednesday February 26, 2020

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

### COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

Sonja King

Golnaz Mohammadi

Lisa Martin

John Ogliore, Vice Chair

Christine Vaughan, Chair

### Staff

Minh Chau Le

Melinda Bloom

### Absent

Rachael Kitagawa

Lauren Rudeck

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.

### **022620.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

022620.11 Maximilien's  
81 A Pike St  
John Turnbull, PDA

Staff Report: Ms. Le explained the proposal to extend use of roof top dome-shaped dining shelters previously approved per MHC 15/19 to allow for year-round use. Amended at 2/19 URC: Extend use of roof top dome-shaped dining shelters previously approved per MHC 15/19 to allow for use between October 1 – April 30 only. Currently the shelters are approved for the months of March, April, and October only. The space is in Zone 1, above street level, all uses permitted. Former use was food e. New use would be food e (no proposed change). Proposed ownership structure: no changes to current. Owner financial affiliations: no changes to current. Owner operator: no changes to current. Business hours: daily, no changes proposed. Exhibits reviewed included MHC 15/19 showing current approved use, photo of approved domes, site plan showing placement of domes. Guidelines that applied to this application included 2.3, 2.7, 2.8.

URC Report: Ms. Le said the Committee cited 2.3.1, 2.8.2, 2.8.1, 2.7.1 and recommended to approve as amended: Extend use of roof top dome-shaped dining shelters previously approved per MHC 15/19 to allow for use between October 1 – April 30 only.

Applicant Comment:

John Turnbull explained the owners tried the roof top dome shaped shelters last year; it was a success and they want to continue excluding May – September.

Landlord Comment:

Mr. Turnbull, PDA said he supported the application.

Public Comment: There was no public comment

Commission Discussion:

Mr. Ogliore said URC reviewed and cited 2.3.1 and 2.7.1. He said it will only be up for seven months. He said there is plenty of circulation space when up. During peak season they will be down.

Ms. King and Mr. Hammond said they had no problem with the application.

Ms. Vaughan cited 3.2.7 said it will not be up year-round, only the off months.

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

MM/SC/SK/LM 8:0:0 Motion carried.

022620.12 McAleese Properties  
1926 1<sup>st</sup> Ave  
Gerard McAleese

Application: Proposal for housing units on the third, fourth, and fifth levels of the building. Recently completed renovation to interior, non-public areas of the building. The space is in Zone 3, above level, all uses permitted. Former use was Other b (approximately 10 years ago, has been vacant in the interim). New use would be Housing b. Space is 7,000 square feet. Proposed ownership structure: no changes to current. Owner financial affiliations: no changes. There were no exhibits. Guidelines that applied to this application included 2.5 and 2.7.

URC Report: Ms. Le said the Committee cited 2.5.2 b and 2.7.1 a, b, c and recommended approval.

Applicant Comment:

Gerard McAleese proposed creating housing in the building and said that one space is a two-story volume.

Ms. Vaughan asked if there will be any public use

Mr. McAleese said no.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said URC reviewed the application and cited 2.7.1. He said the committee recommended approval.

Mr. McAleese said some public use of the chapel is planned but will be a separate application.

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

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

022620.13 KNKX Pacific Public Media  
1926 Pike Pl  
Joey Cohn

Staff Report: Ms. Le explained the proposal to operate a non-profit radio broadcast facility focusing on jazz, blues, and non-commercial news and a space for public events focused on musical performances and community conversations.

The space is in Zone 2, street level, food a-e, retail a-d uses permitted. Former use was food b, e (currently vacant). New use would be other a, b, c. Space is 5,176 square feet. Proposed ownership structure: Non-profit 501c3. Owner financial affiliations: currently operates a broadcast facility in Tacoma, WA as a non-profit 501c3. Owner operator: N.A. – non-profit. Joey Cohn will be onsite regularly. Business hours: 8 am – 6 pm daily plus after hours events. Exhibits reviewed included a site plan showing proposed location and written statements by applicant. Guidelines that applied to this application included 1.3, 1.4, 2.5, 2.6, and 2.7.

URC Report: Ms. Le said the Committee cited 1.3, 1.4, 2.5 a, b, c, 2.6 1 – 10, 2.7.2 a, b, c and d and recommended full Commission discussion.

Applicant Comment:

Ms. Martin recused herself.

Joey Cohn went over mission of the station and said it will be a good fit in the Market. He said they meet the guidelines. He said the Market is original as is the station as they provide unique northwest music and stories. He said the Market was saved by the community just as the station was. He proposed a public community stage and the ability of the public to ‘meet the producer’ and watch the station in action.

Mary Dunaway said their programming includes locally produced jazz and blues programs, local news as well as national and international NPR news. She said they have half a million listeners with 350,000 online. She noted the ‘food for thought’ program with Nancy Leson and Dick Stein which will be done here; news and brews, and live music and studio sessions. She said the station would be a benefit to the Market and would sponsor events and activities.

Ms. Vaughan asked if they would have music outside that would disrupt business.

Mr. Cohn said they will broadcast on radio, website, Youtube.

Ms. Dunaway said they will not be disruptive to neighbors because they will be operating from a sound proof booth.

Landlord Comment:

Cheryl Martin said she was very excited about the tenant and said it will bring new life to the Market and will help the entire community. She said the space accommodates this use.

Lisa Martin said this would be a huge loss if they didn’t take advantage of this. She said KNKX would be a good steward of the building and the community. She said if an exception is needed, she said to tie approval to tenant.

Ms. Vaughan said the zone wouldn't change. An exception could be made to Zone.

Mr. Ogliore said it is a non-permitted use in this zone where just food and retail are permitted. He cited 2.7.2

Public Comment:

David Russer, Folio spoke in support of the application and said KNKX's presence would be of help to Folio and History link where they could do joint programming and author interviews. He said there is a profound connection between the Market and KNKX and there are many ways to tie in with the radio station. He suggested renaming the station KMKT.

Frank Cavalano supported the application and said it would be a big draw plus would add to the local flavor with local journalism, local programming, and local news staff which is rare anymore. He said the station celebrates 'local' and is a good alignment with the Market. He said visitors will be able to "meet the producer' with a window into the process of the station.

Nancy Leson, KNKX host said she moved here because of the Market and said this place is the soul of the City. She said she has done a weekly food program for 13 years at the station and people know KNKX. She said the station will be a big draw for the Market. She said the radio station is known from all over the world. She noted the longtime station members and the opportunity to share the store here in the Market, promoting the Market.

Clare Grace, KNKX board chair supported the application and noted the emphasis on the Market as a cultural center. She read from the Code and said a mix of uses serves the needs of the community. She said the station is a natural way to complement the Market and bring in compelling cultural resources. Visitors can meet the producer and watch station activity through window or come inside to engage in storytelling and cultural events. She said musicians and storytelling are a natural part of all markets. She said when she comes to the Market she goes to Le Panier; she said she would come more often with station here.

Ed Ronco, station host, All Things Considered said he is often at the Market for lunch as well as on weekends. He said the region's history was told to him by a walk through the Market. KNKX will be another way to tell that story.

Jeffrey Reddick said the hosts will comment on the Market activities, "at the Market is it rainy/sunny, etc." and 'come join us at the Market to...". The Market would become part of the conversation. He said that large groups of people come to listen to storytelling.

Denise Rebu, Turkish Delight said she loves KNKX. She said it is representative of the Market – it is diverse and community-oriented. She said it will be a major

attraction similar to the Aquarium attraction for the Waterfront. She said the station would pull in a new, younger demographic and a fresh fun flavor to the Market.

Curt Danmeyer, Beecher's said he has been in Market for 17 years. He supported the application. He said he knew Dave Martin who talked about the Champion Building as having problematic space. He said this space is deep with less frontage which is not good for retail. He said the rules protect the Market and he likes that there will be no mall or ferry terminal. He said it is a problematic space and it would be a disservice to building owner to turn down this opportunity.

John Turnbull, PDA said this tenant would be great for synergy. He said it is a community-based organization. He said what is lacking at the Market is a community stage and the ability to put it together and program it. He said the station would be a great addition to the Market. He said in this special case, it is community-owned, a non-profit, a community station, and front facing Pike Place would engage with public. He said for these reasons, this application warrants an exception. He said do not grandfather the Use along, tie it to KNKX. He said it will become an institution here.

Duncan Thieme, Friends of the Market spoke in support of the application. He said it is appropriate and noted the Market just lost the news stand which was an independent news source.

#### Commission Discussion:

Mr. Ogliore said the Committee cited 1.3, 1.4 with full Commission discussion recommended; 2.5.5, 2.6, 2.6.8, 2.6.9, and 2.7.2. He said the station being here will provide a service to the Market; it will include the Market in its activities and fits in with 'meet the producer'. Regarding 2.7.2 C, it adds a desirable mix to the Market. He noted the good faith on behalf of the property owner and said the space had been vacant a long time.

Mr. Hale said it is prime storefront space and it is hard not to be swayed. He said he supported the application and noted it would be a good opportunity and good for the Market.

Mr. Farrazzino supported the application and said it is feeding the mind, provides food for thought and it feeds the soul.

Ms. Vaughan read from 2.6.8 and said it doesn't say 'shall'. She said the station adds to a desirable mix of uses and is an opportunity for something different.

Mr. Ogliore said the Commission has the discretion to approve.

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

MM/SC/JO/SF 7:0:1 Motion carried. Ms. Martin recused herself.

**022620.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

022620.21 Los Agaves  
1514 Pike Pl #7  
Jaime Mendez

Staff Report, Use: Ms. Le explained the application for proposal for A-frame signage on walkway outside of restaurant. Sandwich board on Pike Pl was previously approved per MHC 94/12. This was not presented at URC due to staff oversight. Zone 2, street level, food a-e, retail a-d uses permitted. Former use was food e. New use would be food e (no changes to current). Proposed ownership structure: No changes to current. Owner affiliations: No changes to current. Owner operator: No changes to current. Business hours: daily, no changes to current. Exhibits reviewed included a site plan showing location of proposed A-frame signage and new information as of 2/26/20: MHC 94/12 approving placement of sandwich board sign on Pike Pl. Guidelines that applied to this application included 2.3, 3.6.

URC Report: Ms. Le said the Committee cited 2.3, and 3.6.6 b and recommended full Commission discussion and a site visit was recommended.

Applicant Comment:

Jaime Mendez clarified the proposed location of the sign about 4' from just beyond Post Alley. Another tenant has things on the sidewalk that prevents him from placing sign at approved location.

Mr. Ogliore said the commission has been hard on A-boards except where there is a location or access problem.

Mr. Hammond said he was surprised the sign was there – he never saw it.

Mr. Mendez said the location is not making money – he is having difficulty attracting customers and he needs visibility.

Ms. Mohammadi said a lot of businesses have sandwich boards.

Ms. King asked who places the approval stickers on the signs.

Ms. Vaughan said enforcement does.

Mr. Ogliore said the sign won't interfere with circulation or safety and doesn't detract.

Mr. Hale said the sign isn't new, the applicant is just moving sign to a new location. The proposed location is better for visibility.

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

MM/SC/SK/LM 8:0:0 Motion carried.

Staff Report, Design: Ms. Le explained the application to install onsite signage. Exhibits reviewed included a site plan showing locations of proposed signage within business space, signage details, methods of attachment, and color and material samples. Guidelines that applied to this application included 3.6.

DRC Report: Ms. Le said the Committee cited 3.6.1, 3.6.2, 3.6.3, and 3.6.6 and recommended to approve, contingent on Use approval

Applicant Comment:

Christy said the menu was on a wall and it will be moved above the counter so that it is more visible from the queue; it will be more user friendly. A graphic wall will replace existing menu. A dimensional dog and walker are in green. The blade sign is just past the restaurant; it has wood raw edges and layers of metal. She went over the packet details noting location and said it is an upgrade of existing branding. The A-frame uses the same colors and communicates the message easily, clearly and directly.

PDA representative said it is a great improvement to the current sign and will enhance the business.

Christy said the signage is a fun representation of the owner.

Public Comment:

Mr. Hale said the signage is tasteful. It is a refresh and is more user friendly.

Mr. Hammond said it will help all the businesses there.

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

MM/SB/LM/BH 8:0:0 Motion carried.



022620.22 PC-1 South Garage  
1431 Western Ave  
John Turnbull, PDA

Staff Report, Use: Proposal to install temporary banner signage on western side of parking garage. She said the banner signage to be in place temporarily for approximately one year, zone 3, street level, all uses permitted, former use was: other c, new use would be: other c (no changes to current), proposed ownership structure: No changes to current, owner affiliations: No changes to current, owner operator: No changes to current, business hours: daily, no changes to current. Exhibits reviewed included a site plan showing proposed location temporary signage. Guidelines that applied to this application included 2.9.

URC Report: Ms. Le said the Committee cited 2.9.1 and recommended to approve.

Applicant Comment:

John Turnbull, PDA proposed temporary signage for the garage for one year. He said as soon as it is down the overlook walk will be done and the garage won't be visible anymore.

Mr. Hale said the URC reviewed the application and found it simple and clear although not modest in size. He said they cited 3.6.2.

Ms. Vaughan said the conundrum of temporary use is that it meets a particular need.

Mr. Hale said in the chaos of construction it is a good solution.

Ms. Mohammadi said it will help people find parking.

Ms. King said it sounds good and is temporary.

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

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

Staff Report, Design: Ms. Le explained the application to install temporary signage. Exhibits reviewed included signage details, and photograph of proposed sign location. Guidelines that applied to this application included 3.6.

DRC Report: Ms. Le said the Committee cited 3.6.1, 3.6.2, 3.6.3, 3.6.7 and recommended full Commission discussion.

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

MM/SB/ 8:0:0 Motion carried

**022620.3 REPORT OF THE CHAIR**

Ms. Vaughan gave an update on Position 12. She said that two dropped out and eight candidates were interviewed. She said both architects were familiar with the Market. She said recommendations are available if someone asks for it but she wouldn't provide it otherwise.

Action: Mr. Ogliore moved that the Chair, on behalf of the Market Historical Commission, forward to the Mayor, in order of preference, the names of the four nominees identified by the Search Team for Position 12.

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

**022620.4 REPORT OF STANDING COMMITTEES**

Mr. Ogliore said he is working to transfer knowledge to new URC members. There was no DRC report.

**022620.5 STAFF REPORT**

Ms. Le said names were forwarded to Mayor's Office and there is no update. She said talked with Allied Arts, the co-founder was gracious and has reached out to candidates. She said she hoped to hear something within the month of March. She said Commission terms run from December until the end of December three years later. She stated that she has accepted her position and will staff the Commission permanently.

**022620.6 NEW BUSINESS**

022620.61 Pike Place Market Historical Commission (MHC) selection of final candidates for MHC Position 12, At-Large Member

6:35 pm Mr. Ogliore made a motion to adjourn. Ms. King seconded.

Minh Chau Le  
Commission Coordinator  
(206) 684-0229