



The City of Seattle

Pike Place Market Historical Commission

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MINUTES

MHC 55/21

Wednesday April 28, 2021
4:30 p.m.
Virtual meeting via WebEx

COMMISSIONERS

Sam Farrazaino
Chris Bown
Michael Hammond
Grace Leong
Golnaz Mohammadi
Lisa Martin
Lauren Rudeck
Christine Vaughan, Chair
Stephanie Young

Staff

Minh Chau Le
Melinda Bloom

Absent

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.

In-person attendance is currently 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.

042821.1 PUBLIC COMMENT

042821.2 ANNOUNCEMENTS

Updates and announcements from PDA regarding Market activities.

John Turnbull, PDA explained the PDA is trying to adapt to changing conditions and trying to help keep businesses surviving. He said some businesses have closed for good, some have not shown up and may be closed, some have left, some want to sell/transfer ownership, there are new applicants who want to open business in the Market. He said it has been difficulty working with the restaurants due to limited seating and the shutdowns. He said

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they will be allowed to operate at 25% occupancy again next week. He said they have had to pull all seating in public areas to keep large crowds from gathering and have not scheduled any street performers for the same reason.

Mr. Turnbull said he has been working closely with staff to work things out and they have worked well. He said they have implemented street use dining and surface spots and have been working with tenants to manage lines and social distancing. He said Pike Place Fish is doing extensive delivery service and can't throw fish that would draw crowds. He said he has been working with businesses to set up lines to set up pick up and noted De Laurenti has done that. He said they have set up temporary uses for spaces and noted the newsstand became a holding space for sidewalk dining furniture and De Laurenti's is now using the space for shipping.

Mr. Turnbull said they are doing lots of trying and lots of short term uses to use spaces such as for cooler storage for outdoor dining to keep afloat. He said Uli's has had a hard time. He said Bonnie B Peppers has been going strong and has participated in Market gift boxes and shipping. He said they have built a good trade. He said there were no customers to their location because adjacent businesses closed, and they were located at a dead end. He said they moved Bonnie B's into a grown in Washington space in Arcade 2 and they will be there month to month.

Mr. Turnbull said there have been street issues, but they are working out details for flower fest May 8 and 9, Mother's Day weekend. He said All Things Lavender and Sadovac have closed. He said Barque Bronte can't find staff. El Borracho has three operations and has closed to restructure. He said Shug's is back doing weekends. He said many restaurants have cut hours because of lack of staff and lack of customer traffic. He said they struggle to keep open and secure. He said there is a lot more aggressive shoplifting than usual. He said they have prospects, and they are pushing made-on-site, hand-crafted, meet-the-producer businesses.

Mr. Turnbull said Corner Produce has closed and tenant Bob Cline wants to try something – selling juices. He is trying that with a pop-up. He said the PDA wants to know it could work at that location with organic produce. He said there is not enough as is and that is a signature place and location in the Market.

Mr. Turnbull said staff costs, lack of staff, and lack of customers have been devastating to businesses. He said the PDA has done rent abatement, no late fee, and is working on outreach for different PPP loans and grants. He said it has been challenging keeping the doors open. He said there is a good security presence, so the Market is safe. He said they have lost 1/3 of their income and now they are just getting back into maintenance. He said the north arcade windows needs to be repaired. He said Flower Row is the last to get open more than four times a week. He said they shut down public restrooms to keep them safe and clean and are starting to restore as possible. He said some businesses are reinvesting and want to expand / reprogram how they are doing things. He said it is awkward to do things at a distance without immediate contact.

Ms. Young asked about the overall status of the craft tables.

Mr. Turnbull said attendance is coming back; it had pretty much disappeared. He said the farmers are OK, it is mostly flowers. She said they are giving double tables to craft sellers and they are getting close to being full on Saturdays and they are seeing more each week. He said they stopped the attendance requirements last year. He said they have been dealing with insecurity and lack of vaccines and the difficulty of managing people not distancing as they shop.

Ms. Martin asked about the juice pop up and if PDA has thought of doing more.

Mr. Turnbull said before Covid he was going to propose trying pop-ups but realized that standards would need to be created around food related, short term, rotating system to accommodate it. He said a year ago they had no empty spots, not they have room and really want a pop-up spot. He said they need to have someone who can curate / operate it and with Covid rules it is impossible to give taste samples. He said they want to incubate new businesses and give people exposure.

Ms. Martin noted the evening market pop ups.

Mr. Turnbull said the summer evening farmers' market didn't work because of the cruise ship tourists who wander but don't buy. He said the City Hall market was successful. He said the Pavilion is a great spot to do this type of sales when they aren't in crisis management.

Ms. Vaughan said pop-ups needs review to see if it fits in with guidelines for temporary use, rotating use.

Mr. Turnbull said a new category is needed that allows different people to show up. He questioned how to vet people quickly so it can be done in two months. He said a sponsor is needed as a use.

Ms. Vaughan said it is helpful to hear what is in the works.

Ms. Le said informal inquiry is OK until an application is received. She asked how soon the PDA could get an application in for the juice stand.

Mr. Turnbull said there is no application yet. He said the concept may not be long lasting. He said he talked to Bob Cline who holds the lease, and that Bob wants to add product. He said more production is needed to be open six day a week. He said they need organic produce and maybe he can partner with another business. He said a more robust business is needed.

Ms. Le said an application is needed.

Ms. Vaughan said the guidelines specifically state the importance of produce stand; that has been a traditional produce stand and is at a key spot at the entry of the Market.

Mr. Turnbull said many businesses start out there don't survive. He said a viable business is needed there and the right combination is needed.

Ms. Vaughan asked if Bob has talked with other produce businesses that are making it.

042821.3 APPROVAL OF MINUTES

April 14, 2021 Deferred.

042821.4 REPORT OF THE CHAIR

042821.5 STAFF REPORT

Ms. Le said that in the near future she will be doing more administrative approvals per the temporary emergency authorized process put forth by City Council legislation that suggests administrative review be the rule rather than the exception. She said there is less capacity to meet in person and she noted the desire to support small businesses and remove any barriers or impediments. She said she will continue to copy Ms. Vaughan so she is aware of what has been approved and things can be discussed with the Commission. She said the plusses are that there are significant backlogs with last minute applications. Administratively she can deal with backlog and support the City's intention to support businesses. She said they all have to go through the rubric of the Guidelines and anything complex, ineligible, or controversial would be reviewed by the Commission.

Ms. Vaughan said businesses should get whatever help they need but that she is reluctant to set aside the Guidelines. She said the initiative and Ordinance are clear, the Historic Commission is in charge of maintaining authority and preservation of the Market. She said she looked it up in CB 119769 and cited provisions of the bill. She said this body is not the Design Review Board, it is the Pike Place Market Historical Commission; the City lumped MHC in with them when they passed the Ordinance. She suggested calling extra meetings to deal with backlog; the original Ordinance gives the Commission authority to call extra meetings if needed. She asked Commissioners if they were willing to do more meetings.

Mr. Bown said he would, with notice.

Ms. Vaughan said meeting would require public notice and she wanted an idea of willingness to do so.

Commission members unanimously indicated they were willing to do more meetings.

Ms. Le said the Ordinance had a sunset when implement and was replaced with Ordinance 126188. She said the other one expired in October last year. She said it states that projects eligible for administrative review *shall* be reviewed administratively. She said the PDA or applicant would have grounds to say Commission review is not required.

Ms. Vaughan said CB 197769 became CB 126072.

Ms. Le said that was for six months and when expired, it was replaced with CB 126188.

Ms. Vaughan said it is another lesson that you need to watch carefully. She said she didn't remember hearing about it.

Ms. Le said she brought it up in Staff Report in April and in October 2020. She said it can be hard to see the relevance until you get into it.

Mr. Rudeck asked if administrative review information could be sent to entire commission.

Ms. Le said she has been copying just the Chair but would send to whole Commission.

Ms. Young said the way it described Ms. Le's role is Ms. Le could do approvals of pop up etcetera. She asked if that was something Ms. Le should look at rather than the whole Commission.

Ms. Le said that would not be eligible for administrative review; applications would need to be extremely clear cut, unambiguous with clear precedent. She said the juice bar and pop up pushed boundary so would not be eligible for administrative review.

Ms. Vaughan said she would make another call to Seattle Registrar to get Code information.

Ms. Le said to look up 126188 and to search for terms Certificate of Approval and it will zero you in to section.

Ms. Vaughan said the City Clerk is helpful. She said to give them the Ordinance number.

Ms. Martin asked how Ms. Le interprets what is eligible for administrative review.

Ms. Le said that she makes the call.

Ms. Vaughan asked who defines what is routine. She asked if it is one person making a judgment, or nine.

Ms. Le said everything approved, or not, is appealable regardless of who approves it.

Ms. Vaughan said that is not unheard of in the history of the Commission.

042821.6

NEW BUSINESS

Election of officers for 2021

Discussion of revisions to MHC Rules & Procedures

Ms. Vaughan questioned if the Commission wanted to establish the responsibility for Position 12 with Executive Committee which would keep control of the Market more in the hands of a citizen group. She questioned who has responsibility for determining procedures or the City will take it over – interview, advertise and present to Commission. She said it is the Commission who should look at resumes and interview applicants. She said a resume does not identify if a person is dedicated to the Market. She said DON wanted to bring resumes and have Commission choose. She said Commission said no, that Commission should interview all and send four to DON. She said who is in service to whom. She said the Commission has a responsibility and ODN is in service to the Commission. She said if DON does all the interviewing, then the Commission is in service to DON. She said that is

backwards. She said she was concerned that the City makes Ordinances about the Commission without consulting the Commission. She said the Commission will lose control.

Ms. Vaughan said sidestep of the Commission is very concerning given the history of how the City at one time intended to allow the Pike Place Market to be developed.

She said her term is over and she wanted this addressed by this group. She said if nine people don't see a priority then she'll drop it. If it is a priority, then discuss it so this document is complete. She said changes to rules and regulations are straight forward.

Ms. Young asked if Ms. Vaughan was suggesting the Commission has resources to gather applications and screen them; she noted that is a service DON provides.

Ms. Vaughan said DON did the basic work. She said the Commission search team wanted to interview all applicants and the City said no, we'll look and send you four names. She said DON said to read applications, send four names and DON will interview. She said the search team said they can't without interviewing. She said that is how it happened. She said multiple emails, in person to finally get DON to green light it. She said if not identified in the rules and procedures, if not called out, then the Commission won't be interviewer.

Ms. Young asked if all parties of Commission and DON would recognize this process to be followed and clearly understood.

Ms. Vaughan said she can't say who will understand what, but it will call out responsible party probably easier and clearer if language was simplified – the executive committee is responsible for establishing the procedure. She said the main goal is to establish is it the executive committee role to establish procedure and discuss with historic commission.

Ms. Young said “we establish rules and process” is clearer than what she read over the weekend.

Ms. Martin said she understood that the Commission is the first sifter and Allie Arts is also a nominating body.

Ms. Leong asked where that is written.

Ms. Vaughan said it is in the Ordinance. Ms. Le said she will send out Ordinance and will highlight Code section that talks about this.

Ms. Leong said she is in support of the general concept.

Ms. Vaughan asked if Commissioners could agree on wording tonight or does it need further discussion.

Ms. Leong asked if the document needs to be reviewed by attorney.

Ms. Le said generally there are a series of publicly noticed meetings and once there is agreement on intent and wording it can be pushed to law for review.

Ms. Vaughan said then it is out of our hands. She said in May 2019 document was sent and nothing happened. She said they will look at those if there are any modifications. She said to make sure that the Commission has control over the process for Position 12. She said also under order of business there is acknowledgment of being on tribal lands.

Mr. Farrazaino said in the selection process Friends of the Market and Allied Arts nominate candidates and send to DON.

Ms. Vaughan said DON makes recommendation.

Mr. Farrazaino clarified wording that the executive committee decides on a process and forwards four candidates.

Ms. Vaughan said the executive committee will be responsible to establish process for nominating candidates for Position 12. She said she and Mr. Farrazaino would wordsmith the language and will bring back for review.

Election of Officers

Ms. Vaughan said the chair serves only two years and she is into her third term. She said Ms. Martin has been serving as vice chair. She said a vice and sub vice chair could be done.

Mr. Farrazaino said he has no capacity at this time.

Ms. Mohammadi said she didn't either. She asked if Ms. Rudeck would.

Ms. Rudeck said her term expired in December, but she would.

Ms. Martin said she would be available.

Mr. Hammond had no interest in serving as chair or vice chair and noted his term ended in December.

Mr. Farrazaino nominated Ms. Martin as Chair, Ms. Rudeck as Vice Chair. Ms. Leong seconded. There was unanimous approval.

Adjourn 6:20 pm.

Minh Chau Le
Commission Coordinator
206-684-0229