



The City of Seattle

## Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

### MINUTES

MHC 84/20

Wednesday August 26, 2020

4:30 p.m.

Virtual meeting via WebEx

### COMMISSIONERS

Bob Hale  
Michael Hammond  
Rachael Kitagawa  
Golnaz Mohammadi  
John Ogliore, Vice Chair  
Lauren Rudeck  
Christine Vaughan, Chair  
Anais Winant

### Staff

Minh Chau Le  
Melinda Bloom

### Absent

Sam Farrazaino  
Lisa Martin

**In-person attendance was 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.**

### Roll Call

Michael Hammond	Present
John Ogliore	Present
Bob Hale	Present
Anais Winant	Present
Golnaz Mohammadi	Present
Lauren Rudeck	Present
Christine Vaughan	Present

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.

Rachael Kitagawa joined the meeting at 4:40 pm

**082620.1 PUBLIC COMMENT**

Joan Paulson noted maximum square footage allowance and questioned if Old Stove would exceed that if granted approval for outside seating.

Steven Streufort spoke in support of the proposal and hoped the Commission would do what it could to help Old Stove with its business.

Karl Andersson, Market resident said he loves pop ups on street to help businesses. He said this proposal to use underutilized space is a great idea and would help get people to the Market. He said these are tough times for everyone.

**082620.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

Old Stove Brewery  
1901 Western Ave Suite A, MarketFront Building  
Chris Moore, Owner

Staff Report, Use: Ms. Le explained the proposal to operate temporary outdoor dining area in patio and stairway adjacent to existing restaurant. Services and menu to be consistent with current approved business uses. The space is in Zone 3, below street level, all uses permitted. Proposed use would be: 2.5.1 (e): food and beverage businesses offering on-premise dining (no changes from current). Space of proposed patio expansion is 1,870 square feet. Proposed ownership structure: No changes to current. Owner affiliations: No changes to current. Owner operator: No changes to current. Business hours: Expanded patio to operate 7 days per week, 10 am – 11 pm. Exhibits reviewed included a site plan and easement dated July 27, 2020. Guidelines that applied to this application included 2.3.1, 2.9.1, 2.9.2, 2.4 and 2.5. She cited 2.6.10 and noted use may not exceed 5,000 square feet. Ms. Le later made the correction that size may not exceed 2,000 rather than 5,000 square feet.

Mr. Ogliore said the original application far exceeded size limits but was approved. He said this request increases that even more.

Zack Cook, PDA said the PDA's comfort with this expansion is due to extraordinary conditions and limits on inside restaurant dining which make it difficult. People are not comfortable dining inside. He said the PDA has been working with nine restaurants in the Market to have outside seating and

administrative approval has been received. He said the only safe option for expansion is into the plaza area; Western Avenue was looked at but deemed neither practical nor safe. He said the City created a program in July to streamline the process to support businesses to have outdoor seating.

Chris Moore said due to the pandemic, capacity is down 75%. He hoped things would work out to use more space for outdoor dining like other businesses were. He said the Market is Seattle's 'front porch' and it is hard to get people down to the Market. He said people need to know businesses can operate safely. He said the space in front of Old Stove is ideal for this use in a safe manner that meets Federal Government and City guidelines. He explained that with Victor Steinbrueck Park closed and until the Waterfront access is open, there are access problems to this space. He said there is very little foot traffic.

Mr. Cook said an easement letter was provided granting temporary use of the space through December 31, 2020 (in DON file). He noted the request was for one-year temporary approval of the space even though the easement just runs through end of year.

Greg Bjarko explained the expansion is modest and simple with no permanent impact. He provided context of the site and location and went over proposed components – stanchions, picnic tables, and umbrellas. He explained 8.5' is left for pedestrian circulation. He said seating will be by host. He said the rooftop and grand stair are still available to public.

Brian Stan, Old Stove said only less than 60 guests are allowed at this time; guests sharing a table are limited to five and must be from same household. He said operationally they are capped at 25%. He said this additional seating would add another 80 guests outside and could help bring their numbers up to what it was before the pandemic. He said they had to lay off employees.

Mr. Cook said the PDA supports the application and noted it is temporary and the circumstances are extraordinary. He said they are asking for one-year approval. If pandemic restrictions continue, they will ask for more time on easement.

Mr. Ogliore cited 2.3 and noted that space for pedestrians is provided for. He said that regarding the square footage issue there are extraordinary circumstances that allow the Commission to overlook that. He said the Commission needs to do that and provide as much support for business as possible. He said the use is temporary, there are extraordinary circumstances. He said one-year approval extends to September 2021. He said he is comfortable with six-month approval with review at the first meeting in March 2021, with review for extended temporary use.

Ms. Vaughan said she visited the site and the space looks wide; if people walking there keep their 6' distance, they have 2' of space to do it. She said the tables are already in place.

Ms. Winant asked if other operating restaurants were aware of the availability of this space and if they had been informed.

Mr. Cook said they have notified every food business in the Market; nine indicated they needed help.

Ms. Winant asked if they notified them about this space specifically.

Mr. Cook said yes, they had. He said the other restaurants don't have the staff available to sanitize tables etc. He said the PDA was able to get public seating areas for others and some have 'adopted' tables. He said some restaurants can't manage that. He said Honest Biscuits has one table they manage.

Ms. Vaughan said there were eight tables. She said three outside with one being used by someone eating biscuits.

Mr. Cook said he has been working with Honest Biscuits and Indy Chocolates.

Mr. Ogliore asked if it was possible to stanchion off the 2' to keep people 6' away.

Mr. Cook said no, that the walkway is needed.

Greg Bjarko said the set up conforms to every other outdoor seating areas. He said they don't distinguish from outside and inside barriers.

Ms. Mohammadi said the Market is empty and other outdoor space isn't full and she wondered why the applicant needed more space. She said she was OK with it for a limited amount of time. She wasn't sure how this would impact neighboring businesses and how they could benefit from this. She said to make sure all neighboring business are aware. She said everybody is suffering at the Market.

Mr. Cook said the PDA has contacted the businesses. He said if Old Stove is not using all tables, Honest Biscuits and Indy Chocolate will see if they could use it. They are trying to determine if they can take that on.

Mr. Moore said there is lots of public seating and tables. He said it is really tough. He said not one has been at Indy Chocolate in a long time. He said Honest Biscuits is struggling also and noted they are more of a breakfast place. He said Old Stove is open after 4:00 pm. He said the Market is hurting.

Ms. Le said she mis-spoke earlier about size limits. She cited 2.6.10 and said maximum size for commercial space is 2,000 square feet unless there are exceptional circumstances. She said that Old Stove currently has 4,900 square feet and this proposal is for 1,800 square feet.

Ms. Vaughan said they have an extraordinary amount of space; it is above the guideline allowance. She said there is designated public seating right outside Old Stove that she saw as functioning as part of Old Stove. She said it is cordoned off and is not public seating at this time; a sign reads ‘see hostess’.

Ms. Winant supported limiting use for a reasonable time – six months - and noted it is feasible to go through the process and the easement would have to be re-approved with the City.

Ms. Vaughan said the applicant can always come back for an extension. She supported six-month temporary approval.

Mr. Ogliore concurred.

Mr. Hale said it sounds reasonable.

Ms. Rudeck said it sounds reasonable and fair.

Ms. Vaughan asked the applicant if he wanted to amend the application from one-year duration to six months with understanding he could come back for extension.

Mr. Moore said yes, and he understood the Commission’s position. He appreciated the opportunity to have six months. He said he assumed that this could be needed for at least another year but that if a miracle happens, he would be happy to take tables away. He said even with the extra tables Old Stove will still be only be at 50% of where they used to be. He said this will help to stay open. He said it is very tough especially given their location.

Ms. Vaughan expressed concern that once up, it would be difficult to remove the tables.

Ms. Rudeck said every time she was in the area, she noticed public seating signage on the outside seating area. She noted the need to adapt to Covid. She said they were following the public seating arrangement.

Mr. Hale said it is a wide promenade and what is proposed is a good use of the space. He said it will keep them in business. He appreciated the outreach to other tenants.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application as amended for temporary use for six months, with the applicant required to obtain approval from the MHC for extensions at the first MHC meeting occurring in March 2021.

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

Staff Report, Design: Ms. Le explained the application for temporary tables, umbrellas, and stanchions to support temporary outdoor dining area. Exhibits reviewed included a site plan, site photos, and furniture and stanchion details. Guidelines that applied to this application included 3.7, 3.8, 3.8.7, 3.8.8, 3.4.3 b, f.

Greg Bjarko explained they were at the mercy of the market and there were very few products available. He said they got the last few picnic tables and umbrellas and made stanchions. He said the picnic tables are easy, mobile and can serve a varied population.

Ms. Vaughan said the natural material fits right in and the umbrellas are low; the rope is what it is.

Mr. Hale said its appropriate and makes sense. He said he had not objection to red umbrellas in this use.

Ms. Winant noted the extraordinary times.

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

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

**082620.3 APPROVAL OF MINUTES:**

1/8/20

MM/SC/JO/BH 4:0:4 Minutes approved. Mmes. Kitagawa, Mohammadi, Rudeck, and Winant abstained.

1/22/20

MM/SC/JO/BH 6:0:2 Minutes approved. Mmes. Kitagawa and Winant abstained.

2/12/20

MM/SC/JO/BH 6:0:2 Minutes approved. Mmes. Kitagawa and Winant abstained.

2/26/20

MM/SC/JO/BH 5:0:3 Minutes approved. Mmes. Kitagawa, Rudeck, and Winant abstained.

3/11/20

MM/SC/JO/BH 6:0:2 Minutes approved. Mmes. Kitagawa and Winant abstained.

**082620.4 REPORT OF THE CHAIR**

Ms. Vaughan reported she heard from the Friends of the Market Chair who informed her they made an appointment for Mr. Ogliore's replacement. She said he is Commission Vice Chair and noted the need to elect a new Vice Chair. She said her term is up December 1. She said there has been no word from Allied Arts nor has there been word about Commission position 12. She said if she didn't hear something soon, she would send an email.

She said that temporary spaces provided for restaurants will undoubtedly be helpful.

**082620.5 STAFF REPORT**

Ms. Le reported the administrative approvals she has made since April: Atlantis, Pizza and Pasta Bar, Seattle Cutlery, Parking Garage, Ellenos, Matt's in the Market, Place Pigale, Radiator Whiskey, among others.

**082620.6 NEW BUSINESS**

There was no new business.

Minh Chau Le  
Commission Coordinator