



The City of Seattle

Pike Place Market Historical Commission

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

MHC 30/20

Wednesday January 8, 2020

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

Sonja King

Lisa Martin

John Ogliore, Vice Chair

Christine Vaughan, Chair

Staff

Minh Chau Le

Melinda Bloom

Absent

Anais Winant

Rachael Kitagawa

Golnaz Mohammadi

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.

010820.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

010820.11 Corner Produce/Ellenos Yogurt
1500 Pike Pl
John Turnbull, PDA

Staff Report, Use: Ms. Le explained the application to change current configuration of shared space agreement established in 2013. Ellenos Yogurt to move from NW corner bay to SE corner bay of the space currently shared with Corner Produce.

Application for this proposal was originally submitted in 2013 but was not approved as proposed. The space is in Zone 2, street level, food a-e and retail e-d permitted. Former use: NW bay: food c, f (Ellenos Yogurt); SE bay: food a, b (Corner Produce). Proposed use: NW bay: food a, b (Corner Produce) SE bay: food c, f (Ellenos Yogurt). Space is 826 square feet total; bays are 175 square feet each. Proposed ownership structure: No changes proposed for either business. Owner financial affiliations: Owners of both businesses have financial affiliations disclosed to and approved by the Commission in 2013 under MHC 121/13. Owner operator: Currently owner operated, no changes proposed. Business hours: Open during daytime hours 7 days/week. Exhibits reviewed included site plan, photo of proposed configuration, written statement by PDA, Certificate of Approval for current Use (MHC 121/13), meeting minutes corresponding to (MHC 121/13), Certificate of Approval for current design (MHC 210/13), and meeting minutes corresponding to MHC (210/13. Guidelines that applied to this application included 2.1 and 2.5.

URC Report: None, there was no prior URC meeting.

Applicant Comment:

John Turnbull, PDA provided history of Bob's Corner Produce noting the challenges of working at this location. He said the owner explored and tried different ways of making produce work at this location – adding salads, cut fruits – and the space was fitted out as a food prep station. Bob Klein brought in yogurt display and it was successful. He said the yogurt is a really good product; it is locally sourced and organic. He said when the yogurt business first came in there was concern about how they came in; the Commission approved the use with a smaller footprint but to look for another spot. He said that was 6 ½ years ago and now the company is national. He said there is good customer acceptance and you can buy things here that you can't buy elsewhere. He said produce is not doing well at this location and reconfiguration of the space will make better use of it. He said the Ellenos' sales are up, Shy Giant is up as well. He said Ellenos is consistent quality and there is demand for it year-round. He said they are good neighbors. He said they can't find another spot in the Market and they have made good faith efforts. He proposed a logical separation of the space. He said the split floor is difficult and adds challenge to making all levels work. He said they will be working with a number of tenants to reconfigure spaces for better use of space; this is the first.

Ms. Vaughan asked about ownership.

Bob Klein said Corner Produce is 100% Corner Produce; he has 30% partnership with yogurt.

Alex Apostolopoulos said no changes are planned other than the space allocation. He said no seating is planned.

Ms. Martin asked why the space will do better with proposed change.

Bob Klein said more salespeople are needed and the space doesn't function with two businesses. The proposed layout will work better and will better serve customers.

Mr. Ogliore said that people take photos from that location.

Alex Apostolopoulos said it is operational and that he thinks the change will help move the line around.

Mr. Turnbull said the new configuration allows them to go back to a big corner display on the corner.

Ms. Vaughan asked where the line will go.

Mr. Turnbull said the sidewalk is twice as wide on the other side.

Alex said they will be able to add more flavors.

Mr. Hammond said it is a more efficient use of space.

Public Comment:

Ms. Le read a letter from former Commission member Sue Zuege who opposed the proposal.

Ms. Vaughan asked the change in square footage.

Mr. Turnbull said the area is shared.

Bob Klein said he won't lose any.

Discussion ensued about layout as indicated on drawing intention for operation of space.

Ms. Martin asked if they will still look for another space as conditioned on original use.

Mr. Turnbull said if the opportunity presents itself then they would, but he said he thought that this would be permanent. He said that in six years nothing has opened up that would accommodate their needs – access to large cooler, etc.

Ms. Martin asked if they are subleasing.

Mr. Turnbull said there are two lease agreements: one for Corner Produce and a second for Ellenos. The yogurt portion of the space is being treated as a separate business from the produce portion.

Mr. Ogliore noted that public comment cited 2.5.1 a. He said he didn't understand the argument and noted that reconfiguration is only enhancing things for the produce portion.

Discussion ensued about use and ownership with acknowledgement this is an application for reconfigure of space as it relates to use.

Mr. Hale said he didn't see a downside.

Mr. Turnbull said it will be better having produce stand working both sides of corner makes sense. It also allows the produce stand some back area.

Mr. Ogliore said it is win-win.

Ms. Vaughan cited 2.5.1, 2.7.1 c, and 2.13. She said it looks like the produce stand will have a bigger footprint.

Ms. King said it is a better configuration that improves operation.

Ms. Vaughan said she was inclined to approve, conditional on no seating. She said this corner is the first image of coming into the Market. She said the yogurt is local and it is a good business. She said it makes better use of the space with more emphasis on produce.

Ms. Le stated the product will remain the same.

Alex Apostolopoulos said it would.

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

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

010820.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

010820.21 PDA
1501 Pike Pl # 316
Tabitha Kane

Staff Report, Use: Ms. Le explained the application to expand existing business consisting of an art studio, retail art gallery, and workshop space for classes and

events. She said the business to be expanded was recently granted Certificates of Approval for Use and Design in December 2019. The space is in Zone 1, below street level, food a-e; retail a-b uses permitted. Former use of unit 316 was: retail c (Slow Loris). New use of unit 316 use would be: retail c, other b (Atlantis). Space: unit 316: 285 square feet, post expansion: 785 square feet total. Proposed ownership structure: LLC with one owner at 100%. Owner affiliations: No other business affiliations. Owner operator: Yes. Business hours: 10 am – 6 pm seven days/week. Exhibits reviewed included a site plan, Certificate of Approval Establishing current Use for business to be expanded (MHC 139/19), and Certificate of Approval for previous tenant of vacant space (MHC 11/14). Guidelines that applied to this application included 2.1, 2.5, 2.6, 2.8.

URC Report: None, there was no prior URC meeting.

Applicant Comment:

Tabitha Kane, PDA said the Slow Loris, a successful business, was losing money at this location. She said they need activation of area with artists working there with after-hours events, retail, and performance.

Mr. Ogliore cited 2.8.1. He agreed that it was a minor change and just expansion of use.

Ms. Vaughan noted the guideline preference of new business over expansion. She asked if the PDA and pursued looking for another tenant for the space.

Ms. Kane said they received applications for retail space and hold for a year. She said they haven't gotten anything that would be a good fit; expansion is the best use of this space.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Vaughan said it is a challenging area; more activity may provide opportunity for the business to do better.

Mr. Ogliore said activation is important.

Mr. Hammond said after hours art is a great idea.

Ms. Vaughan said the guidelines give authority to make changes in response to changing Market conditions.

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

MM/SC/MH/SF 7:0:0 Motion carried.

Staff Report, Design: Ms. Le explained the proposal to remove wall between unit 316 (currently vacant) and the adjacent unit 318 (Atlantis) of 1501 Pike Pl. Exhibits reviewed included a site plan, photos of existing wall, including dimensions, photo of storefront area. Guidelines that applied to this application included 3.1.

DRC Report: None, there was no prior DRC meeting.

Applicant Comment:

Tabitha Kane, PDA said the tenant will come back with design of space. She said if you walk inside Atlantis there are two beams; they will only take out walls between the two beams. She said this allows for storage area. She said it is not total removal of wall. The old wood columns will remain.

Mr. Farrazaino said it seems great.

Public Comment: There was no public comment.

Ms. Vaughn said it is an approved use and makes sense to approve this. She said the Commission can review design in later application.

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

MM/SC/SF/BH 7:0:0 Motion carried.

010820.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

010820.31 Wild Fish Poke
94 Pike St #1506
Zhou Yang

Staff Report: Ms. Le explained the application to install signage onsite and at adjacent stairwell. Exhibits reviewed included site plan, signage details including colors, fonts, dimensions, mounting details, materials; photo of onsite and offsite signage locations. Guidelines that applied to this application included 3.6

DRC Report: None, there was no prior DRC meeting.

Applicant Comment:

Tabitha Kane, PDA presented on behalf of the owner due to language barrier. She said the owner proposed to replace existing signage. The proposed sign is hand-carved Western Red Cedar, painted matte blue and white. Sign will be installed in the stairwell by the Can Can sign. A menu board was proposed as well.

Public Comment: There was no public comment.

Mr. Ogliore cited 3.6.1, 3.6.2, and 3.6.3 and said the signage is modest and relates to location and use.

Mr. Hale asked if it is the same size as what is there now.

Ms. Kane said it is more dimensional. Proposed color similar to what shown on drawing. She said they could bring actual sample to DRC for review.

Ms. Lee said she could look at sample and report back.

Action: Mr. Hale made a motion to adopt a resolution to approve the application as presented with colors matching exactly the colors used now.

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

010820.32

Crown Castle

Right of Way: Western Ave between 2001 Western Ave and 1901 Western Ave
Chris Martinez

Staff Report: Ms. Le explained the proposal to install underground cable conduit and perform repair work following installation. Exhibits reviewed included project plans, and typical vault covers, street repair. Guidelines that applied to this application included 3.1.

DRC Report: None, there was no prior DRC meeting.

Applicant Comment:

Chris Martinez, MGC Technical Consulting, said the work will be in the street and will be in-kind replacement. He said the will dig trench, replace fiber, and restore in-kind. There are no cobblestones at location. Work will start in three to five months and will take 2 weeks, start to finish, with two to three days of restoration. He said work will be done at night so there are no impacts to Market operations. They will plate road when not working.

Public Comment: There was no public comment.

Commission Discussion:

Commissioners had enough information to make a decision.

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

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

010820.4 APPROVAL OF MINUTES

October 23, 2019

MM/SC/BJ/JO 4:0:3 Minutes approved. Mr. Farrazaino, Mmes. Martin and King abstained.

November 13, 2019

Deferred.

December 11, 2019

Deferred.

010820.5 REPORT OF THE CHAIR

Ms. Vaughan said the elections were not on agenda.

Mr. Ogliore suggested doing them next meeting.

Ms. Vaughan said Ms. Kitagawa will be on maternity leave soon and Ms. Rudeck will step down from DRC. She suggested inviting new members to serve on committees as ad hoc members.

Ms. King will attend URC. Ms. Martin will attend DRC.

Ms. Vaughan said the Rules state that the chair sets the committees. She said she is still working on position 12.

010820.6 REPORT OF STANDING COMMITTEES

There were no reports.

010820.7 STAFF REPORT

There was no report.

010820.8 NEW BUSINESS

There was no new business.

6:00 PM Mr. Hammond made a motion to adjourn. Mr. Farrazaino seconded.

Minh Chau Le
Commission Coordinator
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