



The City of Seattle

## Pike Place Market Historical Commission

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### **MINUTES**

MHC 17/22

Wednesday, April 27, 2022

4:30 p.m.

Virtual meeting via WebEx

### **COMMISSIONERS**

Sam Farrazaino

Grace Leong

Golnaz Mohammadi

Lisa Martin, Chair

Lauren Rudeck, Vice Chair

Christine Vaughan

Stephanie Young

### **Staff**

Minh Chau Le

Melinda Bloom

### **Absent**

Chris Bown

**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.**

Chair Lisa Martin determined that a quorum was present and called the meeting to order at 4:30 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

Ms. Martin: Minh Chau, is there any public comment this evening?

Ms. Le: One person signed up for public comment. I am going to unmute you at this time, and that at that time, you can start speaking and identify yourself please. Christine, I'm sorry that you are having computer trouble. So you'll be joining for the rest of the call by phone.

We have 1 person signed up for public comment, who is on the line here whose name is skip Knox. So, at this point, I will return to you. Mr. Knox and then please feel free to give your public comment.

Public Comment:

Skip Knox: Thank you I, I didn't have this in mind when I dialed in, but I'm curious. Who was the person who determined to start or not start the meeting there? Their identification wasn't clear to me. Was that Minh Chau Le or was that Lisa Martin?

Ms. Martin: I'm sorry. Mr. Knox you're asking who started the meeting?

Mr. Knox: Yes, there was some delay and the person who said, let's take it off. We have waited long enough. Who was that person?

Ms. Le: That is me, my name's Minh Chau and I'm the staff person. So, Lisa, and I were consulting with one another as to when she should call the meeting to order.

Mr. Knox: Thank you. I am, I am uneasy with anybody, except the chair making a decision as to when to convene a meeting. I believe that should be the, the purview of the chair exclusively. Leave it at that. I'm calling because I have submitted public disclosure request for a number of articles that should be available and have not received them. It's been over a month. Example is the list of persons who are recipient of the survey that was carried out and I understand it's complete. But the public disclosure officer for the Department Neighborhoods doesn't know when it was complete as requested. So, under that condition, I would hope that the case of legislation being drafted and worked on would be held up until properly the records that I seek and maybe other people see are available so that we can comment with understanding and clear information rather than guesswork. So, I'm uncomfortable with the fact that the records I've asked for, information to whom sent is not available. The Department of Neighborhoods has, I think, run away with the horse on this administrative review process, and I don't believe that's in the public interest. I don't believe it's consistent with the legislation that set up the Department of Neighborhoods, nor the Market itself, so I would hope that there'd be a pace a little bit slower than seems to be going on with regard to initiating that legislation and that's all I have to say, thank you for your time.

Ms. Martin: Thank you Mr. Knox for your time and your input. I know we normally introduce the applications, but we have Sarah here from the Department of Neighborhoods that was going to give a small on a presentation on what went out to all the commissioners. Is that correct?

Ms. Sordt: Good afternoon everyone thank you for giving me a little bit of time before your packed agenda. Minh Chau has been regularly reporting your concerns and desire for more transparency around pandemic, related administrative review. You probably noted that Minh Chau has put a standing item on the agenda to provide updates on pandemic related administrative review. Additionally, I just want to quickly reiterate that we are awaiting the final report from our consultant Broadview Planning on the outreach conducted regarding the long term, potential implementation of administrative review and approval. So, when we have the results of that report, we will share that with the commission. We're thinking it's likely going to be in about a couple of weeks that we will be able to come back to the Commission. In the meantime, we really encourage Commission members to individually send DON staff written feedback regarding what should and should not be included in administrative review of legislation for the Place Market Historical District. It will really help inform our recommendations to the Mayor and City Council. And finally, once we have draft legislation, we will also share that with the Commission with an opportunity for further feedback. So, that's all I have today and that I look forward to coming back to the Commission in the future and just want to let you guys get a move forward on your agenda today. Which I know is packed, thank you.

Lisa: Thank you, Sarah for coming to talk to us. If we have any comments, where would you like those directed again? Are they to me and Minh Chau both of us?

Ms. Sodt: Yeah, thank you.

Ms. Martin: Does any Commissioner have any other questions for Sarah and did everyone read that letter that came up?

Ms. Vaughan: I did read the letter in addition to the, it's a little bit off topic, but I'm also wondering what is the status of the recommended guideline changes that the Commission forwarded to the Department of Neighborhoods and it's been in the law review for the past almost three years.

Ms. Sodt: Christine, so I think you may recall that we had a conversation with you some time I think before the pandemic hit. About, how those guideline updates need to be. I think they were revisited by the Commission in an open public forum, and I think Minh Chau has spoken to the Commission last summer about that. So, I think it's really up to the Commission to drive that and put it on the agenda for further consideration. So, in other words, the Department of Neighborhoods, and the Law Department is waiting for the Commission. To take the next step, I think, to go back and properly notice and put the discussion on the agenda as we had discussed with you.

Ms. Vaughan: The review of those guidelines was on an agenda and was discussed in open session. There was also some question about wording. If the Law department, or the Department of Neighborhoods has some suggestion it is forwarding that would also be helpful. Too bad this couldn't have happened during the times that the meetings were being postponed for want of applications, that would have been a good time to do it.

Ms. Martin: Anything else Christine?

Ms. Vaughan: Nope, that does it. Okay.

Ms. Leong: Can I make a comment? I'm sorry.

Ms. Martin: Oh, certainly Grace. Go right ahead.

Ms. Young: It's Stephanie. Do you want to go first maybe. Okay. I will. It's very quick.

Ms. Young: So, the consultant that you reference, Sarah, and in your documentation, were they the consultants that are just asked to do, or conduct a survey or are they the consultants that are going to be writing the legislation changes for the department? What's the nature of the consultancy?

Ms. Sodt: That's a good question. So they were hired to do the outreach and engagement, not to write the legislation. Just to gather feedback from community. And they, they did meet with Lisa as well.

Ms. Leong: Thank you again, for your clear response regarding the administrative approvals for use and as you know, I had a question in about the administration administrative approvals for applications for design. So, I would encourage any Commissioners that are also interested in that to maybe send a note.

Ms. Sodt: Yeah, that's great. And I thanks for that question, Grace and also, if people have a specific question about a specific project. It's really helpful for us to get those questions from you with the business and address identified so that we can be responsive.

Ms. Leong: Thanks Sarah and then I had one last question. Is it possible that we can get a list of all administrative approvals made Administratively though because we don't know what use and design ones were done and so that would be helpful just so it's more transparent.

Ms. Sodt: Yes. Thank you.

Ms. Martin: Yes, thank you. All right anyone else have any other questions?

Ms. Vaughan: Lisa may I make one additional short statement?

Ms. Martin: Certainly, yes.

Ms. Vaughan: The responsibility for notification of meetings is the responsibility of the Department of Neighborhoods, not the Law department, not the responsibility of the Historical Commission. And so, if there was any deficiency in the notification on those guideline reviews, it was on the shoulders of the Department of Neighborhoods, and not members of the Market Historical Commission. I think it is imperative if the Commissioners do the work, once guidelines are reviewed or changed, it should be done in a timely manner. Thank you.

Ms. Martin: Thank you Christine. Okay, thank you so much for taking your time and I appreciate you coming to tell us.

Ms. Sodt: Thank you, Lisa, thank you.

Ms. Martin: would we like to go on with the rest of tonight's meeting and if you could introduce the application, and then I will still continue forward with Christine giving the report for Use is that correct?

Ms. Le: Yes typically. This is new to many people because we haven't had committee meetings in a couple of years. This time in the meeting is where you would hear me talking about some guidelines before I hand it over to the applicant. That will instead be handled by the committee chair. So, for use application, it would be Christine. Have the chair going through the guidelines. And then the committee work was summarized in that staff report that went around.

Ms. Vaughan: Did you, did you send a staff report to the Commission in advance of this meeting?

Ms. Le: It was pretty short notice, yes, I did and it should reflect the things that happened and the conclusions from the committee meeting, did people receive that?

Ms. Vaughan: Can you tell me please when it was sent?

Ms. Rudeck: Christine, it went out this afternoon in the zip file with all of the applicants.

Ms. Le: I tried to make one folder where you could kind of find all your stuff.

Ms. Vaughan: Did you, did you email that Minh Chau?

Ms. Martin: it was at 9:13 this morning, it says meeting materials.

Ms. Vaughan: I do not have that in my email.

Ms. Martin: I can forward it to you.

Ms. Vaughan: please do.

Ms. Le: And then meanwhile as usual, Melinda will be showing the materials via shared screen. So maybe now would be a good time to get that going. I will gather the individuals for the first project. I'm wondering if I'll bring John on, are you filling in for your colleague Susan Brems this evening?

John Turnbull: Alright, unless she shows up, I will be carrying it through.

Ms. Le: Okay. And then I had also let the applicant know that they should be here as well. Hi, Susan, it's Minh Chau. Do you know if Matt of the Ergo, Gallery will be joining us this evening.

Ms. Brems: I do not, but I could maybe try to reach out to him and see if he could join us and maybe in the meantime we could, if you're comfortable to switch around the applicants, maybe a little bit.

So, Susan, what would, what would you and Meeraf Mamo think about doing Lands of Origin next? Is that what you're suggesting?

Ms. Brems: Yes, that would be fine with me.

Ms. Le: Okay, Lisa, it sounds like number one is not quite ready to go but other projects might be, how would you feel about switching around the sequence?

Ms. Martin: that would be fine, whatever to make it more productive.

Ms. Le: Perfect, so Meeraf and Susan, I'll go ahead and begin the staff report for this project. Then I'll hand it over to the chair person, Christine, you can go into your presentation and question and answer.

Ms. Le: We're good. I'm going to go with the meeting sequence where I read some statements, and then the Commission use chairperson will speak and then we'll hand it over to you all if that's okay. Okay, and I'm sorry about that. I said staff report and I realize I'm staff and so are you and so maybe that was confusing. I apologize. So the Department of Neighborhood staff report. Lands of Origin, right on the east side of Pike Place there in the Triangle Building, and we have here to share more about the project. Meeraf Mamo, the prospective business owner as well as Susan Brems representing the PDA property owner. So this will be a food and beverage business operated as an LLC owned a 100% Meeraf Mamo. So, by virtue of it's location, and according to the district guidelines, it is zone 2 at street level. So, a wide range of uses are permitted. Pretty much all the uses are permitted so the previous use was food. And the proposed use is food you'll buy and take home and prepare to consume later.

There you have the approximate square footage of the small space as well as the proposed business hours.

So, in the presentation packet that Melinda will show in a moment and was also emailed to you, you have the site plan, limited sample product list to give you a sense of what is offered there as well as the price points.

And then some statements from the applicant, and then their business information describing the nature of ownership of their LLC and so with that, I will hand it over to the Use chairperson to further discuss what was talked about, and the conclusions it reached.

Ms. Vaughan: we met with the applicant on last Wednesday, we went over the styles and methods of businesses throughout the guidelines and ascertained that they all the they were all compliant with the guidelines we went over all the 2.6 through 2.2.6.1 through 2.6.10 and we paid a special attention to 2.6.8 because they also do the farmers markets, she operates a food truck if we understood it correctly. How she got her start in the business. And had success there, and then looked to take an opportunity to join the Market with this specialty. Specialty nature we decided that there are things it intends to continue to do the farmers markets, that this does not reach a level to trigger an additional ownership under 2.6.8. We're delighted with the specialty nature of the business, the fact that Meeraf will be on site majority of the time and the whole concept of the specialty in terms of the spice blend and recipes to go with and sometimes total food kits. They contain both the recipe cookbook and utensils needed to make the various dishes. It is Very specialty in nature, which is compliant with 2.6.4 and would make a wonderful addition to the market. And since I'm used to the use review committee chair's report being part of the commission discussion, I can tell you even in advance of the applicant's presentation that the recommendation of the use committee to was it was to approve the application as presented. Thank you, that concludes the report of the Use committee, unless the other members on the committee have something to add.

Ms. Martin: I don't have anything else to add. I thought you did a nice summarization of our meeting. I do think this is a great addition to the market and I am excited for the rest of the Commission to get to understand what this applicant's going to do.

Ms. Vaughan: In the old days, when we met in person, we heard from the applicant 1st. So I don't know what how you want to do it.

Ms. Martin: To proceed with this yeah, Minh Chau they'd present. Is that correct?

Ms. Le: Yes, the applicant has the opportunity to share about their project to take you through the materials packet as well as to answer any questions.

Ms. Martin: And so with that, will the applicant come forward and please share with the rest of the Commission?

Ms. Mamo: My plan for the use of the space is I would very much like to have a beautiful space where I can be a voice for Africa and be a voice for Ethiopia and be a voice for all of these cultures and foods and all of this diversity that is constantly being overlooked every day, and just to be a voice to have a space to represent it. I want to use the store at Pike Place as a flag ship store. And my goal is to then get into get into stores all around all around Seattle, get into maybe Trader Joe's, hopefully Costco or big box retailers, or to just have all of my products out there. So I do have a commercial kitchen where we are constantly experimenting, constantly creating new products. And we do have products that we're that

we're selling right now. Just farmers markets, and to our customers. But it would be amazing to just have a specialty food store where we can sell our special spice blend and maybe some refreshments and just talk about our story. And talk about Africa.

Ms. Martin: Does the landlord have anything to share about the space?

Susan Brems: Yes, there is a difference between what she did at the farmers market, or what she is doing at the farmers market because that is a different concept. It's Jeanie's Ethiopian food and this is the concept of Lands of Origin, providing information and kits, so people can make at home African cuisine, which is very underrepresented as Meeraf has mentioned. It is very different than what she has done at the farmers markets. It was created out of the desire of people wanting to know how to do it at home. And very different than anything that we have in the Market so we were very excited about her concept. That's kind of what you said last week Meeraf, you had shared your story of some of your customers, they would come to you because you would give the recipe and they would be trying to find the different spices and had trouble sourcing them. Maybe you could mention a little bit about that.

Ms. Mamo: Oh, sure, absolutely. So, how this started is we would have these events where we would focus on a specific region of Africa during the pandemic, which was successful. And we would have hundreds of people signing up and we would give them delicious food. And they would come back to us and say I want to learn how to make this fish dish or I want to learn how to make this particular salad, or whatever it is, and we love sharing recipes freely because I teach around Seattle. I'm a cooking teacher around Seattle so I love sharing recipes. We found ourselves making little kits for these people that were so they can go and cook the recipes at home because they didn't know where to find grains of paradise and I buy in bulk and I have distributors and a 50 pound case at a time, just to be able to make food from our farmers market. I don't have a food truck. I have a cart that I take around to the Seattle farmers markets. That's how we found ourselves constantly making little kits. And handing it out to people so that's how we started Lands of Origin and we just decided because we had a little bit of a downtime. We're used to being quite busy Before the pandemics, we created these kits and we started selling them at trade shows. This was a completely different concept. We couldn't quite sell it at the farmers market because we had people say, I want you to make the food for me, I don't want to make it. That's why I'm here. So, we found out that it's a different market. Even though there's a small overlap, uh, there's a different market and a different business model that we have to go after. We quickly realized that that it's different and, we started Lands of Origin and we've been we've been designing kits and we've been working really hard at it since then.

Ms. Vaughan: My understanding from Use committee review is that there is no on site seating plans for this location, it really is a sale of ingredients for customers to take home and then make in their own kitchen. Is that is my memory on that? Correct?

Ms. Mamo: Yes, thank you. Yes. You're correct.

Ms. Vaughan: Can you tell us your hours?

Ms. Mamo: We're planning to take Tuesdays off, and we are wanting to work Monday through Wednesday, and just taking Tuesdays off from 10:00 am to 6:00 PM Wednesday thru Friday.

Ms. Martin: Okay, well, I'm really excited about you guys because I love food and I think introducing mainstream America really like that comes to the Market to Africa is you have such a great opportunity

and I think that food is just a way of introducing people to travel, to experience culture. I mean, it's just it's awesome. And I'm super excited for you, so I propose that we move to approve the application as proposed.

MM/SC/LM/CV 7:0:0 Motion carried

All right, and with that a unanimous approval you are now officially in the market. Congratulations.

Ms. Le: So, we will see you once again, you'll meet with the design committee, and then you will meet with the full commission again.

Ms. Martin: So with that, would you like to introduce the second application for this evening? Yeah. Did you want to stick with the retainer? Or did you want to try something different? I thought Christine was saying, we didn't do it in that order and that's what was confusing me.

Ms. Vaughan: We didn't read through, but it's new days Lisa, so it is the way it's listed in our rules and procedures. Alright. So we will go forward the way it is listed.

Ms. Le: I'm going to bring you on to this stage now much like we did when you met with the committee last week. I'll run through what is known as the staff report of project basics, and then hand it back to the chair, Christine Vaughan and again, you all have the staff report hopefully in front of, you. Which also provides a written summary of what all happened at the meeting. This is in the Fairley building, 1501 pike place number 314 previously a Commission approved art gallery, retail business. And that's what it seeks to be again, just under a different name and ownership with Matt, a sole proprietor. He's here with us today as long as Aujanee Session, the property owner representative to tell us more about their project in detail. So some basics, by virtue of where this site is physically located various food and retail uses are permitted. Specifically retail a, b, e, this particular use is retail C so that's somebody selling products and goods that they've made themselves. And that was the previous use as well. The aforementioned previous gallery, it's about 75 square feet. It was 2 side by side spaces where they knocked down a wall and brought them together in a pre-pandemic Commission approval. And again, this would be a sole proprietorship. So the proposed owner would be on site for day to day operations and that's very important to use guidelines that owners be active and on site and engaging with the day to day business customers and they keep very regular daily business hours. So, what you have in your packets, the physical location of that site is as well as a sample product and price list, to give you a sense of what is offered. And sole proprietorship information to verify the proposed ownership. And then with that, I will hand it over to Christine, the use chair person. To share the results of the committee meeting.

Ms. Vaughan: So, we looked at this at this application. Correctme if I'm misremembering, because can't access the materials but my understanding is that this was a dual ownership, and it's turning into a single ownership. So that Matt will be the, the only the only owner of the gallery that was previously owned by 2. Am I correct in remembering that?

Ms. Le: We can clarify with Matt who's here, but I do believe it was some sort of a Commission approved collective or joint style ownership of which Matt is a part and then transition to the sole, that was my understanding as well.

Ms. Vaughan: And my understanding is that there will there will be others who exhibit although Matt is the sole owner. There will be a 3 or 4 other artists that will exhibit regularly. They are all local. There are some other products that will be exhibited as well. The committee ran through the styles of ownership with Matt, with which Matt is very familiar since he was one of the owners of the of the group ownership. We also ran through all of the 2.6.1 through 2.6.10 which Minh Chau has reported in the staff report, we took a particular look at the retail C, because it is retail C and not retail A and B are permitted in that. Retail C is a diversion from the permitted usage. However, it was commission approved as retail C before, so it's a continuation of a commission approved use. But we also then because it was non permitted, we looked at 2.7.2, which is, Non permitted uses, and the reasons that the commission would be allowed to approve. And decided that this application meets with the criteria B, it doesn't alter the character because it is what it was before and it also is consistent with with C because it adds to the desirable mix of uses in that down under space. So, because it meets all of the requirements and styles of methods, we pass forward to the commission with a recommendation to approve. That ends the use committee report, unless other members have something to add.

Ms. Martin: Thank you Christine. Stephanie, did you have anything to add from the committee meeting?

Ms. Young: No, I did not.

Ms. Martin: Okay, no, no problem. All right uh, with that, Minh Chau, can we have the applicant come forward and introduce themselves?

Ms. Le: Yes, definitely. So I'll be bringing two people on right now.

Ms. Martin: Can you give a small overview of your business plan and what you have just to the full Commission? Because we, as the use committee, people met you, but not the entire commission.

Matt Midgley: My name is Matt Midgley as, was introduced a few minutes ago. I joined the previous gallery that was in the space on the tail end of their existence. I was in there 4 or 5 months before they started transitioning out and it was kind of a question of do I take over or do we all leave the space and I had been enjoying it so much that I felt like it was worth taking over the space rather than it continuing as a collective as it had been before based on the interests of all parties. I went ahead and set up a sole proprietorship business to take over basically, just under a new name, but essentially the same sort of business, a gallery that we also use as studio space. So it kind of provides a place for people to see work that's ready for sale on the walls presented in a gallery style setting, but then also meet and connect with the artists that are represented in the gallery. As they work there in the gallery often throughout the week, whether that's myself or the other few artists that are regularly in. As was mentioned, we have a regular line up of local artists. There's three others beyond myself that are regularly showing. It's possible that one or more of them will move on at some point, in which case I will very likely cycle in another local artist to take their place.

And it's extremely unlikely we would ever want to show someone who is not local because that kind of missing some of the fun and the value that the space brings in being a representation of Seattle. For people, when they come to, you know, the Seattle centric place as well as for the locals that go to the market and discover us. So we, we have our regular showings. We have our regular walls and then we also do events where, where we have, uh, opening show openings. Um, we'll have the artists that are in those shows and Potential buyers or collectors come through, and everyone meets and hangs out and talks for a little bit a couple of hours. We do those at most currently once a month. Often it's about once every other month. Um, but, uh, it could go as much as once a month. Once things really start rolling,

um, and then that's about it that we have, uh, some retail Space some walls that are kind of geared more retail oriented with some prints some merchandise like clothing Tee shirts, hats, um, other products like puzzles, can coolers, that sort of stuff all made from the art Of myself, or the other local artists that we represent. Does that all make sense? Does anyone have any questions about that?

Ms. Vaughan: Lisa, I'd like to clarify that the ancillary goods will all be products made from the designs of the stable of artists who are actually using the studio. There's not going to be product that does not represent the work of the stable?

Mr. Midgley: Yes, you're correct. The only sort of exception to that is in the case of one of our shows that we'll do sometimes we'll do group shows that will involve one piece from a number of different artists in which case those are still local artists, but they're not all regularly represented artists. So, in those cases, just those pieces would be for sale as well in that show setting. But other than that, all our products, all the puzzles and shirts and all the other merchandise, comes from myself and the other artists core involved in the project.

Ms. Vaughan: Is that merchandise currently on sale in the in the gallery?

Mr. Midgley: Yes, so it's not really a change from what's been done before. We've kind of fleshed out, for example, we have a lot more prints available now than we did a year ago, but the product categories are essentially all the same and just kind of fleshing out the options. Anybody else have any questions at all for me or about the space? It seems like it's kind of a bit of a unique scenario, because we're already sort of there compared to many businesses that go through this process before they start, but it's given me some insight into how being in the market can play out and I have to say, I've really enjoyed it so far and I'm really excited to continue be in here, if of course, that is approved, and we're able to do so.

Ms. Martin: Are you ready for a motion or do we go to any more discussion? Was there any property owner comment?

Susan Brems, PDA: I am in support as well as the PDA to continue on with this gallery, we support and approve.

Ms. Young: Barring any other discussion, I make a motion to adopt a resolution to accept this application as presented.

MM/SC/SY/CV 7:0:0 Motion carried.

Ms. Martin: So that is a unanimous decision for approval. Congratulations. Welcome back into the markets as sole proprietor of the gallery.

We look forward to seeing you. Are you coming before us for any design changes? Or is it was just use.

Mr. Midgley: There will be some signage design approval that will need to happen, but not much else at this point.

Ms. Martin: Okay, great. Well, thank you for your time. We're excited. Congratulations. Minh Chau, would you like to bring up the third applicant for this evening? And give the staff report.

Ms. Le: This is a new use application, it's all use tonight, I guess, for Leolo Handmade Shoes, on Western Avenue in the Fairley building, a business that specializes in handmade leather goods, shoes, bags, bracelets, belts, jewelry, small gifts so it will be operated as an LLC owned by Leanne Corcoran, who is also the person who makes these items. So, here, in the Fairley building on the east side of Western Avenue is zone 2 at street level. So, pretty much all of the uses are permitted and this particular use would be retail. C, people selling things that they have made themselves such as these shoes, et cetera. And there also is an element of retail A which is the sale of affordable, everyday goods, such as the shoe laces, shoe polish, et cetera. It's about 400 square feet. There are no other brick and mortar shops existing, and they will keep regular business hours with the owner on site regularly. So in The materials that you are emailed, you'll have information about where this shop is, and a potential draft or plan for how they want to set up the different areas and then some sample products as well as sample price ranges. So, that concludes the staff report. I believe that Rachel is here with us to represent the project? I'm glad you emailed me and thank you for being here. I was just reading through a few items known as the staff report. I'm going to hand it over to the Use review committee chair and then there will be your time after that Rachel and Leanne, if she's able to join.

Ms. Vaughan: So, I would like to clarify with Rachel one thing before I give the staff report. And that is my understanding is that well Leanne would be making some of the ancillary products, the bags, the wallets. The other leather goods that some of them would also be purchased is that accurate?

Rachel Lichtenberg: At this point after the last meeting, and she's planning on making all of the leather goods, so the handmade shoes, and the leather goods belt, leashes, collars, jewelry. But she will be purchasing laces, socks, shoehorns, brushes. All the things that are connected to the shoe, in terms of socks and such that she will be purchasing and not making.

Ms. Vaughan: Thank you. I wanted to clarify whether Rachel would be making the leather goods that were presented. And the reason that that's important is because the committee did go through the styles and methods of ownership and business in the market. And we did run through the whole series of 2.6.1, through 10 we spent particularly emphasis on 2.6.4, the specialty nature of the business the shoes that are made are very expensive in nature. And so it becomes important for the business to succeed to have the lower price items and ancillary items. Not only to meet the need for business services to low-income people. Which is 2.10.3, but also to be able to meet the rent. And shoes tie right into the meet the producer tradition of the market and it seems to be a fine addition to the mix of businesses that are on Western, but business owners also have to be able to make the rent and so the the smaller items will help with that and to meet the need for a place for persons of low and moderate income to find goods and services. And then, in order to tie into the specialty nature the applicant is asking to be able to sell laces and and socks and shoe polish and brushes and anything that has to do with shoe wear. So the specialty nature of this is handmade shoes with the products that support the true aspect of the business. The committee was satisfied that that did indeed make the 2.6.4 specialty nature and was delighted to have someone who was going to be on site actually making the shoes, which is so consistent with the meet the producer tradition of the market and the recommendation of the committee was to approve the application. And that concludes the report, unless other committee members have something to add.

Ms. Martin: Stephanie, would you like to add anything?

Ms. Young: Nothing to add here.

Ms. Lichtenberg: Thank you so much for the follow up on the last meeting, which my wife invited me to attend, that was helpful. My name's Rachel Lichtenberg and I'm blessed to be married to Leanne Corcoran who is the shoemaker and founder of Leolo shoes. Anyhow, for the rest of the commission, if you haven't read the business plan and some of the other material, she's wanted to make shoes her entire life and a few years ago went to learn to make sandals and then as she's really developed the skill and talent, her next dream was to be in the market for all the reasons Christine mentioned in terms of that idea of craft and local, and meet the producer and create a community of other artists and crafts people and growers, um. I do think it's beautiful. And not only does she make quality handmade shoes, but also wallet, bags, even for pets, collars and leashes and leather jewelry. She's excited about that prospect of bringing this to the market and I do think there will be a lot of incredible retail theater if you will in terms of that process of making the shoes, the sewing that occurs. It's incredible. I have a long history in terms of as a retail leader with for a number of years and so she has invited me to help with business planning some of the financial pieces. Thank you for giving me the chance to represent.

Ms. Martin: I appreciate your time and being able to make that happen. I forgot to ask in the use committee meeting, where are they being sold right now? Just online?

Ms. Lichtenberg : If you want to look at her website, folks do often start either there or Instagram. Legal issues or the website does a pretty nice job helping folks. Really word of mouth has created the demand enough demand for her to really refine her crafts. It's really been in our network, our community that, you know, she's been able to develop some of the leather goods. But, certainly in the market, we'll pretty quickly determine how much demand there is for the different categories, I think it will be very different than our community or online.

She is not currently, she does not have a live online site, for example, you know, that's not something she's interested in pursuing for a period of time. She would like to be able to meet the demand that's physically present in the environment. Does that answer the question?

John Turnbull: Well, I think you've heard enough to understand why we are very excited about this. We're trying to find makerspaces of quality on Western avenue, turning into a very, very exciting retail spot right now. And this is a perfect complement to the other businesses.

Grace Leong: Can you tell me what the current space is? What the current tenant space is?

Mr. Turnbull: It was Alex Achaval gallery. He sort of homesteaded the studio space at Arrowhead, and then he decided to move down to Western Avenue and then decided to move to California.

Ms. Vaughan: I move that we accept the application as presented.

MM/SC/CV/SY 7:0:0 Motion carried

Ms. Le: So the final project this evening is a little bit different than what the commission typically sees, we're calling it various temporary uses. The first thing to note is that there are four distinct sites here, 93 Pike street, which used to be the newsstand, then arcade number 2, And then 5 and 6, which are 2 spaces that are right next to each other, that make 1 combined space. And you have a detailed map in your packets in case none of that rings a bell or you need some visual orientation. The attachment with just a bit more detail around the criteria. As well as the enhanced map for those who are less Market fluent if those could be forwarded, that would be helpful because the details.

So, we do have some clear cut information, which is we know where the spaces are and how big they are and what their previous uses are. But given the nature of this proposal, where the vendors haven't yet been recruited, and they have a detailed plan on how to do so in the future, and they're rotating, a lot of those questions that would normally be in the staff report are just not yet. This was proposed as a temporary use for these 3 spaces until the end of this year. It can't be reported on at this time it's a different sort of model.

Ms. Vaughan: Lauren sent it to me, so I do have it. I haven't had the opportunity to read it, but I do have it, this one was much more challenging. For the use committee, because it because it is, loosey goosey to coin a phrase. Usually we look at specific operators. We're looking more at categories than we are at specific operators. The spaces are different. In that 3 of the 4 are high stalls. And the commission guideline 2.13, specifically calls out high stalls shall be preserved. What the PDA is attempting to do is get farmers into those spaces. When they don't have a single operator to do it, a particular farmer. To lease to, in order to keep those spaces from being dark. The qualification criteria, which we're seeing here now, some of it was available committee and some not so this this is a more detailed and comprehensive list than what we looked at in the use committee meeting. Everyone on the use committee felt that it was important these spaces not be empty during the summer season, and everybody felt that it would benefit the Market to have that space alive and used, there was less concern about the Read All About It Space. Because space and correct me if I'm misremembering Minh Chau, that is in the zone that allows all uses. So, to do a temporary use in that space doesn't run in conflict with any of the guidelines of the commission, the highest values. And I'll let John speak to the criteria in the, in that presentation. The high stall use is more problematic. Because our current guidelines say that high stall shall be preserved. And the current guidelines require that any proposed temporary use is consistent with all the other guidelines. And also in 2.6.7 prohibits ownership of 2 businesses in the market. And unless the proposal has changed, Bonnie B's has a kitchen type establishment in the back of the Market and would now have a retail spot in the front of the market that puts the commission in an awkward position because there are two reasons that decisions of the commission can be challenged. One, is that the historical commission doesn't follow its procedures. And the other is that the historical commission doesn't follow the guidelines. If the recommended changes to the guidelines had been put to the public and approved, it would have eliminated the requirement of 2.9 for all temporary uses to be consistent with all other guidelines, but that didn't happen. They weren't made to put forward to the public, they weren't approved and under our current guidelines, temporary proposals must be consistent. So, it puts the commission in the interesting position of having to decide what is good for the market. Which is to have that space open. Have that space utilized with product of interest to the retail, or to follow the current guidelines and risk it being challenged. The risk is probably small, but it is there. I can't speak to the particular uses of 5 and 6, because they have been solidified, they have been narrowed and so I'll let John speak to those. We were concerned that they be as close to agriculture produce as possible and it looks just as a brief glance that that has happened. So, Lisa, maybe John could speak to this more detailed plan at this point, and I will say just an ancillary that the committee did not seem to have any problem with temporary uses for the Read All About It space. The more challenging part with the, the actual high stalls.

Ms. Martin: Correct. John, would you like to go over cause there's basically there's 3 different spaces we're looking at this evening, and explain it to the rest of the commissioners.

John Turnbull: Okay. Well, let's start off with arcade two, which was and has been a small high stall for many years. Probably the one with the highest turnover and business failures in that location. I think I've seen at least 7 different operators, go through there a couple years at a time before. They couldn't make

it work. The last one we had left just around March of 2020. He was trying to make it through Covid. And just couldn't make it work. And to be fairly honest it was one of our most rat infested locations of the main arcade. So, a few months ago, we cleared out, stripped it down, got it clean and got rid of some real hazard items. Last fall we made it available to Dylan from Bonnie B's to sell Pproducts that he is allowed to sell at state farmers markets. He buys all his peppers and vegetables for pickling from local farms. Alvarez in particular who's over in the area and has been in the market as a farmer vendor for a while. Dylan takes that product, makes it into pickles and relishes onsite in the corner market in a very tiny spot, but has struggled to get any kind of good retail traffic. We put them in for the fall last year in, as a temporary use, just trying to add some color to the area. It worked pretty well. Part of the deal was he could only use the corner market location as a prep kitchen to make his product and he couldn't do retail. So he couldn't have a double retail operation there in the market. He continues to sell outside of the market, markets in Ballard and Fremont. It adds a lot of color. It worked for him quite well. We would like to sort of keep him in there for the summer while we really work hard on getting Arcade 5 and 6, which was Manzos brothers produce, which was a staple of the market for 40 years or longer. And their sudden decision we had basically 6 weeks notice that they decided that they were going to leave at the end of their lease and they left, with no plans to sell or turn the business over to another member of the family, which leaves a big hole in front of the market in front of the Athenian. We know that it's very important. The only thing that's a higher priority that are high stalls in the market is a farm table so we're looking at what works under our farm table rules. We've been trying to entice existing farmers hoping that we could get those selling flowers to move over there. And expand and use it as Flower farm tables for this next week or 2 before mother's day we couldn't get anyone to leave in a regular spots. So, we are out cruising, seriously, trying to find farmers and people who sell local agricultural products. To find some kind of hybrid. Maybe we will do something. We'll be able to make something. If you approve this, we can get some short term rentals and try some people out. See what works in this location, the criteria that we are using, is they have to be qualified under the state farmers market routes guidelines which means they which is a little bit broader than our guidelines for farmers in the market and in our farm tables are open to farmers who actually own or rent the land that they grow the product that they use to make the ingredients in their products that they're selling, so it can be fresh, raw or processed, but it has to be grown on land that they control. There are guidelines that allow someone to actually produce product or resale product purchase from someone else, but they have to have active hands on involvement on property that they own, or rent, where they actually do the food preparation, and they bring it in bottles or jars, sort of like Dylan does onto the stand. So we're looking for applicants who can do that. We're starting to get some bites. Some people who are interested but as I mentioned to the Commission, I think Minh Chau confirmed, we are getting back to a process here. It is definitely a 2 months' lag between us The PDA taking someone we think would be a good choice for a location and getting through the process. It's probably going to take 3 months and we need to have some more flexibility or we're going to lose summer. And a chance to try out some different locations, different people here. So we'll be as restrictive as we can getting copies of the rules. Christine probably is pretty familiar with the daystall rules. The only thing that would probably really open up that we might be able to get someone in who is baking products with Washington state grains and flowers which we don't have on the farm tables now. And we would not allow wine. Because I don't want to get alcoholic beverages into farmers markets under a different kind of permit process and apply to this location. So everything has to be grown in Washington state. Fresh or processed food products. So we'll see where we can go and hopefully we can find some people who can make this place work and figure out if it can work as one location or if we have to end up cutting it into two, as you can tell by the name historically was two stalls. But it's been operated as a single double stall for at least 50 years, I don't know if you have any questions about those two proposals. We will continue to be refining and

looking for good tenants. We have them both posted. We're taking applications for people for both locations we're looking at it.

Ms. Young: So, I have a question from the use committee, last week John you had mentioned that you were lobbying to relax the guidelines a little bit by using the Washington roots guidelines. I understood those to be the farmers, but then when I see this proposal, I see that you've added process, which makes sense now because it will only be local. But the artisan crafters looks new, I don't know that we had discussed that aspect of it.

Mr. Turnbull: So when you go to the artist and crafters section, that isn't food related. So the Washington Roots guidelines have three things. They have farmers, they have processed foods. And they have artists and crafters the artisan crafters would only apply to the newsstand location. We have to we have to farm based local agriculture in the 2 high stalls. No question.

Ms. Young: Okay, so you're not even thinking processors for those high stalls, it could be processors if we find someone who has a mix of things.

We know that some of the best businesses on the market that have replaced the old regular ones. Mick's Pepper, Chukar Cherries, Woodring Orchards, they all started on the farm tables. Bonnie B's could have started on the farm tables. We have some other farmers that are selling processed. If we can get them, if they want to build up a little bit, they might be able to make it work. We really prefer to have fresh food there and we can talk to some people who do foraging products that they can bring in. We have pretty strict rules against that, because it's hard to forage on your own land usually foraging is wild products. So, it's sort of a mix between the wild mushrooms and hand cultivated. But it gives us a little bit more leeway of trying to make it, I'm trying to find something in there, but still within the guidelines and going back to Christine's comment about the straight commission guidelines. The absolute first priority is farmer selling their own. Similar stuff is imported from around the world.

Ms. Martin: Christine, I was thinking we might want to divide this up into 3 different sections when it comes to voting correct? I think it would make some sense because they are different. And I feel like it gets confusing. Do any commissioners have any questions on any of the presentation this evening or does anyone feel like they're already ready to make decisions?

Ms. Vaughan: I would like to say I think there needs to be an explanation of the newsstand proposal.

Mr. Turnbull: This is sort of a banana split. We got a little bit of different flavors on each side. I know it's a little crazy. The newsstand is a different concept entirely, instead of trying to backfill an old traditional approach to stand with more current, but functional agricultural base what we have found in the last year now that we have had some spaces open up and people have decided that they really do want to open a business in the market. We've gotten some really good applications from people that are small start ups with no real stores that would be great additions. And it takes a while to go through our process and we don't have unlimited options for giving people a chance to try it out. We're thinking of newsstand, what we can do is a hybrid of what is a day table, not a day table and not at least space, but something that could be available for short term rentals. We're talking 2 week periods, maybe up to 6 weeks and then someone would have to leave and they would rotate out.

We could get 3 of those selling spaces in the area where the newsstand used to be. We could still preserve bistro seating against the windows side of it. Set up tables, arcade side, pretty much unlocked.

It looks somewhat like the pavilion or an improvised space, so people could come in and sell a product they've created that they're making locally. It could be a food product. It could be a craft product and they could test it out. Introduce it to the public at large, there would be a need to produce requirement. The producer would have to be onsite regularly, 3 of the 5 days that we would require them to be. They would rent a week, starting Wednesday, so Wednesday would be a set up and Tuesday would be a knock down. Thursday, Friday, Saturday, Sunday, Monday would be the regular days of operation. We would recruit people who are there who would like to have a chance to show their product in the market. And this would be something that we could advertise and promote to local visitors to come back down see something new and different. And to give a little exposure to businesses that don't have the real opportunity now to come down here. Our screening process for crafts and for commercial space is very rigorous. We have long waiting lists and it takes years to get through them literally. This is a chance for us to really lower the barriers and to get some more diversity and opportunities for people to come in. One example of this would have been Mareef at Lands of Origin. We started talking with her a year and a half ago, just trying to find a spot for her, but she could have come in as this new product that she created. Let's bring it out. Try it out see how it works if it does work, maybe she'd want to rent a space when we had one come available, so she would have been a kind of candidate that we would have offered this to if she was interested in doing a two week stint. It's other businesses that are coming through the system who are all doing things differently and don't really have an opportunity to do this. And again it's a way to increase diversity and opportunity and provide people a chance to do something different. I've seen this happen at other markets in other locations. Well, not in the United States, but in other locations where they've used it as a testing and trial ground for working with small business districts, or small business incubators, or people like Ventures who are supporting small businesses on a micro scale. And trying to make a bridge of getting them an introduction to retail sales, and then test it out to see if they would be good for a long term tenancy. So, it's a good training program. It's something I've been wanting to do for a very long time. And I think the newsstand space is a good place to try it out. We are moving fairly quickly on this, so we can send out some invitations. We do have a small backlog of people waiting to move into small spots and we think we can get some pretty good applicants just copying the Washington state roots guidelines cause I think they're very good standards as we talked in the use review committee. The PDA would have approval for this to operate it through the end of the year. Try to figure out if we can make it work. And we would be selecting tenants under the criteria that we showed, be making reports back to you as well our council, we'll be discussing this for their first time so coming to you first.

Ms. Vaughan: I think it's a very exciting proposal. Especially in the zone where all users are permitted. I think to approve this on a temporary basis makes a great deal of sense. It's good for the market to not have that space vacant during the summer, it's new products for the market, which isn't exactly our purview. On the other hand, we are dedicated to the success of the market. It's temporary, and it doesn't actually go against the high stall guideline, although it is the divergence from most of our other guidelines. In the wild possibility that it works wonderfully and wanted to be continued, the commission might find itself in the position of writing new guidelines for a temporary space, which brings up a whole other can of worms, which we don't need to go into tonight. I think it's a good strong proposal for the use of this space.

Mr. Turnbull: Correct, I wrote and I provided it to Minh Chau a fairly robust description of how we are planning to do this if we go ahead. So we have a lot of you can do this and you can't do this. Here's how we pick here's the pecking order. Here's the priorities that we use in selecting applicants.

Mr. Turnbull: I'm trying to think this out fairly well.

Ms. Martin: No, I appreciate that. John. Yeah, after we spoke last time, that's really great.

Ms. Vaughan: We would be approving more like a category, a process, rather than an individual.

Mr. Turnbull: Yes, this is short term business incubator space for people who haven't had a chance to establish a physical presence anywhere.

Ms. Vaughan: With the criteria laid out by the PDA, what order of priority they would be looking at applications?

Ms. Martin: Soo all of these tonight, the arcade 2, as well as arcade 5 and 6, and then as well as the newsstand, those are all temporary until the end of this year. Is that correct John?

Mr. Turnbull: Yes, gives us a chance to see if we can succeed or fail.

Ms. Martin: Do other fellow commissioners have any other questions?

Mr. Farrazaino: Would you be able to just talk a little bit about the process? This seems like a really awesome opportunity to expand the diversity and inclusion in the market in a real low barrier way. Is there proactive outreach? Can you talk just a little bit about that?

Mr. Turnbull: We have some outreach that we've been doing with Ventures and Seattle organizations asked. I mean, Ventures has their own store. But it tends to be craft goods. There are other small business associations out there working on this, and we've been in touch with some of them. Some are central area. Some of them are ethnic based. immigrant-based, some are Native American ones.

Mr. Turnbull: The other tool is from people, as we have started to have these small spaces open up. Just as I mentioned, Meeraf would have been an ideal candidate for this year ago, when we had her, and we were talking to her to say, can you make this work? Let's try it out. Because she has a shelf stable product that she could sell and demonstrate, we have a number of very interesting crafts, not modified upscale. I'm trying to remember what it's called when, when you take used goods and sort of redo them and upcycle them. We have some interesting people who'd like to try that. We think their product is very attractive and interesting. Not worth a full store. Not worth going through a whole lease negotiation and trying but providing something a little bit different that doesn't duplicate. We've got a good start on this, but we have not spread the word out yet. Once we do, I think we'll have pretty good.

Ms. Vaughan: John, you'd be looking at the applicants who don't have another brick and mortar store only that's a requirement?

Mr. Turnbull: People have asked me, if someone already has a store in the market, could they get into this? I created a very bottom of the list option if we don't have enough interest for this, and we don't have to sort of fill up the calendar. I did suggest that if someone has a store in the market now, and personally involved in creating a new type of product that they do not carry now, want to test it out. That could qualify as the lowest priority on this, but it has to be a whole new product.

Ms. Vaughan: And that's and that puts us in in conflict with the 2.6.7.

Mr. Turnbull: Well, it'd be something they are selling at their other stores. So if that becomes a big thing, we don't need to. We don't need to do that. I mean, it's we have people introduce new products sometimes like orchards, introduce shrubs. Which is sort of a cocktail, mixer vinegar, kind of product line. I don't really need to bring somebody new in. I don't need to provide that kind of exposure to an existing business. I know people have asked me. I've said it would be at the bottom of the list if we did it.

Ms. Young: I would prefer that. That is not just from a fairness standpoint also, because if they already have a location, they can test their own.

Mr. Turnbull: So I would probably draw a harder line. Their application is now amended to reflect that.

Ms. Young: Okay, thank you.

Ms. Le: Before we move on, could you clarify again?

Mr. Turnbull: The amendment to what was proposed on the list of permitted vendors for the new stand location. Well, I guess for any of these locations. Permitted if anyone would not be someone who already has an established location in the market. Giving the opportunity to participate in the market, only. No, they can't have a store outside in any of these cases. In the newsstand they definitely can't have a store outside. Okay, if there is a farmer who comes in from Kashmir, and they have a roadside stand over there and they want to come over here and sell just food products, they've already qualified as a farmer. I don't know if I want to get into it and say, no, we probably. I guess we would have to discuss that right now. I'm just doing with hypotheticals.

Ms. Vaughan: I don't think we were going to have that. To me a farm stand on the side of the road is different than the brick and mortar.

Mr. Turnbull: If we had a farmer in the market who wanted to sell, they would move over to one of those locations and they would not sell them on the street. They would take down if they're already permitted, they would be moving in. It's a mobile operation anyway.

Ms. Le: So no other store inside or outside of the market for the new stand, is that what is in the amendment?

Mr. Turnbull: Yes

Ms. Vaughan: I move for approval of the application as amended for the newsstand.

MM/SC/CV/LM 7:0:0 Motion carried

Ms. Martin: Ok let's do the Bonnie B's. Is there any comment about that one or any other amendments that you still need to be made?

Ms. Vaughan: I know you were in conflict with this one. I have conflict with this one and with the high stalls on the basis that we're voting against our current bylaws. We're voting against our current guidelines. On the other hand on, in this particular instance, I think that the good of the market trumps the delinquency in approving the amended the guidelines. And this is only temporary until the end of the year.

Ms. Martin: He's using the original space only as the kitchen not as retail.

Ms Mohammadi: There's a few other businesses that have prep kitchens, some basements, that's what I was thinking.

Ms. Vaughan: Okay, it's true but with Bonnie B, you can actually see the person there.

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

Ms. Martin: And now the last one is arcade 5 and 6. Any other comments about that or how do we feel? Any amendments to make to it? Should we have a commission discussion specifically for this one and how we feel guidelines work or don't work with this one. How do you feel about it Lauren?

Ms. Rudeck: Since it's a temporary use, and the summer months are coming up, it makes sense to fill the space. As long as the intention is to find a tenant that would maintain the highest stall guidelines in the future.

Ms. Vaughan: I would just reiterate, make sure that I think our guidelines are very clear that high stall shall be preserved and the 2.9 says current guideline requires that separate proposals are consistent with the other guidelines, but we have made the attempt to revise our guidelines and it has not been successful. And I think in this instance, the importance of the market is more important and I am willing to risk having it challenged. I think we should go forward with this as a temporary proposal, and hope that that a full time produce farmer falls in love with the market and decides to sell there for good.

Ms. Leong: I have a question, and I apologize my computer stopped working for a while so this may have come up. John for the temporary time slot what is going to happen if we go past the end of the year and a permanent tenant kind of supersedes the temporary.

Mr. Turnbull: We have to make good faith effort to find someone, and we have to make sure that it's a functional thing if we're going to have to do a swap on it. I think it's after the holiday season. I don't want to make a long term commitment to these temporary things, unless we know they work and that we are really trying hard to get a high stall back in there. And we're not going from one immediate pandemic issue other every month. I think we can actually have some time planning this out and figuring out what makes the most sense for the market. Time's up, the time's up. I'm not asking for extensions.

Ms. Young: For the high stalls, I thought that what we're really asking for is to relax the guidelines to conform more to what the state guidelines, definition of what a farmer is for those locations. Is that not it, is there something beyond that I'm missing?

Mr. Turnbull: Fresh produce right, but it doesn't have to be grown in any farm. In fact, that was the whole big fight over the high stalls when they were created they were carved out as farm tables. So, there would be some place to buy oranges in the market. And that's the big fight was that the high stalls got away from the farm table stuff. I'm trying to take that empty high stall space and move back towards, Washington state agriculture. So they're a little bit different. It might be more restrictive in trying to make it fit the farm table guidelines. But I don't know how many people I can find to sell

bananas and oranges and make a living. We'll have to see what we can get that might be able to get a premium. There are Washington state agricultural products that make money, but they aren't necessarily green beans and carrots. So we'll have to sort of see what we can get there.

Ms. Young: All right, so the definition still looks like, even though it's more lax than what we might have done in the past for the Pike Place Market. I don't see a real issue with that, but maybe the addition of the processing aspect of it along with this farm definition is probably a stretch, right? I mean, using some of those produce products that they might sell in a stall to also produce a jam or something like that? I mean to me, that's still that's acceptable because it's still real food related, as opposed to just doing something completely different, like t shirts or something I don't think that's ridiculous but when I sort of try to figure out where we are going to, what stability of the market is in the future.

Mr. Turnbull: It is definitely locally grown, locally crafted. Handmade by the person who is selling. We need to keep that. Ultimately, up there as our distinct value what's going to attract people and keep it authentic.

Ms. Vaughan: One of the other differentiators is that I thought I understood you to say John, that if there was a flower farmer, right before mother's day, right before Christmas, that wanted to utilize that space, and it wasn't being utilized by a food product that would be better than having a space dark.

Mr. Turnbull: Exactly, and that would be outside the current definition of a high stall. But it would be reverting to farm tables, which is as high as we go.

Ms. Martin: Is there any other discussion by commissioners, more questions for John, or how we think that we can move forward to help him fill this space?

Ms. Vaughan: I move that we accept the application for arcade 5 and 6 as presented.

Ms. Martin: approve so that's a unanimous decision.

MM/SC/CV/SY 7:0:0 Motion carried.

Ms. Martin: Way to go John.

Mr. Turnbull: I'd like to thank you all. And Minh Chau, and for finally having a chance to have some good long, serious discussions. Because after the last couple of years it's good to have it. Thank you, we missed you.

Ms. Martin: We are moving on to approve the minutes.

Ms. Le: Yes, there's just one set that was presented this time. The other ones I was too optimistic, they're too long, they're not ready. Lauren, you made some comments on them is that correct for the August 25th?

Mr. Rudeck: Yeah, was did anyone else have any other comments, did they listen to the recording or is there any other comment?

Ms. Le: Lauren, did you want to go over the changes that you were recommending?

Ms. Rudeck: Sure I'm just trying to find that email.

Ms. Le: Lauren sent it out and I believe certain words were in bold and was that intended to be the edits for anyone else who might have the email in front of them.

Ms. Rudeck: Yes, those were the edits.

Ms. Young: Minh Chau, did those edits make it into this zip file that you sent out this morning or did it come after? I can't remember the sequence.

Ms. Le: No, they're not. I presented these things came up at the last meeting. Same thing. So what you would be approving is: as presented, or the minutes as amended in Lauren's email or something else you come up with.

Ms. Rudeck: Okay, do you want me to read the edit?

Ms. Le: Sure, that would be great.

Ms. Rudeck: I'm just going to jump to this sentence that is edited and not the entire paragraph if that's okay.

Ms. Le: That'd be great.

Ms. Rudeck: She said if the commission, this is mostly, um, she said if the commission would prefer not to meet, she would be open to that, but she heard Loud and clear from the commission that they want to meet and to please limit your use of administrative approval authority. So the part added was loud and clear And so please limit your use of administrative approval authority Um, the next part Um, says She said staff is clearly diligent and thoughtful, but part of the purpose of the commission is an opportunity to have a discussion and administrative reviews are convinced that process. And is not a public process so I am suggesting adding that and is not a public process. Um, the addition for this next one is a full sentence That was left out saying she said, at the same time, it frustrates her as the rest of the commission mentioned and asked what is the point of the committee. I'm proposing these edits because I want to make it clear that the commission's been frustrated and doesn't agree with the administrative approval process.

Ms. Le: Thank you Lauren.

Action: Ms. Leong : I'd like to make a motion to approve the August minutes as amended by Lauren.

MM/SC/GL/CV 5:0:2 Mr. Farrazaino and Ms. Vaughan abstained

Ms. Martin: All right and with that it's the report of the chair. The only comment that I had is just something for us to think about just real quickly. I know this meeting's long. At the end of our committee meeting with Christine, Stephanie and Chris was that Christine had proposed a thought and Christine, obviously you can jump in, in these committee meetings, the decisions that we made become almost a binding thing, because we find that doing the committee meeting and then going to the full commission meeting, it seems a little redundant and they seem very long. I guess we're just trying to figure out how

to make these meetings execute in a more time efficient manner and if anyone has any input and thoughts on how we can make that happen. Not that the full commission wouldn't be able to have input on what we say, but it was kind of more giving a rubber stamp because do the job and go through each guideline strictly that then you could bring up any other questions, but it would just be more of a time efficiency kind of thing, but just a thought and wanted to put it out there. Christine if you wanted to have any more mention or Stephanie. It was just something that I thought we should think about. I know the other committee hadn't met yet so they might not be familiar with how it works, or how to make it shorter, but just thought I'd put it out there.

Ms. Vaughan: That's the reason that I brought it up is because it seems to me that if the committees are going through the guidelines one at a time that the full commission doesn't need to do that once we get back into a rhythm and the committees are going through the guidelines one at a time and the presenter would be there and the applicant would be there to answer any other questions, but there might be some way to streamline the process. So that the meetings don't get too long. As we get back into a rhythm, the likelihood is that they will shorten anyway, because we won't be dealing with the dropped calls and the inability to access exhibits, but to me to find any way to keep all of the application, both use and designs for any changes in the market in the hands of the market Historical Commission should be to be sought after and to be explored. To me administrative review of anything that has to do with the Historical District, as small as the district is, is to be avoided. Take the market historical commission out of any legislation that approves administrative review for design or use changes in the market. So that seems to me to make it incumbent upon the historical Commission, to also look to ourselves as to how we can make the process work better for applicants and indeed, shorten the time for ourselves.

Ms. Le: Committee, can I ask you the use committee how you felt this meeting went?

Ms. Vaughan: In terms of streamlining I think it's moving in the right direction. What do other commissioners think?

Ms. Young: You know, the only thing that kind of I struggle with is that we listened to a full presentation by the applicants and the use, and then they come to this meeting and they do the same thing and I don't want to deprive the other commissioners of listening to that presentation. But I don't know how the applicants feel about repeating the presentation more than once and whether they feel that that's a hindrance. So I think that that might be a place to think about inefficiency, but I don't know how to accomplish letting everybody know while exposing all the applicants to the rest of the commission without being redundant.

Ms. Vaughan: To me, Sam, kind of addressed that in his comments on the March 23rd meeting where he indicated that that's the introduction to the applicants of the culture of the market. And it's the applicants that we saw at the use committee and again, today seemed enthusiastic and quite willing to to participate in in both forms.

Ms. Rudeck: As applicant and business owner, before I understood how the market historical commission worked, it was a very confusing process as to why you have to present it twice. But now going through it quite a few times, it makes sense to present it twice. I think the thing that was streamlined this time, is that having the use and design committees review it beforehand, eliminates a

lot of the commission discussion afterwards where the commission isn't necessarily going through every single guideline that happens in the committees.

Mr. Farrazaino: I also see the review committees as the opportunity for the applicant to refine the proposal. It's my understanding is it's meant to be the guidance to bring anything, that needs to be corrected or additional materials or things that would make it more streamlined, and more informative to the full commission. But then also to have the Committee chairs really get into any of the salient issues that may be needed to focus on, rather than getting into all the minutia. I think of that process is good, but also, I think, building that that disclosure, like Lauren to your point of, the process being confusing. I think in that use review or design review, saying this is an opportunity for direct feedback and conversation around these things and to refine it and be transparent or specific about what it is.

Ms. Rudeck: It's almost a practice run for the applicant.

Mr. Farrazaino: True, and then if they're pitching it to more of the public when we get to public meetings and whatnot, I think having a more engaged process where the applicant knows that they're going to talk through the packet, for example, and that they're prepared to do that.

Ms. Le: This is a public meeting; what do you mean when we go back to public meetings?

Mr. Farrazaino: I'm sorry when we go back to in person meetings. So in person hybrid, but just with people in the same room. Sorry, I sometimes I feel like all you people are the voices in my head.

Ms. Martin: Tonight we had talked to John about refining even what he brought before us for all of those different things. I think it would have been a much longer discussion, and I'm not sure how that would have gone if he didn't provide all of the information that we had asked for. So, I think that it did really help and did shorten that time period.

Ms. Leong: As somebody who is not on the use committee, I felt that the applicants presentations were really clear to me.

Ms. Martin: Glad to hear it. I look forward to your design meetings. I'd like to ask for the staff report.

Ms. Le: Related to the topic that you brought up Lisa, I'm just thinking about time estimates, just being considerate of your time, the applicant's time and everything. Typically and historically the committee meetings are presented as a boilerplate and if they run long, people will wait. This particular one went almost 3 hours and so I am comfortable with supporting whatever level of conversation commissioners want. But what if there had been a design review that day like, would the design review committee members the presenters would be faced with waiting for 2 and a half 3 hours before they even started, or maybe deferring to another? Luckily we barely avoided that scenario this time, but I took it as a learning opportunity and I don't necessarily have a solution, but just kind of thinking about how we can build more predictability based on the assumption that people don't have time to wait for 2 or 3 hours on a week night. But who knows, maybe if they were given a time slot that would work better.

Ms. Vaughan: Is it possible to have the committee meetings on 2 different days, is that too confining for your schedule?

Ms. Le: No, it's fine for my schedule. I was actually wanting to throw that out, we've been Wednesday centric, but there's nothing in writing that says committee meetings have to be on Wednesdays. As long as they're noticed on the agenda, what day and what time of day they're going to be so that the public. That way nobody would be waiting for one committee to be done. Christine are you saying that one day would be a use committee and one day would be a design committee?

Ms. Vaughan: That's kind of what I'm thinking, I'm kind of thinking that if you don't want people in the waiting room, because that would happen when we were meeting in person as well. There were times when use would run long and yes, design commissioners would wait. But if it proves going forward that there is that lag time, if the committee meetings were held on different days, than they would always start on time.

Ms. Le: We could do it.

Ms. Young: Was that typical to have that many applications or is it just because it was kind of a backlog because of Covid? And that was the first time we've had that, do you expect to see four? I know John's was really complicated, so that was kind of an outlier. But do you expect to see that many?

Ms. Le: It's not unheard of. Right before Covid we were at least it was 4 to 5 applications on those last few meetings that we had, so I would say it's not unheard of.

Ms. Martin: It wouldn't all be use though, typically. Correct? I mean, like, on our agenda, wouldn't we have some that were designed?

Ms. Le: That's true. This was unusual. That was like a quadruple of uses. But as far as just the number of different things on the agenda, I don't think is unheard of.

Ms. Martin: Would it be a more equitable process for folks to be able to count on, like, a half hour time slot or 15? You know, whatever we decide but since this is a review and not a full commission meeting. I'm just trying to figure out if there is a way to schedule it so that people aren't waiting even an hour or an hour and a half or 3 hours.

Ms. Young: One of the reasons I asked about how many there would be lined up per meeting, is that I also like the idea of Christine's. Two different days of the week. That seems to make the most sense if we've got this kind of volume. But the other thing would be alternating, use and design. For example, if we were going to have just use and then we have this meeting, and then the next slot for a Wednesday would be the design. And then we have our meeting, and then the next one after that would be use, but would that make too many applications for each committee to have to review?

Ms. Martin: Well, think about the applicant they could have to wait in another month, right?

Ms. Young: That's true. You know, and then they have to hire an architect.

Ms. Martin: Because these applicants, if we went through the use first they would have had an indication of whether they were probably going to go forward or not, that they could have started working on their design because they got a pretty good clue that they were probably going to get approved because the committee pass them through. And then they could start working on the design.

So that they would be ready for the next week. All the ones that we reviewed and approved today would have been ready by next week to do their Design through the committee.

Ms. Rudeck: I thought going through design can take a lot longer than that. It could be a lot more complicated, depending on the project, to gather information and all the things that are required.

Ms. Vaughan: It might depend too on whether they're doing the design themselves, or whether they have to hire someone, they wouldn't want to hire a designer until they were sure that their application was going to be approved.

Ms. Martin: Correct, that's why it is really hard for mom and pops because you're looking at six months out at least. I don't know how people can afford to do that, or maybe conditions might have come out of use. We have these concerns about your noise or your odors or whatever. When they sit down and design, they're incorporating that for the first time.

Ms. Le: It's a question and we can just continue to see how it goes, but I just think that, there's going to need to be a way to create a more predictable experience for all so that nobody misses their turn to speak to or to serve as a commissioner, because the time went way over.

Ms. Mohammadi: I don't know how we could solve that problem. I think we lost almost about 30 minutes. Maybe you were breaking up. If someone doesn't show up, you know, we need to move after 10 minutes.

Ms. Le: At the committee meeting absolutely everybody was on time and ready to go and it ran close to 3 hours. Just a committee meeting.

Ms. Vaughan: There was no problem logging on.

Ms. Le: If we're trying to make a predictable thing, what is the bigger time slot? Is it the committee where it's super rigorous or is it the commission because it's a vote? I don't know, but just some sense would be good for us to develop over time and be able to offer people.

Ms. Vaughan: I think as commissioners get more experience, that most of the more routine things can be done in the committees. And then the committee can highlight the areas that might be problematic. So that the full commission is dealing with the guidelines that are problematic. Is it owner operator? Are they going to be on site? Are there posted times? If those more routine things are done in committee, then the full commission can deal with the more problematic areas. Although I do think it's important for the applicant to be there and be able to give a presentation for the whole committee and for the whole commission to hear.

Ms. Martin: Minh Chau, if we wanted to have these committee meetings on two different days, how do we go forward to try to make that happen? Would we vote on that? Would that be something you have to think about and come back with us on? What would work for you?

Ms. Le: We have some pretty solid committees formed now so maybe these groups will be set for a long time. So, maybe talk amongst yourselves. What day and then what time slots would work or not? We just want to know it works for everybody.

Ms. Vaughan: According to the rules, the committee members, and the chair of each committee are appointed by the chair of the commission. So I think typically people serve for a year unless they ask to be removed or relieved. And the chair can make the decision as to whether the committees rotate or who's on them.

Ms. Le: I don't see anything in the rules and procedures that say that the committee meetings have to be on Wednesday. The full yes, but the committee no. With this virtual capability that we have we could open it to different times even.

Ms. Vaughan: When will we be back in person?

Ms. Le: I am planning to start hybrid meetings around June. Hybrid means that I'll be in a place that people can come to, but anybody can participate virtually as well and that, regardless of how you're participating, you will have a meeting experience. You will be able to hear what's going on and see the presentations. Today, the Commission room is not technically equipped to provide all that I would be required to provide in a meeting experience. I feel confident that I'll be able to offer a hybrid meeting to people in June. I don't know if it will be in the same meeting room that we were in before.

Ms. Vaughan: Is there a requirement that the meeting be held within the historical district?

Ms. Le: No, there's not.

Mr. Farrazaino: I would like to think about our time sensitivity in this particular meeting. Now that we are at three hours, I have to another meeting here shortly.

Ms. Martin: Was there any staff report Minh Chau?

Ms. Le: Yes, administrative approvals made this year to date, none yet made this year. But so long as we still live under that order, they can be made and if that's the case, I will be reporting them out in this standing time slot for you all and the general public, since that's been an ongoing observation that you've shared. There will be a posting for recruitment of positions that need to be filled, it will be an advertisement that goes out. The specific positions are one architect, two merchants, two residents. And then we also have the Allied Arts positions. Sam occupies one, and the other is vacant, and I've reached out to that individual and they had the good idea to get that going around the fall, knowing that the term starts in December so it naturally aligns with when the terms are.

Mr. Farrazaino: I make a motion to adjourn.

MM/SC/SF/LR 7:0:0

Meeting adjourned at 7:15 pm