



The City of Seattle

Pike Place Market Historical Commission

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

MINUTES

MHC 127/19

Wednesday October 23, 2019

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore, Vice Chair

Christine Vaughan, Chair

Anais Winant

Staff

Minh Chau Le

Melinda Bloom

Absent

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:35 pm.

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

102319.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

102319.11 Eighth Generation LLC
93 Pike St #103, Economy Market Building
Louie Gong

Application: Proposal to change ownership for an existing business specializing in the sale of Native-designed products and which provides a venue for meetings, workshops, and educational activities. Current owner Louie Gong seeks to remain CEO of the business and transfer 100% of business ownership to the Snoqualmie Indian Tribe.

Relevant Background:

Zone 2, below street level, food a-e, housing a-b, social a, retail a-d, other a-b uses permitted. Space is 1,262 square feet. No proposed changes to use. Business is in compliance with multiple existing Certificates of Approval issued 2016. Proposed ownership structure: LLC with 100% ownership Snoqualmie Indian Tribe. Snoqualmie Indian Tribe financial affiliations: no other off-Reservation businesses owned. Owner operator: tribal members will be onsite regularly for day to day business operations. Exhibits reviewed included Washington State registered business information and Draft Amended and Restated LLC Agreement of Eighth Generation LLC. Snoqualmie Indian Tribe owns no similar businesses either on or off Reservation. Proposed transfer of ownership supports the vision of retaining Native American ownership of a business focusing on Native American art and enterprise. Current owner and CEO Louie Gong to remain CEO and day to day operator for approximately three years (until 2022). Owner operator requirements will be required and reinforced through lease with PDA. Current MHC Guidelines provide limited guidance on addressing the distinct characteristics of Tribal organizational and business structure. Guidelines that applied to this application included 2.1, 2.5, 2.6, 2.7, and 2.10.

URC Report: Ms. Le said the Committee cited 2.1.4, 2.5.4 c, d, 2.6.1, 2.6.2, 2.6.3, 2.6.4, 2.6.5, 2.6.6, 2.6.7, 2.6.8 2.6.9, 2.6.10, 2.7.1, 2.10.4 and recommended to approve.

Applicant Comment:

Louie Gong explained he started by drawing on shoes. The business is arts-based that celebrates Native Arts. He said the business 2019 National Center Indian Economic Development. He said it is about small business empowerment. The business was named best small business by Native Business magazine. He said he is excited about the partnership that will help to bolster the work. He said there will be no change to the way they do business; if it isn't broke, don't fix it.

McKenna Derma, Snoqualmie, said they have a long history here. They signed a treaty at Point Elliott in 1855 with the right to remain on their homeland. She said it has been a long journey. Snoqualmie is a newly recognized tribe – 20 years. She said they are excited about this new chapter. It is a modern way to partner with 8th Generation and the opportunities it brings.

Jamie Barton said they have been working with Louie Gong. She said this works with tribal values and will diversify support for the Native community.

Ms. Vaughan asked if Mr. Gong is a Snoqualmie member

Mr. Gong said he is Nooksack.

Landlord Comment:

Tabitha Kane, PDA said they are excited to support this; it is a success story. It is in line with other business that have entered into agreements to allow capital to process to make things in the US rather than outside of the US. She said it is great and she supports them. She said more discussion is needed about how to incorporate this into the Guidelines.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said URC discussed. He asked where blankets are manufactured.

Mr. Gong said they have warehouse spaces in SODO.

Mr. Ogliore said they got past the definition of small business. He said Mr. Gong is a mentor; he will be on site regular house and employees will be working with Mr. Gong to be trained. He said it is still 8th Generation; Mr. Gong is still there. It gives a unique opportunity for the Market to have tribal entity take over.

Ms. Winant asked about the legal structure.

Tom Smith said it is 100% ownership LLC to tribe, federal recognized sovereign government which is governed by a nine-person counsel. The counsel would oversee 8th Generation.

Ms. Vaughan asked who the owner will be.

Mr. Ogliore said the governing body of the tribe.

Ms. Winant said Mr. Gong will not own the LLC but will be active.

Mr. Gong said he will be active for three years by contract.

Ms. Winant asked if they have another similar retail business like this.

Mr. Ogliore said they do not.

Ms. Vaughan said they answered the questions about owner/operator. Designated person who must have ownership interest; she cited 2.6.1 and said Mr. Gong is not a member of the tribe.

Mr. Gong said another Snoqualmie tribal member will occupy the role for the best outcome.

Ms. Vaughan said an exception would have to be made. She said that tribal ownership is not a business model that the Commission has addressed before. The tribe is not a non-profit. Usually the designated individual must have an ownership interest.

Ms. Kitagawa said he is training the individual.

Tabitha said their leases require a designated individual.

Ms. Kitagawa said it will be a member of the tribe.

Ms. Vaughan said Mr. Gong is not a member of the Snoqualmie tribe.

Ms. Kitagawa said Mr. Gong is going to train someone in the tribe to take over the role. That person, as part of the tribe has an interest in the business as a Snoqualmie member.

Mr. Ogliore said Mr. Gong is mentoring a member of the tribe. He said this satisfies the PDA and the guidelines.

Ms. Kane said that Mr. Gong is still point of contact. She said they will denote who the person will be. It is a matter of time; it will happen during the three years.

Ms. Le said the actual signature on the application is tribal chair Robert de Los Angeles.

Ms. Winant said she understands the nuance of concern. She said there should be a stipulation that as training unfolds, they report back to Commission.

Ms. Vaughan said we haven't done that for anyone else.

Mr. Ogliore said it would fall to the PDA.

Mr. Gong said it is like Starbucks where there is a designated manager; the tribe has been here since time immemorial.

Mr. Hale said it will be great for the Market; he supported the application.

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

MM/SC/JO/MH 6:0:0 Motion carried.

102319.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

102319.21 Marnin Saylor, LLC
1501 Pike Place #425, Fairley Building
Thomas Marnin and Skye Saylor

Staff Report: Ms. Le explained the application for retailer to move from current day stall location to indoor location for the sale of handmade toys, art, accessories, and clothing. New space will be renovated with new paint, signage, interior flooring, interior lighting, shelving, display cases, and a counter. The space is in Zone 1, below street level, food a-e, retail a-b uses permitted. Space is 475 square feet. No proposed changes in ownership structure. Owners to be onsite regularly for day to day business operations.

Exhibits reviewed included second Amended and Restated LLC Agreement of Marnin Saylor LLC; sample flooring and paint finishes; lighting fixture details; photos of existing space; elevations and floor plan for proposed interior and exterior renovations; details about shelving and displays; product samples. Transition from day stall to store represents a model of PPM as an incubator for local small businesses. Faux wood flooring will not be approved per guidelines. Applicant to provide for October 23, 2019 MHC meeting: 1) sample product list and price sheet 2) labelled dimensions for signage and decorative artwork 3) cut sheets for fixtures. Guidelines that applied to this application included 2.1, 3.5, 2.6, 2.7, 2.8, 3.1 and 3.2.

URC/DRC Reports: Ms. Le said the Committees cited 2.1.3, 2.1.4, 3.5.4 c, 2.6.1, 2.6.2, 2.6.3, 2.6.4, 2.6.5, 2.6.6, 2.6.7, 2.6.10, 2.7.1, 2.8, 3.1, 3.2.5, 3.2.10 and recommended approval with submission of requested additional information.

Applicant Comment:

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

MM/SC/

102319.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

102319.31 Pike Market Childcare and Preschool
1531 Western Ave, Heritage House Courtyard - Playground
Kathleen Richardson

Staff Report: Ms. Le explained that application to renovate existing playground space associated with a childcare center. Renovation consists of enhancing entrances and facades, replacing flooring, improving storage areas, updating interior wall surfaces, and installing lighting and plumbing fixtures. The space is in Zone 3, at street level, all uses permitted. Space is 2,174 square feet. No proposed changes to fundamental structural elements. Playground located approximately one block north of daycare location. Exhibits reviewed included project overview, site plan, demolition plan, photos of interior and exterior existing conditions, elevations, specifications for interior and exterior materials, finishes, and fixtures, lighting details, select samples of interior paint and tile finishes, turf and exterior metal grid samples. The current space inadequate for needs of the childcare and preschool; space and natural lighting issues. Removal of outdoor seating ledges and limitations of interior viewing supports the unique needs of a children's space. Lauren Rudeck recuses due to involvement as project's mural artist. Applicants to provide at 10/23/19: 1) physical samples of

all finishes 2) cut sheet for storage 3) four copies of the project overview packet. Guidelines that applied to this application included 3.1, 3.2, 3.5, 3.4.2, and 3.8.

DRC Report: Ms. Le said the Committee cited 3.1, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.10, 3.5.1, 3.4.2 a, b, c, 3.8.1, 3.8.8 and recommended approval with submission of requested items.

Kathleen Richardson, childcare, explained current conditions and deficits. She explained the mission since 1982 has been to serve the market community and provide a high quality of affordable childcare mostly to market families. The playground is needed so the children have a place to run. It is not developmentally appropriate for kids served.

Kyle Griesmeyer, Shed Architecture, explained the demolition plan: roll up doors will be replaced with glazing; benches in front, flooring outside for decking. Install soft play surface with synthetic lawn. Northeast corner – put in swing door for ADA accessibility and

102319.32 Double Dorjee
1501 Pike St #511, Leland Building
Tenzin Woesung

Application: Replace old hanging sign in hallway outside shop entry with new sign and design. Sign will be 20” x 16” and made of PVC. Existing bracket to remain and be utilized for new sign. The space is in Zone 1, below street level, food a-e and retail a-b uses permitted. The application was retroactive; the sign appears to already be installed. Space is 200 square feet. Exhibits reviewed included color sign copy including dimensions, photograph of previous sign showing image and location; photograph of new installed sign showing image and location. Guidelines that applied to this application included 3.1, and 3.6.

DRC Report: Ms. Le said the Committee cited 3.1, 3.6.1, and 3.6.2. She explained that the application is retroactive; sign has already been installed and previous sign cited in application exhibits has been removed. Vertical clearance from floor to bottom of sign appears to be incorrectly labelled in exhibits. Tabled from 10/9 Commission meeting due to lack of definitive information about head clearance under sign.

102319.4 REPORT OF THE CHAIR

102319.5 REPORT OF STANDING COMMITTEES

Minh Chau Le
Interim Commission Coordinator

