



The City of Seattle

Pike Place Market Historical Commission

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

MHC 104/17

Wednesday, July 26, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Murad Habibi

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore

Christine Vaughan, Vice Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Frank Albanese, Chair

Sam Farrazaino

Lauren Rudeck

Jerrold Stafford

Vice Chair Christine Vaughan 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.

072617.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

072617.11 Victor Steinbrueck Park – free painting classes
Monica Haugen

Staff Report, Use: Ms. McAuliffe explained the application for temporary use for free painting classes to be held in August 2017 at the southwest corner of the park. She said the classes will be held August 1, 8, 10, 15, 22, 24, 29 and 31; the space is needed from 1:00 to 5:00 p.m. Exhibits reviewed included aerial view of the

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park, schedule information, and photos. Guidelines that applied to this application included 2.9 and 2.12.

URC Recommendation: Ms. McAuliffe said the Committee cited 2.9.1 and 2.12.3 and recommended to approve, with discussion needed about amplification.

Applicant Comment:

Monica Haugen, DOPAR, said there will be no amplification and the site will be at the northeast corner of the park, near the sculpture. She said there will be eight classes. She said they average 10 – 15 students, mostly adults. She said tents will be used only as needed.

Public Comment: There was no public comment.

Mr. Hale arrived at 4:35 pm.

Commission Discussion:

Mr. Ogliore cited 2.12.3. He said the classes are free and it is in the spirit of the Market and there will be no amplification.

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

MM/SC/MUH/JO 6:0:1 Motion carried. Mr. Hale abstained.

Staff Report, Design: Ms. McAuliffe explained the application for proposed design for pop up tent and furniture. Exhibits reviewed included photos. Guidelines that applied to this application included 2.12 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 2.12.5 and 3.8.7 and recommended to approve, provided that the classes are held by the sculpture at the NE corner of the park instead of at the SW corner.

Applicant Comment:

Monica Haugen said tents will not be used unless needed for rain or extreme heat. She provided spec sheets for tables and chairs. She said classes have been moved to the northeast corner of the park.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC had no issue with chairs and tables only the location; he appreciated the alternate siting.

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

MM/SC/MUH/RK 7:0:0 Motion carried.

072617.12

Market Grill

1509 Pike Place #3, Fairley

Rod Mick, Drew Zarba

Staff Report, Use: Ms. McAuliffe explained the temporary use application for an outdoor seating area on Pike Place from July 27, 2017 through July 26, 2018. She said that the Commission previously approved the seating area for a season, in 2012. The application is retroactive – seating area is currently being used. Previous design added 520 square feet; current design is 674 square feet. Existing indoor square footage is 370; seasonal outdoor square footage brings the total to 1044. Seating area is within proximity to two bike racks, a driving lane and storage. The seating area is proposed to be 3’ back from the travel lane and 6’ of clearance is proposed from the bike rack at either end of the seating area. Current use approval for Market Grill per MHC 70/96: Food f – fast food business specializing in grilled fresh seafood. Hours: 11:30 a.m. to 3:30 p.m. Seating area is set up and broken down each day. Exhibits reviewed included a site plan, floor plan, photos, and previous approval. Guidelines that applied to this application included 2.1, 2.3, 2.6, 2.9 and 2.11.

URC Report: Ms. McAuliffe said the Committee cited 2.1, 2.3, 2.6.10, 2.9.1, 2.11.1, and 2.11.2 and recommend discussion by full Commission.

Applicant Comment:

Rod Mick said that SDOT has okayed this design.

Drew Zarba said they have to put a window up for public comment.

Ms. Vaughan said that street use requires neighbor approval.

Mr. Mick said they went before PDA Council and got neighbor approval, except for Frank’s Produce.

Mr. Ogliore said there is no impact where they are.

Mr. Turnbull said the space is used for deliveries and trash collection before and after this mid-day use.

Ms. McAuliffe asked about the sign shown in photo.

Mr. Mick said it was approved on original application.

Mr. Zarba clarified the location of the signs and said they are brought in each day.

Mr. Ogliore asked how people order.

Mr. Zarba said either from table or at the counter. He said they use the same sign and have only updated the prices.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore cited 2.1 and the use of Pike Place for seating. He said this is the only place where ingress and egress are limited. He said there is no precedent here, it is an individual application. He said that it is a very small space and there are no pedestrian issues. He said it is set back and there is a barrier around it.

Ms. McAuliffe said to discuss the historic use of Pike Place for truck farmers, recycling, renovations. She said this is temporary, not permanent approval.

Ms. Vaughan said there are a variety of uses in this space and they all support Market functions.

Mr. Ogliore said the hours of use are restricted and it allows for the expansion of a business.

Mr. Zarba said the use is only until September 30.

Mr. Mick said originally it was April 1 – October 31.

Ms. Vaughan said this allows for flexibility of use.

Mr. Mick said even when the tables are there, there is room for trucks to make deliveries.

Mr. Zarba said the bike racks provide a protective barrier from trucks.

Ms. Winant said this is a good use of limited space and expands a business's opportunity in high season. She said she has no problem with it; not all spaces are equal. She said that not all businesses have the same opportunity / adjacency to a space. The use is good for business and for the Market.

Mr. Hammond said it dovetails with business and Market functions.

Mr. Hale said it enhances the pedestrian experience without obstructing utility of the space.

Mr. Ogliore cited 2.9 and said it was for just this type of situation. He said there are no pedestrian issues.

Mr. Habibi said it doesn't block pedestrian flow.

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

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

Staff Report, Design: Ms. McAuliffe explained the application for proposed design of seating area. Exhibits included a site plan, floor plan, photos, previous approval. guidelines that applied to this application included 3.1 and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.3 f and recommended to approve.

Applicant Comment:

Drew Zarba said they weren't able to find a taupe umbrella.

Discussion ensued and there was general agreement that John Turnbull's khaki pants were in the desired color family but that a cut sheet sent to Ms. McAuliffe was preferred.

Mr. Zarba said the painted plywood signs are 36" x 57"; they will lean on sill. He said the one above the door is not used.

Ms. Vaughan cited 3.6.1, 3.6.2, 3.6.3; she said the sign is simple and modest and meets the guidelines.

Mr. Hale said the black metal chairs are utilitarian and DRC thought that everything was rustically fundamental.

Mr. Mick said they were recently featured on Andrew Zimmer's show about historic and delicious locations; he said they are a delicious destination. He said that has driven the need for space; they turn away more than they can serve.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application as presented with cut sheet for the beige/taupe color of the umbrella be provided to staff; two signs are approved and the overhead sign is gone.

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

072617.2 **APPROVAL OF MINUTES** July 12, 2017 Deferred.
072617.3 **REPORT OF THE CHAIR** No report.
072617.4 **REPORT OF STANDING COMMITTEES:** No reports.
072617.5 **STAFF REPORT** No report.
072617.6 **NEW BUSINESS**

Dan Markle, a resident from the Newmark Tower, said that 15 years ago they were told a boutique hotel would be built on the site of the adjacent Hahn Building. He said neighbors and the Market were involved in the response to that project. He said that now there is a new project proposed; he said they are concerned about the market and the impact on the entrance to the Market. He said there will be lots of traffic; there will be no garage; it will be out of scale with the area at 17 stories. He said they didn't receive notice. He said the building was built in 1890 and denied landmark nomination. He said they have concerns about pedestrian safety, view and light blockage. He said if it happens, the parking lot, the Showbox, and the Poll Building could be replaced with 45 story building. He said the height limit used to be 125'; now it is 145' and with HALA it could go to 170'. He said the project has changed in the last two weeks.

Mr. Ogliore said that the property is not in the district.

Ms. McAuliffe said that impacts to natural light reaching the Market might be an issue. She said that it is outside of Commission jurisdiction but could impact the Market. She suggested contacting the Friends of the Market. She suggested requesting a light study/impacts to area.

Mr. Markle said it will dwarf the entrance to the Market.

Mr. Ogliore noted the streetcar platform design and said there is no drop off lane on First.

Mr. Markle said that the drop off will be on Pike.

Ms. Winant asked about loss of views for residents.

Mr. Markle said it is important to a lot of people but most live here because of the Market; ¾ of the people in the building won't be impacted by view loss.

Ms. McAuliffe asked if they have been in contact with streetcar project managers.

Mr. Hale said the Design Review Board takes public comment.

Mr. Habibi suggested reaching out to the Market constituency. He asked if and how the Commission should be involved.

Mr. Markle offered to brief the Commission further on the details that could impact the Market. The Commission expressed an interest in learning more about the project.

Mr. Ogliore noted that there have been a lot of buskers in non-marked spots.

Ms. Vaughan suggested calling security.

Mr. Habibi said the charms were installed differently than what was proposed.

Ms. McAuliffe said Lillian Sherman called her to talk about the next phase of the charms. She said that they will have to conform to the existing approval and asked her to brief the DRC at its August 2 meeting.

5:30 p.m. Mr. Ogliore made a motion to adjourn. Mr. Habibi seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator