



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 44/16

Wednesday, March 23, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

### COMMISSIONERS

Frank Albanese, Chair

David Guthrie

Murad Habibi

Bob Hale

John Ogliore

Jerrold Stafford

Christine Vaughan, Vice Chair

### Staff

Heather McAuliffe

Melinda Bloom

### Absent

Chair Frank Albanese determined that a quorum was present and called the meeting to order at 4:34 pm.

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

### **032316.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

032316.11 Little Shanghai  
1906 Pike Place #3, Stewart House  
Dan Dan Luo

Staff Report: Ms. McAuliffe explained the change in ownership to a sole proprietorship owned by Dan Dan Luo. No change in use. She said the space is located in Zone 2, street level, Food a-e and Retail a-d uses permitted. Existing use: Retail d - Asian clothing & accessories. Space is 510 square feet. Proposed ownership structure: sole proprietorship. The applicant does not have a financial affiliation with another business. She will be the owner operator. Business hours: 10:00 a.m. to 6:00 p.m. – winter; 9:00 a.m. to 6:00 p.m. – summer. Exhibits reviewed included site plans and written description of ownership interest and

role in the business operation. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, and 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.1.4, 2.4, 2.5.4 d, 2.6, 2.7.1 a, b & c, and 2.10 and recommended to approve.

Applicant Comment:

Dan Dan Luo said her sisters will continue to help.

Landlord Comment:

Jessica Carlson said it was straightforward and the business has been there for a while.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese asked if there were any conformance issues.

Ms. Carlson said that everything is in conformance.

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

MM/SC/MH/JO 7:0:1 Motion carried. Mr. Guthrie abstained.

032316.12 PDA – 2016 street use applications  
Zack Cook

Messrs. Albanese and Stafford recused themselves because they had to sign off on closing the street in front of their businesses.

Staff Report: Ms. McAuliffe explained the applications for street use approval, including farm and crafts overflow March 24, 2016 – March 23, 2017, Pike Place Evening Farmers Market every Wednesday from June 1 to October 12, 2016, installation of a holiday tree from November 21, 2016 through January 6, 2017, and the sale of holiday trees from November 25 through December 24, 2016. Evening market hours will be from 3:00 to 10:00 p.m. Pike Place will be closed to vehicle traffic from Pine Street to Stewart Street. Application requests approval of one amplified concert as part of the evening market on June 1, 2016, from 5:00 to 8:00 p.m. Corner Produce will be selling the holiday trees. Existing use approval for the business is a highstall selling produce. Exhibits reviewed included written information from the applicant; letter from the PDA; permission letter from Beecher's Cheese & Local Color for street closure; photos and maps. Guidelines that applied to this application included 2.1, 2.6, 2.8, 2.9, and 2.11.

URC Report: Ms. McAuliffe said the Committee cited 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.6.9, 2.8.1, 2.9.1, 2.11.1, 2.11.2, and 2.11.3 and recommended to approve, with discussion of the proposed amplified performance during the evening market.

Applicant Comment:

Ms. Vaughan asked about the decibel level regarding amplification.

Ms. McAuliffe said amplification allowed for a class a couple years ago be just loud enough for the class to hear. She said that in the case of a business there would be agreement where on the dial that would be.

Zack Cook said the street use is for farm and craft overflow as they have done in the past when they are at capacity. He said the evening market will replace the Summer Sunday Market because Sunday is not good. He said they will try Wednesday evenings because there are no cruise ships, fewer tourists and there will be more of a local focus. He said that the street closure will start at 3:00 pm and the market will run from 5:00 – 8:00 pm to try to capture people getting off work. He said the layout will be a double line of tenants with a 20' fire line per plan. He said amplification will be at the first farmer's market event on June 1 – they will have a DJ or a band. He said the holiday trees will be the same as in the past; handicapped parking will be moved for a couple weeks.

Ms. Vaughan asked if farmers will be edibles only or if flowers are included.

Mr. Cooks said it will be 50% produce or value added and 50% farmer or processors.

Landlord Comment:

Zack Cook said PDA supports.

John Turnbull said amplification will be at the kick off only and the sound level will be kept low enough to allow shopping and talking. The rest of the time it will be normal business.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore clarified hours of operation.

Mr. Cook said that it depends on the vendors that they could sell while setting up or closing – they won't turn people away.

Mr. Habibi asked if they will do amplification next year.

Mr. Cook said no that it is probably just a one off to create some excitement. He said they want to be sensitive to vendors and farmers to be able to sell.

Mr. Turnbull said that next year there will be a whole new plaza and it will be much different.

Mr. Guthrie noted a fundraiser that was done and said he didn't lie it and he didn't like street closures.

Mr. Cook said this is about farmers and their sales.

Ms. McAuliffe said that a decibel level reading will be recorded as terms of the condition of approval – how loud from 15' away. Feedback on how loud that is will be provided to Ms. McAuliffe in written form.

Mr. Hale said two maps were provide and asked which was preferred.

Mr. Cook said that 2B with the 20' fire line in the middle is the one signed off by Local Color and Beecher's.

Mr. Turnbull said that the Sunday Market started as farmer's market.

Mr. Habibi asked why this is special now.

Mr. Cook said that doing it in the evening keeps the critical mass close together thus the double line tents.

Ms. Vaughan said years ago the street was not closed and terrible confusion was created between farmers setting up and selling at the evening market and farmers on the daytables who were closing up for the day. She said closing the street makes it more unique.

Mr. Guthrie said it makes sense and feedback is needed to see if it works for farmers and suggested conditioning approval for next year.

Mr. Hale asked about overflow.

Mr. Cook said it has been ongoing.

Mr. Ogliore cited 2.3 and impacts to residents.

Mr. Cook said they have been sensitive to that and have done outreach. If they have lots of negative feedback they will adjust accordingly.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application with condition that 1) PDA to submit in writing to staff the highest

decibel level recorded at closest vendor to performer; and 2) PDA will provide feedback to success or fail of Wednesday Evening Market to Commission.

MM/SC/DG/JO 7:0:2 Motion carried. Messrs. Stafford and Albanese recused themselves.

**032316.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

032316.21 Alley MIC and Studio  
1924 Post Alley, Smith Block Building  
Fei Hong Chen

Staff Report, Use: Ms. McAuliffe explained the change of use for an art studio. She said the space is in Zone 3, above street level, all uses permitted. Former use was Other Uses b. New use would be Retail c, e & Other Uses b. Space will be used as an art studio where the owner works on his digital art projects. Studio will sell owner’s art and also art by others. Studio will include sound proofed recording booths for music recording. Space is 2,995 square feet (one space, grandfathered). Proposed ownership structure: LLC. The LLC is owned 60% by Fei Chen and 40% by Siu Chan. Neither owner has a financial affiliation with another business. Fei Chen will be onsite regularly. Business hours: Monday – Saturday 11:00 am – 6:00 pm; Saturday 12:00 pm – 6:00 pm; 7 days/week 11:00 pm – 2:00 am. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation and State of WA business license application. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.4, 2.4, 2.5.4 c & e, 2.5.5 b, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

Fei Chen had nothing further to add.

Landlord Comment:

Landlord signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Vaughan said it is all sound-proofed so it won’t be bothersome to others.

Mr. Chen noted that they are surrounded by bars.

Action: Ms. Vaughan made a motion to adopt a resolution to approve the application as presented.

MM/SC/CV/DG 8:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for proposed interior design and exterior blade sign. Exhibits reviewed included a site plan, photos, floor plan, and sign details. Guidelines that applied to this application included 3.1, 3.4 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.2 a, 3.4.3 a & b, 3.4.3 e, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve, with color sample and material information requested.

Applicant Comment:

Fei Chen oriented Commissions to space with photo and plan. He said they will use the same bracket for each sign – 18” diameter and black and white. He said a temporary wall will divide area for storage and there were poster racks for display. He provided a map of the location and neighboring businesses.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese asked if there was a stairway to the space.

Mr. Chen said yes. Responding to clarifying questions he said that moulding and trim will be painted an accent black.

Mr. Guthrie asked if letters from neighbors were needed.

Ms. McAuliffe said it needs to be tied to the Guidelines but letters are probably not needed as it is not a public area.

Mr. Albanese said it is soundproof, there are no residents and the neighbors are bars that are open until 2:00 am.

Mr. Chen said he would hire people to do sound proofiung.

Mr. Hale asked if there will be sound proofing in the floor.

Mr. Chen said yes and noted the room are 13’ x 12’. He said that there is special insulation made for sound proofing and then two sheets of drywall are used with that.

Ms. Vaughan asked if he planned to use the studios at the same time.

Mr. Chen said yes.

Ms. Vaughan said that she assumes they are sound proof.

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

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

### **032316.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

#### **032316.31 PDA – Heritage House Carrie Holmes**

Staff Report: Ms. McAuliffe explained that application to install new rooftop HVAC unit at 1531 Western Avenue. Exhibits reviewed included a site plan, cut sheets, photo and plans. Guidelines that applied to this application included 3.2.

DRC Report: Ms. McAuliffe said the Committee cited 3.2.7 and recommended to approve.

Applicant Comment:

Carrie Holmes explained the need to provide makeup air and fresh air to corridors on 2<sup>nd</sup> and 3<sup>rd</sup> levels. She said the unit is 4' x 4' x 8' and is the same size as existing units; it will also provide air conditioning. She said it is the smallest unit they could find.

Landlord Comment:

PDA was supportive.

Public Comment: There was no public comment.

Mr. Albanese asked if the units are exposed.

Ms. Holmes said they are all exposed. Currently on the roof existing carrier air conditioner, some rooftop units and elevator over run. Responding to clarifying questions she said that the new unit is not highly visible; it is lower than the new Marketfront building and there are no windows on that side. There is no view blockage.

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

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

**032316.4 APPROVAL OF MINUTES:**

February 10, 2016

MM/SC/DG/FA 6:0:2 Minutes approved. Messrs. Habibi and Stafford abstained.

February 24, 2016

Deferred.

**032316.5 REPORT OF THE CHAIR** Introduction of Anais Winant. June 18 Commission get together.

**032316.6 REPORT OF STANDING COMMITTEES** There were no reports.

**032316.7 STAFF REPORT** No meeting next week. Turn in FIS forms. Street Use Packet. 13 interviews for new commissioners scheduled next week. Once new commissioners confirmed will set up training.

**032316.8 NEW BUSINESS**

Mr. Habibi said it was good to add the feedback loop on the street use application.

Ms. McAuliffe said it has been used in the past.

Mr. Albanese said he hopes the Evening Market is a success and noted he hears from his clients that by the time they are off work the Market is closed.

Adjourn Ms. Vaughan made a motion to adjourn. Mr. Guthrie seconded.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator