



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 69/22

Wednesday, May 25, 2022

4:30 p.m.

Virtual meeting via WebEx

### COMMISSIONERS

Chris Bown  
Grace Leong  
Golnaz Mohammadi  
Lisa Martin, Chair  
Lauren Rudeck, Vice Chair  
Stephanie Young  
Leslie Buker

### Staff

Minh Chau Le  
Melinda Bloom

### Absent

Sam Farrazaino

**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 4:35 pm.

Ms. Buker: Hi everyone I'm Leslie Buker and I'm just delighted to be here I'm very much looking forward to working with you on the Historical Commission I'm a 14-year resident of Seattle I work in the advertising industry with a design focus and I look forward to bringing my design background to the Historical Commission in any way that it might be useful personally I live in a historic landmark two blocks from the Market and I walk through there multiple times a day so the Pike place Market is very near and dear to my heart and I'm really looking forward to taking part on this Commission, thank you.

Ms. Martin: Thank you it's so nice to meet you and welcome to the Commission. I'd first like to remind Commissioners at this time to disclose any conflict of interest or ex parte in regards to any of the applicants we're going to see this evening, is there anyone that needs to speak up? Minh Chau do you have any public comment this evening?

Ms. Le: We have one person who's registered for public comment and I see them here now on the phone so Mr. Knox it's public comment time and so I see you there calling

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on the telephone thank you for joining us please consider this your 10 second warning. I'm going to go ahead and unmute you and at that point you'll have approximately two minutes to address the Commission with your public comment.

#### PUBLIC COMMENT

Skip Knox: Good afternoon Commissioners I have been an observer of Department of Neighborhoods since its inception back in 1988 and of the Market my entire lifetime so I have some connection with what you're doing and I appreciate the work that you put in, that said I'm distressed by what I see as a deterioration in the quality of work supporting neighborhoods by the Department of Neighborhoods under a succession of directors over the 32 years of its existence and more particularly right now the Department of Neighborhoods through this staff is attempting to rest from the Commission the guts of its work, the applications for use in the Market, the survey that has been done is a survey that cannot be applied genuinely or honestly to the work that is being attempted to be taken from the Commission. There's no excuse for it, there's no validation for it and I hope that you folks will find the courage to ask tough questions and if in fact there is no discussion today about proposed legislation ask the question why it's long since due, the survey was completed two weeks ago. I've asked to see the report it's not in my hand yet. I have to say that that report should be very revealing and it should be saying that it's in general not extensive enough to be able to justify removing from your hands the specific assessment of applications for use so I just hope that you will look at things with a critical eye and be willing to ask tough questions and not be satisfied with platitudes or it's coming or someday we'll see it so again I do appreciate the thousands of hours you folks put in annually and if you have a full complement of people one of these days I guess maybe you may be full by now but you haven't been for several years and that's unfortunate so with that I'll conclude my remarks and listen intently thank you.

Ms. Martin: Thank you Skip for your comments. Minh Chau would you like to introduce the first applicant and get the staff report?

Ms. Le: The first application you'll be reviewing this evening is a use application as indicated on your agendas for the Ventures business in the Fairley Building.

Ms. Leong: I just want to mention that I think Golnaz is on so just for quorum purposes if that needs to be noted.

Ms. Mohammadi: I'm here thank you sorry for being late.

#### VENTURES

Ms. Le: First project of the evening is for use, Ventures at 1501 Pike place number 521 in the Fairley. This is a reduction of the existing space operated by the business Ventures so there's no proposed changes to what has been approved in this business space as far as all of the use oriented factors such as the specialty nature, the ownership, the hours of operation, the inventory, and those sorts of things. If the use were approved they intend to pursue design to build out the approved use in a future application. The

existing space is about 1170 square feet and they seek to put up a dividing wall that would result in the existing Venture space that fills up that whole space to be reduced to 669 and then creating a new adjacent leasable space that is as of yet unassigned or not purposed that would be 496 square feet. I'm going to hand it over to the use review chair to discuss its findings and then Zack can take us through these exhibits in more detail.

Ms. Martin: I acted as use committee chair last week, we looked at Ventures and given that this application had already been approved business and had already gone through the full approval process we moved straight to 2.8 in the guidelines which is existing uses and businesses, looked at this really as a minor change of use, this space had been two spaces before, then had become one. If you look at 2.8.1 minor change of use, that the addition or deletion is consistent with the character of the business and enhances the specialty nature of the business I would say yes, it does not lead to an undesirable mix of use within the Market and it was Chris Bown and myself on the committee that evening and we both approved this use to go forward to the full Commission and with our full approval. Zack can represent the applicant as well as the landlord today.

Zack Cook, PDA: I'll just add a couple things, this was once one space a while, it was a single space or was two spaces and then became a single space. They never really functioned that well as one space. It has two doors, one on either side of the mezzanine. On the west side the door faces the miniature car shop and on the east side the door is near Polish Pottery and faces the Balcony Barber which makes it really difficult as a retail shop. They never really were able to have both doors open at the same time because they had to have additional staff on hand to cut down on theft. Given the fact that Ventures was a little bit too big of a space for them had requested a reduction and since it had been two spaces before we thought it'd be a good idea to allow us to add another small retail shop to the Down Under which is great. We've been getting a lot of really good applications lately so we could definitely use another space for retail in the down under. This map shows where the dividing line will be, we're going to separate the power and then each side will have its own entrance and its own small office and storage.

Ms. Martin: Any questions by any Commissioners? Do people feel like they have a enough information to make a decision and would anyone like to make a motion?

Action: Ms. Young made a motion to adopt a resolution to accept the application as presented. Grace Leong seconded the motion.

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

#### Leolo Handmade Shoes-Use

Ms. Le: Leolo Handmade Shoes involves both a use component and a design component. The use aspect is because they're requesting a sandwich board sign on the sidewalk, use permission needed to use the sidewalk for the purpose of the signage so I will go ahead and go through the use first and then eventually we'll switch over to the signage. You may remember the Leolo Handmade Shoes team from the establishment

of new use for the shoe store that you all reviewed a few weeks ago at 1516 Western in the Fairley. We have Leanne Corcoran the business owner as well as Zack Cook again representing the PDA property owner to share more about the project. I will hand it over again to the URC chair to summarize what you all discussed.

Ms. Martin, URC: It was Chris and myself present at the use committee meeting last Wednesday. We know that sandwich boards are usually not allowed in the Market but because they are a safety hazard and interfere with pedestrian right-of-ways. We did look at the fact though that the terrain and items that are on Western avenue have a little more leniency based on where they are and the issues that they have trying to promote people to go down in that area, we had looked at the decision made for the Barque Brontes which was back in February 2020, sandwich boards have a 30-day they can be revoked at any time and Chris and myself felt that given their location and the fact that there are very few tenants on Western they need to promote pedestrian traffic, their sidewalk is wide enough, we would approve it. The only thing that we had asked was that we got a better sense of exactly how big this was going to be, it does fit the guidelines of what we consider a sandwich board to be permitted, but just where exactly it was going to be located and how big in location to where it is it would be.

Zack Cook: I sent Minh Chau just a little while ago, the sign against the business on the sidewalk.

Ms. Martin: I think it shows pretty nicely what the PDA determined, that they would put the signs against business is that correct?

Mr. Cook: It leaves the sidewalk clear.

Mr. Cook: Right where it would go in front of her shop so you can see there's a lot of room on the sidewalk right there, I was going to take a picture but then I found this one on google maps and it just I think captured it really nicely.

Mr. Cook: I was just going to say I think they're very helpful for Western avenue tenants especially just because the lower foot traffic down there.

Action: Ms. Leong made a motion to adopt a resolution approving the use application as presented. Lauren Rudeck seconded the motion.

MM/SC/GL/LR            7:0:0    Motion carried.

#### Leolo Handmade Shoes – Design

Ms. Le: Now that we have use for the sandwich board sign addressed we will now be looking at design for that sandwich board sign, which has to do with what it looks like, as some other physical elements of the project exterior signage and the build out of the interior of the store for both the displays, making and selling of the shoes and leather related goods, so you will see that there's the existing floor plan and photos of what's there now and then there's a proposal of what they would like to build out including the lighting plan and details about the blade sign, window decal signage, and sandwich

board sign as well as information about their furnishings, displays, fixtures, and colors materials and finishes so with that I will hand it over to the DRC chair Grace Leong.

Ms. Le: A number of things were requested by the DRC that are listed out on the staff report and they have provided all of that and so what you see here is the original packet and then towards the end the additional things that were requested and have been provided.

Ms. Leong: You did you strike out some of the things that are no longer in the application?

Ms. Le: I noticed two things, there was no toilet and no sconces is that correct?

Ms. Leong: Right I just wanted that to be brought up so that it wasn't confusing during the presentation. Lauren Golnaz and myself were at the committee meeting and Zack and Leanne provided a really thorough explanation of what the project was going to entail and we're pretty excited about it. There were a few clarifying questions that we had so I understand that the materials will be presented today and we're excited to see that

Ms. Leong: I can just add that I think that Zack and Leane can go through the application pretty quickly because it was pretty comprehensive during the um committee meeting

Leanne Corcoran: The photos on the right are the space as it was left, on the left is the floor plan, this is a breakdown of the space, the storage space with an enclosed wall added, retail space, cash wrap, my workstation. This is the track lighting, I was able to clarify that the bulbs do meet the standards for lumens and are the warm lighting. I did look at the ADA compliance of the low shelf and it is actually quite compliant to have a low shelf, it's preferred by people in wheelchairs to have lower shelves, that all complies all our shelves comply. My workstation with my sewing machine and my work table. Later on you will see an actual photo of that work table, I did not include photos of my sewing machine but I don't think it was requested um I don't think anything was requested here other than an image of the walnut shelf, the texture of the walnut shelf which is included below and photos of the bench are included below as well. The blade sign hardware for the blade sign was requested and you'll see that below and these are my window decals.

Ms. Le: You had clarified the level of the drywall finish as well as the finish of the paint.

Ms. Corcoran: The paint is flat, the drywall is level five, and the ceilings are white as well. All furnishings are solid wood steel, leather, or brass. The track lighting and the information you see there is for the fixture and not the bulb so you'll see the bulb information below, I refer people to the correct page for the bulb, I don't think there's any questions about this. That's just an extra image of the bench. That is my studio as it is now, so that is the table that will be in the back of my workstation. my machinery is already mounted to the table so it would be ideal to reuse this table. That is the bench, you can see how the bench is stabilized with the platform underneath. That is a walnut plank that's the exact plate that I use for my shelving. These are the fixed rings that I use

from Rejuvenation and the photo on the top with the brass and walnut is the fixture that I'll be using this is the bulb and this is the hardware for my blade sign.

Ms. Le: I believe this is the last page and it addresses all of the supplemental materials and details that were requested.

Ms. Leong: Lauren and Golnaz did you have any follow-up comments from last week?

Ms. Rudeck: I do not, it looks pretty complete and keeping in character of the Market.

Ms. Mohammadi: I do not um everything looks perfect thank you.

Ms. Leong: That's a cool bench you've got there Leanne, one big piece of wood. I don't remember you saying that it was going to be a live edge but that looks really nice

Ms. Mohammadi: I love the live edge bench, I was going to mention thank you.

Ms. Leong: Are there any questions about the brackets or anything like that, that was something that was requested for the signage for the blade sign?

Ms. Rudeck: I don't have any questions about it.

Ms. Martin: I think everything looks great. All right would someone like to make a motion?

Ms. Young: Just a clarifying question because I noticed in some of the documentation that there was a toilet there and it was crossed out so is that a toilet that was existing and you're taking it out or you were thinking of proposing a toilet or what was the story behind the toilet?

Ms. Corcoran: My designer assumed there's a toilet in the space and there is not.

Ms. Young: There isn't one and you weren't proposing one and the committee decided that they didn't want one; it wasn't anything like that it was just a mistake or error on the drawing?

Mr. Cook: And that sink that's in there is existing.

Ms. Young: Is that bench that you were just showing, is that a rendering or is that already there when you acquired the space?

Ms. Corcoran: In the space currently, I mean it's just a piece of furniture it can be removed.

Ms. Young: I was just wondering if that was something that you brought in yourself or whether it was already there when you acquired the space.

Ms. Martin: Any other questions or comments by Commissioners? Would someone like to make a motion?

Action: Ms. Rudeck made a motion to adopt a resolution approving the application as presented. Stephanie Young Seconded the motion.

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

### Lands of Origin

Ms. Le: The second design application is for Land of Origin at 1532 Pike Place, east side of the street in the triangle building. It's a signage in front of the shop, hanging signage as well as the interior build out of their food and beverage. You have received photos of what it looked like when they took the space over, the floor plan, and the lighting plan both as it's existing and what they plan to do with it, and details about the shelving fixtures, the lighting fixtures, the manufacturing information about their commercial food service equipment, and then colors materials and finishes so very much the standard array of what we would ask to see in a design application so you all can evaluate and make your decision. I will hand it over to the DRC chair Grace to summarize what was discussed at the meeting.

Ms. Leong: Lauren Golnaz and I were present at the committee meeting and we were really impressed with the comprehensiveness and the clarity of the application, it's extremely detailed, I think really easy to follow. There was just one um small thing that we asked for some clarity on which was the blade sign that will be hanging under the marquee, but besides that we really didn't have any questions for Meeraf or Susan.

Ms. Rudeck: Minh Chau I think the person on the phone is unmuted and it keeps affecting the sound could you mute them?

Ms. Le: I believe I've taken care of it, let me know if there continues to be any and I can troubleshoot but thank you.

Meeraf Mamo: So this is photographs of this site as it exists right now and we're proposing a lot of changes on the east wall nook, there's a little storage that has been built by the previous owners and we're hoping to get rid of that to increase the space to have flow and we thought it would be an ideal space to have a little kitchenette where we can put a hand washing sink and the drink dispensing station on the east wall. The north wall and the south wall we're not doing much to, we're just going to change the color. We're hoping to demo the wall, it's a non-structural wall, it's not load bearing so it'll be very easy to just remove. Here's the top view of the proposed layout, that's where we're hoping that's going to be the east nook area that's where we're going to put in the three compartment sink, the hand washing station, and the person is going to be able to go in and out of the space. There's going to be a door that opens and closes right next to the checkout counter and the person is going to be facing the shelving and the little island that we're proposing to put in over where it says the checkout counter, he'll be able to get in and out of the space. All of this shelving and the countertop is going to be made from solid wood and we have chosen African Sapele wood, it's a lot

like African mahogany it's very beautiful but it's a little bit more affordable than mahogany. We're proposing to install all the rest of the shelving and the center island and shelving for the products, they're not going to be attached to the wall they're just they're just going to be movable so they're not going to be fixed to either the floor or the shelving, the center island is going to have wheels and it can be wheeled closer to the door when the establishment is open and further back in order to close the door and provide access to people so that is what we're proposing. We're proposing the track lighting placement, we're proposing to have four.

Ms. Mamo: We're using the African sapele wood we're not going to use any stains, we're just going to leave it beautiful and natural, these are the shelving for the drinks and for some of the spices so these are the dimensions that we're proposing, there's a side view and a front view for both the shelves that we're proposing to build. In the nook we would like to put in a backsplash, this is the front view of the store as you look at it from the street, the logo that you see is going to be laser cut wood and there's going to be a lighting fixture.

Ms. Mamo: I know you guys had questions about the sandblasted sign last time, and I went to the manufacturer who's going to be doing our sign and they said it has to be a minimum of three inches so we're just going to go with the three inches, there's no need to go any deeper than that but if we had you know if we wanted to request it they can go up to seven inches thickness but we're just going to stay with three inches for the sign. It's going to have signs on both sides it's going to be visible from both sides so three inches is adequate for that purpose.

Ms. Leong: Sorry to interrupt but just because it wasn't clear to me last week, the sign if I understand correctly is basically a solid piece of wood and the name of the shop is being laser or sandblasted off and that part will be painted but it's like one big chunk of wood so when you're looking at it from the side you'll see the end grain.

Ms. Mamo: It's not going to be a continuous chunk of wood, but it's going to be a few solid wood pieces glued together.

Ms. Mamo: From my understanding it'll be stained orange, it's not going to be painted and I believe they will just blast the outside where the letters aren't, and then the little letters will be a little raised and everything else would be sandblasted a little bit so it'll have it'll have a little bit of a dimension.

Ms. Mamo: These are the woven African baskets that we're going to use to accentuate the place and give it a very African or ethnic feel. This is the dispenser for the drinks, the hand washing station, the track light, the three-compartment sink that we're going to be installing.

Ms. Le: This looks to be the last page.

Ms. Mamo: Okay do you guys have any questions for me?

Ms. Martin: Grace was there anything else to add from the DRC?



Ms. Leong: I don't have anything else to add, Lauren or Golnaz?

Ms. Rudeck: No I don't have anything either.

Ms. Mohammadi: Me too everything looks good.

Ms. Martin: It was a unanimous decision by the DRC to go forward is that correct?

Ms. Leong: Yes, we all wanted to support the application.

Ms. Rudeck: I think we were all impressed how complete this application was as compared to a lot of ones that we've seen in the past so yeah great application nice and complete.

Action: Ms. Young made a motion to adopt a resolution to accept the application as presented. Ms. Rudeck seconded the motion.

MM/SC/SY/LR 6:0:0 Motion carried.

Ms. Le: Lisa, Chris left before the vote on Lands of Origin is that correct?

Ms. Martin: Correct. So with that we are on to the third application for design.

### The Souk-Design

Ms. Le: The next design project is the Souk, 1916 Pike Place in the Soames Dunne building, decades-long business. They propose a variety of interior alterations for this long-time existing business. You have received photos of the existing conditions, floor plan, and ceiling plan. You will have also received the proposed versions of floor plans, ceiling plans and elevations as well some construction details about the ladder and shelving arrangement, details about the lighting, manufacturers information about some of the commercial equipment and color and material information as well.

Mr. Wagner: This is a very old shop and it has kind of an established character, it feels like a bazaar, it's kind of cluttered, we like that character we think it's charming and people really enjoy it when they come to the Market. They feel like they've discovered something so we want to maintain that feeling of walking into a bazaar that isn't clean and fresh and all polished and but at the same time we want to refresh materials. There's some code issues we have to deal with and we want to separate the retail area from the food prep area. In terms of materials the first thing we want to do is take off some old vinyl stick-on tiles on the floor and refinish the floor so it's wood like the adjacent hallway and we've spoken with the PDA who had that done and asked them for the specification for that floor and it was a pretty generic specification so I think our direction has to be that we just have to match the finish. The shelves are all old wood that are just tacked together and some of them aren't what I would call structurally sound. They hold up a shelf above the retail shelves, there's a storage shelf and it's a very small shop so a lot of stuff is put up there so we just want to restructure that so

that the retail shelves look the same, they'll feel the same, the same color, the same character but aren't going to fall down and we want to make sure that storage shelf up there is structurally sound. Right now there's no real visual separation from the retail shop to the behind the counter area and there's an old three compartment sink and another sink that's buried. The health department is going to require that we have three sinks and in order to do that we have to remove the ones that are there and install something new and so when we're doing that we're going to put in a new counter. We'll use a butcher block top and we'll cover the back wall with white tile so that it's easy to clean. The existing electrical panel is located behind some of the shelves in the retail area which is not legal and so when we move to get electrical permits for making any change we're going to have to make that legal so we're moving it to the back wall behind the counter. There were some questions at the design review meeting about some finishes and some visibility and we've submitted some additional information to respond to those questions. The first question was what's the exact finish on some of the shelves we're proposing; we want to match what's there and uh so we've just got a Home Depot varethane to the match but again I think the intention here in the direction of the contractor is to match the existing visually and then finish we have the advantage in in this historic request that we have something existing to match. Most of the people you're seeing don't have that advantage they have to be very specific in what it is they want. We don't want to inadvertently specify something that doesn't match. The second question was on the floor finish, on the screen right now you can see from the Market the very generic specification that they used in the finish of the floor.

Mr. Wagner: The next questions is what does the oven look like because when we redo the food prep area you'll see the oven and so it's this is the exact oven that she wants to buy, it has stainless steel sides which is good because it's easy to clean but it's not an unattractive oven, the fourth questions was there's a concern that because there's shelving in the windows that it might violate a historic guideline and it might restrict visibility into the space. We think that that maintains the feel that this is a bazaar you're walking into, there's stuff everywhere around you so when you're in the shop we want to have that shelving on both sides. We took some photos looking in through that shelving and you can see people inside so it's more of an enticement than it is an obstruction. The existing shelving that's set up there is on old metal racks 20 inches deep or so, the new shelving will be about half that so the visibility through will be enhanced by doing that. One very important point in the presentation, Songul is Turkish and she found some Turkish tiles that are just lovely and so we want to use those tiles in separating the public retail from the food prep area, we're going to build a little partial screen wall and we want to use these tiles on that screen wall and then when we build our new shelves where we have a structural support, horizontal or vertical, we put these tiles on that support also.

Mr. Wagner: You can see the back wall now has retail display stuff but that back wall is going to have to be now set up for a an electrical panel in the middle and we want to make it better for food prop so it so it won't be quite as interesting looking at the end so this little screen wall will stop your visual interest.

Ms. Leong: DRC: I think that Mr. Wagner really addresses a lot of the concerns that we had or the questions we had. It's a really interesting project and of course we're really

happy to see an existing building, especially such a long-standing building propose improvements and continue to stay in the Market. Probably the topic of biggest discussion that we had was regarding adding the shelving to basically right adjacent to the windows of the hallway and so there is the question of what that's going to look like from the hallway from the public area because that's one of the main historical guidelines that we want to preserve and I'm hoping that what Mr Wagner was about to get into was potentially elevations showing what that will look like. As you can see from the existing photos it's a very complex busy space and there's been a lot of work done in this application so there were some details that might be a little lost but I just wanted to bring up the tiles that were brought up, the Turkish tiles and how those are going to be used on the not only the surface of the arch but on the ends of the support walls, maybe when they're going over the application if you could point that out that might help the other Commissioners visualize that. I don't know if I have anything else to add to that, if Lauren or Golnaz have anything please jump in.

Ms. Rudeck: In general we recommended approval of all of the changes and just thought that the Commissions should speak as a group regarding the shelving in front of the windows.

Ms. Leong: There are images of what the existing condition is like from the hallway so it'll be interesting to see. I'm not sure if there are updated elevations but to see what that will look like in the future.

Ms. Le: I just wanted to jump to this picture of what you all are discussing and yes please feel free.

Mr. Wagner: What's in the window right now is a combination of posters that have been there for a long time and when you see through there are no shelves actually built in as we're proposing, the shelves that are there are a few shelves that are built in but the shelves that are where we're proposing shelves are on steel racks. We've taken photos looking in the hallway looking into the shop which we thought you can see, this is at eye height even if there are product all the way back to the shelf you'd still see through. Now we're not proposing that the shelves be as close together as those bars are right now and then on the second frame the same location that we're looking at we tried to stack product 12 inches, you still see right over them and you can see in. You can see right through the product if the shelves aren't uh 20 inches deep and very close together even when they're fairly close together with 12 inches deep you still see through but we don't think this is the first we think this is what's been there for years and second we think it's more of an enticement than an obstruction

Ms. Rudeck: So the shelves will be 12 inches deep, how far apart will they be vertically?

Mr. Wagner: You can see where the mullions are in the window and you can see that there's two or three shelves in there right now we were proposing in our drawing to have a shelf where the mullions are and one in between the millions so there'd be much more space between them but then you know we're architects we draw them clean and it looks pretty good cluttered, we don't want to sterilize the place, we wanted to have

the same kind of sense that it's been here and that things are packed in and that you've entered a bazaar rather than a designer shop.

Ms. Young: I'm looking at the north exterior elevation it looks like right now the issue is really more like you mentioned, the posters that have been there for a long time and so are you talking about those would go away and then would expose the shelving that we're looking at in the photograph, is that what we would understand?

Mr. Wagner: Yes, some of the posters have been there for 30 years.

Ms. Young: They've been there a long time I know but what we're talking about is with this revival, those posters will come down and what we will see is the shelving that you're trying to show us in the pictures that you've just attached?

Mr. Wagner: Yes, you'll see through the windows into real products. Songul just purchased this shop a couple years ago and she's done a fantastic job of reinvigorating the place and changing the product line and enticing new customers and there's no lack of stuff she can put in the windows.

Mr. Wagner: We're thinking that this wall will stop you visually from going further and those tiles are so attractive that we think even though they'll be new I think they'll add interest.

Ms. Leong: Just to clarify can you point out which is the arch wall, that's the wall that we're seeing with what's shown as blue tile from inside.

Ms. Leong: Where it's white it would actually be green and also on the other side on the window side as well.

Ms. Leong: But otherwise they've matched where those walls land with the wall between the windows

Mr. Wagner: We've tried to put them on the mullions because we're concerned with visibility at the shop too.

Ms. Martin: Any other questions by Commissioners, comments?

Ms. Young: A clarification, on the west exterior elevation currently I think that some of the product is being kept intentionally low, there is more visibility from the sidewalk side into the shop. Is there any change being proposed to either raise those display shelves or block or is that going to be the level of visibility into the shop, from the sidewalk?

Mr. Wagner: We had no intention to change that, she hangs things there and if it works well we don't want to change it.

Ms. Young: You're not raising the heights of any of those shelves or anything that are currently there that display the product, the lower products you're not going to raise that?

Mr. Wagner: No

Ms. Martin: I'm excited for them, she does make really great food and it's really wonderful to see a little refresh and I appreciate it's really fun to go into it's like going to travel when you go through the doors.

Ms. Le: I had a question for the design team and DRC, had translated some of those observations into these drawings because anything that's approved will need to have stamped plans. Is this something that would need to be revised to show that the tile will be there and then is it possible to have the different shelf drawings specifying those depths and distances that were requested?

Ms. Leong: From the response can you just add those pages to the application.

Ms. Le: I'll definitely add those and make a note.

Ms. Leong: Just a note for that one wall that there's going to be tile on both the inside of the arch and then wherever it's visible.

Mr. Wagner: Did that mean that we have to revise something or are you just going to make notes?

Ms. Le: Sounds like it would be okay to make notes if you don't mind me making notes on your plans, but just again I think it's great to clarify.

Ms. Martin: Other comments or questions by Commissioners and Minh Chau you have everything you need? Would someone like to make a motion?

Ms. Leong: Minh Chau has cited the guidelines in her staff report that we had discussed in the committee so I think that those are all still relevant.

Ms. Martin: 3.4.1, 3.4.2 and 3.4.3 a

Ms. Leong: Also prior applicants too I don't think we talked about the guidelines I don't know if we were supposed to.

Ms. Martin: You got the answer for 3.4.3 right so it was approved.

Ms. Leong: I'm just saying that if our approval should cite the guidelines we just wanted to clarify that those are all still a pertinent.

Ms. Martin: Okay and so from there would someone like to make a motion please

Action: Ms. Young moved to adopt a resolution to accept the application as presented. Golnaz Mohammadi seconded the motion.

MM/SC/SY/GM 6:0:0 Motion carried.

Ms. Martin: Approval of minutes then chair yes approval of minutes I was going to suggest that we move to approve the minutes on the next one I didn't have a chance to read all of them, did you Lauren or Golnaz that were all there?

Ms. Rudeck: I read through it but there's a lot of things I think that need to be clarified because I think it's just the transcripts from our video and not someone editing the words to the correct word.

Ms. Martin: It's just a lot to go through because Christine's gone, it was Golnaz and then Michael's gone so we will have to do our homework before the next one I guess. Do we need to vote on that Minh Chau or can I just say we're postponing voting on those until the next one?

Ms. Le: That's fine if it seems to be a consensus around that.

Ms. Martin: And then from there I have chair report. I was making a suggestion because we have many applications before us if it was a possibility that we could have an additional meeting or meetings than we are currently, which I know is a lot to ask, it's just there are so many applicants. There's no way these people are ever opening for summer let alone by the end of the year so I thought on how we could help these people move forward, because some of them are probably pretty simple and we could get them through faster.

Ms. Le: Any project that goes before the Commission would need the full review in an open public meeting including everything that just happened, so a complete application, exhibits, a staff report and a vote.

Ms. Martin: So this would be an extra committee and use meeting or use committee and design committee meeting as well as a full Commission meeting for anything that we would do is that correct?

Ms. Le: The committee part is not an absolute legal requirement, there are many benefits as we're seeing to committees but to answer your question of if the Commission were to want to plow through a lot of applications in a shorter amount of time, the minimum that would be needed was an application submitted, deemed complete by the staff, and an open public meeting following the format of a full Commission meeting, that's what would be required.

Ms. Martin: Just putting that out as just a suggestion, I just was trying to help.

Ms. Leong: Having now gone through a couple design review committee meetings it seems like it's been helpful not only to the Commissioners but also to the applicant

because that gives them a chance to clarify any questions that came up during committee and I think the last application was a really good example where there were some key pieces that were missing and they were they were able to address that today and had they only had one shot to present to Commission I don't know what the process would be to delay them. I guess it would have been a conditional approval or something, I'm not sure.

Ms. Martin: I agree with you it makes the full Commission meetings just so much smoother and I agree with you it gives time and more input.

Ms. Leong: It's just more of a known condition for the applicant also.

Ms. Martin: Knowing that I think what I'm guessing you're saying is then we will be having two meetings every week, if I'm asking to have an extra meeting but I don't know. Minh Chau can you tell us how many applications are ahead.

Ms. Le: At least 12 and then it seems like more coming every day. It's atypical, and it's not bad, it shows that there's a lot of activity in the Market and energy so on the whole it's good but it's just this is what recovery looks like in the Market, it looks like a really big influx after a pretty quiet quarter one and I looked in past years' records and it's not typical to have a big concentrated volume so again let me look I feel like it's at least 12 to 15 and again that's just one metric, it's just number of applications.

Ms. Martin: Three or four per meeting.

Ms. Le: So when I look at the number that's awaiting review, looks like there's a lot and it extends people's waits from what I can see from just the basic calculation.

Ms. Rudeck: Are the ones that you have all completed applications or are they missing stuff and you're waiting on them?

Ms. Le: They're in various stages.

Ms. Martin: Are there a lot more use than design, or are they the same applicant, you know like when you're counting 14 or 12 or is it really seven applications?

Ms. Le: I don't know off the top of my head but let me look at where that information is stored

Ms. Martin: I just know some people are really frustrated and I feel bad, and I want the Market to be full of people

Ms. Rudeck: And if we are delaying it at all it just gives Department of Neighborhoods another reason to try to push administrative approval.

Ms. Young: It seems that maybe an idea if we were going to push an additional meeting it would be the committee meetings first to try that out as opposed to the full

Commission meetings adding another meeting date because if we can get more efficient I think to try to start to get more efficient to the committees then maybe we can really

Ms. Martin: Push more through on the committee to the full Commission meeting

Ms. Leong: I think that's a really good idea because we can really streamline the committee, the full meeting and then do a lot of the work during committee meetings.

Ms. Leong: Hopefully there'll be robust enough applications that that you know will warrant that review I guess that would be up to Minh Chau then to really only recommend that they have their application presented if they're ready.

Ms. Le: I missed that part because I was counting the applications, I see 14 distinct applications and I haven't checked in a few days and I have a sense that more came in so again that's only one metric of busyness but it strikes me that it's a high number based on what I've experienced and when I looked back in the records, I'm sorry Stephanie had had an idea that I may have missed.

Ms. Young: yeah I was thinking that if we were going to push an additional meeting or for something it would be through another committee meeting so that we can maybe try to get through that backlog there and then be more efficient there we might be able to just get through more applications during a full Commission meeting because we would have done all as Grace said more of the legwork through the committee. You just start with that and see if that helps as opposed to overdoing it and saying oh well we're going to do one an additional full Commission meeting and additional meetings or a proposal like that. I think we might just think about adding another day or something for the use and design committees

Ms. Le: Not sure I'm understanding.

Ms. Martin: I mean I think she's saying to do two sets of committee meetings and then trying to push all those through in one full Commission meeting

Ms. Le: So basically it would be an agenda with a lot of projects and then the variability would be how we structure the committee meetings?

Ms. Young: I'm thinking specifically, I'm thinking we do a Wednesday, we do it every other Wednesday right now for the Commission and the committee meetings right so maybe if we add another day, Tuesday, Thursday or something and try to get through two days during that week where we're doing committee and then gather all those together and present whatever passes through to the full Commission on the normal schedule of every other week. Maybe that would help because if we get efficient through those committees I'm thinking we can really just have the process be more efficient through a full committee meeting or maybe for Commission meeting.

Ms. Mohammadi: Or maybe we can do all of the design reviews on one day and then all of the use reviews on another day if we have so many of them.



Ms. Young: That works too, just it's the same you're just adding another day.

Ms. Mohammadi: But then not everybody is going to be on both days, so then it will save time and it's going to be two days, it will go through all of the designs at the same time and then use it's going to go through all the use and then we push everything through the final review.

Ms. Martin: Minh Chau I also I'm looking at the schedule and in June we're not scheduled to meet on the 29th right so there's an open there's an open Wednesday.

Ms. Le: I'm asked to hold the last week of June for the hearing.

Ms. Martin: I was just seeing that that was an open week

Ms. Le: You're right about that. The last week of June won't work, so it could look like an agenda that has lots and lots of projects on it and then the thing that's being changed around is just the manner in which the committee meeting is done either different days or

Ms. Leong: I think what we're suggesting is that full Commission meetings will be the same and we're still roughly targeting a two-hour meeting but that we would be using more time during the committee meetings, both design committee and use committee, and that could be in separate meetings or it could be a longer meeting so maybe there's one meeting on Wednesday one meeting on Thursday and they're just a little bit longer.

Ms. Martin: You do double the amount, like two meetings.

Ms. Leong: Maybe one and a half.

Ms. Martin: I know litigation stuff is coming up which I know is going to get complicated as well.

Ms. Le: It's an idea and so if we want to move forth the next steps would just be the committees, which are people maybe for starters deciding?

Ms. Martin: Am I also correct though that a lot of these applicants they can only be in the queue for so long right like we have to get them through a period.

Ms. Le: Yes but it's a very long period of time.

Ms. Martin: Are we just going to save this till next time or will we need to come up with a day or time, how would we like to proceed or Minh Chau how would you like to I mean you have to be present and organize them. I understand it's going to work for you.

Ms. Le: At this point it just seems the scheduling issue.

Ms. Martin: Not end of June won't work because that's when the litigation's happening.

Ms. Le: I don't know yet what's happening with that but I am asked to block out that week.

Ms. Martin: Is there any way Sarah can do it or no, we're spread pretty thin.

Ms. Martin: I really like that idea so let's think about it.

Ms. Le: I'm open to it we'll see how it goes.

Ms. Rudeck: Is there a date that works best for you because I know you do the Ballard meetings too.

Ms. Le: I'm open to different days, for me it's um less about the exact day and time I can be flexible there but just the hours so there's a certain balance, if I'm spending a particular period of time reviewing applications or if I'm spending a period of time in a whole bunch of atypically long meetings for this finite period. it's less time to review applications to get them in front of the Commission so there's kind of a balance to be struck but again I've never heard of this happening, this is experimental and I'm willing to try and see where it goes. I do like the intent of people wanting to be flexible and accommodating the need that's there and recognizing it's temporary, it's atypical and so it's just a period to be gotten through.

Ms. Martin: So we're willing to meet, it's just you then you'll just let us know when there's enough applicants ready to go and we can schedule from there.

Ms. Le: If we could get a sense of a day maybe not necessarily today but maybe in the next committee meeting to throw the idea out.

Ms. Martin: I'll send like an email out to people and ask them for a day.

Ms. Le: People might already have thought about that because, I don't remember what we were talking about, but in a past meeting there was some talk about breaking out the committee meetings for some other totally different reason so there was some thought and some openness to that.

Ms. Martin: Thank you it would be great to help as many people out as possible and

STAFF REPORT:

Ms. Le: Nothing new to report since last time so there's two in the year and then I'm pulling together the reports and information about 2020 and 2021. Transition to hybrid public meetings: we're shifting two words back to normal so to speak which includes among other things meetings in person and as we've been discussing for the past couple of months I guess aiming for June. The PDA room is going to be available and they've reserved it for us to come back, they are making significant investments to make sure the equipment is there to do the full hybrid capability to offer the full public meeting experience for Commissioners, the public, or anyone else for both virtual joiners and in person. That will be ready in time for our latter June meeting, is what I'm hoping for

and planning for if all goes well with their equipment purchases. I do have a legal requirement to start hosting hybrid meetings with an in-person component starting earlier than that so there will be this funny June 8th meeting in which there is an in-person meeting, the PDA room will not be ready yet, I have to be somewhere in person and the agenda has to list a physical address so right now I have the basement of City Hall L280, the place that I could secure that checks all the boxes for the interim so the next agenda that you will see will say that and that's the reason why that is the chosen location. It's solely because there's nothing else I could find that was available, has the full tech capabilities, was remotely near downtown and could help meet the legal requirement that meetings now have to happen in a physical place.

Ms. Martin: So that will only be for two meetings basically, two sets of meetings I should say?

Ms. Le: June 8th for sure and if all goes as planned we'll move in June 22<sup>nd</sup>. I guess that's that's another question that I had thank you for asking, so the committee meetings are treated a little different they're not under this legal requirement that they have to be held in a physical place and so the committee has traces of whether they want to continue doing that work all virtual like they have been or whether they want to go to a room, or hybrid physical and so that's not something that has to be decided now, but soon do people have any sense of for example the June 1st committee meeting?

Ms. Leong: I personally would prefer to have the committee meetings virtual and try to attend in person if possible the full Commission meeting.

Ms. Le: You mean all virtual like everybody's virtual and nobody is in a physical place?

Ms. Leong: For the committee only.

Ms. Young: I can't speak for the other people on the use committee, but my preference is to be all virtual for the committee meeting.

Ms. Mohammadi: My preference is also all virtual.

Ms. Le: That's definitive enough to make a decision for June 1st committee, nobody wants to come to a location which would be city hall the only location I found so when that agenda comes out the committees will be noted as all virtual for the foreseeable future. There's more flexibility with the committee meeting as far as those laws and rules. Once again we're being asked to pivot but at least we're pivoting in the right direction this time.

Ms. Rudeck: That you're able to get into the Pike Place Market in one of the meeting rooms there for the future that's great.

Ms. Le: I didn't want to over promise and under deliver. I really wanted to honor what I heard. Legally it has to be in a place and second of all people had good reason for advocating for maintaining the virtual as an option. I am grateful to them, it's not cheap and it's not easy and they're working really hard to get that fully outfitted.

Commissioner appointment and recruitment updates: so at long last we have Leslie Buker congratulations and welcome again Leslie, position number two, replacing Christine for Friends of Market. The postings haven't been done yet it's been quite busy but again when the postings are made we'll be recruiting for a new merchant, two new residents and one new architect. Then later in the fall the Allied Arts organization where Commissioner Sam comes from will send us some candidates to fill their two seats.

#### NEW BUSINESS

There's the last item new business and it's that just standing item that will be established for anyone to discuss, ask questions, or share about until it's resolved one way or another.

Ms. Martin: Yes what has happened with that.

Ms. Le: So far there's nothing new to report nothing that I'm aware of has been drafted and I communicate with Sarah Sordt the City Historic Preservation Officer frequently and she's aware that you're all awaiting a presentation and a report out from her talking about the recruitment strategy and rationale, the results of the survey, anything that has been drafted, nothing has been so far that I know of and more opportunities to do feedback and input.

Ms. Martin: Is there, you have any idea when we might be getting anything?

Ms. Le: I think it would be soon because the survey closed and it sounded like the last time she came before you it was just a short amount of time away, the report and then I heard mid-year which is right around the corner as a target to do whatever is going to be done or attempt or start the process formally and we don't know what that is yet so all that leads me to believe very soon and again I put it as an ongoing placeholder until it's resolved one way or another because there is that fine print on the agenda that says like public commenters can address anything on this agenda. I know there's a lot of public interest and so I just put it there so that people know that it's an ongoing conversation

Ms. Martin: It's most appreciated, I know Christine when it was her last day she had written a letter asked us to write letters if we felt so and then whether we wanted to write one as a Commission as one as well to Sarah and whether we decided that that needed to happen prior to her coming to see us or not. I wasn't really clear, Lauren did you have any?

Ms. Rudeck: I think the letter needs to be sent to Sarah as a group and then also individually but not just to Sarah to city council I can't remember the city councilwoman who's in charge of that particular review and the mayor as well.

Ms. Le: Neighborhoods is currently falling under council member Morales' committee You could write one before and after, there might be sentiments both before and after.

Ms. Le: I will facilitate and answer questions that you have, or facilitate the writing of agendas and things, but I myself am neutral and not involved in this particular matter and I would like you all to speak on behalf of yourselves freely and openly.

Ms. Rudeck: Lisa I think the letter that Christine had drafted for us as a group covered everything that we have been discussing. I think would be a good starting off point for us.

Ms. Martin: Okay

Ms. Rudeck: Do we have to discuss the contents of that letter publicly in this meeting or are we allowed to work on the letter together as a group does that count as a meeting?

Ms. Le: It would be that kind of substantive conversation and Commissioner activity off record that we would want to avoid

Ms. Rudeck: That's why I didn't respond to Christine's letter I figured it was better to discuss in this meeting.

Ms. Le: It could be a placeholder or a place on the agenda for next time if you want to do a work session around it or we can talk about it, the agenda's not going out for a little while.

Ms. Rudeck: Do other Commissioners feel the same way?

Ms. Leong: It's a good question because how do we comment on it if we can't reply all.

Ms. Le: It would have to be in an open meeting.

Ms. Mohammadi: I definitely would like for us to draft a letter. Did you read the one that Christine wrote, it addresses most of the issues but it would be a good idea if we all talk and if we want to see if we want to add anything.

Ms. Martin: We're missing a few people today. The problem is obviously people leave by the end of the meeting so I'm not sure how I'm going to get this addressed unless we make it earlier on in the meeting. Minh Chau can I email people individually and have them make comments to me or is that still a no.

Ms. Le: If they make a comment about it and then something strikes a kind of what's the word raises the spidey sense in me about that because it is such a substantive issue among the Commission. Let me ask about what is the way if a Commission were to wish to put something together in writing that's a formal position statement on behalf of itself.

Ms. Leong: It seems kind of anti democratic if we're not able to have a conversation and I mean I think right now we're just waiting because we feel that we can't, but this process is basically stopping any motion.

Ms. Rudeck: Could we put it on the beginning of next full Commission agenda to read the draft that we have now and then have all of us comment what we would like to add to it?

Ms. Martin: I like that suggestion

Ms. Le: As opposed to emailing one another you mean?

Ms. Rudeck: As opposed to having it at the end because some Commissioners sign off at the end and this way we'll have the full Commission at the very beginning.

Ms. Martin: Also important things are never addressed because by the time it's at the end not everyone's okay.

Ms. Mohammadi: It should be something that would be sent, a chair would send that. I like that email but that could be a separate email but also if they have something maybe we should talk about it and draft it and it would be something that Lisa puts in on behalf of us rather than someone that is not in the committee anymore.

Ms. Le: So I will look into a legal opinion on that because I know just generally it's highly discouraged to have substantive Commission conversation outside of an open public meeting and I also understand that you all want to move forward and you have limited time and tools to coordinate so I will ask about that and then I'll report back to Lisa about what is a legally advisable way to proceed or not.

Ms. Martin: I appreciate that, thank you is that everything Minh Chau

Ms. Le: That's all that's on the agenda

Ms. Martin: Is there anything else anyone would like to discuss? Would anyone like to move to adjourn tonight's meeting

Meeting adjourned at 6:40 pm