



The City of Seattle

# Pike Place Market Historical Commission

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## MINUTES

MHC 42/15

Wednesday, March 11, 2015

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

## COMMISSIONERS

Frank Albanese  
Lisa Connelley  
David Guthrie, Chair  
Bob Hale  
Donald Horn  
John Ogliore  
Jerrod Stafford  
Christine Vaughan

## Staff

Heather McAuliffe  
Melinda Bloom

## Absent

Marika Cialdella  
Murad Habibi, Vice Chair

Chair David Guthrie determined that a quorum was present and called the meeting to order at 4:32 pm.

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

## **031115.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

031115.11 Kastoori Grill  
94 Stewart Street, Fairmount Hotel  
Khem Rana

Staff Report: Ms. McAuliffe explained the application for change of ownership. She said that the space is in Zone 3, street level, all uses permitted. No change in use is proposed. Approved use is Food e: restaurant specializing in cuisine from Nepal, Tibet and India (MHC 108/11). Space is 2,138 square feet. Proposed

ownership structure: LLC. Doma Tamang and Khem Rana each own 25.5%; Samir Dangol owns 30% and Raju Gurung owns 19%. Owner affiliations: Doma Tamang and Khem Rana each own 50% of Bambino's Pizza, a pizza restaurant and bar located at 401 Cedar Street. Owner operator: Raju Gurung will be onsite operating the restaurant in the Market. Khem Rana will handle the financial details of the restaurant. Samir Dangol and Doma Tamang are passive partners. Business hours: Monday through Saturday: 11:30 a.m. to 2:30 p.m.; 5:00 p.m. to 10:00 p.m. Sunday: 11:30 a.m. to 2:30 p.m.; 5:00 p.m. to 9:00 p.m. Exhibits reviewed included written description of ownership interest and role in the business operation, LLC paperwork listing owners, and description of Bambino's Pizza. 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, 2.5.1 e, 2.6.8, 2.6.10, 2.7.1, 2.10.1, 2.10.2, 2.10.3 and 2.10.4 and recommended to approval, with discussion of second business per 2.6.8 and resolution of sign compliance issues per 2.10.3

Mr. Albanese said the URC reviewed the dual ownership with Bambinos.

Mr. Guthrie said the URC thought the businesses were so dissimilar that it is okay.

Applicant Comment:

Khem Rana said two businesses are totally different and provided menus as example.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Guthrie said the ownership had already changed but the menu will remain the same.

Ms. Vaughan asked who would be onsite.

Mr. Rana said Raju Gurung will be on site at Kastoori Grill and that he will at Bambinos.

Commissioners read and discussed 2.6.1 and noted that there will be a designated owner on site daily and the business is an existing one.

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

MM/SC/FA/DH 7:0:0 Motion carried.

031115.12

Jarrbar

1432 Western Avenue, LaSalle Hotel (vacant)

Bryan Jarr

Staff Report: Ms. McAuliffe explained the application to establish use for a Spanish style bar. She said the space is in Zone 1, below street level, Food a-e and Retail a-b uses permitted. The Commission previously approved use of the space as a prep area for Indi Chocolate. Previous history of approvals includes a wine tasting room and retail sales of beer and winemaking supplies. New use would be Food e. The business will feature craft cocktails, small wine list, small number of draft beers, meats and cheeses, and tinned seafood. Owner estimates that sales will be 70% beverages/30% food. The business will be 21 and over only. Space is 499 square feet. Proposed ownership structure: LLC (BJ Communications). Bryan Jarr and Amber Wicklund each own 50% of the business. Owner affiliations: The owners own 1/3 of MukMuk LLC, a joint venture between BJ Communications and the owner of Pike Place Fish to develop, produce, promote and distribute a cookbook for Pike Place Fish. Owner operator: Bryan Jarr will be onsite operating the business regularly. Amber Wicklund will not be active in day to day operations. Business hours: Tuesday through Sunday, 4 p.m. to 2 a.m. Exhibits reviewed included site plans, floor plan, WA State Dept. of Revenue Database Detail listing the owners of the LLC., letter from Bryan Jarr providing background on ownership and affiliations, written description of ownership interest and role in the business operation, and additional written information from the applicant: business hours and menu. 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, 2.5.1 e, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

Bryan Jarr explained the proposed tapas format.

Landlord Comment:

Jennifer Maietta, PDA, said that it is a good use for the space and adjacent businesses will be happy for the activity.

John Turnbull said the space is 10' wide with 15' high ceilings; he said it is a great use of the space.

Public Comment: There was no public comment.

Commission Discussion:

Responding to clarifying questions Mr. Jarr said the storefront is on Western. He said that it is a small bar which will create some noise but there will be no live music just background. He said they would mitigate noise to the housing above. He said they will put up signage that when customers leave the bar they will leave the area. He said that they plan to be a complement to the Spanish Table rather than a competitor.

Ms. Vaughan said that this meets the mix of uses guideline.

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

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

**031115.2            APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

031115.21            PDA –outdoor crafts sales  
James Cornell

Staff Report, Use: Ms. McAuliffe explained the application to displace seven outside slab selling spaces and three parking spots to create up to 16 covered crafts selling spaces from March 25 - May 26, 2015. Exhibits reviewed included written description, site plans, and design exhibits. Guidelines that applied to this application included 2.1 and 2.11.

URC Report: Ms. McAuliffe said the Committee cited 2.1.4, 2.11.2 and recommended to approve, with discussion of potential impacts to pedestrian flow per 2.11.2, and condition that design is approved.

Ms. Vaughan disclosed that she is a craftsperson in the Market and will not be affected by the proposal; she said she will make her decision based on the Guidelines.

Applicant Comment:

David Dickinson, PDA, said he amended the proposal based on URC recommendations and has withdrawn the smaller 10 x 20 tent. He said they still need the seven selling spaces and the parking spots; he said that last year they had a high number of turn-aways for lack of space. He said that most inside space is farmer-preferred and that this is a stop-gap to help get through tough times until they have a longer term solution. Responding to questions he said that the tents are okay for in-between weather but not extreme weather.

Mr. Albanese said that is a lot of structure to only gain nine spaces and asked if there was a way to get them inside.

Mr. Dickinson said that they have tried overflow in other areas of the Market and they don't get the foot traffic to be sustainable. He said that they tried the back of the high stalls but it would impact too much parking. He said that it is a temporary solution to help businesses make it through this year only.

Public Comment:

Bob Wagner said his office is across from the slabs and said the displays cover the slabs anyway.

Commission Discussion:

Commissioners determined they had enough information to make a decision.

Action: made a motion to adopt a resolution to approve the application with the condition that design is approved.

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

Mr. Horn said that he is not opposed to craft sales but he is opposed to this concept and leaving it up rather than removing it each day.

Mr. Guthrie said that it is temporary and if it is negative that can be taken into account next time.

Staff Report, Design: Ms. McAuliffe explained the application to install two tents during temporary sales. Exhibits reviewed included written description, site plans, photos, renderings, and cut sheets. Guidelines that applied to this application included 3.1, 3.2 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.2.1, 3.2.9, 2.8.6, 3.8.7, 3.8.8 and recommended that full Commission should discuss the application. Applicant withdrew smaller tent originally proposed.

Applicant Comment:

David Dickinson, PDA, showed on floorplan where the tent will be sited and said that this spot will have the least impact to most vendors. He said the 20' x 40' tent will extend 9' into the street. He said the floor will be at curb level with 4" risers. He said he envisions four 8' tables facing inward on either side with an aisle in middle. He said that there will be curtains to block wind as needed. He said the sidewalls will be clear but could be rolled up or removed entirely.

He said that every non-transparent component will be white. Responding to questions he said the weather permitting the sidewalls will be up.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Stafford said he is not real excited about the tents but that they have already eliminated one from the original proposal. He said the panels will be clear and he noted the temporary nature of the application.

Mr. Horn said that there is a lot of view impact with not a lot of benefit. He said that rain is not a huge deterrent and that spring rains are lighter. He said that the Commission just approved brackets on the wall. He noted blockage of views.

Ms. Vaughan said that March is the beginning of their big season. He said that the crafts people are the epitome of the Market – face to face business, small owner-operated. She said that it is temporary and it fosters what is best about the Market. She said that the tent will be clear.

Mr. Dickinson said that the tent will be heavily anchored and sides could be rolled up when crafts people are out and he would check with the vendor. He said the net gain is that they are providing for the worst case scenario of 20 – 22 turn-aways. He said the tent will make the slabs visible at a time when otherwise they may not be.

Mr. Hale said that it will benefit craftspeople and is temporary so he was supportive.

Mr. Ogliore said if it were permanent he would not support but will because it is temporary.

Mr. Guthrie cited 3.1, 3.2, and 3.8. He said it is the Commission's responsibility to ensure the viability of the Market and to make sure it is in compliance with the Guidelines and the character of the Market. He said that it is out of character with the Market. He said it doesn't relate to any of the buildings.

Mr. Albanese said it will be up for two months.

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

MM/SC/CV/JO 4:3:0 Motion carried. Messrs. Albanese, Horn and Guthrie opposed.

**031115.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

031115.31 El Borracho  
1521 First Avenue, Sanitary Market  
Kathleen Davidovich

Postponed.

**031115.4 COMMISSION BRIEFING**

031115.41 PDA – Economy Market updates  
John Turnbull and Holly Southern

Current operations of Economy Market as location for community events.

John Turnbull, PDA, provided an overview of proposed work and proposed to provide an update monthly.

Holly Southern reported on the intent to activate the community kitchen with classes – cooking, food access; event rentals; a commercial kitchen for farmers; and as rental event space for corporate, non-profit, community partners, and PDA tenants. She said that half of the use is internal. She said it is a popular and successful endeavor.

Mr. Turnbull said that it is becoming a downtown community center.

Ms. Southern said that they are working on kitchen programming – cooking demos, incorporating foods and chefs in the Market, and classes for residents and social service clients. She said they intend to increase the rentals so that it becomes self-sufficient and will support and promote Market vendors.

Mr. Turnbull said they want to bring food service and counter seating to the Atrium that can work 9:00 am – 6:00 pm and after hours to support parties. He said they are still looking for the right long term tenant on the ground floor. He said they want tenant that will cross work with kitchen uses. He said they are working on sound issues and noted the theater below. He said they are looking at access and visibility to Atrium. He said they will change the 1980s doors and convert to roll up doors – glass doors that can be opened at night. He said they will work more on the First Avenue entry and maybe widen it. He said they are looking into doing a marquis, reader board to announce events. He said that public events and uses generate business and goodwill.

Mr. Albanese commented that there never is a market plan for winter.

Ms. Southern said that they work with marketing on a plan and their goal is to reach out to locals for kitchen programming.

Mr. Albanese asked about budget for print, tv, radio etc.

Mr. Turnbull said it is minimal.

Mr. Guthrie asked if they have reached out to the Culinary Institute or Fare Start.

Ms. Southern said they have been talking and that is on their 'to-do' list.

Mr. Turnbull said that Fare Start has catered many events here; there has been BJam, a paid specialty dinner at night; during the day they have classes for kids with education component with fish. He said they are exploring all angles.

Mr. Ogliore said that bringing more people here is a good thing.

Mr. Albanese said the more people, the better – especially in winter.

Mr. Horn said it is good that it will be PDA run and be more in the spirit of the Market.

Mr. Turnbull said they kitchen has been open about 16 months and they are making incremental upgrades.

Public Comment:

David Kagney commented on the proposed artwork for the waterfront and said that while it is a nice piece it doesn't belong there. The Seattle bench blocks view and is modern and belongs in South Lake Union not the Market.

**031115.5 APPROVAL OF MINUTES:**  
February 25, 2015  
MM/SC/JO/JS 7:0:0 Minutes approved.

**031115.6 REPORT OF THE CHAIR**

**031115.7 REPORT OF STANDING COMMITTEES:**

**031115.8 STAFF REPORT**  
Ms. McAuliffe went over open Commission spots and said that the AIA, Allied Arts positions are open; Mmes. Connolley, Link and Mr. Park resigned. Ms. Cialdella will be assigned to business owner post.

**031115.9 NEW BUSINESS**



Respectfully submitted,

Heather McAuliffe  
Commission Coordinator