



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 95/17

Wednesday, June 28, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

### COMMISSIONERS

Frank Albanese, Chair  
Sam Farrazaino  
Murad Habibi  
Bob Hale  
Michael Hammond  
Rachael Kitagawa  
John Ogliore  
Lauren Rudeck  
Anais Winant

### Staff

Heather McAuliffe  
Melinda Bloom

### Absent

Patricia Julio  
Christine Vaughan  
Jerrod Stafford

Chair Frank Albanese determined that a quorum was present and called the meeting to order at 4:33 p.m.

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

### **062817.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

062817.11 Seattle Parks & Recreation – Victor Steinbrueck Park  
Adrienne Caver-Hall

Staff Report, Use: Ms. McAuliffe explained the application for proposed gardening classes in Victor Steinbrueck Park, Wednesdays July 12 through August 30 from 6:00 to 8:00 p.m. She said the area will be set up at 5:00 p.m., taken down at 8:00 p.m. The classes are free & open to the public with up to 30 seats. Classes are to be

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“Printed on Recycled Paper”

located by the sculpture at the NE corner of the park. Exhibits reviewed included written description, photos, and a site plan. Guidelines that applied to this application included 2.1, 2.9, and 2.12.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.9.1, 2.12.3 and recommended to approved.

Applicant Comment:

Adrienne Caver-Hall, DOPAR, provided brochure of classes and noted this is the 10<sup>th</sup> year of offering classes. She said it has been popular.

Landlord Comment:

Landlord signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said it meets the spirit of the Market. Amplification will be low and non-impactful.

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

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

Staff Report, Design: Ms. McAuliffe explained the application for proposed design of chairs, tables and pop-up tent (inclement weather only). Exhibits reviewed included written description, photos, and a site plan. Guidelines that applied to this application included 2.12, 3.1, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 2.12.5, 2.12.6, 2.12.7, 3.1, 3.8.7 and recommended to approve, with seating plan requested.

Applicant Comment:

Adrienne Caver-Hall said the seating follows the line of the circle and is contained within it; there will be up to 30 chairs.

Landlord Comment:

Landlord signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the folded chairs are utilitarian and the pop-up tent is open on the sides and will only be used during rain or a really hot day.

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

MM/SC/MIH/LR 9:0:0 Motion carried.

062817.12

Osara Commissary

1501 Pike Place #321, Fairley (formerly Cintli)

David Allison

Staff Report, Use: Ms. McAuliffe explained the application for change of use for a retail store specializing in the sale of Japanese housewares, dry goods, art supplies and packaged foods. She said the space is in Zone 1, below street level, Food a-e and Retail a-b uses permitted. Former use was Retail c & d. New use would be Food c and Retail d. Space is 507 square feet. Proposed ownership structure: LLC. David Allison and Mikako Hamaguchi each own 50% of the LLC. Owner affiliations: None. Owner operator: Both owners will be onsite regularly, operating the business six days a week. Business hours: Monday-Saturday, 10:00 a.m. to 6:00 p.m. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, excerpts from LLC Operating Agreement, Supplemental written information from the application, and sample product information. Guidelines that applied to this application include 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.1 c, 2.5.4 d, 2.6, and 2.7 and recommended to approve.

Applicant Comment:

David Allison explained the store will be like a general store with Japanese products – practical items and food.

Landlord Comment:

Matt Holland, PDA, said Cintli vacated in May. He said this applicant is unique and it is a specialty use.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the business is a good fit for the area and a good new business.

Mr. Allison said they will offer a senior discount on Tuesdays and Thursdays for those in the 98101 zip code.

Mr. Hammond said it is a good fit and said it brings in a Japanese presence as there was in the past.

Mr. Holland said businesses on that floor are closed on Tuesdays and he noted the applicant's plan to close on Sunday.

Mr. Allison said they will change that.

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

MM/SC/JO/MIH 9:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application to paint premises; install furniture, fixtures and on/off-premise signage.

She noted the application includes request to keep previously unapproved shades that are installed in the west facing windows. Exhibits reviewed included a site plan, floor plans, photos, drawings, color samples, and sign details. Guidelines that applied to this application included 3.1, 3.4, 3.6, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a, b & d, 3.4.2 a, b & c, 3.6.1, 3.6.2, 3.6.3 & 3.6.6 a (2), 3.8.7 and recommended to approve, with color samples requested.

Applicant Comment:

David Allison provided cut sheet and samples requested by DRC. He said the concept is to look like a general store; it will have a 'lived-in' look rather than faux historic. He noted a store in New York – Fishs Eddy – that was inspiration. He said they will use warm colors, wood fixtures, and with taller- than-usual picnic table they will use for display.

Mr. Albanese asked about the lettering in the windows.

Mr. Allison said hopefully it will be painted on but if that doesn't work out they will use vinyl. He said customer focus is Seattle residents rather than tourists.

Landlord Comment:

Matt Holland, PDA, said it is straightforward – just paint and signage; there are no modifications to the light; you can see through blinds.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said they reused a lot of fixtures. He said they are not blocking views and the signage is simple and easy to read. He said the signage is nice.

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

MM/SC/BH/SF 9:0:0 Motion carried.

062817.13

Pasta Casalinga

93 Pike Street #201, Economy Atrium (formerly Honest Biscuits)  
Michela Tartaglia & Nathan Gottlieb

Staff Report, Use: Ms. McAuliffe explained the application for change of use for a restaurant business specializing in fresh pasta. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Former use was Food e. New use would be Food e. Space is 444 square feet. Proposed ownership structure: LLC. Michela Tartaglia owns 55% and Nathan Gottlieb owns 45% of the LLC. Owner affiliations: None. Owner operator: Both owners will be onsite running the business daily, six days a week. Business hours: Tuesday through Sunday, 10:00 a.m. to 6:00 p.m. Exhibits reviewed included a site plan, written description of ownership interest and role in business operation, LLC Agreement excerpts, sample product list. 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 2.1.3, 2.1.4, 2.4, 2.5.1 e, 2.6, 2.7.1 and recommended to approve.

Applicant Comment:

Michela Tartaglia said they will serve fresh, Italian style pasta. She said they will serve different shapes and sauces – vegetarian, fish, and meat – as well as a couple salads, wine and beer, and soft drinks. She said they will appeal to local Market clientele and lunch crowd.

Nathan Gottlieb said the will also serve simple dessert – tiramisu.

Landlord Comment:

Matt Holland, PDA, said he was excited; Mr. Tartaglia has lots of experience from catering to hosting classes in the Atrium kitchen. He said this is a perfect fit for this space; the owner is engaged and has lots of experience.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said it is a good fit and the menu is simple and affordable.

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

MM/SC/MUH/RK 9:0:0 Motion carried.

Staff Report, Use: Ms. McAuliffe explained the application for proposed painting, installation of furniture, fixtures, equipment and on/off-premise signage. Exhibits reviewed included a site plan, floor plan, photos, cut sheets, sign details, and color samples. Guidelines that applied to this application included 3.1, 3.4, and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.3 f, 3.6.1, 3.6.2, 3.6.3, 3.6.6 a (1) and recommended to approve.

Applicant Comment:

Michela Tartaglia said the space will basically stay the same with addition of a hood; gas will come in from downstairs. She said they will keep the yellow counter and will add yellow on panel underneath counter to match the yellow in their brand. She noted their logo / sign will have a 'bow-tie' shape on it. She said they will use the same floor.

Nathan Gottlieb said rolling pins will suspend from board attached to ceiling above counter.

Landlord Comment:

Mr. Holland had no comment.

Public Comment:

Bob Messina said he was supportive of the application but noted a possible safety hazard of setting things on the low wall and recommended a vertical clear plastic backing.

Mr. Holland said that the seating will expand into that area so the problem is being taken care of.

Commission Discussion:

Mr. Hale said it was straightforward.

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

MM/SC/SF/LR 9:0:0 Motion carried.

**062817.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

062817.21 PDA – temporary gate at Victor Steinbrueck Park  
Ben Franz-Knight

Ms. Kitagawa recused herself.

Staff Report: Ms. McAuliffe explained the application to remove 8’ of wall at southwest corner of park and install a temporary rolling gate until the park closes for construction in mid-year 2018. Gate will be open 8:00 a.m. to 6:00 p.m. daily, to vary seasonally. She noted per the suggestion of the DRC, the applicant has amended the application to ask that the approval period extend to September 30, 2018. Exhibits reviewed included photos, a sketch, and detailed drawings. Guidelines that applied to this application included 2.12, 3.1 and 3.8

DRC Report: Ms. McAuliffe said the Committee cited 2.12.5, 2.12.6, 2.12.7, 3.1, 3.8.6, 3.8.7, 3.8.8 and recommended to approve, with results of park user survey requested.

Applicant Comment:

Ben Franz Knight provided context of the site and walked Commissioners through the renderings. He said proposed gate will be open during the day and closed at night; they are still working out what those hours will be. He said they will put up a galvanized chain link fencing for a temporary solution. He said outreach has been conducted by DOPAR and Walker Macy. He said that they are working with the Chief Seattle Club on co-op marketing, five members have moved in; partnership with Commons and Chief Seattle Club; and social entrepreneurship, arts and crafts space will be allotted in north portion of the space. He said 180 people were asked about the connection and the response was an overwhelming ‘yes’.

David Graves, DOPAR, supported the gate and said it is a great project which begs for seamless connection.

Public Comment:

Rachel Kitagawa, speaking as member of public, said email responses may yield a different response from input gathered on foot. She said that how the space is

opening is not so bad but in future that permanent opening will be more elegant than it is now – there will be steps up. This is temporary. She said there will be a few more eddies on corner where people can congregate. She said be cognizant that the temporary set up will be a testing ground for the permanent installation. She said it is a good testing ground.

Ms. McAuliffe said the Commission received a letter from Rich Haag (in DON file); he was not supportive of this.

Mr. Hale said he had no issues with the design of the gate and fence, although he said that as far as he knows, the Commission has not previously taken any action approving a connection to the park. It seems to be a foregone conclusion. He said it makes sense and the park designers have been thoughtful to have an eddy at the southwest corner of the park and not just be a thoroughfare.

Mr. Habibi said the connection makes sense and this is a good way to test it. He said the survey questions were too broad and respondents did not know much. He said the motion should be conditioned with reported feedback in southwest corner.

Mr. Ogliore cited 2.12 and 2.12.6 and noted some wall is being removed.

Ms. McAuliffe clarified that the guideline refers to the decorative walls only and the walls that support the berms.

Mr. Farrazaino asked the timeline for final design.

Mr. Graves said they will brief the Commission next month and they are still working on the membrane issue which will require raising the grade about 6". He said the permanent gates will likely be installed in 2019.

Mr. Albanese said Rich Haag's letter should be reflected in the minutes (letter in DON file). He said there are two positives with the gate: it creates a natural flowing connection and it should help solve some of the illegal activity. He questioned how to determine what to report back in response to Mr. Habibi's concerns.

Mr. Habibi said that police reports contain records of activity.

Ms. Winant said it is not a practical matter; it will become evident over time. She said that crime stats won't show a lot and it is difficult to capture that in a point in time.

Mr. Graves said the reports are generic based on address. He said he can asked Park Concierge for input.

Mr. Franz Knight said the PDA Council has asked for report-back.



Ms. Kitagawa clarified her comments and said she was more concerned with social conflicts, not necessarily crime. She said conflicts could occur because the opening is on grade creating a straight shot into the space for circulation; the step (in the future design) makes the space more of a room as it originally was. She said it will feel like a threshold that you are moving into a room.

Mr. Albanese said that any conflict is more spiritual / social; the opening will alleviate the illegal.

Mr. Ogliore asked if the removal of the wall reversible; if it could it go back in.

Mr. Frank Knight said in theory, yes. He said they will follow up with finish and grade of materials.

Action: Mr. Habibi made a motion to adopt a resolution to approve application as amended by applicant to provide a report at the end on social impact of change.

MM/SC/MUH/LR 7:1:1 Motion carried. Mr. Ogliore opposed. Ms. Kitagawa abstained.

**062817.3 APPROVAL OF MINUTES:** June 14, 2017

MM/SC/MUH/MIH 7:0:2 Minutes approved as amended.

**062817.4 REPORT OF THE CHAIR**

Mr. Albanese noted upcoming briefings: July 12: Pike Pine Corridor, outline for improvements; Center City Connector. August 9: soundscape in Market, an acoustic ecologist will talk about the babble of the Market and the impact of amplification.

Mr. Albanese said the Commission said the skybridge is coming down; he said it is an eyesore and needs to come down.

**062817.6 REPORT OF STANDING COMMITTEES:** There were no reports.

**062817.7 STAFF REPORT**

Ms. McAuliffe said the tapestry art was installed; it was approved on condition of looking at the colored lights, which will be turned on tomorrow. She said the Commission can go look at the lights after the July 19 meeting.

She said the soundscape will be reviewed / discussed with acoustic ecologist. She cited 2.6.9 and said that there is no amplification for buskers or in public areas. She

said an acoustical engineer is needed because they understand how sounds comes off a hard surface. She noted that clear guidelines are needed on sound.

Ms. Winant said she is not supportive of amplification – we would be fighting this forever.

Ms. McAuliffe said the Commission does have the jurisdiction to ban amplification in the Market and should discuss it, because the Viaduct will be removed.

Ms. Winant said the only exception should be Market entities such as the PDA or Market Foundation, e.g. the grand opening.

Ms. McAuliffe suggested that the impact to the nearby Market residents should be considered.

Messrs. Hammond, Habibi, Mmes. Rudeck and Winant commented on how disruptive music and amplification is for themselves as residents.

**062817.8 NEW BUSINESS**

6:00 p.m. Mr. Habibi made a motion to adjourn. Mr. Farrazaino seconded.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator