



The Scandalous Scallion

By MEGAN LEE

Let the wild rumpus begin! After another wicked Friday the 13th... (think bird poop, missed phone calls, astonishments, unpredictability and assorted drama-rama)... Summer is officially here: rain or shine.

Marked by the **Market's Inaugural Cheese Festival**, the 54th annual observation of **Maritime Day**, the return of the cruise boats, organic farmers... and punctuated with the exclamationous - annual **Pike Place Market Street Festival**, Memorial Day Weekend! What a treat! Not a lugubrious face in sight.

With all the talent around it will be interesting to see who takes the stage on the Market's impending **Sunset Thursdays!** Look out. We may need three rings. (Or at least a score card.)

It began the second weekend of May. Seattle's "herd of turtles" a.k.a. the balletic tug-boats of the Maritime Festival, were back again for the **largest, most awesome tug boat race in the world:** Class A, B and C.

The first **Pike Place Market Cheese Festival** was a cheese-tacular, cut-up of a success. No cheese stood alone. Throngs of people queued to taste and learn a bit about a plethora of gourmet cheeses... over the two days more than 1,000 people entered the **Market Foundation's** covered Wine (and cheese) Garden [no official tally on how many exited]. Exponentially more indulged in free cheese without the burden of having to look at art. Everyone from a.m. radio disc jockeys to hot chicks to matching-cruise-boat-couples. The game was to pick out which ones are from the Cruise Boats and which ones were from surrounding locales.

Then, on Monday, the highly coveted **Copper River salmon** arrived. Expensive (first of the season was as much as \$25 per pound.) but tasty, and so good for you. **Brison, at Pure Food & Fish** claims to be the first one in the Market to have held (and sold) one. Including a couple big ones that went for three-fiddy. Ask him about it!

Rob D'Arc, of **Planet of the Puppets**, masterminded massive marionettes for the Seattle Opera's production of Conte d'Hoffman (Tales of Hoffman). Each of his four creations for the production stands a theatrical 30-inches

high. Three will perform on stage and one is a "stunt" puppet. See if you can get a glimpse of his Market performances of "**Professor Humbug's Flea Circus**," or check out seattleopera.org. For a further glimpse into Hoffman's magical world!

The superciliously scandalous **Moon Penny Opera**—those fetching, eye-catching busker blokes, the ones who put on their make-up in their van down on Pike Place—are part of **Circus Contraption**. This unique circus and **Grand American Traveling Dime Museum** announce June 2 for their anticipated return, to step into the odditorium and learn more check out circuscontraption.com, or go top brown paper tickets.



Infamous Balloon Artist Mr. Farrell Thomas—with more outfits than Jackie O. ever had—sporting another absolute original: The Swamp Monster. Or, was "it came from the Green Lagoon?" Was it "Man Thing" from the sci-fi? It was HOT couture. He

claimed it was some sorta camouflage, but I could still see him. A big, bright picture of Mr. Twister's recognizable mug showed up in the Cruise Boater's guide to Seattle!

Rockin' busker "Chad" and his band **Flower Alley** were part of the May 21 "**Rally For Social Security**," in Westlake Center.

With so much vocal talent in the Market we can look forward to another reason to look forward to this year's awesome **Buskers Festival**, the week of September 18! (Keep your computer tuned to <http://www.pikemarketbuskers.org/festival.html> as the latest information as it is released!)

Speaking of talent, the lovely and ever awe-inspiring **Miss Sandra Dunn** is in the process of planning a mountaineering expedition, with a group of friends. The all-female group has been training since Spring and plans to climb Mount Rainier this Summer. Whoa! If anyone can do it this girl can!

The Market's own joke-man Mr. Larry Fosberg celebrates a birthday this month...stop by for details and a 'pressie' of comedy!

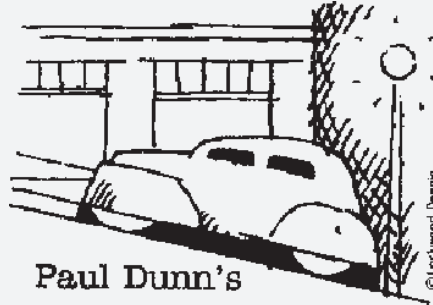
Baseball season is underway—you can tell who the **Mariners** are playing by the profusion of the other team's jerseys. Especially, when its Boston or New York, Seattle fills with red socks (shirts and hats) and pinstripes. (Is this

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MORE BUILDINGS, MORE NEIGHBORS

Last month Passages assured you it would not trade Post Alley for Monument Valley. This month you may think that Post Alley will soon be *in* a Monument Valley.

Southeast of the Market the Washington Mutual Tower, attached to the Seattle Art Museum expansion, is at 30 stories and rising two floors a week, heading top out at 42. How, you ask, can the city allow such



Paul Dunn's Post Alley Passages

building mass so close to the modest scale of Pike Place Market?

The answer to that question requires a look at urban zoning in America since 1916, Seattle's zoning for height and use and the effect on downtown building by the CAP Initiative of 1989. Then get ready for the debate in City Hall this month over the Mayor's plan for taller, slimmer buildings with more residential density.

Alarm about towering buildings downtown during the early Reagan years (which did not seem to be slowed by adoption of the 1985 Comprehensive Plan) brought out reformers to construct the Citizen's Alternative Plan (CAP). This initiative, passed in 1989, cut downtown into two office cores, a retail core and Pike Market mixed use (DOC 1, DOC 2, DRC, PMM). The construction underway downtown now is in accordance with the 1989 CAP guidelines.

The original Market urban development area, from First Avenue to SR 99 (Alaskan Way Viaduct), between Lenora and Union, retains its 85-foot height limits and special status. There are some wiggles in the belt of zoning east of the Market running between First and Second Avenues which bracket permissible heights of 125 to 312 feet. Currently the highest DOC 1 structure permitted is 540 feet. The Mayor's proposed plan would raise that up to 700 feet. Plus, he proposes adding residential floors to the mixed commercial zones.

Much of this proposal for developers to build higher comes with the proviso that they build 'green,' with many set-backs, view-preserving designs and public plazas. Zoning changes adopted in 1966 allowed builders to gain extra height if they provided open space and other public amenities.

A 2000 city audit by Jerry Stein (whom many recall from his thorough audit of the Market's Charter compliance in 1998) found only minor deficiencies in the public-benefit features. However, earlier studies found that incentives for low-income housing were not being filled. The Mayor's current proposal lacks strong incentives for low income housing, also.

Passages has commented on other projects neighboring the Market before. At Second and Pike, the Zimmer Building continues with no feasible renovation plans. However, mid-block, the Samis organization is moving inexorably toward developing a

NewMark-sized residential structure incorporating a monorail station on its front door. Samis has bought the Forest Hotel. The Green Tortoise Hostel will move into the First and Pike Hahn Building soon. On the southeast corner, developer Greg Smith wants to go up to 27 stories with residential units above commercial space. The Mayor's proposed zoning plan may help.

At First and Union the Four Seasons Hotel/Condo will start construction this fall, demolishing the Helioparker and completing the project with an opened stairway to the waterfront from the Union Street end. Down on Western the LaSalle/Creamery Project has begun with digging, pile driving, trucks and commotion, and will continue until completion in summer 2006.

BIG GLITZ RISES ABOVE THE MARKET

As the WaMu/SAM Project rises, the enormity of the structure will cause many to wonder if there was any public participation or citizen oversight. That is a good question but it has an ambivalent answer. The City of Seattle Department of Planning and Design (DPD) issues the permits and requires the builder to comply with codes and regulations (project # 2203656). The Final Environmental Impact Statement (EIS), in two volumes, was issued in November, 2003.

There were three public hearings before the Downtown Design Review Committee. There were only four written public comments: one from Metro, two from residents of 98 Union and one from Friends of the Market. All concerns were responded to in the EIS.

Washington Mutual did not go to New York City for Kohn Pedersen Fox Associates to design its new tower. Local, but internationally known, NBBJ architects have devised a severe tower with a glass curtain wall offset by some light stone facing. It will rise 540 feet above Second Avenue with the Seattle Art Museum expansion rising 311 feet above First Avenue. There will be parking for 710 cars, entering and departing from Union Street.

The half acre of glass, squared with the waterfront and the low afternoon summer sun, will create some blinding glare. The EIS studied this and assures the city no drivers will be blinded on the Alaskan Way Viaduct or surface streets. Trust that study, but keep your sunglasses handy.

Sellen Construction has been a good neighbor, keeping those interested posted on project progress and week-by-week construction plans. They have a 24-hour hotline at 206. 224.4425.

Market citizens will have opportunities to join the public discussion of the proposed zoning changes and those inclined should make the effort to comment. Whether the Mayor's zoning proposals pass the City Council whole or in part, the course of future downtown construction is up, with a decided preference for residential space combined with office uses. Both users - residents and office workers - are good for the Market. And, as noted above, the Market won't be touched by the development that will be looking down on us from higher and higher window sills.

Paul Dunn can be contacted at: fessdunn@aol.com

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PUBLISHER
Gary Goedecke

EDITOR:
Korte Brueckmann

CONTRIBUTING EDITOR:
Megan Lee

ADVERTISING:
Leilani McCoy

PHOTOGRAPHY:
Marie Ary, Bradley Enghaus, Ritzy Ryciak

PRODUCTION:
Lucinda Germer

CONTRIBUTING WRITERS:
Marie Ary, Paul Dunn, Larry Fosberg,
Anne Harvey, Megan Lee, John Livingston,
Ritzy Ryciak

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