



The Scandalous Scallion

By MEGAN LEE

From Sukkot to Oktoberfest, every culture has a harvest story. Harvest is arguably the most important time of year – and the most amazing. Right now the Market is ripe with life and language; full fruition. A million eyes are drawn to see our harvest, and a lot more than produce is being harvested around here. The conversation, visitors and events keep on coming:

The Sunset Supper, the Market's biggest social event of the year, was another simply smashing success. Thanks again to **fabulous Foundation folk: Marlys, Ericka, Rainelle, Michelle, James** and all the super spirited sponsors!

Excitement built for the Market's big 98th Birthday Celebration, August 17, 2005 (Just two years until the big 100!). The svelte street-team of **Stephanie Cirkovich, PDA**, and **Marlys Erickson, Market Foundation**, was spotted around town spreading canvas tote bags and excitement. On the big day **drizzle threatened** to descend. **Seattle Mayor Greg Nichols** took the stage on Pike Place around noon, **proclaiming August 17, 2005, "Pike Place Market Day" throughout the city.** He recognized a few other significant 1907 happenings such as the "By and By" annexation of **Ballard and West Seattle** to Seattle. Then he introduced "**De Sol**," as both the band and a hopeful weather forecast. Things improved and the crowd enjoyed the **lunchtime treat** (though there was some question about why the band was from *New Jersey*).

Rachel, our famous bronze pig, was also a star of the show. She **celebrated her 19th birthday**, donning a colorful balloon bouquet. Bets were placed on whether it would be stolen or not...it was still there at 6 o'clock – as long as the helpful, singing "fish boys" of **Pike Place Fish Co.** kept watch. She was stuffed completely full.

Litanies of summer festivals were celebrated, all over town. Market Moroccan **Salah, of Dar Salaam**, was part of **Arab Fest**, at Seattle Center. He exhibited many mystic wares and sold about 1,001 of his delightful dancing henna lamps and had a fabulous time.

The Pike Market Senior Center hosted its annual summer picnic, organized by the

amazing **Miss Zoe**, on the shores of the Ravenna side of Green Lake. Entertainment included groovy tunes from **The Emerald Bards**... **The Food Bank**, too, had its annual volunteer appreciation **shindig at Lincoln Park.**

Primeval Puppeteers proudly paraded poses on Pike Place. Sunday, August 14, the Puppeteers of Puget Sound – the local guild of Puppeteers of North America – set up stage and added to the Summer Sunday spectacle.

One goodbye: this month the **Market says goodbye to our pragmatic, precipitate, postal person John Monsour.** His friendly smile, bright eyes and recognizable beard, were always a welcome sight each day. Part of him will stay... he is **bestowing his fuzzy, winter hat**, with the ear-flaps, to **April, at the Creamery.** She and Greyson would sometimes get his **old side-striped trousers—and always wanted the hat**... We will all miss you John!

Billy King, Market enthusiast, artist and commentator, is moving his gallery from First and Union. He enjoys the visible temporary space and the "Today Show" like **feeling of painting right there** –being so immersed in the community. **He says it's very Latin.** Check out 'First Thursday' and **II Bistro anniversary-edition prints** and all the warm paintings he's been painting this summer: **Sumptuous summer still lifes ripe with strawberry-pink gesso underpaintings.** Mexican bowls, etc. inspired by his pending move back to **southern latitudes.** The dates depend on various variables.

Tristan Ruegamer, son of Mike Ruegamer, of Cinnamon Works, has been doing shows as well. He did a recent **ink-and-brush show at the Pioneer Square Saloon.** Some of his work is on display at **Cinnamon Works.**

And...have you seen **that guy frequently spotted**, in the afternoon, popping wheelies on **Pike Place and in Steinbruek Park?** He rides a **red Honda Spree**, with a **wiener dog balancing in this lap and a mission.** It's lucky he wears a helmet.

These weren't the only shows: balmy breezes brought a bounty of blimey buskers:

Animated **Artis the Spoonman returned from performing in assorted festivals, in Sweden and Germany.** He told titillating tales, including one of meeting the infamous **Marianne Faithful.** They met backstage, in Germany, and got to talking. Toward the end of the night he said she leaned over and said, in

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VANCOUVER, BY AND BY, IS NOT ALKI

A rezoning of downtown building height and density is being crafted in City Hall and it could make the rising WaMu Tower, south of the Market, look like just one picket in a fence of glass and steel.

In June Mayor Greg Nickels presented to the City Council a rezoning scheme in a planning code revision to increase height and density in downtown

as parks, schools, day care, open space and shopping are included in the package. They specifically recommend "urban modeling studies" to "assess the impacts of potential high rise developments adjacent to Historic Districts." Under the Mayor's proposed rules, planned construction at Second and Pike and mid-block on Second Avenue would be 67 percent higher than currently allowed, as tall as the WaMu Tower.

The Mayor asks developers to pay flat sums into an amenities fund from a bonus and fee arrangement. The Spaxman Report suggests a more formal scheme in measuring the increased land value for up-zoned property. It suggests using that value increment for civic amenities:

The objective is to determine how much of the increased land value from rezoning can be shared for the purpose of improving the public realm and providing for facilities new residents and workers will need without affecting developability or profitability for the developer.

Without question, more families living downtown would benefit the city generally, and the Pike Place Market specific. But saying isn't delivering. Across-the-board comparisons with Vancouver don't match. Seattle has 17,000 housing units downtown, Vancouver 70,000.

The Mayor's plan is office centric; not loaded to replace lost low-income or workforce dwelling units or family-friendly housing, even though one pending project, the Samis Corporation's plans for a Second Avenue condo of 37 floors would feature two-bedroom units suitable for small families. Though much of the proposed development in the Denny Triangle would be residential, it would still be decades before the office-job to dwelling-unit ratios evened out in Seattle.

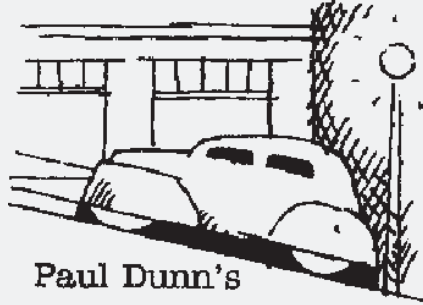
As to the Market, it can be rimmed by tall buildings and still thrive. New York City's Union Square Green Market is a two-decade success in a tall and dense city of mixed commercial and residential zones. But the city must provide and nurture amenities for families and city residents or they will not come. Spaxman and Beasley intimate that private development without city services and facilities may fail to attract the desired populations.

The PDA may not want to be seen as strident or taking sides on this issue while looking ahead to its centennial and levy requests. However, it should speak up for historic districts, its own and others, in and adjacent to downtown. It should get in the fray and ask for some of the up-zoning profits to be dedicated to historic districts.

Passages can only alert you to this coming civic debate. You can do your own research on the internet, beginning at: http://www.seattle.gov/council/issues/height_density.htm. The complete planning code revision is a 200-page document. Other, more assessable reviews, are available from People for Puget Sound, Downtown Seattle Association and Historic Seattle, to mention just three engaged in this debate.

Market individuals and organizations can next state their case to the City Council on Monday, Sept. 12 at 5:30 p.m. in City Hall. Thoughtful and civil letters, cards, e-mails and phone calls to the Mayor and City Council have significant impact before or after September's public hearing.

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Paul Dunn's

Post Alley Passages

Seattle. Citing Portland, and especially Vancouver, B.C., as exemplars of his new plan for "smart growth" and "livability." He asked for speedy approval. The changes would extend to the Denny Triangle, but would not alter the Pike Place Market's protected status. It would, however, allow continued supersizing of developable neighboring property.

By choosing Vancouver as a model to emulate the, Mayor attaches Seattle's long-time love affair with her neighbor to the North to his rezoning scheme. We share an inland waterway, the same climate and timber and maritime histories. Yet we are not now the same. No more than Granville Island resembles the Pike Place Market. We in Seattle want a vibrant, livable downtown with street activity at all hours. Vancouver has it. The Mayor says we can have it with slim and tall buildings and more residential density.

Opposition to the Mayor's vision of a tall and dense mix of new commercial and residential buildings downtown has met resistance, opening the first serious public debate about the future of Seattle's core cityscape since Paul Schell and Charlie Chong contested growth and sprawl in 1997. Critics of the Mayor's plan on the City Council (Peter Steinbrueck, Jan Drago, Tom Rasmussen, David Della, Nick Licata) have all expressed concern about various aspects of the Mayor's plan. So have many other civic groups and individuals whose opinions about city issues are valued. It is shaping up to be an extension of the debate in 1989 over the CAP (Citizen's Alternative Plan) initiative, which this proposal would finally erase. Unlike CAP, this debate will not be settled at the ballot box.

The City Council's Legislative Department contracted with Ray Spaxman and Larry Beasley, the two city planners who oversaw Vancouver's growth in the past two decades, to review the Mayor's proposed changes to Seattle's downtown height and density. The conclusions of their study were shared with the City Council Aug. 8.

Their report questions the realism of the Mayor's projections of more families in the downtown unless such amenities

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