



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

MINUTES

MHC 40/23

Wednesday, March 22, 2023

4:30 p.m.

Virtual meeting via WebEx

COMMISSIONERS

Leslie Buker
Sam Farrazaino
Grace Leong
Golnaz Mohammadi
Lisa Martin, Chair
Lauren Rudeck, Vice Chair
Stephanie Young

Staff

Minh Chau Le
Melinda Bloom

Absent

Chair Grace Leong determined that a quorum was present and called the meeting to order at 4:35 pm.

She provided an acknowledgement of the Pike Place Market being on unceded land of the Duwamish and Puget Sound Coast Salish people.

032223.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

032223.11 Aditi Chai
1500 Pike Pl, Corner Market Building
Aditi Master, Business Owner

Ms. Le explained the application for new business specializing in produce, grocery items, and prepared foods reflecting South Asian cuisine. To be operated by Sweet Lady Foods LLC owned by Aditi Master (100%). The space is located in Zone 2, street level, Food (a-e) and Retail (a-d) permitted. Previous Use: Food (f). Proposed Use: Food (a, b, c, f) [all except (f) are permitted uses for this location]. Size: 464 sf. Proposed ownership structure: LLC. Business owner reports that they operate at farmers markets in King County, WA. Aditi to be onsite for regular day to day operations. Hours of operation: 10 am – 5 pm six days per week. Closed Tuesdays. Exhibits reviewed included site plan, sample menu and product list, LLC information. Guidelines that applied to this application included 2.1, 2.5, 2.6, 2.7, and 2.13. URC recommended approving.

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

Landlord Comment:

Zack Cook, PDA spoke in support of the application. The space is a previous high stall which they have been unable to fill as a high stall. He said that although this space was recently approved for temporary use, Aditi Chai will be permanent.

Applicant Comment:

Aditi Master explained her business will serve masala chai and Indian street foods and will include fresh South Asian herbs and produce that are not currently available in the Market. She said any herbs, produce not sold will be incorporated into prepared foods.

Responding to clarifying questions Mr. Cook explained that produce would be in south bay with prepared foods in back.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Young noted the space was approved for a temporary use trial for which the owner qualified, but the owner wanted to apply for permanent use.

Mr. Cook said there is a pending application for the adjacent space.

Action: Ms. Young made a motion to adopt a resolution to approve the application as presented and cited 2.1, 2.5, 2.6, 2.7, 2.13.

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

032223.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE/DESIGN

032223.21 Freya Bakery and Cafe
1426 Western Ave, LaSalle Building
Maria Beck, Business Owner

Use: Ms. Le explained the application for expansion of existing use to include handmade ice cream reflecting Danish flavors. The space is located in Zone 1, street level, Food (a-b) and Retail (b) permitted. Previous Use: Food (c, e, f) [non-permitted use for this location]. Proposed Use: Food (c, f) [non-permitted use for this location]. Proposal would result in the loss of on-premises seating and dining. Exhibits reviewed included site plan, sample menu, photos of existing conditions, renderings of proposed counter area, floor plans, existing and proposed, freezer information, and color and materials information. Guidelines that applied to this application included 2.8 and 2.8.1. URC recommended approving.

Landlord Comment:

Zack Cook, PDA spoke in support of the application. He said the business has done a great job and is a good attraction for Western Avenue. He noted the Scandinavian flavors offered.

Applicant Comment:

Owner Maria Beck said they offer cookies and pastries now and will add ice cream sandwiched between cookies, all made by hand.

Public Comment: There was no public comment.

Ms. Leong said there is a use change because there is no seating; she cited 2.5.1 e.

Ms. Rudeck said there will be some seating.

Ms. Mohammadi supported the application.

Mr. Farrazaino cited 2.5.1 and said that guideline leans toward taking away seating.

Action: Ms. Young made a motion to adopt a resolution to approve the application as presented and cited 2.8.1.

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

Design: Ms. Le explained the application to install counter, cabinetry, and freezer to accommodate addition of ice cream. Relevant guidelines for this application were 3.1 and 3.4. DRC recommended approval pending additional requested information.

Landlord Comment:

Zack Cook, PDA noted the lack of display and the desire to display the abundance of products offered. He said the applicant plans to start slowly with ice cream and if it is popular will add a freezer case later. Existing seating inside will be lost but benches outside will remain.

Public Comment: There was no public comment.

Ms. Leong said it is a tight space.

Mr. Cook said the PDA would help with line management challenges.

It was noted that although the freezer was shown in renderings, it was not part of this application.

Mr. Farrazaino suggested provisionally approving the freezer so if needed, they could go ahead and purchase it without coming back.

Ms. Leong wanted more detail and to see the configuration. She said she wanted seating inside in future.

Maria Beck said they eventually plan for a walk-up window service and noted a lot of European bakeries have pastries visible to passersby.

Action: Ms. Leong made a motion to adopt a resolution to approve the application as presented and cited 3.1 and 3.4.

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

032223.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

032223.31 Mutual Arts Collective
94 Pike St #36, Corner Market Building
Chris Adams, Mutual Arts Collective

Ms. Le explained the application for interior alterations and signage for a new art gallery and event space: reconfigure walls, replace lighting fixtures, paint, renovate kitchenette, onsite signage, offsite signage. Exhibits reviewed included site plan, photos of existing conditions, floor plans, existing and proposed, lighting details, signage details, onsite and offsite, specifications for kitchen equipment, and color and materials information. Guidelines that applied to this application included 3.1, 3.4, 3.5, and 3.6. DRC recommended approval pending additional requested information.

Applicant Comment:

Jonathan Teng walked through the plans, identified what would be demolished (no original fabric). He shared construction plans, colors and material palette. He said proposed signage would match what is there now: one outside in existing bracket, in hallway to match other tenant signs, and acrylic lettering on entry door.

Landlord Comment:

Susan Brems spoke in support of the application and appreciated what the applicant would bring to the Market.

Ms. Leong asked how painted areas would transition to other materials.

Mr. Teng said there is painted wood trim.

Mr. Farrazaino asked if original areas are being demoed or painted.

Mr. Teng said no, but they would repaint the existing exterior wall. He said some items being demolished were decorative and would be in the way.

Public Comment: There was no public comment.

Ms. Leong said it was well laid out, clear.

Action: Ms. Rudeck made a motion to adopt a resolution to approve the application as presented and cited 3.1, 3.4, 3.5, and 3.6.

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

032223.4 APPROVAL OF MINUTES

February 22, 2023 Tabled.

March 8, 2023 Tabled.

June 22, 2022

MM/SC/LR/LB 7:0:0 Minutes approved as amended by Mmes. Leong, Rudeck, Young.

July 6, 2022

MM/SC/LR/LB 7:0:0 Minutes approved as amended by Mmes. Leong, Rudeck, Young.

032223.5 REPORT OF THE CHAIR

Ms. Leong read from DON website, what the Commission is tasked with.

She reported she and Ms. Mohammadi met with Enviro Issues on March 2. She said she had asked EnviroIssues for the Request for Proposal and agreement to understand the scope and purpose of their work. She reported that she received a response last week from EnviroIssues, stating that they had checked in with DON, and that DON's response was that they will be in touch with the commission to share the scope of work. EnviroIssues stated that their consulting work was centered on understanding the gaps of trust and improving the working relationship between DON and the Commission.

032223.6 REPORTS OF THE STANDING COMMITTEES

There were no reports.

Agenda reordered.

032223.8 REPORT OF THE SPECIAL COMMITTEE

Guideline Committee

Ms. Le shared the notes from two meetings of the special committee from March 9 and March 16.

Ms. Rudeck said areas of focus include enforcement, interior finishes, A-frames and off-premise signage, and stated that the racial equity statement was drafted by a previous committee.

Ms. Rudeck stated that a letter would be sent specifically about off premise signs, mentioning that there would be walk-throughs identifying noncompliance issues. The letter

would provide information on the guidelines, an invitation to attend MHC meetings, and direction for how to apply for off premise signs.

Ms. Leong reviewed the process for adopting changes to the Guidelines.

Ms. Leong said Ms. Le tracks compliance manually; earlier records are all paper and more difficult to track.

Ms. Leong said that Ms. Le suggested providing quarterly updates on temporary Certificates of Approval.

Ms. Leong said that the Department of Neighborhoods would take the lead on enforcement.

Ms. Mohammadi said some areas are easier than others and those should be addressed first.

Mr. Farrazaino suggested doing everything at one time. He suggested looking at Market Zones.

Ms. Leong suggested starting with easier guidelines and noted that the guidelines were last done in November 2013. She noted it is a slow process. She said Market Zones would be a big discussion.

Ms. Martin agreed with Mr. Farrazaino that doing all at the same time was best, it is too messy to do a couple here and there.

Ms. Young preferred the full Commission get a solid draft from the committee so the full Commission could discuss and decide what to tackle.

Discussion ensued about whether to review all at once or to do a few guidelines at a time.

Ms. Leong said to look at sections 1 and 3 and review committee notes and the discussion would continue.

032223.7

REPORT OF THE STAFF

Ms. Le said new Commission members should be on board in April. They must first be confirmed by City Council.

She said she had no updates on the Market meeting room and noted that the room is reserved.

Commission members must complete Financial Interest Forms and return to Ms. Le.

Public Comment:

Elisa Shostak said she looked forward to being confirmed and joining the Commission.

Skip Knox asked what ex parte means. He asked if the Commission was consulted on enlisting the consulting firm.

Ms. Le explained that the general concept of ex parte is the Commission is making substantive and legally binding decisions that affect businesses and property. She said the process makes sure the decision process and venue are fair and impartial and forbids Commission members from engaging in conversation that is for or against proposal whether that is verbal, email, written, unsolicited. The Commission is expected to be neutral and that is why the chair calls for disclosure of ex parte communication.

Mr. Knox if it applies to talking about rules and regulations and procedures.

Ms. Le said it applies to applicant Certificate of Approvals where there is a yes or no decision to be made.

Ms. Leong said committees are made up of only three members so a quorum is not reached, so there is no quorum and no authority to make a decision in committees.

Mr. Knox asked about the consultant group.

Ms. Leong said she discussed it earlier and reiterated her comments about having met with Enviro Issues. She confirmed that the Commission was not part of the consultant selection process. She said she is not certain about the Consultant's scope of work, but prior Commission discussion centered around having facilitation with other stakeholders of the Market, such as the PDA.

032223.9

NEW BUSINESS

Commissioners discussed wanting clarity around the purpose and scope of work of the facilitation with EnviroIssues, and whether it matched the Commission's request.

Mr. Farrazaino said that it would be important to find a way to collaborate and make the process better for all stakeholders.

Ms. Martin stated that she looked forward to a more collaborative working environment.

Mr. Farrazaino inquired if there had been a response to the Commission's letter to DON regarding returning Commission meetings to the Market.

Ms. Le replied that there had not been a response, and stated that she has been preparing for the return by reserving the room and receiving training on the equipment.

Mr. Farrazaino inquired whether there was a shift in DON's interest in moving the meetings back to the Market.

Ms. Le said that there was a pause, but not for specific reasons.

Ms. Leong confirmed that DON staff had taken care of logistics, and asked if there was anything that the Commission could do to expedite the return.

Ms. Buker noted that the Commission has repeatedly reached out to the Department of Neighborhoods, the space is ready, and the Commission and the Public would like the meetings to return to the Market.

Ms. Leong offered to physically attend meetings in the Market and link to the meeting through WebEx.

Ms. Buker offered to attend meetings in a Market location.

Ms. Le said that the building owner would need to approve access.

Ms. Leong confirmed that the Commission would need to check in with the PDA for access.

Ms. Martin made a motion to adjourn. The meeting was adjourned by acclamation at 6:45 pm.

Minh Chau Le
Commission Coordinator
206-684-0229