



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

MHC 78/24

MEETING MINUTES

Date: Wednesday May 8, 2024

Time: 4:30 p.m.

Physical location: PDA Meeting Room: 93 Pike Street #317

Virtual location: Virtual access as provided in the meeting agenda.

Video recording of meeting available upon request.

Commissioners Present

Grace Leong, Chair

Jonathan Cracolici, Vice Chair

Mark C. Childs

Samuel Farrazaino

Lisa Martin

Golnaz Mohammadi

Elisa Shostak

Lance Wagner

Stephanie Young

Commissioners Absent

Sarah Baker

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Chair Grace Leong determined a quorum was present and called the meeting to order at 4:50 p.m.

050824.1 APPLICATION FOR CERTIFICATE OF APPROVAL – USE

050824.11 Pike Place Chowder
1530 Post Alley #9 and #9B, Post Alley Market Building
Applicant: Mike Hillyer, Prospective Business Owner
Property Owner: Zack Cook, PDA

Proposal for change of ownership only of existing business, to Pike Place Chowder Dawgs LLC owned by Casey Hillyer (50%), Mike Hillyer (25%), Emily Hillyer (25%).

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; floor plan of building; sample menu; LLC information; prior MHC use approval establishing current use (MHC 184/02); prior use approval establishing current configuration of space with unit 9 as retail space and unit 9B as kitchen space (MHC 52/10); prior MHC approvals for use and design issued to Pike Place Chowder's current owner Larry Mellum, for adjacent outdoor dining area. (MHC 14/03, MHC 286/03, MHC 43/11, 44/11, 122/14, 61/16). Cited guidelines: 2.6; 2.8; and 2.10.

URC: No further report.

Applicant Presentation & Comment: Mike Hillyer presented the proposal.

Sam Farrazaino joined the meeting at 5:01 p.m.

Property Owner Comment: Zack Cook provided comment in support of the proposal.

Commission Questions: Obtained confirmation about proposed owner's food background.

Public Comment: Babak Hodae; Behzad Ramezani; Vivian Morrow; Babak Ziraknejad; Golnaz Mohammadi; Leslie Buker; Heather Pihl.

Commission Discussion: The application of guidelines 2.10.4, 2.6.2, 2.6.10, 2.11.1 were discussed. The Grab and Go window operating from unit 9B was identified as a potential issue of non-compliance. Jon Cracolici moved to adopt a resolution to approve the application as presented with the condition that pages 14 through 31 of version 2 of the application are stricken because they do not relate to the change in ownership, citing 2.6, 2.8, 2.10. Seconded by Mark Childs.

Vote: 5:1:2. Motion carried. Sam Farrazaino opposed. Grace Leong and Stephanie Young abstained.

050824.2 APPLICATION FOR CERTIFICATE OF APPROVAL – DESIGN

050824.21 Outdoor Vending Area

Pike Pl, on the west side of the street, immediately north of the Fairley Building

Applicants: Luke Wade, Brady Morrisson, Alana Crawley, PDA

Property Owner: Luke Wade, Brady Morrisson, Alana Crawley, PDA

Proposal to install vertical display grids to the existing brackets located on the horizontal concrete vending slabs.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; photos of the slab area from Pike Pl and Western Ave; photos of the grids, grid specifications; attachment details; prior MHC design approval MHC 31/15; prior MHC design approval MHC 109/16; Findings and Decision of the Hearing Examiner R-16-003. Staff cited guidelines 3.2; 3.8.

DRC: Recommended approval.

Applicant/Property Owner Presentation & Comment: The applicants presented the proposal, emphasizing reducing fall risks from Pike Pl to Western Ave and easing the set-up process for vendors.

Commission Questions: Obtained confirmation that vendor backboard displays would still be removed daily, that the number of craft people using the grids is increasing, a full re-design of the grids is not feasible at this time.

Public Comment: Heather Pihl.

Commission Discussion: Sightlines and views, seasonality, vendor recruitment and selection, comparison to MarketFront Pavilion spaces, integrity of the concrete were discussed.

Grace Leong made a motion to adopt a resolution for temporary approval from April 1 to November 1 of the vertical display grids to the existing brackets on the concrete slabs, citing the guidelines 2.1, 3.4.3(a) and (b), 3.2, 3.8. Seconded by Jon Cracolici.

Vote: 7:2:0 Motion carried. Sam Farrazaino and Lisa Martin opposed.

050824.3 APPROVAL OF MINUTES

None.

050824.4 REPORT OF THE STAFF

The staff reminded commissioners to complete the survey by the PDA regarding its search for an Executive Director.

050824.5 REPORT OF THE CHAIR

None.

050824.6 REPORTS OF THE STANDING COMMITTEES

None.

050824.7 REPORT OF THE SPECIAL COMMITTEE

None.

050824.8 NEW BUSINESS

Public comment: Iliana Nemkova; Golnaz Mohammadi; Bob Messina; Rei Hanscomb.

MHC coordination with PDA and community stakeholders: no report.

Discussion of public ways and amenities: no report.

Development of commission workgroups: no report.

Meeting adjourned at 8:32 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support