



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 85/24

MEETING MINUTES

Date: Wednesday June 12, 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

Sarah Baker

Mark C. Childs

Samuel Farrazaino

Lisa Martin

Golnaz Mohammadi

Elisa Shostak

Stephanie Young

Commissioners Absent

Lance Wagner

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Grace Leong determined a quorum was present and called the meeting to order at 4:34 p.m.

061224.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

061224.11 Stoll and Heart

1906 Pike Pl, Stewart House Building
Applicant: Andrea Stoll, Business Owner
Property Owner: Zack Cook, PDA

Proposal for a new business specializing in handmade jewelry and apparel, to be operated by Stoll and Heart LLC owned by Andrea Stoll (100%).

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; business description; sample product list; LLC documentation. Staff cited guidelines 2.1.4, 2.5, 2.5.4, 2.6, 2.7 and reported that URC had recommended approval.

URC: The committee was supportive of the proposal.

Applicant Presentation & Comment: Zack Cook and Andrea Stoll presented the proposal, adding that Andrea Stoll had been a participant in the PDA Guest Vendor Program.

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

Commission Questions: The commission obtained confirmation that Andrea Stoll would be onsite regularly and that the business would be open seven days per week.

Public Comment: None.

Commission Discussion: Stephanie Young moved to adopt a resolution to approve the application as presented, citing guidelines 2.1.4, 2.5, 2.6, 2.7.1. Seconded by Jon Cracolici.

Vote: 9:0:0 Motion carried.

061224.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

061224.21 Parking Garage Walkway Sign
Covered walkway adjacent to 1512 Western Ave
Applicant: Karin Moughamer, PDA
Property Owner: Karin Moughamer, PDA

Proposal for a new sign on the east side of the covered walkway that connects Western Ave and the PC-1 South parking garage elevator.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; photos of the project location; details for the proposed sign. Staff cited guidelines 3.6, 3.8. Staff reported that the DRC had recommended approval.

DRC: No further report.

Applicant, Property Owner Presentation & Comment: Karin Moughamer presented the proposal.

Commission Questions: None.

Public Comment: None.

Commission Discussion: Grace Leong made a motion to approve the application as presented, citing guidelines 3.6 and 3.8. Seconded by Jon Cracolici.

Vote: 9:0:0 Motion carried.

061224.22 Falafel King
1509 1st Ave, Corner Market Building
Applicant: Yacob Gazaee, Business Owner
Property Owner: Susan Brems, PDA

Proposal to install two infrared heaters on marquee above existing outdoor dining area.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; photos of the project location; heater specifications; attachment details. Staff cited guidelines 3.4 and 3.7. Staff reported that the DRC had recommended approval.

DRC: The application was clear.

Applicant Presentation & Comment: Susan Brems and Yacob Gazaee presented the proposal.

Property Owner Comment: Susan Brems provided comment in support of the proposal.

Commission Questions: The commission obtained confirmation that an electrician would perform the installation.

Public Comment: None.

Commission Discussion: Guideline 3.2.12 is relevant and should be added to the reasons for decision. Jon Cracolici moved to adopt a resolution to approve the proposal as presented, citing guidelines 3.4, 3.7, 3.2.12. Seconded by Sarah Baker.

Vote: 9:0:0 Motion carried.

061224.23 Yarn Dragon
1501 Pike Pl Unit 526, Fairley Building
Applicant: Jonathan Berner, Business Owner
Property Owner: Zack Cook , PDA

Proposal for interior painting, displays, fixtures, and two storefront signs and design for an A-frame sign.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; photos of the existing space; color and materials information; equipment details. Staff cited guidelines 3.4 and 3.6. Staff reported that the DRC had recommended approval.

DRC: The committee had inquired about lighting and the pre-approval of use for the A-frame sign.

Applicant Presentation & Comment: Jonathan Berner presented the proposal.

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

Commission Questions: None.

Public Comment: None.

Commission Discussion: Guideline 3.5 is relevant and should be added to the reasons for decision. Guidelines 3.6.6 must be part of the future Use review for the A-frame sign. Grace Leong made a motion to approve the application, citing guidelines 3.4, 3.5, 3.6; in particular 3.6.6 needs to be met if an off-premises sign is utilized, specifically an A-frame. Seconded by Jon Cracolici.

Vote: 9:0:0 Motion carried.

061224.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

Lisa Martin recused herself from all discussion and action for agenda item 061224.31 due to having a landlord-tenant relationship with the applicant.

061224.31 Kitchen & Market
Right-of-way adjacent to: 1926 Pike Pl
Applicants: David Underbrink & Stephanie King, Kitchen & Market
Property Owner: Seattle Department of Transportation

Use: Proposal for temporary seasonal use of the right-of-way for curbside outdoor dining.

Staff Report: Minh Chau Le provided the exhibit related to the proposal: site plan. The staff reported that the proposal had undergone preliminary review by SDOT and had received SDOT's permission to advance to commission review. Staff cited guidelines 2.1, 2.3, 2.9, 2.11, 2.11.4. Staff reported that the URC had recommended approval.

URC: The URC had obtained confirmation that the proposal was for temporary use through October 31, that the operating hours of the space would be 8 a.m. to 8 p.m., and that Kitchen & Market is committed to cleaning and maintaining the space.

Applicant Presentation & Comment: Business owner Stephanie King presented the proposal.

Property Owner Comment: None.

Commission Questions: The commission obtained confirmation that alcohol would not be served in the space, the seating would be open to the public, umbrellas would be removed and stored nightly, Kitchen & Market promotional materials would be on tables, and that SDOT and adjacent tenants approved of the proposal.

Public Comment: Bob Messina; Emily Pike; Heather Pihl.

Commission Discussion: Discussion regarding the need to consider the bigger picture of the right-of-way going forward including standardized aesthetics, the appropriate balance between private and public uses of the street, and accessibility. Guidelines 2.2.3, 2.1, 2.3, 2.9, 2.11, 2.11.1, 2.11.4, and 3.6.7 were discussed.

Sam Farrazaino exited the meeting at 6:17 p.m.

Stephanie Young made a motion to adopt a resolution to approve the application as presented, citing 2.1, 2.3, 2.9, 2.11, 2.11.4, 3.6.7. Seconded by Mark Childs.

Vote: 7:0:0 Motion carried.

Design: Table seating, umbrellas, planters, and delineators to support outdoor dining use.

Staff Report: Minh Chau Le provided the exhibit related to the proposal: site plan. Staff cited guideline 3.7. The DRC had recommended approval.

DRC: No further report.

Applicant Presentation & Comment: Stephanie King presented the proposal.

Property Owner Comment: None.

Commission Questions: The commission obtained confirmation that the curb height was not known by the applicant and that testing regarding wheelchair access had not been conducted.

Public Comment: None.

Commission Discussion: Potential lack of coherence between guideline 3.7.2 and SDOT policy regarding movability or adjustability of features. Guidelines 3.4, 3.6.7, 3.7, 3.8, 3.8.1 are relevant to the proposal. Jon Cracolici moved to adopt a resolution to approve the application as presented, citing guidelines 3.4, 3.8. 3.8.1, 3.6, 3.6.7, and noting 3.7.2 is interpreted as a moveable structure on a seasonal basis in order to conform with SDOT requirements and also including that the approval includes the use of table placards and menus provided that the placards designate the seating as public seating. Seconded by Sarah Baker.

Vote: 7:0:0 Motion carried.

Lisa Martin rejoined the meeting in the capacity of commissioner.

061224.32

Market Grill

Right-of-way adjacent to: 1509 Pike Pl #3

Applicant: Drew Zarba, Market Grill

Landlord: Zack Cook - PDA

Use: Proposal for temporary seasonal use of the right-of-way for outdoor dining.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, equipment details, photos. Staff cited guidelines: 2.1, 2.3, 2.9, 2.11. Staff reported that the URC had recommended approval.

URC: The committee re-iterated that the temporary use will end October 31.

Applicant Presentation & Comment: Drew Zarba and Rod Mick presented the proposal, adding that the business had operated this seasonal outdoor dining space since 2012.

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

Sam Farrazaino exited the meeting at 6:17 p.m.

Commission Questions: The commission obtained confirmation that SDOT, which manages the right-of-way, had consented to the proposal.

Public Comment: Murphie Mathers.

Commission Discussion: The commission discussed whether and how the seating area should be available to the public rather than being used solely for Market Grill customers.

Golnaz Mohammadi exited the meeting at 7:21 p.m. and returned at 7:31 p.m.

Stephanie Young moved to adopt a resolution to approve the application as presented, with the following language stricken : “PDA public seating and tenant managed Public Seating open to all market visitors” because the applicant’s intent was to have seating for their own business purposes, citing guidelines 2.1, 2.3, 2.9, 2.11. Seconded by Sarah Baker.

Vote: 7:1:0 Motion carried. Grace Leong dissented.

Design: Tables, chairs, umbrellas, and delineators to support the outdoor dining space.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; photos of the project location; color photos of the furniture and equipment. Staff cited guidelines 3.4, 3.8 and that the DRC recommended approval.

DRC: No further report.

Applicant Presentation & Comment: No further presentation.

Landlord Comment: No further comment.

Commission Questions: None.

Public Comment: None.

Commission Discussion: Guidelines 3.6.7 and 3.7 are relevant to the proposal. Jon Cracolici moved to adopt a resolution to approve the application as presented, citing guidelines 3.4 and 3.6.7, with the understanding that their existing temporary table top signage and menus are approved, and 3.7 with the interpretation that moveable structural elements be moveable on a seasonal basis rather than daily because of SDOT requirements, and 3.8, and the applicant is to use similar fencing structures such as the other PDA tenants. Seconded by Mark Childs.

Vote: 9:0:0 Motion carried.

061224.33 Outdoor Seating on Pike Place
Right-of-way: Pike Pl between Pike St and Virginia St (multiple locations)
Applicant: Zack Cook, PDA
Co-presenters: Amy Wallsmith, Iliana Nemkova, Emily Pike

Use: Proposal for temporary seasonal use of the right-of-way for curbside outdoor dining.

Staff Report: Minh Chau Le provided an exhibit related to the proposal: site plan. Staff cited guidelines 2.1, 2.3, 2.9, 2.11. Staff reported that the URC had recommended approval.

URC: No further report.

Applicant Presentation & Comment: Zack Cook presented the proposal, adding that some of the proposed seating areas are for the general public and others are for sole use by specific businesses.

Commission Questions: The commission obtained confirmation that each seating area would have a designated party responsible for day-to-day management. The applicant verified that the planters and fencing would be left out continuously, including overnight.

Public Comment: Meeraf Mamo; Rei Hanscomb.

Commission Discussion: The commission found that the proposal alleviated seating scarcity and discussed the balance between public and business-exclusive seating areas.

Golnaz Mohammadi exited the meeting at 8:07 p.m.

Jon Cracolici moved to adopt a resolution approving the proposal as presented with the understanding that the tenant-managed public seating areas are the priority use of the tenants and their customers, citing guidelines 2.1, 2.3, 2.3.1, 2.9, 2.11. Seconded by Sarah Baker.

Vote: 6:1:0 Motion carried. Grace Leong dissented.

Design: Tables, umbrellas & signs, planters, and delineators to support outdoor dining use.

Staff Report: Minh Chau Le provided exhibits related to the proposal: details and photos; signage; sign copy samples. Staff cited guideline 3.7 and that the DRC had recommended approval.

DRC: No further report.

Applicant Presentation & Comment: Zack Cook presented the proposal.

Golnaz Mohammadi rejoined the meeting at 8:18 p.m.

Commission Questions: The commission obtained confirmation that tenants would be purchasing their own tables, chairs, and umbrellas.

Public Comment: None.

Commission Discussion: Review of menus and tabletop placards, discussion of the temporary furniture not being suitable for or intended to be for permanent use.

Jon Cracolici moved to adopt a resolution to approve the application as presented citing guidelines 3.4, 3.6.7, 3.7, 3.8.1; and in 3.6.7 approving tabletop signs and menus as well as any cross-promotional items should the people managing these seating areas approve themselves; and any signage has language that this is public seating supported by that tenant doesn't conflict with them having priority; and recognizing that the moveable structural elements be moveable on a seasonal basis rather than a nightly basis.

Seconded by Mark Childs.

Vote: 7:1:0 Motion carried. Grace Leong dissented.

061224.34

PDA Summer Event Series

Right-of-way: Pike Pl between Stewart St and Virginia St

Applicant: Amy Wallsmith, PDA

Use: Proposal for a monthly farming and community engagement-focused event series occurring June – October 2024.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; program objectives. Staff cited guidelines: 2.1, 2.3, 2.5.1 (a), 2.9, 2.11 and reported that the URC had recommended approval.

URC: The committee had added 2.5.1(a) to emphasize the high-priority use contained in this proposal.

Applicant Presentation & Comment: Amy Wallsmith presented the proposal.

Commission Questions: None.

Public Comment: None.

Commission Discussion: Stephanie Young moved to adopt a resolution to approve the application as presented, citing guidelines 2.1, 2.3, 2.5.1(a), 2.9, 2.11. Seconded by Lisa Martin.

Vote: 8:0:0 Motion carried.

Design: Displays, equipment, and signage to support event series.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; photos; equipment and signage information. Staff cited guideline 3.8 and reported that the DRC had recommended approval.

DRC: No further report.

Applicant Presentation & Comment: No further presentation.

Property Owner Comment: None.

Public Comment: None.

Commission Questions: None.

Commission Discussion: Grace Leong made a motion to approve the design application as presented, citing guidelines 3.8 and 3.6.7. Seconded by Sarah Baker.

Vote: 8:0:0 Motion carried.

Meeting adjourned at 8:42 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support