



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 104/24

### MEETING MINUTES

Date: Wednesday June 26, 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

Sarah Baker

Mark C. Childs

Samuel Farrazaino

Lisa Martin

Golnaz Mohammadi

Elisa Shostak

Lance Wagner

Stephanie Young

### Commissioners Absent

Jonathan Cracolici, Vice Chair

### 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 4:34 p.m.

**062624.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

062624.11 Mee Sum Pastries  
1520 & 1528 Pike Pl, Triangle Building  
Applicant: Melissa, Jack, and Will Fong, Business Owners  
Property Owner: Susan Brems, PDA

Proposal to increase the existing business space (1520 Pike Pl) by expanding to the adjacent business (1528 Pike Pl).

Staff Report: Minh Chau Le provided exhibits related to the: site plan; floor plan. Cited guidelines: 2.6, 2.6.6, 2.6.10, 2.8, 2.8.1. The URC had recommended approval.

URC: Provided explanations of the application of 2.6.6 and 2.6.10.

Applicant Presentation & Comment: Melissa, Jack, and Will Fong presented the proposal.

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

Commission Questions: None.

Public Comment: None.

Commission Discussion: Suggested guidelines to add: 2.5.1(c); 2.6.1; 2.6.2; 2.6.8. Stephanie Young moved to adopt a resolution to approve the application as presented citing guidelines 3.6.1; 3.6.2; 3.6.3; 3.6.6; 3.6.8; 3.6.10; 2.8. Seconded by Sam Farrazaino.

Vote: 9:0:0 Motion carried.

**062624.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN**

062624.21 MarketFront Outdoor Public Seating  
1901 Western Ave, upper and lowers outdoor decks, MarketFront Building  
Applicant: Zack Cook, PDA  
Property Owner: Zack Cook, PDA

Proposal for temporary use through October 31 of space for outdoor public seating. The spaces are adjacent to and above Suite E (Old Stove Brewery).

Staff Report: Minh Chau Le provided exhibits related to the: site plan; floor plans. Cited guidelines: 1.5; 1.6; 2.3; 2.3.1; 2.9. The URC recommended approval.

URC: No conflicts cited in the use review.

Applicant, Property Owner Presentation & Comment: Zack Cook presented the proposal.

Commission Questions: Obtained confirmation that alcohol is served, Old Stove has approved; bussing the seating areas will be a shared responsibility between Old Stove and the PDA.

Public Comment: Erin Andrews.

Commission Discussion: Temporary approvals being perceived as permanent, public seating being perceived as private, and consideration of 2.11.4 and 2.7.1 were discussed.

Mark Childs made a motion for approval of the application as amended to include two (2) tables on the NW ramp, citing 2.3.1; 1.5; 1.6; 2.3; 2.9; 2.11.4; 2.7. Mark Child's accepted an amendment by Grace Leong that the approval be conditioned on appropriate signage.

Golnaz Mohammadi seconded the motion.

Vote: 7:1:1 Motion carried. Sam Farrazaino opposed. Stephanie Young abstained.

Design: Seating and equipment for outdoor public seating.

Staff Report: Minh Chau Le provided exhibits related to the: site plan; floor plans; color and materials information; equipment details; proposed signage. Cited guidelines: 3.6; 3.7; 3.8; 3.8.1. The DRC recommended approval, pending additional information it has requested about the seating and signage.

DRC: Signs clearly stating public seating and sign size detailed had been requested.

Applicant/Property Owner Presentation & Comment: Zack Cook presented information about an 11 x 17 inch sign at each entrance.

Commission Questions: Obtained confirmation that the stanchions at the north end will remain because the property owner Office of Waterfront requires a delineation, south stanchions will be removed, wheelchair seating will be challenging because of the rope.

Public Comment: Erin Andrews; Amy Wallsmith, PDA.

Commission Discussion: Preference for no stanchions, preference to exclude business-specific signage, an interest in prominent "public seating" signage were discussed.

Sam Farrazaino exited the meeting at 6:25 p.m.

Mark Childs moved to approve the proposed design as amended with the stanchions along the west walkway only, the addition of three A-frames located at both ends, and not allowing any proprietary devices on tables, citing guidelines 3.6; 3.7; 3.8. Seconded by Lisa Martin.

Vote: 8:0:0 Motion carried.

**062624.3 APPLICATION FOR CERTIFICATE OF APPROVAL – DESIGN**

062624.31 Aditi Chai  
1500-A Pike Pl, Corner Market Building  
Applicant: Aditi Master, Business Owner  
Property Owner: Zack Cook, PDA

Proposal to add food storage and preparation equipment, lighting, displays, and signage.

Staff Report: Minh Chau Le provided exhibits related to the proposal: scope of work; floor plans; elevation drawings; photos of the existing space; color and materials information; signage details; lighting details; site plan; renderings. Cited guidelines: 1.5; 1.6; 3.4; 3.4.2 (c), 3.5; 3.6. The DRC had requested additional mobile produce display containers and had questioned the proposed flooring material. The DRC recommended approval pending review of the additional information.

DRC: Confirmation that additional information had been requested.

Applicant Presentation & Comment: Zack Cook presented the proposal, noting that the originally proposed Marmoleum flooring was being changed to epoxy paint.

Property Owner Comment: Approves if the proposal.

Commission Questions: Obtained confirmation that the applicant values an exterior neon sign.

Public Comment: None.

Commission Discussion: Guidelines 2.5.1(a) and (b) and 3.4.3(a) and (b) apply. The grocery aspect of the business is not reflected in the proposed sign. Mark Childs moved to approve as presented with the change that the exterior sign must have the word produce added, citing 1.5; 1.6; 3.4; 3.5; 3.6; 2.5.1(a) and (b); 3.4.3(a) and (b). Seconded by Lisa Martin.

Vote: 8:0:0 Motion carried.

**062624.4 APPROVAL OF MINUTES**

Mark Childs moved to approve the minutes March 27, 2024, as edited by the commission. Seconded by Golnaz Mohammadi

Vote: 8:0:0 Motion carried.

**062624.5      REPORT OF THE STAFF**

Minh Chau Le is preparing to advertise for the vacant Resident position.

**062624.6      REPORT OF THE CHAIR**

**062624.7      REPORTS OF THE STANDING COMMITTEES**

**062624.8      REPORT OF THE SPECIAL COMMITTEE**

None.

**062624.9      NEW BUSINESS**

MHC coordination with PDA and community stakeholders: None.

Discussion of public ways and amenities: None.

Considerations for Proposals for Art and Artifacts in Pike Place Market: latest draft for commission review dated June 6, 2024.

Development of commission work groups: None.

Compliance Working Group: members are Lance Wagner, Golnaz Mohammadi, and Grace Leong.

Public Comment: Vivian Morrow; Babak Ziraknejad.

Meeting adjourned at 7:41 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support