



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 36/24

MEETING MINUTES

Date: February 28, 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.

Commissioners Present

Grace Leong, Chair
Jonathan Cracolici, Vice Chair
Mark C. Childs
Sam Farrazaino
Lisa Martin
Golnaz Mohammadi
Elisa Shostak
Lance Wagner
Stephanie Young

Staff

Minh Chau Le
Donna Hartmann-Miller

Commissioners Absent

None

Chair Grace Leong determined a quorum was present and called the meeting to order at 4:32 pm.

022424.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

022424.11 PDA Guest Vendor Program
93 A Pike Pl, Economy Building

Proposal for permanent implementation of PDA-administered rotating guest vendor program. The location is Zone 2 at street level and the area is 330 square feet.

Staff Report: Minh Chau Le noted that the site is the former Read All About It newsstand, a very prominent location. The iconic newsstand operated from 1979

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

to 2019. She provided exhibits related to the proposal: applicant’s statement, site plan, program information, MHC use approvals: MHC 20/22, MHC 9/23. Staff cited guidelines 2.1, 2.5, 2.6, 2.7 and that the URC recommended approval.

Applicant Comment: Zack Cook, PDA spoke as both the applicant and property owner. After the newsstand closed, the PDA listed the space for a similar use but found that the use was no longer practical. The program brings in high quality producers focusing on owner operated small businesses that will hopefully move to daystalls or commercial spaces. He clarified that the Washington State Farmers Market Association “Roots” guidelines would serve as selection criteria for program vendors. If approved, the PDA will return in the next couple months with a design application to rework the space with additional infrastructure. The guest vendors can apply for spaces with a two-week time period, up to three times a year. The tables are available seven days a week, and the vendor is required to be there five days a week.

Property Owner Comment: Same as applicant comment.

Public Comment: None.

Commission Discussion: The commission discussed the high visibility of this location and whether rotating guest vendors were an appropriate use of the space. Ms. Leong suggested that the guest vendors could infill empty spaces as needed and provide additional activation in the Market and said that the proposed site should be used for an anchor tenant. Mr. Cracolici mentioned that infrastructure needed to be considered, and the prominent location allowed for success of the guest vendors.

Action: Motion to adopt a resolution approving the application as presented.
Guidelines cited: 2.1, 2.5, 2.6, 2.7.

MM/SC/SY/SF 8:1:0 Motion carried. Grace Leong opposed.

022424.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

022424.21 Chicken Valley
1507 Pike Pl, Leland Building

Proposal for renovation of an existing business: new partition wall, reconfiguration of storefront counter, kitchen equipment, signage, lighting, retractable security gate.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plans, floor plans, photos of the existing space, renderings of proposed changes, color and materials information, equipment and lighting specifications, security gate construction detail. Staff cited guidelines 3.1, 3.4, 3.5, 3.6 and that the DRC

recommended further discussion among the full commission and requested more information about the security gate, stools, renderings with gate in closed position, hallway information with dimensions, information about blade sign, and details of donor floor tiles.

Applicant Comment: Doris Yuen, business owner and Ai Nguyen, project designer clarified that the proposal was for conceptual approval only for primary project elements and that an additional approval would be sought in the future with final construction, color, and material details.

Property Owner Comment: Zack Cook, PDA confirmed that additional details would be provided and presented if conceptual approval was granted.

Commission Discussion: The commission discussed the various project elements with focus on the use of a security gate which is generally discouraged, the preservation of donor floor tiles, and clarifying artwork, signage, and other attached features.

Public Comment: Heather Pihl provided comment that the proposed south wall would block views through the space. Grace Leong clarified that the wall is existing, and is currently white.

Action: Motion to adopt a resolution approving the application, with amendments as follows: Approval is for the concept only regarding: partition wall artwork, blade sign, decorative fan feature, reconfiguration of counter, preservation of donor floor tiles, hanging signs within business space, retractable security gate, interior wall mural; all construction, material, finish, and attachment, details will be subject to future review; lighting is not being approved at this time; final sign dimensions must match the dimensions of the approved concept plan. Guidelines cited: 3.1, 3.2.5, 3.4, 3.4.1 (e), 3.5, 3.6, 3.8.7.

MM/SC/MC/JC 9:0:0 Motion carried.

022424.3 APPROVAL OF MINUTES

Action: Motion to approve the minutes of October 11, 2023 as amended.
MM/SC/JC/LM 8:0:1 Motion carried. Stephanie Young abstained.

Action: Motion to approve the minutes of October 25, 2023 as amended.
MM/SC/SY/JC 8:0:1 Motion carried. Sam Farrazaino abstained.

Review of the minutes of November 9, 2023 was postponed.

Action: Motion to approve the minutes of December 13, 2023 as amended.

MM/SC/SY/MC 9:0:0 Motion carried.

Grace Leong referred to a status list of pending minutes sent after the last meeting. There are currently ten sets of draft minutes the need review by the Commission: seven from 2022, two from 2023, and one from 2024.

022424.4 REPORT OF THE STAFF

Minh Chau Le reported there will be a transition to a more concise format for meeting minutes beginning with the February 14, 2024 meeting. She said the executive session requested by the commission has been scheduled for March 7.

022424.5 REPORT OF THE CHAIR

Grace Leong reported that applicants will have the opportunity to schedule preapplications or preliminary consultations with a committee of the commission, with an occurrence last week, an informational briefing from the PDA about public seating on Pike Place. If preapplications or informational meeting occurs at the Committee meeting, an additional agenda will be published. She stated that action does not occur at Committee meetings, action only occurs at meetings of the full Commission.

022424.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: The PDA presented preliminary information regarding public seating at the February 21 URC meeting.

Design Review Committee: The PDA presented preliminary information regarding public seating at the February 21 DRC meeting.

022424.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: The GRC is accepting members.

022424.8 NEW BUSINESS

Sarah Baker introduced herself. She will be joining the Commission in MHC Position #2 and is awaiting confirmation by the City Council.

MHC coordination with PDA and community stakeholders:

There was ongoing discussion of the wide array of uses and interests within the market.

Discussion of public ways and amenities:

The commission discussed the issue of public space use and the need to receive more detailed information and a more comprehensive view. It discussed competing needs for public space, additional space becoming available when the park re-opens, exclusive uses of public space by businesses, and instances of non-compliance. Mr. Childs said that the Commission should have a discussion about street use, the full set of activities that can happen in that space, and that it should include the PDA and SDOT. Commissioners referenced the public seating at the MarketFront which is used exclusively by that one business.

Public Comment:

Heather Pihl provided comment about private seating on Pike Place. She mentioned that elements required by the City are new, and that the City's permits auto-renew. She referenced a letter from Friends of the Market. She said that seating should not discourage farmers from returning. Any public seating should not interfere with loading requirements.

Bob Messina referenced seasonal farmers markets, and the loss of farmers in the Market. He said that public seating allows people to sit down and linger, and buy more product.

Meeting adjourned at 6:45 p.m.

Submitted by:
Minh Chau Le,
Commission Coordinator