



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 37/24

MEETING MINUTES

Date: March 13, 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

Mark C. Childs

Lisa Martin

Golnaz Mohammadi

Elisa Shostak

Lance Wagner

Stephanie Young

Staff

Minh Chau Le

Donna Hartmann-Miller

Commissioners Absent

Jonathan Cracolici, Vice Chair

Sam Farrazaino

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

031324.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

Lisa Martin recused herself.

031324.11 Internet Development Studio Company 1928 Pike Pl Suite 301, Champion Building

Proposal for a new business specializing in web development, branding, graphic design, and venture investing. Operated by Internet Development Studio Corporation owned by Jimmy Lee (80%), Anastasiya Uraleva (10%), Andrew Alimbuyuguen (10%).

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, floor plan, photos, corporation documentation. Staff cited guidelines 2.1, 2.5, 2.5.2 Other (b) and (c), 2.6, 2.6.10, 2.7, 2.7.1, and that the URC recommended approval.

Applicant Comment: Jimmy Lee described the proposed business and past businesses he has operated.

Property Owner Comment: Lisa Martin provided comment in support of the proposal.

Public Comment: None.

Commission Discussion: The commission found the size of the space was in excess of guideline recommendations, but this was acceptable since this space and its size had been approved previously.

Action: Motion to adopt a resolution approving the application as presented. Guidelines cited: 2.1, 2.5, 2.5.2 Other (b) and (c), 2.6, 2.6.10, 2.7, 2.7.1.

MM/SC/MC/GM 6:0:0 Motion carried.

Lisa Martin returned to the meeting.

Golnaz Mohammadi recused herself.

031624.12

Pizza and Pasta Bar

Business Address: 1530 Post Alley # 7, Post Alley Market Building

Project Address: Public seating area 1500 block Post Alley, west side

Proposal for temporary exclusive use of outdoor dining area from April 1, 2024 – September 30, 2024.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, floor plan, previous use approval MHC 100/22, previous design approval MHC 100/23. Staff cited guidelines 2.1, 2.3, 2.9, 2.11 and that the URC recommended further discussion among the full commission. To streamline, a past approval deemed that if the temporary use was extended, the existing design approval would remain in place.

Applicant Comment: Babak Ziraknejad described the proposal and how it would be beneficial for his business and the community.

Property Owner Comment: Susan Brems, PDA provided comment in support of the proposal for the requested temporary duration only. She mentioned that if this section were turned over to general public seating, there was concern that it would

be used only by one tenant due to the high volume nature of that business. The high volume tenant currently uses the Post Alley courtyard for exclusive seating.

Mr. Child's asked Ms. Brems if the PDA controls the alley. Ms. Brems said that the alley was a pedestrian right of way, and technically controlled by SDOT. The area for the application with the fixed seating is controlled by the PDA.

Public Comment: None.

Commission Discussion: Ms. Young mentioned that in the Use Committee meeting, the committee asked if any other business were interested in this space, and the response was no. Ms. Leong asked the PDA who they have noticed using this space when it is general public seating and Ms. Brems responded that it was majority use was by Pike Place Chowder with incidental use by others. Ms. Leong said that part of the Commission's responsibility is to ensure a vibrant mix of uses in the Market. Ms. Martin said she wanted another solution to the problem of seating concentrated for one business. Mr. Childs said that other public seating needed to be reviewed. Ms. Martin said that the Commission needs to see the whole picture. Ms. Brems said that the PDA always tries to be fair to all tenants.

Ms. Leong asked whether the PDA would consider extending the temporary use period for the full calendar year. Ms. Brems responded that they felt the best request was current application as presented, to give peak season use to Pizza and Pasta and open up the seating during the off-season.

The commission found the proposal compatible with district guidelines because of the nature of the business and its location.

Action: Motion to adopt a resolution approving the application as presented.
Guidelines cited: 2.1, 2.3, 2.9, 2.11.

MM/SC/SY/MC 6:0:0 Motion carried.

Golnaz Mohammadi returned to the meeting.

031324.13 Postponed according to the applicant's request.

031324.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

031324.21 Unexpected Productions
1428 Post Alley, Economy Building

Retroactive proposal for renovation of interior concessions area: reconfiguration of bar, new wall finishes, floor repair, fixtures, and equipment.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, photos of space prior to renovation, floor plans, elevations, lighting plans, color and materials information, equipment cut sheets. Staff cited guidelines 1.5, 1.5.4, 1.6, 3.1, 3.4, 3.4.2 (a) and (d), 3.5 and that the DRC recommended further discussion among the full commission. Mr. Childs said that he was able to do a site visit to see the materials and build-out.

Applicant Comment: Jay Hitt, Managing Director and Anne-Jeanette Seymour, project designer confirmed that the proposal was retroactive and clarified that the floor work was repair of the existing rather than replacement. Electrical and plumbing permits were obtained.

Property Owner Comment: Zack Cook, PDA spoke in support of the proposal.

Commission Discussion: The commission discussed the headshot wall and found that because it resembled a theatrical prop feature rather than a wall, the proposed surface treatment of painted brick was acceptable. Mr. Childs said that he was satisfied that there was not a product imitating another material.

Action: Motion to adopt a resolution approving the application as presented.
Guidelines cited: 1.5, 1.5.4, 1.6, 3.1, 3.4, 3.4.2 (a) and (d), 3.5.

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

031324.3 APPROVAL OF MINUTES

Review of the minutes of February 14, 2024 was postponed.
Review of the minutes of February 28, 2024 was postponed.

031324.4 REPORT OF THE STAFF

Minh Chau Le reported on the financial interest statement process, the progress of commissioner confirmations, and the public availability of Hearing Examiner appeals materials.

031324.5 REPORT OF THE CHAIR

Grace Leong said that going forward, applicant time for presentation would be limited to ten minutes or less to prioritize the time for the Commission and staff, and to promote fairness to all applicants and members of the public. It will be at the discretion of the Committee chairs to suggest if additional time is needed for presentations. Commissioners were supportive of the suggested procedure.

Grace Leong reported she had met with Department of Neighborhoods, including Director Jenifer Chao, Malia Brooks, Min Chau Le, and Sarah Sodt regarding administrative issues. Going forward, the Department will be posting approved minutes on the website and correcting the mis-posted materials that are on the website. Action meeting minutes have been rolled out. The goal is to have a quarterly meeting with the PDA and community. In respect of staff time, the priority will be to have special meetings and committee meetings on established meeting days, potentially adding on to a short meeting or holding a meeting when there are no applications. Meetings will be canceled if there is no application, urgent business, special, or committee meeting, however, there has only been one such case in the recent past.

031324.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: None.

Design Review Committee: None.

031324.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: The GRC will next meet on March 21, 2024.

031324.8 NEW BUSINESS

MHC coordination with PDA and community stakeholders:

Public Comment: Heather Pihl provided comment related to the PDA Master Plan and commissioner recruitment. She expressed concern about Pike Place being shown as a "café street".

Mr. Childs exploring a consent agenda format for its future meetings. He asked about scheduling a time with counsel to discuss such topics. Suggestions of topics should be sent to the Chair, which will be compiled in a meeting request.

The commission discussed its potential to become more active in leading planning efforts and cited SMC 25.24.030 C.

Discussion of public ways and amenities:

The commission discussed the limited availability of public seating. Members cited the lack of available information about a comprehensive market-wide strategy to meet the need in a fair manner, and unapproved uses and alterations to public areas.

Ms. Martin reminded the Commission that other property owners needed to be included. Ms. Leong said that we need to be mindful of the whole district.

Mr. Childs suggested that SDOT be invited to meet with the Commission.

Meeting adjourned at 6:12 p.m.

Submitted by:
Minh Chau Le,
Commission Coordinator