



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 182/25

MEETING MINUTES

Date: Wednesday December 10, 2025

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

Jonathan Cracolici, Chair

Grace Leong, Vice Chair

Alex Apostolopoulos

Sarah Baker

Mark C. Childs

Tom Graff

Jonathan Kiehnau

Golnaz Mohammadi

Elisa Oksner

Commissioners Absent

Pfeiffer Bloecker

Lisa Martin

Olivia Vermaak

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Jonathan Cracolici determined a quorum was present and called the meeting to order at 4:30 p.m.

121025.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

121025.11 Baiana Kitchen
1505 Pike Pl, Fairley Building
Applicant: Emme Collins, Business Co-Owner
Property Owner: Shannon Hilliard, PDA

Proposal for a new food business specializing in Afro-Brazilian cuisine. To be operated by Baiana Kitchen LLC owned by Emme Collins (50%), Maria Ribeiro (25%), Antonio Ribeiro (25%).

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Description of proposed business; LLC documentation. Additional relevant information: Zoning: Zone 1, street level, Food (a-b) and Retail (b) uses permitted; Prior use: Food (e) (Pike’s Pit BBQ); Proposed use: also Food (e); Size: 600 s.f.; Proposed ownership structure: LLC; Owners onsite: All three co-owners to be onsite regularly; Ownership in another business: None of the three co-owners have ownership in another business; Proposed business hours: 11am to 6 or 7pm, seven days per week. Additional information requested by the URC: Background on proposed owners; sample menu; addition of alcohol to the application, if desired; adjustment to proposed hours, if desired; background information about the location related to zoning, allowable uses, and actual uses. Relevant guidelines cited 2.5(e), 2.6, 2.7. URC recommended approval, noting additional conversation may be needed around 2.5.1.

URC: Additional information had been requested, review of previous uses was recommended.

Applicant Presentation: Emme Collins presented the proposal.

Property Owner Comment: Shannon Hilliard provided comment in support of the proposal.

Public Comment: None.

Commission Questions: Obtained confirmation that the grocery offerings represent hard to find items, the merchandise is predicted to be around 5% of sales, cooking will be done onsite; applicant is open to extending open hours.

Commission Discussion: Suggestion to add Collins’ cookbook as merchandise, to cite 2.1.4 and 2.6.6, to allow hours to be extended, to cite Food (c)(e), and Retail(e). Jon Cracolici moved to adopt a resolution approving the application as presented, including the testimony here and the materials in the staff report with the following amendments: that the hours may be expanded to include any open time for that building location, and also including the cookbooks according to 2.5.4(e), citing 2.5.1(c) and (e), 2.5.4(e), 2.1.4, 2.6 and

2.7 in their entirety and noting that we discussed 2.5.1. Seconded by Mark Childs. Amended to add that the total retail sales not to exceed 25% of gross sales; seconded by Grace Leong. Sarah Baker made a friendly amendment to include the sale of alcohol in the future. Accepted by Jon Cracolici.

Vote: 9:0:0 Motion carried.

121025.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

121025.21 Tarot Crow
1501 Pike Pl #512, Fairley Building
Applicant: Andrew Corax, Business Owner
Property Owner: Shannon Hilliard, PDA

Use: Proposal for a new retail business specializing in apothecary and tarot-related products. To be operated by Tarot Crow LLC owned by Andrew Schepers (100%).

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Description of proposed business; LLC documentation. Additional relevant information: Zoning: Zone 1, below street level, Food (a-e) and Retail (a-b) uses permitted; Prior use: Retail (d) (Afghani Crafts); Proposed use: Retail (d); Size: 98 s.f.; Proposed ownership structure: LLC; Owners onsite: to be onsite regularly; Ownership in another business: None; Proposed business hours: 10am to 6pm, seven days per week. URC had requested additional information: clearer site plan; sample menu of products; clarification of owner's onsite presence; adjustment of proposed hours, if desired; background information about the location related to zoning, allowable uses, and actual uses. Relevant guidelines cited 2.5.4(d), 2.6, 2.7. URC recommended approval pending the review of the additional information requested.

URC: Application needed more detail and additional information had been requested.

Applicant Presentation: Andrew Corax presented the proposal.

Property Owner Comment: Shannon Hilliard provided comment in support of the proposal.

Public Comment: None.

Commission Questions: Obtained additional information about the business owner's estimated days and times of operation, services and products offered.

Commission Discussion: 2.5.4(c) should be included. Grace Leong made a motion to approve the use application as presented today, citing guidelines 2.5.4(c) and (d). Seconded by Mark

Childs. Friendly amendment by Jon Cracolici for 2.6 and 2.7. Accepted by Grace Leong and seconded by Mark Childs.

Vote: 9:0:0 Motion carried.

Design: Proposal for temporary signs: storefront sign and hanging sign in walkway adjacent to the store.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Renderings of signs. The DRC had requested clarification on which sign is temporary or permanent, clarification on sign materials, finishes, sizes, attachment methods, and additional context photos. Guidelines cited 3.4 and 3.6.3.

DRC: Recommended replacement of a nearby light bulb.

Applicant Presentation: Andrew Corax presented the proposal.

Property Owner Comment: Shannon Hilliard provided comment in support of the proposal.

Public Comment: Austin Godwin.

Commission Questions: Obtained confirmation of the proposed size of the door sign, and of the direction that the door opens.

Commission Discussion: The decision should identify which sign is temporary and which is permanent. Painted signs are preferable to vinyl. Mark Childs made a motion to adopt a resolution to approve as presented in the materials and today with the addition of that we are also approving a temporary "open" sign, of the same size or smaller, for up to six months and we are allowing either sign to be hand-painted as opposed to vinyl. Seconded by Tom Graff.

Vote: 9:0:0 Motion carried.

121025.22 Offsite Freezer Unit
Right of way adjacent to 1509 Pike Pl
Applicant: Zack Cook, PDA

Use: Proposal for temporary placement of a freezer in the right of way December 2025 to May 2026. Freezer to be used by Maximilien Restaurant.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Description of proposed use. Additional relevant information: Maximilien Restaurant's existing onsite freezer will be disrupted while the LaSalle Building undergoes elevator repair. This proposed

offsite freezer will be used by Maximilien during the repair period. URC had requested additional information about the type of parking or other use currently occurring in this space. Relevant guidelines cited 2.8; 2.9. URC recommended approval.

URC: Straightforward proposal.

Applicant Presentation: Zack Cook presented the proposal, citing an end time of May 2026.

Public Comment: None.

Commission Questions: None.

Commission Discussion: None. Grace Leong moved to adopt a resolution approving the application as presented, citing 2.8 and 2.9. Seconded by Jon Cracolici.

Vote: 9:0:0 Motion carried.

Design: Proposed freezer unit.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Photos of existing condition; Rendering; Freezer specifications. DRC had requested additional information for the applicant to consider: anti-theft measures related to the wiring; signage for the public's knowledge; and supplemental barriers. Relevant guidelines cited 3.1, 3.8. DRC recommended approval.

DRC: No additional comment.

Applicant Presentation and Property Owner Comment: Zack Cook presented the proposed freezer.

Public Comment: Austin Godwin.

Commission Discussion: Signage on the cooler suggested.

Jon Cracolici moved to adopt a resolution approving the application as presented including the staff report and the discussion here in this public meeting with the change that the sign shown on page six of nine say, instead of the proposed copy, "business open temporary cooler". Seconded by Mark Childs

Vote: 9:0:0 Motion carried.

121025.3 INFORMATIONAL BRIEFINGS

121025.31 MarketFront Plaza Design
Alex Shapleigh, PDA

Presentation on potential repairs and enhancements of the upper MarketFront Plaza. Two design options were presented which include options for seating, planters, signage, and art.

Alex Shapleigh presented the briefing for potential changes to the area, which opened in 2017 and has seen a high volume of users with the recent opening of Overlook Walk. Issues to address are quantity and quality of seating, repair or replacement of worn surfaces, and improving vegetation elements. He referred to guidelines 3.8.1, 3.8.7, and 3.8.8. Photos of existing conditions, materials, layouts, and elevations were presented.

Public Comment: Bob Messina, Austin Godwin, Gina Karaba.

Commission Discussion: Additional clarification is needed for future railing locations and the replacement decking materials. The accessibility, appearance, functionality of the existing picnic tables should be reviewed. Commission obtained confirmation that the proposed timeline to implement is prior to FIFA 2026.

121025.4 APPROVAL OF MINUTES

None.

121025.5 REPORT OF THE STAFF

Last day of service of Commissioner Elisa Oksner. Incoming Commissioner Ras Peynado anticipated to begin service in January.

121025.6 REPORT OF THE CHAIR

Street Use Presentation by Friends of the Market is planned for the January meeting. Attended a walk-through with SDOT which included general discussion of planning for World Cup and channeling people through the Market.

Attended a round table meeting with the PDA, Seattle Fire Department, Seattle Police Department which included general discussion of the right-of-way: entry points, entryway control options, options for varying levels of access for vehicles.

121025.7 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: Accepting additional members.

Design Review Committee: Accepting additional members.

121025.8 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: The commission reviewed draft changes dated November 2, 2026. The commission was in favor of sending the draft to City Attorney's Office for further review and as a step towards potential adoption. Jon Cracolici called for a vote.

Vote: 9:0:0 Motion carried.

121025.9 NEW BUSINESS

Public Comment: Heather Pihl.

Discussion regarding high levels of parking enforcement and its possible negative effects for vendors, deliveries, and others.

Standing item, MHC coordination with PDA and community stakeholders: no further discussion.

Standing item, discussion of public ways and amenities: no further discussion.

Recurring item, commission work group updates: potential workgroup to address graphic depiction of zoning within the market

Meeting adjourned at 6:44 p.m.

Submitted by:
Donna Hartmann-Miller
Administrative Support