



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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MEETING MINUTES

MHC 138/26

Date: Wednesday August 26, 2026

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

Jonathan Cracolici, Chair
Grace Leong, Vice Chair
Alex Apostolopoulos
Sarah Baker
Mark C. Childs
Tom Graff
Golnaz Mohammadi
Ras Peynado
Olivia Vermaak
Jonathan Kiehna

Staff

Minh Chau Le
Nelson Pesigan

Commissioners Absent

None

Chair Jonathan Cracolici determined a quorum was present and called the meeting to order at 4:30 p.m.
Vice Chair Grace Leong joined the meeting at 4:40 p.m.

082626.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

082626.11 Pike Place Market Street Operations

Pike Pl and its cross streets (Pike, Pine, Stewart, and Virginia Streets)
Applicant: Radcliffe Dacanay, SDOT Climate Officer
Property Owner: Seattle Department of Transportation (SDOT)

Use: Proposal for temporary implementation of a street use operating plan which consists of varying levels of vehicular access to Pike Pl and its cross streets. The proposed duration is October 1, 2026 – March 31, 2027.

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

Staff Report: Minh Chau Le reported that the applicant seeks temporary approval for a street use operating plan permitting three vehicular access modes - fully open, soft closure, and full closure. The proposal represents a continuation of street use operations that limit vehicle access to Pike Pl and its cross streets that began in April 2025.

URC Report: The committee had requested additional information. The applicant's responses to the requests appear to be clear.

Applicant Presentation: Radcliffe Dacanay presented the proposal.

Property Owner Comment: No further comment from the property owner.

Public Comment: Lendy Hensley; Christine Vaughan; Larry Goetz; Graham Marmion; Michael Teer; Babak Ziraknejad; Bob Messina; Conrad Steinbrueck; Micah Nazarino; Rafeal Gomez Ruiz; Brooks Kolb; Gina Karaba, Ryan Reese, Steve Dolan, Austin Godwin, Kevin Ji; Jacob Mills, Matthew Werner, Adam Cornille, Corey Crocker.

Commission Questions : The commission inquired about implementing extended-time loading zones, the survey methodology used, the enforcement of vehicle access during closure modes, the enforcement of parking, and the extent of the PDA's ability to make day-to-day operational decisions.

Commission Discussion: Time durations for loading zones, pedestrian safety on partially or fully open days, a clearer definition of the PDA's level of authority, outreach to all merchants including non-PDA, accommodations for merchants, district-specific signage, and the need for ongoing safety and street-use analysis were discussed.

Action: Chair Jonathan Cracolici moved to adopt a resolution to approve the application as presented inclusive of all testimony today and the materials today marked as "final", under the following conditions: SDOT must provide the commission with a look-ahead plan regarding the possibility and path toward establishing 45-minute and 60-minute loading zones, including feasibility and estimates of how soon the zones can be created; SDOT must continue its engagement and outreach to the Pike Place Market community and to merchants as it plans for future applications, citing guidelines 2.1, 2.3, 2.9, 2.11, as well as the relevant section of the Seattle Municipal Code 25.24.060. Seconded by Commissioner Alex Apostolopoulos.

Vote: 10:0:0. The motion passed.

Design: Proposal for planters, signs, and gates related to the temporary street use operating plan.

Staff Report: Minh Chau Le reported that the existing commission approval for features in the right-of-way that support limited vehicle access expires in September 2026.

DRC Report: The committee had requested additional information.

Applicant Presentation: Radcliffe Dacanay presented the proposal.

Property Owner Comment: No further comment from the property owner.

Public Comment: Steve Dolan; Ben Frey; Heather Pihl; Austin Godwin; Gina Karaba.

Commission Questions: The commission obtained confirmation that the First Avenue entrance to lower Post Alley would be included in soft closure mode, on the color, placement, and storage of fencing, and on the availability of both square and round planters. The commission inquired about adding speed limit signs and adjusting the wording on the signs.

Commission Discussion: Commissioners discussed amendments to the proposal regarding planters, railing color, clarification about the inclusion of lower Post Alley in closure modes, understanding broader traffic impacts on surrounding streets, and evaluating whether sign placement obstructs views.

Action: Chair Jonathan Cracolici moved to adopt a resolution approve the application as presented, inclusive of the testimony received, with the following amendments and conditions: the round-style or square-style planters may be used interchangeably, as SDOT sees fit; locations for “soft closure” and “hard closure” signage must be added to lower Post Alley; the “full closure” fencing will be red; SDOT has permission to add the word “historic” to the signage; the applicant will take photos of alternate sign placements and will include them in the next application for the commission to evaluate, citing guidelines 3.1, 3.6, and 3.8, with no exception taken to 3.8.7. Seconded by Commissioner Sarah Baker.

Vote: 10:0:0. The motion passed.

Chair Jonathan Cracolici amended the meeting agenda to add commission action on: 082626.2 Soames Dunn Courtyard Mural.

082626.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

082626.21 Soames Dunn Courtyard Mural

1916 Pike Pl – outdoor courtyard, Soames Dunn Building

Applicant: Alex Shapleigh, PDA

Property Owner: Alex Shapleigh, PDA

Description: Final mural design for the north wall of the Soames Dunn courtyard.

Staff comment: Minh Chau Le commented that the mural is part of the renovation of the courtyard approved by the commission in May 2026. At the time of approval, the final mural design was not yet available for commission review.

DRC Report: The committee reported that it reviewed the proposal at its most recent meeting and recommended review and action by the full commission. The DRC had requested additional information, which has been included in the current proposal.

Applicant Presentation: Alex Shapleigh presented the proposal, which consisted of Certificate of Approval MHC 79/26, a rendering and photos of the existing space, information about the artist selection process, a scale rendering of the proposed artwork, mural colors, and written descriptions of the artwork.

Property Owner Comment: No further comment from the property owner.

Public Comment: Austin Godwin.

Commission Questions: None.

Commission Discussion: The commission found the project to be appropriate and that the presentation was thorough.

Action: Chair Jonathan Cracolici moved to adopt a resolution to approve the application as presented, including all current materials and testimony provided during the meeting, citing guidelines 3.1, 3.2, 3.2.3, and 3.8. Seconded by Commissioner Mark C. Childs.

Vote: 10:0:0. The motion passed.

082626.2 APPROVAL OF MINUTES

Jonathan Cracolici moved to approve the meeting minutes from January 4, 2024, and May 8, 2024, as reviewed by the commissioners.

Vote: 10:0:0. The motion passed.

082626.3 REPORT OF THE STAFF

Minh Chau Le reported on coordination with GRC members to schedule an executive session in September and provided status updates regarding vacant positions 9 and 11.

082626.4 REPORT OF THE CHAIR

None.

082626.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: None.

Design Review Committee: The committee reported that two proposals had been referred to them for decision at the August 19 DRC meeting, that implementation details about such referrals needs to be clarified, and recommended forming a working group. The committee requested that all such referrals appear on both the committee meeting notice and the commission meeting agenda.

Public Comment: None.

082626.6 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: The GRC requested expediting the City Attorney's Office final review of the draft guideline revisions. The GRC reported that the time reserved for the next GRC meeting on September 30 could be used for an executive session on several topics the commission had identified.

082626.7 NEW BUSINESS

Chair Jonathan Cracolici reported ongoing coordination between the MHC, the PDA, and community stakeholders. The chair confirmed plans to continue this work.

Meeting adjourned at 7:30 p.m.

Submitted by:
Nelson Pesigan,
Administrative Specialist Support