



The City of Seattle

Pike Place Market Historical Commission

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

MHC 30/21

Wednesday March 10, 2021

4:30 p.m.

Virtual meeting via WebEx

COMMISSIONERS

Sam Farrazaino

Chris Bown

Michael Hammond

Grace Leong

Golnaz Mohammadi

Lisa Martin

Lauren Rudeck

Christine Vaughan, Chair

Stephanie Young

Staff

Minh Chau Le

Melinda Bloom

Absent

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:38 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.

031021.1 PUBLIC COMMENT

There was no public comment.

031021.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

031021.21 Old Stove Brewery

1901 Western Ave Suite A, MarketFront Building
Chris Moore, Owner

Staff Report, Use: Ms. Le explained the proposal to extend current operation of temporary outdoor dining area in patio and stairway adjacent to existing restaurant until June 30, 2021. Services and menu to be consistent with current approved business uses. Previously approved August 2020 per mhc87/20 on a temporary basis valid until March 2021. She said the space is in Zone 3, below street level, all uses permitted. Proposed use would be: 2.5.1 (e): food and beverage businesses offering on premise dining (no changes from current). Space of proposed patio expansion is 1,870 square feet. Proposed ownership structure: No changes to current. Owner affiliations: No changes to current. Owner operator: No changes to current. Business hours: Expanded patio to operate 7 days per week, 10 am – 11 pm. Exhibits reviewed included a site plan and easement dated January 8, 2021. Guidelines that applied to this application included 2.3.1, 2.9.1, 2.9.2, 2.4, 2.5.

Applicant Comment:

Landlord representative Zack Cook explained the temporary use for Old Stove Brewery will be exactly the same; nothing will change.

Ms. Vaughan said since everything is the same the Commission will review it as a package.

Ms. Le explained that the temporary use approval will expire June 30, 2021 and has been approved by the property owner. She said if use is approved then design will be as well.

Mr. Cook suggested approval until 30 days after the end of the emergency and noted they will have to get approval once again from City. He said the approval will cover the additional run of tables closer to the walkway. He noted the strain the Covid restrictions have had on restaurants.

Brian Stan, Old Stove Brewery said that even with 25% allowed into restaurant most people decide to dine outdoors. On sunny days outdoor use is good with spillover indoors. He said the northern-most tables are used by Honest Biscuits and Indy Chocolate during the day. He said the outdoor use has been a life saver for them.

Old Stove owner Chris Moore said he has had a hard time running the restaurant and taproom during the pandemic. He said it has been a tough time and he has

lost money and he is struggling to stay open. He said the area was approved for your last fall and by the time he got the approval, weather was rain, sleet, and snow. He said the pandemic still has a way to go and the outside space makes a big difference in being able to keep the business open.

Mr. Cook said that most winter dining is restricted, and Old Stove has been a place where people could come and sit outside.

Ms. Young asked if there had been any negative feedback.

Mr. Cook said there hadn't been any bad comments, just good. He said other businesses are happy to be able to use the tables.

Mr. Farrazaino asked when inside dining might reopen.

Mr. Cook said he didn't know but noted they can open to 25% capacity in Phase II.

Greg Bjarko, architect for Old Stove design said even when indoor dining opens people won't dine inside. He said the outdoor seating has been a lifeline and will continue to be as indoor dining opens up.

Ms. Vaughan stated that two time frames for the temporary use have been mentioned, one through June 30, 2021 and one until 30 days after the emergency passed. She said the new tables functioning as Old Stove during the emergency will be returned to public area when the restrictions are lifted.

Mr. Moore said he will be happy when they are public tables again.

Mr. Cook said they have good safeguards in place for review of this temporary approval: PDA review, City easement review; and Commission review. He said the public area and tables are used now during the Covid emergency to make it through the crisis.

Mr. Bown noted there are eleven tables outside and 25 tables inside.

Mr. Moore said at 25% cap they can only have 50 people at any time, including employees. He said their revenue on January 6 was 1/6 of what it was pre-Covid; on a bad day, it was 1/20. If not for the temporary area/tables, he would be out of business.

Mr. Stan said business is weather-dependent as the outdoor tables are the only option. He said they have shaved back as much as possible and only managers are working at this time.

Discussion ensued about the length of time the temporary approval should be for and return of the space to public use: June 30, 2020 with administrative approval as needed beyond that; or no longer than 30days beyond end of emergency. Concern was raised about how 'end of emergency' is defined.

Mr. Stan said that their ability to sell beer is tied to the '30 days beyond' time frame. He said the governor will declare opening of Phase 4.

Commissioners discussed and fine-tuned verbiage for motion. And the need to support Market businesses.

Action: Ms. Young made a motion to adopt a resolution to approve application until thirty days after the end of emergency or one year, whichever comes first, with condition the space return to public space or submit a new application for use upon expiration.

Ms. Vaughan made an amendment to adjust the wording, but Commissioners agreed that the motion Ms. Young made was clearer.

MM/SC/SY/SF 8:0:0 Motion carried.

Staff Report, Design: Ms. Le explained the application for temporary tables, umbrellas, and stanchions to support temporary outdoor dining area. Exhibits reviewed included site plan, site photos and furniture and stanchion details. Guidelines that applied to this application included 3.7.1, 3.8.1, 3.8.7, 3.8.8, and 3.4.3 d and f.

Design was discussed and approved as part of the Use approval.

031021.3 APPROVAL OF MINUTES

January 27, 2021

MM/SC/SY/MH 4:0:3 Minutes approved. Mr. Farrazaino, Mmes. Leong and Rudeck abstained.

February 10, 2021

MM/SC/SF/GL 7:0:1 Minutes approved. Ms. Rudeck abstained.

031021.4 REPORT OF THE CHAIR

There was no report from the Chair.

031021.5 STAFF REPORT

Ms. Le reported alterations made without Certificate of Approval:

- Removal of arcade chairs near north end of Victor Steinbrueck Park.
- Unauthorized juice sales in Corner Produce stand; need to go through proper steps.

She said she is advising parties involved that Certificate of Approval is still required.

031021.6 NEW BUSINESS

Discussion of Guideline and Rules & Procedures revisions

Ms. Vaughan reported on the changes made to the Ordinance in 2015 that impact the composition of the Commission and the statement of commitment to advancing racial equity in the guidelines. She said the Commission went through diversity training and language was crafted. She provided summary of Guideline revision process to date.

Review and potential revisions to existing Rules and Procedures– adding acknowledgement of being on tribal lands, changing the sequence of steps in meeting procedures, and specifying selection process for Position 12 – At Large. Commission members will review the document to discuss at the next meeting.

Ms. Martin made a motion to adjourn. Mr. Bown seconded.

Minh Chau Le
Commission Coordinator
206-684-0229