



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 23/23

Wednesday, February 8, 2023

4:30 p.m.

Hybrid meeting virtual location: Virtual access on the WebEx platform as provided in the meeting agenda.

Hybrid meeting physical location: Seattle City Hall, 600 4<sup>th</sup> Avenue, Boards & Commissions Room L2-80

### **COMMISSIONERS**

Leslie Buker  
Sam Farrazaino  
Grace Leong, Chair  
Golnaz Mohammadi, Vice Chair  
Lauren Rudeck  
Stephanie Young

### **Staff**

Minh Chau Le  
Melinda Bloom

### **Absent**

Lisa Martin

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

She provided an acknowledgement of the Pike Place Market being on unceded land of the Duwamish and Puget Sound Coast Salish people.

### **020823.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

020823.11 Rachel's Ginger Beer  
1901 Western Ave – Suite F, Marketfront Building  
Rachel Marshall, Business Owner

Ms. Le explained the proposal for change of location and expansion of use to add a pub-style menu. The space is in Zone 3, street level, all uses permitted. Previous Use: Vacant. Proposed Use: food (e). Size: 3057 sf. Proposed ownership structure: RGB Market LLC owned by Rachel Marshall (50%), Adam Peters (50%). Business owners report no other ownership interest in similar businesses. Rachel Marshall to be onsite for regular day to day operations. Hours of operation: Weekdays: 10 am – 10 pm; Weekends: 10 am - 12 am. Exhibits included a site plan, preliminary floor plan, sample product and price list, LLC

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information. Guidelines that applied to this application include 2.1, 2.5, 2.6, 2.7, 2.7.1, 2.8, 2.8.2.

The URC recommended to approve. Ms. Young noted that the business needed to move due to ventilation requirements, and that this was not a divisible space. She was satisfied that it did not violate the size limitation and qualified to meet the exceptions to size limits. Concentration of businesses was considered, but this business is different enough that 2.7.1 remains in compliance.

Zack Cook, PDA, said Rachel's Ginger Beer has been on Pine for ten years. He noted she started in farmers' markets then moved to the Market. She is ready to expand to a larger space. He said the new space will have a whole kitchen with more robust kitchen space. He said she would come back with design. He said this is the last space to lease out in the new area. Once the new space is opened, Rachel's Ginger Beer would vacate the old space, so there are no concerns about having multiple spaces.

Rachel Marshall said she is very excited to be in Market and to have this new opportunity. She said they made it through the pandemic with help of the Market and fiscal responsibility. She said she is excited to expand from 1,300 square feet to 3,000 square feet after ten years.

Ms. Leong asked how different this space would be from the other locations at University Village and Capitol Hill.

Ms. Marshall said aesthetically they are somewhat similar, exposed wood and with a similar flow.

Ms. Leong asked if shared seating could accommodate all business at that location.

Mr. Cook said they have to meet Washington State Liquor Board regulations but that there is some precedent since Covid for shared areas. He said they would push for areas of overlap to have a producer's hall type space where people could get food from various businesses and then sit together. He said that is a direction they want to move in.

Public Comment: There was no public comment.

Ms. Buker said it meets the guidelines. She was excited the vacant space would be activated. She supported the application.

Ms. Leong said there is no conflict with other locations since this business started in the Market.

Ms. Rudeck said the business started in the Market so it is okay that she has other locations.

Action: Ms. Young made a motion to adopt a resolution to approve that application as presented. She cited 2.1, 2.5, 2.6, 2.7.1, 2.8.

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

**020823.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

020823.21 Ventures  
1501 Pike Pl #521, Fairley Building  
Aujanee Session, PDA

Ms. Le explained the proposal to add a wall dividing an existing business space into two separate spaces. Exhibits included floor plan, photos of existing conditions, construction details. Guidelines that applied to this application included 3.1 and 3.4.

DRC requested a vicinity map and recommended to approve.

Aujanee Sessions went over plans and photos. The proposed was to construct a wall, fill in door and window, to divide the space in two.

Ms. Young asked for clarification on what would be removed.

Ms. Sessions said just the railings.

Public Comment: There was no public comment.

Mr. Farrazaino said it is straightforward and meets the guidelines. He said the space is being adapted for better use and he supported the application.

Ms. Young asked why the wall is needed.

Ms. Sessions said the space is too large and not functional for the business owner. She said it also allows for the opportunity to add another business to the new space.

Mr. Farrazaino said there is also the challenge of staffing issues and doors on each side of the space.

Action: Mr. Farrazaino made a motion to adopt a resolution to approve the application as presented. He cited 3.1, 3.4.

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

**020823.3 APPROVAL OF MINUTES**

Commission member discussed options to help with production of meeting minutes because minutes are significantly behind schedule.

**020823.4 REPORT OF THE CHAIR** There was no report.

**020823.5**      **REPORTS OF THE STANDING COMMITTEES** There were no reports.

**020823.6**      **STAFF REPORT**

Meeting location update

Ms. Le said the meeting room in the Market will hopefully be ready by end of March 2023.

Commissioner recruitment update

Ms. Le said four appointees have been selected by the Mayor's Office and will go through confirmation at City Council. She said the new Commissioners – Friends of Market, Architect, Resident, and Merchant positions - will hopefully be on board by end of March.

Ms. Buker said there are six vacant seats and asked if interested parties would be solicited.

Ms. Le said with the new Commission members, there would only be two vacant seats, one Resident and one Allied Arts.

Ms. Buker asked if anything is needed to solicit for positions.

Ms. Le said word of mouth is appreciated.

Ms. Buker asked what the procedure was before.

Ms. Le said primarily through newsletters, mailing, notices with PDA, web posting.

Ms. Buker asked if they need to do more to solicit more residents and asked if all others rejected.

Ms. Le said there were two resident seats open, no candidates were rejected.

Ms. Buker asked if we still have active applications or were all others rejected.

Ms. Le said applications are needed for resident.

Ms. Buker asked if a new round of advertising would be done to take advantage of the momentum and have staff help solicit more applications.

Ms. Rudeck said it would be helpful if the PDA would send out, they didn't send it out before.

Ms. Leong asked if something could be posted at the resident mailboxes.

Ms. Buker said Commissioners would have to do that themselves or staff could help.

Ms. Leong asked if there is a PDA contact.

Ms. Le said she reached out to the manager of the PDA housing portfolio who assured her the resident recruitment was posted.

Mr. Farrazaino asked where the previous nominations from Allied Arts stand.

Ms. Le said in Allied Arts last sent nominees in 2018 and 2020. She said they had all withdrawn their candidacies due to the time elapsed. She said we are ready to receive their list when they are ready to do so.

Mr. Farrazaino said he would follow up with Allied Arts.

Ms. Leong asked what is the soonest the new Commissioners would join the Commission.

Ms. Le said it is hard to predict. The names are forwarded to Council for confirmation which is subject to council scheduling which is not within her control.

Public Comment: There was no public comment.

#### **020823.7**

#### **NEW BUSINESS**

Ms. Leong proposed formation of a special committee to review guidelines. She said it is a good idea to review and bring back suggestions to the whole Commission.

Mr. Farrazaino asked if there are areas of concern.

Ms. Leong said the guidelines should be able to evolve as the needs of the Market change. They were last updated in November 2013. She suggested review of off premise signs, map, zoning.

Ms. Mohammadi said the ceiling color guideline should be reviewed. She said she would help on committee.

Ms. Buker asked whether it makes sense to wait for four more Commissioners or get started now. She said the existing group has more experience.

Ms. Mohammadi said it would be nice to use Ms. Rudeck's assistance before she leaves; she has the most experience and has a business in the Market.

Ms. Rudeck said she didn't mind helping.

Ms. Leong asked if there could only be three people.

Ms. Le said yes, to avoid quorum.

Ms. Leong said Mmes. Mohammadi and Rudeck have volunteered and asked if anyone else would.

Ms. Leong volunteered.

Ms. Buker said the Rules and Procedures have been updated and were approved at last meeting. She asked what the status is.

Ms. Le said they are out for signatures. The next step is once signed, they will be filed with City Clerk and then posted to website.

Motion to adjourn:

MM/SC/LR/LB            6:0:0    Meeting adjourned at 5:27 pm.

Submitted by:

Minh Chau Le, Commission Coordinator