



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 46/24

MEETING MINUTES

Date: March 27, 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

Jonathan Cracolici, Vice Chair

Sarah Baker

Mark C. Childs

Samuel Farrazaino

Lisa Martin

Golnaz Mohammadi

Elisa Shostak

Lance Wagner

Stephanie Young

Staff

Minh Chau Le

Donna Hartmann-Miller

Commissioners Absent

None

Chair Grace Leong determined a quorum was present and called the meeting to order at 4:33 pm.

032724.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

032724.11 Namaste Gallery (dba Bobbie Medlin Studios)

1603 1st Ave, Inn at the Market

Roberta “Bobbie” Medlin, Business Owner

Proposal for a new retail business selling ceramics, home accessories, and jewelry.

To be operated by Namaste Gallery LLC owned by Roberta Medlin 100%.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, LLC Articles of Organization and Annual Report, sample product list. Staff cited guidelines 2.1, 2.6, 2.7, 2.7.1 and that the URC recommended approval. No design changes are proposed. Prior use was Retail (a) and (b); the proposed use includes Retail (a), (c), and (e). Retail (e) is not zoned in this location.

URC Report: Stephanie Young clarified that the applicant will close their current retail store as they establish this new business in the Market.

Applicant Comment: Bobbie Medlin described the proposed business, her current business in downtown Seattle, and clarified that this new business' name will be Bobbie Medlin Studios.

Property Owner Comment: Property owner was not present, but provided consent and support for the project .

Public Comment: None.

Commission Discussion: The commission inquired about the nature and origin of the retail products and future business signage needs. Mr. Childs asked what was designated as Retail (e).

The Commission clarified that signage, including decals, required Commission approval. Action: Motion to adopt a resolution approving the application as presented. Guidelines cited: 2.1, 2.5.4 (d) and (e), 2.6, 2.7.1.

MM/SC/SY/JC 10:0:0 Motion carried.

032724.12

Emmett Watson's Oyster Bar

1916 Pike Pl, Soames Dunn Building
Brian Trask, Prospective Business Owner

Proposal for change of ownership only of existing business, to be operated by Seattle Oyster Company LLC owned by Brian Trask 100%.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, LLC documentation, menu. Staff cited guidelines 2.1, 2.6, 2.7, 2.7.1, 2.10, 2.10.4, that the current use is Food (e), and that the URC recommended approval.

Applicant Comment: Brian Trask described the intent to maintain the existing menu and to emphasize attracting local customers. He described his history with seafood, specifically oysters and fish and chips. There is a desire to increase business with locals, and be part of the local community.

Property Owner Comment: Susan Brems, PDA, provided comment in support of the proposal as presented, as well as the potential extension of business hours.

Mr. Cracolici requested clarification that Mr. Trask did not have any other ownership interest in other restaurants, and that he would be the sole owner of Emmett Watsons. Mr. Trask confirmed.

Ms. Leong asked if there was interest in extending business hours. Public Comment: Heather Pihl said the commission could approve with an option for extended operating hours.

Commission Discussion: The commission discussed whether approval should be offered with the flexibility for the applicant to extend its business hours in the future.

Action: Motion to adopt a resolution approving the application with the amendments: applicant may add additional days of operation and hours of operation until 10 pm without further review or approval. Guidelines cited: 2.1, 2.5.1 (e), 2.6, 2.7, 2.10, 2.10.4.

MM/SC/JC/MC 10:0:0 Motion carried.

032724.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

032724.21 Bonnie B's Peppers
1500 Pike Pl #15, Corner Market Building
Dylan Randolph, Business Owner

Use: Proposal for expansion of use for an existing business, adding prepared hot dogs and mocktail beverages.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, sample menu. The current use is Food (c), the expanded use would also include Food (e). The applicant's estimated product breakdown would be 75% pickles, relishes, spreads and 25% hot dogs and drinks. Staff cited guidelines 2.8, 2.8.1 that the URC recommended approval.

URC Report: Stephanie Young cited the additional guidelines 2.5.1 (f).

Applicant Comment: Dylan Randolph said the primary product is difficult to sample on its own, hot dogs would be complimentary, and the mocktails were made using fresh fruit.

Property Owner Comment: Susan Brems, PDA spoke in support of the proposal.

Public Comment: None.

Commission discussion: No discussion.

Action: Motion to adopt a resolution approving the application for use as presented. Guidelines cited: 2.5.1 (f), 2.8.1.

MM/SC/SY/MC 10:0:0 Motion carried.

Design: Proposal for new equipment and signage related to the expanded use.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, photos of existing space, elevation drawings, equipment details, signage details.

Staff cited guidelines 3.1, 3.4, 3.6 and that the DRC recommended approval.

Applicant Comment: Dylan Randolph provided clarification of the exact location of the new hot dog sign and its method of attachment.

Property Owner Comment: Susan Brems, PDA spoke in support of the proposal.

There was clarification that the sign is neon.

Public Comment: None.

Commission discussion: The commission found the proposal consistent with guidelines.

Action: Motion to adopt a resolution approving the application for design as presented. Guidelines cited: 3.1, 3.4, 3.6, 3.6.1.

MM/SC/MC/JC 10:0:0 Motion carried.

032724.22

Western Avenue Shops

Post Alley and Pike St - NE corner, Leland Building &

Hillclimb, level 3, Leland Building &

Right of-way adjacent to: 1500 Western Ave &

Rights of-way adjacent to: 1522 Western Ave

Brooke Westlund, Business Owner and Applicant

Use: Proposal for placement of offsite signage: painted signs along Post Alley, Hillclimb, and A-frame signs in public rights-of-way.

Staff Report: Minh Chau Le provided exhibits related to the proposal: applicant comments, location details, photos of existing proposed sign locations. Staff cited guidelines, 3.6.6 (b), 3.6.7. Staff reported the potential conflict of businesses having multiple off- site A frame signs, the potential to approve signs on a

temporary basis, and the need for approval stickers. URC recommended additional discussion among the full commission.

URC Report: Stephanie Young cited 3.6.6 (b)(1) regarding the A-frame signs.

Applicant Comment: Brooke Westlund spoke about the revisions they had made to the design, responsive to committee questions about A frames advertising individual business.

Property Owner Comment: Zack Cook, PDA spoke in support of the proposal and highlighting Western Avenue.

Public Comment: Heather Pihl provided comment that the proposed location of the A frame sign near the crosswalk might impede pedestrians.

Commission discussion: The commission found that with the responsive design revisions the applicant provided after the committee meetings, the proposal was consistent with guidelines.

Action: Motion to adopt a resolution approving the application for use as presented. Guidelines cited: 3.6.6 (a), 3.6.6 (b).

MM/SC/SY/MC 10:0:0 Motion carried.

Design: Painted signs, A-frame signage.

Staff Report: Minh Chau Le provided exhibits related to the proposal: applicant comments, location details, photos of existing proposed sign locations, sign design details as revised after the committee meetings. Staff cited guidelines 3.1, 3.1.2, 3.2, 3.6, 3.6.2, 3.6.2 (a).

DRC Report: Grace Leong reported the DRC did not reach a conclusion given that the design was being revised.

Applicant Comment: The applicant suggested printing the A-frame sign design directly on the wall to address the pedestrian safety issue.

Property Owner Comment: Zack Cook, PDA said they intend to develop a more comprehensive signage program in the future.

Public Comment: Luke Golesh provided comment in support of the proposed placement of the A-frame signs.

Commission discussion: Mark Childs noted his appreciation of the community effort that supports the Western Avenue neighborhood of the District, and it seemed very much in the spirit of the Market.

The Commission agreed that the painted signs on the Market supported wayfinding and allowed a cohesive way for other businesses to be added. The commission discussed the need for cohesion of design between the painted signs and the A-frames, specifically having the font match the painted signs (reference page 5 of the proposal, "WESTERN AVENUE SHOP"). It discussed allowing flexibility in the sign text to accommodate changes in businesses, and in the exact placement of the A-frame signs. Per Zack Cook, any new business signs painted on the wall would be brought to the Commission for approval. Grace Leong said that the signs should be black and white.

Action: Motion to adopt a resolution approving the application for design with the following amendments: font design on A-frames to match font design on Hillclimb signs, placement of A-frame signs in the general vicinity of the proposed, A-frame text in the red zone may be revised to reflect business changes. Guidelines cited: 3.1, 3.1.2, 3.2, 3.6, 3.6.2, 3.6.6 (a), 3.6.6 (b).

MM/SC/MC/JC 10:0:0 Motion carried.

032724.23

Luke Golesh Architecture

93 Pike St # 315 B, Economy Building &
Economy Arcade

Luke Golesh, Business Owner

Use: Proposal for offsite hanging sign along Economy Arcade.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan and photo of proposed location. Staff cited guidelines 3.6, 3.6.6 and that the URC recommended approval.

URC Report: Stephanie Young reported that no conflicts were cited.

Applicant Comment: The applicant confirmed the proposed location, next to other existing signs.

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

Public Comment: None.

Commission discussion: No discussion.

Action: Motion to adopt a resolution approving the application for use as presented. Guidelines cited: 3.6, 3.6.6.

MM/SC/SY/MC 10:0:0 Motion carried.

Design: Proposal for onsite sign and offsite hanging sign along Economy Arcade. Retroactive proposal for onsite floor replacement.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, floor plan, flooring material information, signage design details as revised since the committee meetings. Staff cited guidelines 1.5, 1.5.4, 1.6, 1.7, 3.6, 3.6.1, 3.6.2, 3.6.3, 3.6.6.

DRC Report: Grace Leong reported that further discussion among the full commission was needed.

Applicant Comment: The applicant said they revised the sign design to bolden the text and confirmed the wood surface of the flooring.

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

Public Comment: None.

Commission discussion: Commissioners discussed whether the sign was overly busy, the purpose and appropriateness of having building drawings on the sign, and whether the door signage was overly obscuring.

Action: Motion to adopt a resolution approving the retroactive application for floor replacement as presented. Guidelines cited: 1.5.4, 1.6, 1.7, 3.4.2(c).

MM/SC/MC/SY 10:0:0 Motion carried.

Action: Motion to adopt a resolution approving the application for onsite door signage as presented. Guideline cited: 3.6.

MM/SC/MC/JC 10:0:0 Motion carried.

Action: Motion to adopt a resolution approving the application for offsite hanging signage as presented. Guideline cited: 3.6.

MM/SC/SF/LM 8:1:1 Motion carried. Grace Leong opposed, Elisa Shostak abstained.

032724.3 APPROVAL OF MINUTES

Action: Motion to approve the minutes of July 27, 2022 as edited.

MM/SC/MC/GL 4:0:6 Motion carried. Stephanie Young, Jonathan Cracolici
Lance Wagner, Mark Childs, Sarah Baker, Elisa
Shostak abstained.

Action: Motion to approve the minutes of October 12, 2022 as edited.

MM/SC/JC/MC 4:0:6 Motion carried. Stephanie Young, Jonathan Cracolici
Lance Wagner, Mark Childs, Sarah Baker, Elisa
Shostak abstained.

Action: Motion to approve the minutes of November 9, 2022 as edited.

MM/SC/MC/JC 5:0:5 Motion carried. Jonathan Cracolici
Lance Wagner, Mark Childs, Sarah Baker, Elisa
Shostak abstained.

Action: Motion to approve the minutes of February 14, 2024 as edited.

MM/SC/MC/JC 8:0:2 Motion carried. Sam Farrazaino and Sarah Baker
abstained.

Action: Motion to approve the minutes of February 28, 2024 as edited, version two.

MM/SC/SY/MC 8:0:2 Motion carried. Mark Childs and Sarah Baker
abstained.

Action: Motion to approve the minutes of March 13, 2024 as edited.

MM/SC/SY/MC 6:0:4 Motion carried. Sam Farrazaino, Mark Childs, Sarah
Baker, and Jonathan Cracolici abstained.

032724.4 REPORT OF THE STAFF

Minh Chau Le provided updates on the posting of MHC meeting minutes to the Department of Neighborhoods' website, commissioner Financial Interest Statements, and new staffing for future MHC meetings.

032724.5 REPORT OF THE CHAIR

None.

032724.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: None.

Design Review Committee: None.

032724.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: GRC members reported on the committee’s March 21 meeting in which the development of a MHC Racial Equity Lens and the assessment of Market zones were discussed.

032724.8 NEW BUSINESS

MHC coordination with PDA and community stakeholders:

The commission noted the upcoming final vote for the PDA’s 50 Year Master Plan.

The Commission discussed the potential of forming working groups to address specific topics of interest, such as public art.

Discussion of public ways and amenities:

The commission discussed unauthorized uses of outdoor public space at the MarketFront. Responding to comments, the staff reported a written compliance deadline of May 22, 2024 had been issued by staff.

Meeting adjourned at 7:12 p.m.

Submitted by:
Minh Chau Le,
Commission Coordinator