



The City of Seattle

Pike Place Market Historical Commission

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

MHC 96/23

Wednesday, June 14, 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 4th Avenue, Boards & Commissions Room L2-80

COMMISSIONERS

Leslie Buker

Mark C. Childs

Jonathan Cracolici

Sam Farrazaino

Grace Leong, Chair

Lisa Martin

Golnaz Mohammadi, Vice Chair

Elisa Shostak

Stephanie Young

Staff

Minh Chau Le

Melinda Bloom

Absent

Lance Wagner

Chair Grace Leong determined that a quorum was present and called the meeting to order at 4:30 pm.

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

Ms. Mohammadi said as one of the business owners she, would recuse herself from the Pizza and Pasta Bar application for Certificate of Approval.

061423.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

061423.11 Freya Bakery and Cafe
1426 Western Ave, LaSalle Building
Maria Beck, Business Owner

Ms. Le explained the proposal for change of ownership only for existing business. To be operated by ACB Investment Group LLC owned by Maria Beck (100%). Current ownership is by ACB Investment Group LLC owned by Jan Beck (50 %) and Maria Beck (50 %). Maria

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

Beck will continue to be onsite for regular business operations. No other proposed changes to use. Exhibits reviewed included location information and LLC documentation. Guidelines that applied to this application included 2.1, 2.5, and 2.10.

Ms. Martin said that URC recommended approving.

Landlord Comment:

Zack Cook, PDA supported the application and said Maria Beck is sole owner and paperwork was done to clarify that.

Maria Beck said she is the 100% sole owner. Jan Beck was included on earlier paperwork. Paperwork has been updated to clarify ownership.

Public Comment: There was no public comment.

Action: Ms. Young made a motion to adopt a resolution to approve the application as presented and cited 2.1, 2.5, and 2.10.

MM/SC/SY/JC 9:0:0 Motion carried.

061423.12

Pizza and Pasta Bar

1530 Post Alley # 7, Post Alley Market Building

Babak Zirknejad, Business Owner

Ms. Le explained the proposal for expansion of use to add cocktails and spirits to existing menu. Addition of cocktails and spirits only; no other proposed changes to use. Exhibits reviewed included location information and sample spirits and cocktails menu. Guidelines that applied to this presentation included 2.1 and 2.8. URC recommended approving.

Susan Brems, PDA supported the application and noted good customer service; addition of cocktails will enhance the existing menu.

Babak Zirknejad proposed expansion of existing menu to include cocktails. He said it would be limited to 5-7 drinks and that they had already received State Liquor Board approval.

Ms. Young asked if there is a designated area for alcohol consumption.

Mr. Zirknejad said it will be served inside only.

Public Comment: There were no public comments.

Ms. Leong suggested not limiting the business to only cocktails specified in plan.

Action: Ms. Young made a motion to adopt a resolution to approve the application as presented and cited 2.1 and 2.8.

MM/SC/SY/LM 9:0:0 Motion carried.

061423.2 APPROVAL OF MINUTES

January 11, 2023 Tabled.

May 10, 2023 Tabled.

061423.3 REPORT OF THE STAFF

Ms. Le said the letter to property owners is not out yet.

She had no updates about moving Commission meetings to Market location beyond the last communication citing the relocation date of July 2023.

061423.4 REPORT OF THE CHAIR

No report.

061423.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee

Ms. Young reported that prior Certificate of Approvals would be attached to pending Use applications.

Design Review Committee

No report.

061423.6 REPORT OF THE SPECIAL COMMITTEE

Guideline Committee

Ms. Leong suggested discussing the Law review comments of the proposed revisions at the next meeting.

061423.7 NEW BUSINESS

MHC Guideline revision

MHC coordination with PDA and community stakeholders

Public Comment:

Heather Pihl asked when meetings would again be held at the Market. She noted she and other volunteers set up a webpage with information about Pike Place Market PDA master plan: PPM50.com. She said the phrase 'highest and best use' should not apply to the Market.

Mr. Farrazaino expressed concern that if that phrase is applied to the Market, it would prioritize finances and development to maximum development potential.

Mr. Childs said it could affect the mix of tenants: incubators and small businesses versus big corporations. He said it is a standard phrase in the development world.

Bob Messina said the phrase was written by the HRA Consulting team and he was glad the Commission was discussing it. He said he was told the phrase was removed from the plan and wondered who put it back in.

Mr. Childs said he missed the PDA Eco-Charette introduction, but that a main topic of the discussion was about bringing buildings up to state and city energy codes. He said there were a variety of opinions about how this impacts historic buildings and whether the Commission would approve. He said the Washington State website for HB-1257 2019 Sec 3, 2, d, ii has a section that exempts historic buildings from aspects of these energy code requirements, yet the PDA's discussion seemed to assume that these regulations apply to historic buildings.

Ms. Leong said she has been talking to Mary Bacarella, PDA executive director, about meetings between the PDA and Commission. She noted constraints of the OPMA requirements. She suggested talking with PDA staff first, and then meeting with the Council during special meetings.

Ms. Leong said a few commissioners have met with Enviro Issues, both individually and in two small groups to avoid exceeding quorum. She said Enviro Issues proposed a special meeting for all commissioners on June 22 at 4:30 with the agenda of discussing roles of the Commission and others in Market ecosystem, and practical applications of the OPMA act. She said city law representatives were invited, but she wondered if that was a good use of time. She said that new commissioners had been provided with a summary prepared by the legal department as part of training and requested that Ms. Le forward the document to the full commission. She suggested that any further questions could be collated and forwarded to the legal department. She questioned why city attorneys would meet with the Commission when commissioners could just read this document. She said commissioners could still meet with Colin but questioned if having legal attend would be the best use of time. Mr. Childs said that he did not think that there were significant questions about the rules of conduct at meetings, and that the Commission had more important matters to spend time on. Ms. Buker supported the idea of starting by reviewing the document prepared by the legal department. Ms. Leong noted that she wanted to be careful about requesting too much of the legal department's time. Ms. Shostak said that very good notes of the guidelines proposed revisions had been provided.

Discussion ensued about proposed agenda items, meeting focus, and meeting location. Ms. Buker commented that the Commission should discuss how to work with DON. Ms. Leong did not have the takeaway that the second meeting would be a mediation, as the Doodle poll only went to commissioners and did not even include DON staff. Ms. Buker commented that the purpose of the second meeting was confusing. Ms. Young also said that the purpose of the workshop was unclear, and that the first meeting seemed to be focused on information gathering. Ms. Martin said that she understood that the workshop was to help define the different roles of all involved so that the Commission could make better decisions, and improve relationships with the commissioners and those outside of the Commission. Ms. Leong stated that Ms. Martin's explanation was the closest to what she had understood. Ms. Leong did not think that the intent of this meeting was a mediation between the Commission and DON.

Responding to questions about expiration of temporary approvals, Ms. Le said she reaches out a month in advance to advise business of the need to apply for an extension or cease the subject use. She said upcoming expirations are Old Stove outdoor seating in

June; temporary Fairly Arcade uses expire in July; and Pizza and Pasta outdoor seating expires in September. She said if there is no result from repeated contacts, the matter can be referred to SDCI for formal enforcement. She said that letters goes to the applicant and the property owner.

Mr. Farrazaino read the definition of 'highest and best use' from 5th edition of Dictionary of Real Estate Appraisal: *the reasonable, probable, and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four tests are (1) legally permissible, (2) physically possible, (3) financially feasible, and (4) most profitable.* He commented that the result of applying the industry standard definition could potentially be in conflict with historic preservation and preservation of the Market.

Regarding temporary use, Mr. Cracolici asked if it is possible to pre-approve a business for continued use and avoid bureaucracy for small businesses. He used the outdoor seating for Pizza and Pasta Bar as an example.

Ms. Mohammadi said she would love to do that.

Ms. Leong said the crux of the suggestion was to make things less onerous for small businesses, but noted auto-renewal might not be the best for the Market as a whole. She also noted that some temporary applications may have been approved because of conditions caused by the pandemic. Ms. Le clarified that an application can only come before the Commission with explicit property owner approval for all aspects, including the duration.

Mr. Farrazaino said the intent of the meetings with Enviroissues was to assess the processes in collaboration with the PDA, property owners, Friends, and tenants, find a way to be more expeditious and supportive of small businesses, and create a system that is easier to navigate. Ms. Young commented that she did not hear that intent as part of her group's session. Ms. Martin said that fair and equitable had been brought up. Mr. Farrazaino said that the original spirit of the request for facilitation was to help the Commission collaborate with the PDA, Friends, tenants, and owners, because the Commission was hearing that parts of the process were not equitable, hard to navigate, and imbalanced. He said that the idea of assisting in the convening of groups and information sharing was the original impetus for facilitation.

Adjourn 5:54 pm
MM/SC/SF/JC

Minh Chau Le
Commission Coordinator
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