



The City of Seattle

## Pike Place Market Historical Commission

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### MINUTES

MHC 145/23

Wednesday, September 27, 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: PDA Meeting Room: 93 Pike Street # 317

### COMMISSIONERS

Leslie Buker

Mark C. Childs

Jonathan Cracolici

Sam Farrazaino

Grace Leong, Chair

Lisa Martin

Golnaz Mohammadi, Vice Chair

Elisa Shostak

Lance Wagner

Stephanie Young

### Staff

Minh Chau Le

Melinda Bloom

### Absent

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

### **092723.1 COMMISSION COMMUNITY ENGAGEMENT**

092723.11 Discussion and information-sharing between Pike Place Market PDA and Pike Place Market Historical Commission.

Meeting attendees introduced themselves.

PDA attendees: Executive Director Mary Bacarella, Juan Medina, Madison Bristol, Susan Brems, Bijesh Gautam, Mark Solario, Brady Morrison, Luke Wade, Morris Manning, and Zack Cook.

Ms. Bacarella said the Commission understanding the PDA application process from start to finish would be helpful.

Mr. Cook explained the process of identifying new tenants, identifying available space, preparing a lease summary, advertising vacant space, screening applications, narrowing down top choices, and PDA selection and scoring for final selections.

Mr. Childs asked if the PDA curates tenants.

Mr. Cook said yes.

Ms. Bacarella said sometimes a tenant is invited in.

Mr. Cook said sometimes over 100 applications are received a year when there are only one or two spaces available. Applications are retained for one year and people may be contacted in the future if they're not selected the first time. He said a PDA committee must approve the selection before it goes to the MHC for use approval.

Ms. Bacarella said the PDA staff does lots of hand holding for applicants throughout the whole process.

Mr. Cook said it's a lengthy process taking up to six months. He said applications are submitted to DON, and most of the time corrections are needed to get the most complete application possible for MHC review and final decision.

Ms. Bacarella asked if the process takes longer now.

Mr. Cook said there are more spaces and there is more work. He said he didn't do this process before, he managed farm tables which is a different process. There is more time spent working things out with the portal.

Ms. Leong asked how the tenant is incorporated into the process?

Mr. Cook said Ms. Le at DON does a good job working with tenants who have no idea about the process. Use review is easier, and Design takes more time.

Mr. Cook referenced the complication if design change is needed to accommodate unforeseen circumstances. Should they stop work? Resubmit an application? Continue and get retroactive approval? Mr. Medina spoke in favor of having a way to address unforeseen conditions and resolve things quickly and efficiently.

Mr. Childs asked whether there was a digital model of the Market, and whether that would be useful. Mr. Medina said that there are as-builts. Mr. Cracolici noted that the 50-year plan had addressed a model. Ms. Bacarella said digitizing requires lots of money.

Ms. Bacarella asked if proposals could be walked-on to an MHC agenda.

Heather Pihl said some people have trouble using the portal system and she thought DON should still accept paper applications.

Discussion ensued about how to deal with unforeseen circumstances that arise and require a quick answer, and how to streamline the process for applicants.

Mr. Farrazaino said a definition of a threshold of what a significant change from the approved design is needed. He said at more minimal levels, the process could change where applicants could have administrative approval or a committee approval versus waiting for a full commission process but for a significant change, then it has to come back through the full process.

Mr. Medina said the amount of change that he's seeing is for smaller projects. The amount of change we're speaking of is not a complete design do over but moving a fixture or ducting.

Ms. Leong suggested review at DRC and exploring 'walk ins' to meetings as a standing agenda item to determine the review threshold.

Leslie Buker arrived at 5:30 p.m.

Ms. Brems spoke in favor of a streamlined MHC/PDA response to unforeseen circumstances and simple construction changes.

Mr. Farrazaino requested real examples of change orders.

Mr. Farrazaino asked about day to day facilities work of the PDA. Mr. Morrison said it was a struggle to replace items in-kind, it's a challenge to find materials, and materials can be expensive. Another challenge is the of volume of visitors to the Market and the volume of deliveries. Volume equals increased maintenance and replacement needs. The example of the donor floor tiles was mentioned; palette jacks destroy the tiles, and it is extremely costly to replace the tiles that were originally used as a fundraising tool.

Ms. Bacarella asked what makes something historic?

Member of the public Heather Pihl said nothing historic is left in the Market, it was all gutted in the 70's. She cited guideline 3.1.1., stating the Market should stay the way it is and change gradually.

Mr. Farrazaino said that this is the first of many conversations, and that the Commission would like to continue to build a relationship with the PDA, with Friends, the Constituency, and other Market stakeholders.

Stephanie Young left at 6:00 p.m.

Mr. Cracolici mentioned difficulty with enforcement. Ms. Bacarella concurred and said that the PDA was dealing with the same issue. Mr. Childs noted that SDOT work needed to comply with the guidelines.

Christine Vaughan, a member of the public, said if people aren't following the rules, like with A-Boards, there may be a good a reason and rules can be changed.

Ms. Leong said the Guidelines Review Committee can respond to guidelines needing change.

Public Comment:

Bob Messina appreciated the discussion and said he was glad to have a singular-minded group now. He appreciated the new steel doors on the east side of the Pike Pl on the Fairley Building Arcade; the doors used to be wooden.

It was noted that the door replacement mentioned by Mr. Messina was not approved by the Commission.

**092723.2 APPROVAL OF MINUTES**

August 17, 2023 Postponed.

August 23, 2023 Postponed.

**092723.3 REPORT OF THE STAFF**

Ms. Le said 21 total applications have been received.

Ms. Le said the Commission asked about reopening of Victor Steinbrueck Park; the most recent estimate provided by Seattle Parks and Rec. staff is January – February 2024.

**092723.4 REPORT OF THE CHAIR**

**092723.5 REPORTS OF THE STANDING COMMITTEES**

Use Review Committee No report.

Design Review Committee No report.

**092723.6 REPORT OF THE SPECIAL COMMITTEE**

Guideline Committee

Ms. Leong said meetings would start again October 19, 2023.

**092723.7 NEW BUSINESS**

Mr. Cracolici asked how to move the MHC/PDA conversation forward.

Ms. Leong said to keep it as an agenda item and to meet again. Ms. Bacarella said November is better than October for meeting again.

Mr. Farrazaino said that it would be helpful to have updates from the PDA on a regular basis, as had been provided by John Turnbull in the past.

Adjourn 6:17 pm.

Minh Chau Le  
Commission Coordinator  
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