



The City of Seattle

Pike Place Market Historical Commission

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

MHC 4/24

Wednesday, January 10, 2024

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

Mark C. Childs

Jonathan Cracolici

Grace Leong, Chair

Lisa Martin

Golnaz Mohammadi, Vice Chair

Elisa Shostak

Lance Wagner

Staff

Minh Chau Le, virtual

Genna Nashem

Melinda Bloom

Absent

Sam Farrazaino

Stephanie Young

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.

011024.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

011024.11 Honest Biscuits

1901 Western Ave Suite E, MarketFront Building
Christopher Forczyk, Prospective Business Owner

Ms. Le explained the proposal for change of ownership only of existing business, to Tilt LLC owned by Christopher Forczyk (50%) and Marianne Ide (50%). She said the business was originally established in the Economy Atrium in 2015. Business was approved to move to the MarketFront, moved in 2017. Zone 3, at street level, all uses permitted. Previous Use: Food (c), (e) . Proposed Use: Food (c), (e) – no change. Size: 766 sf . Proposed ownership structure: LLC. No other related business ownership reported by either owner. Christopher Forczyk to be onsite regularly for day-to-day operations.

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

Hours: 7:00 am – 3:00 pm, seven days per week. Exhibits included a site plan, LLC documentation, and original approval establishing the nature of the business (MHC 20/15). Guidelines that applied to this application included 2.1, 2.6, 2.8, and 2.10.

Ms. Martin said the URC found no conflicts and recommended approval.

Zack Cook, PDA said Art Stone started the business in 2015 and noted the product is high quality. He said this is a good opportunity for Christopher Forczyk and Marianne Ide who have restaurant experience and will inject new energy to the business. He said the area will be more activated with the opening of the new Waterfront connection. He said the new owners will be on site regularly. He supported the application.

Christopher Forczyk said he wants to bring more southern food to the menu – adding red beans, gumbo on biscuit sandwiches.

Mr. Cracolici asked if this would be the new owners' only business and if they would be there regularly.

Ms. Forczyk said this is their only business and they will be there 5 – 6 days a week.

Public Comment: There was no public comment.

Action: Mr. Childs made a motion to adopt a resolution to approve the application as presented and cited 2.1, 2.6, 2.8, and 2.10.

MM/SC/MC/LM
7:0:0
Motion carried.

011024.2 APPROVAL OF MINUTES

August 24, 2022

MM/SC/MC/JC

3:0:4

Minutes approved as edited. Mmes. Martin, Shostak, Messrs. Childs and Cracolici abstained.

September 14, 2022

MM/SC/MC/JC

4:0:3

Minutes approved as edited. Messrs. Childs, Cracolici and Ms. Shostak abstained.

September 28, 2022

MM/SC/MC/JC

4:0:3

Minutes approved as edited. Messrs. Childs, Cracolici and Ms. Shostak abstained.

September 27, 2023
MM/SC/MC/JC
7:0:0
Minutes approved as edited.

011024.3 REPORT OF THE STAFF

Ms. Le stated 18 applications had been received and were in process.

Expired CoAs include the temporary use approval for rotating vendors at the former news stand at 1st and Pike, temporary vending at Arcade 2 in the Fairley Building, and temporary outdoor seating at the MarketFront deck outside Old Stove Brewery.

011024.4 REPORT OF THE CHAIR

Ms. Leong said it was suggested at the last meeting by Sarah Sodt that separate agendas be sent for full commission and committee meetings to accommodate briefings by applicants at committee meetings. Mr. Cracolici was in favor of anything that would help make the application process more transparent and help address applicant questions more quickly. Commission will work with Ms. Le.

011024.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee – no report.
Design Review Committee – no report.

011024.6 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee

Ms. Leong said the Guidelines Committee had previously discussed the district zones, the racial equity statement, and the application process. She said that City Historic Preservation Officer Sarah Sodt is working on coordinating racial equity training for commissioners. She mentioned that there was space for another Commissioner to join the committee.

011024.7 NEW BUSINESS

MHC coordination with PDA and community stakeholders.
Discussion of public ways and amenities.
Annual election of commission officers.

Ms. Leong said there was a request from Friends of the Market for update on Position 2, victor Steinbrueck Park and the PDA Master Plan.

Ms. Le said there has been nobody has been appointed yet by the major's office. Once someone is appointed by the mayor, it will proceed to city council for confirmation. She said the Victor Steinbrueck Park denial has been issued, there are 14 days to appeal.

Ms. Leong said there was a request to add to agenda the PDA Master Plan, final deck and that she would open that agenda item for commission discussion.

Ms. Shostak said there was a schedule conflict between PDA Executive Committee and MHC committee meetings and the commissioners would not be able to attend because of committee meeting.

Zack Cook, PDA said there is a full PDA council meeting January 25.

Ms. Leong said Brady Morrison from the PDA had offered to update the commission on projects. She said it will be added to a future agenda.

Public Comment:

Ruth Danner commented that PDA Master Plan was a flawed process.

Ms. Leong asked Ms. Danner to provide items that are in the purview of the Commission.

Mr. Childs asked if the two current officers were able and willing to continue.

Ms. Leong said she was willing to continue as Chair.

As it was uncontested commissioners made a motion.

Action: Mr. Childs made a motion to elect Grace Leong commission Chair.

MM/SC/MC/JC

7:0:0

Motion carried.

Ms. Le said the candidate for Vice Chair are Jon Cracolici and Golnaz Mohammadi.

Action: Mr. Childs made a motion to vote on Vice Chair position by email to Ms. Le.

MM/SC/MC/JC

7:0:0

Motion carried.

Minh Chau Le
Commission Coordinator
206-684-0229