

MHC STAFF REPORT SUMMARY: 07/10/24

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

071024.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

071024.11 Leolo Handmade Shoes
93 Pike St Suite 103, Economy Building
Leanne Corcoran, Business Owner

Proposal to change the location of an existing business from its current location on Western Avenue.

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Applicant is Retail (a) and (c), permitted uses for this location.
- Current use: vacant (last business in this space was Eighth Generation).
- Space is approx. 1,250 square feet.
- No proposed changes to ownership, regular operating hours, or owner’s regular onsite presence.

Exhibits:

- Site plan.
- Floor plan.
- Business information.
- Existing use approval for the business (MHC 21/22).

Relevant guidelines by staff:

2.8 Existing Uses and Businesses

URC recommendation: To be determined July 3.

07102424.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

07102424.21 Pike Place Chowder
1530 Post Alley, Post Alley Market Building
Mike Hillyer, Pike Place Chowder

Use: Expansion of use for the existing prep kitchen (unit 9B) to add a “grab-and-go” food pickup function for customers; use of two portions of the adjacent outdoor courtyard for seating for Pike Place Chowder customers.

Additional relevant information:

- The “grab-and-go” use has been operating intermittently for approximately seven years without MHC approval.
- The kitchen is located in Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Existing approved use for unit 9B: Food (f)
- Proposed expanded use for unit 9B would be: Food (f)
- A series of MHC approvals have been issued to the business for outdoor courtyard seating.
- The applicants seeks to clarify, revise, and consolidate the existing outdoor seating approvals.

Relevant guidelines by staff:

- 2.3 Pedestrian Qualities
- 2.8 Existing Uses and Businesses

Exhibits:

- Introduction statement.
- Site plan.
- Floorplan views of: outdoor seating area, adjacent alley area, back hallway area.
- Photos of: outdoor seating area, adjacent alley area, back hallway area.
- Description of “grab-and-go” use.

URC recommendation: To be determined July 3.

Design: Seating and equipment for outdoor courtyard seating.

Exhibits:

- Floor plan view showing layout of seating.
- Equipment details.

Relevant guidelines cited by staff:

- 3.8 Public Ways and Amenities
- 3.4 Design of Individual Business Spaces

DRC recommendation: To be determined July 3.

071024.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

071024.31

Purple Store

92 Stewart St, Jones Building

Patrick Converse, All Star Heating

Proposal for interior ductwork, interior mechanical unit, and rooftop alterations related to HVAC upgrades.

Design: Seating and equipment for outdoor courtyard seating.

Exhibits:

- Site plan.
- Exterior elevation.
- Plan view – roof.
- Ceiling plan – ducts and mechanical (ERV) unit.
- Specifications for ERV unit.
- Photos of existing storefront, roof, interior.
- Representative photos of proposed interior ducts and exterior vents.
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Relevant guidelines cited by staff:

3.3 Energy Technology

3.4 Design of Individual Business Spaces

DRC recommendation: To be determined July 3.