

**MHC STAFF REPORT SUMMARY: 03/25/26**

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.

**032526.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN**

032526.11 Market Grill

Right of way adjacent to: 1509 Pike Pl #3  
Drew Zarba, Business Owner

Use: Proposal to operate a seasonal outdoor seating and dining area.

Additional relevant information:

- A “seasonal” use of the right of way for outdoor dining typically runs April – October and must be renewed every year.
- The applicant has applied for and obtained MHC approval to operate a seasonal dining space in this location for approximately ten or more years.

Exhibits:

- Site plan.
- Floor plan.
- Photos of site.
- Photos and details for stanchions, tables, chairs, umbrellas.

Relevant Guidelines for Use:

- 2.8 Existing Uses and Businesses
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined March 18, 2026.

Design: Proposal for furniture, umbrellas, and stanchions related to the seasonal seating and dining area.

Relevant Guidelines for Design:

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

DRC recommendation: To be determined March 18, 2026.

032526.12

Tenant Space Reconfiguration

1501 Pike Pl #300 (formerly ChefSteps), Fairley Building

1501 Pike Pl #317B (formerly Dave Ryan Pop Art), Fairley Building

Alex Shapleigh, PDA

Use: Proposal to combine and then reconfigure existing spaces #300 and #317B.

Additional relevant information:

- Space #300 size to be decreased, from 3,860 sf to 1,880 sf.
- Space #300 previous use: Food: 2.5.1 (f); Other: 2.5.5 (a)(b)(c), ChefSteps.
- Space #317B size to be increased, from 235 sf to 2,215 sf.
- Space #317B previous use: Retail: 2.5.4 (c), Dave Ryan Pop Art.
- Both spaces: Zone 1, Below Street Level, Food a-e and Retail (a-b) are the permitted uses for this location.
- Both spaces: specific tenants to be identified and proposed for use approval later, after the current proposal has been decided upon.

Exhibits:

- Applicant's statements.
- Site plan.
- Photos of existing spaces.
- Existing floor plan.
- Proposed floor plan.

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations

URC recommendation: To be determined March 18, 2026.

Design: Proposal for modification of existing walls, ramps, and doors related to the combining and reconfiguration of spaces #300 and #317B.

Exhibits:

- Applicant's statements.
- Site plan.
- Photos of existing spaces.
- Existing floor plan.
- Proposed floor plan.
- Demolition plan.
- Details on modifications to floors, walls, storefronts.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market

- 3.2 Major Structures and Architectural Elements
- 3.4 Design of Individual Business Spaces

DRC recommendation: To be determined March 18, 2026.

**032526.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

032526.21 Market Spice  
85 Pike St, Economy Building  
Noah Filistowicz, Assistant Store Manager

Proposal for interior painting of walls and windows.

Exhibits:

- Project description.
- Site plan.
- Photos of the existing space.
- Paint color sample.

Relevant Guidelines:

- 3.2 Major Structures and Architectural Elements
- 3.4 Design of Individual Business Spaces

DRC recommendation: To be determined March 18, 2026.

032526.22 MarketFront Plaza Enhancements  
1901 Western Ave, outdoor plaza of MarketFront Building  
Alex Shapleigh, PDA

Proposal for repair of existing decking, expansion of public seating, replacement of furniture and railings, and reintegrating of plantings.

Exhibits:

- Site plan.
- Applicant’s statements.
- Photos of existing conditions.
- Proposed decking material (multiple options).
- Details for proposed new furniture and railing.
- Details for proposed plantings.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.2 Major Structures and Architectural Elements
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined March 18, 2026.

032526.23 Pike Place Market Vehicle Barriers and Signs

1<sup>st</sup> Ave at: Pike St, Pine St, Stewart St

Pike Pl at: Pine St, Virginia St

Post Alley at: Gum Wall

Radcliffe Dacanay, SDOT Climate Officer

Matt Beaulieu, SDOT Engineering and Design Manager

Proposal for physical barriers and signage located in the right of way at locations throughout the Market. Barrier styles include planters, posts, bollards, and “Archer” barriers.

Exhibits:

- Applicant’s statements.
- Examples of various styles of barriers.
- Proposed barriers.
- Site plans.
- Photos of proposed locations for barriers.
- Renderings of barriers.
- Proposed sign copy.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.6 Signs
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined March 18, 2026.

032526.24 Totem Pole Attachments

2001 Western Ave, Victor Steinbrueck Park

Shannon Glass, Senior Project Manager for Seattle Parks and Recreation

Proposal for mounting fixtures for the re-installation of two totem poles within the park.

Exhibits:

- Applicant’s summary of work on totem pole restoration to date, permitting status, description of remaining work, and associated timelines for completion.
- Photos of pole restoration underway.
- Descriptions of the mounting systems being proposed.
- Drawings of the mounting systems being proposed.
- Site plans.
- Details about the proposed materials.
- Photos of the re-installation site.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.2. Major Structures and Architectural Elements
- 2.12 Victor Steinbrueck Park

DRC recommendation: To be determined March 18, 2026.