

**MHC STAFF REPORT SUMMARY: 05/27/26**

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.

**052726.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN**

052726.11 Temporary Seasonal Outdoor Uses

Pike Pl between Pike St and Virginia St, public right-of-way  
1901 Western Ave, MarketFront Plaza  
1501 Pike Pl, Hillclimb Level 4  
Makayla Olson, PDA

Use: Proposal for temporary use of public outdoor spaces: farm and craft vendor overflow on Pike Pl; holiday programming on Pike Pl; food vending on MarketFront Plaza, and food vending on Hillclimb level 4.

Additional relevant information:

- Pike Pl: farm, craft overflow and holiday vending on Pike Pl has been an annually recurring request, going back at least fifteen years.
- MarketFront Plaza: food vending on the MarketFront Plaza has been an annually recurring request for several years. This year’s request proposes a new location not previously used (identified as tent number 6).
- Hillclimb Level 4: this location would be a new location for ready-made food vending.
- The MarketFront and Hillclimb food vending areas are part of the PDA’s Artisan & Prepared Foods program (APF), with a proposed duration of one year at those locations.

Exhibits:

- Project description.
- Site plans.
- Program details for the APF.

Relevant Guidelines:

- 2.3 Pedestrian Qualities
- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined May 20, 2026.

Design: Proposal for canopies, tables, signage, and displays related to the temporary seasonal outdoor uses.

Exhibits:

- Site plans.
- Size details for vending sites.
- Photos of past examples of tents, tables, displays, signage.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.4 Design of Individual Business Spaces
- 3.6 Signs
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined May 20, 2026.

**052726.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

052726.21 Bite Society  
1509 Pike Pl Arcade #4, Fairley Building  
Lendy Hensley, Business Owner

Proposal for a storefront sign.

Exhibits:

- Scale rendering of proposed sign.
- Sign color, size, material information.
- Site plan.

Relevant Guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined May 20, 2026.

052726.22 Shug's  
1530 Pike Pl, Triangle Building  
Colleen Wilkie, Business Owner

Proposal for a hanging marquee sign, interior signs, and the installation of storefront transom windows.

Exhibits:

- Marquee sign information: graphics; materials; attachment details.
- Photos of store interior.

- Window specifications.
- Interior signs information: locations; colors; graphics.

Relevant Guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined May 20, 2026.

052726.23

PDA Waste Receptacle Replacement

Public locations in and around: Economy, Leland, Fairley, Corner Market, Triangle, Post Alley Market, Market Parking Garage, MarketFront, Stewart House, and Soames Dunn buildings.

Proposal to replace public garbage, recycling, and compost receptacles.

Exhibits:

- Applicant's statements.
- Photos of existing waste receptacles.
- Specifications for proposed waste receptacles.
- Photos of select locations.
- Site plan identifying all proposed locations.

Relevant Guidelines:

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

DRC recommendation: To be determined May 20, 2026.