

MHC STAFF REPORT SUMMARY: 08/23/23

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.

082323.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

082323.11 Lionheart Books
1501 Pike Pl #432, Fairley Building
Tiffany Brost, Prospective Business Owner

Proposal for change of ownership only for existing business. To be operated by Pig & Pine Books LLC owned by Tiffany Brost (100%).

Additional information:

- Zone 1, below street level, Food (a-e), Retail (a-b) permitted.
- Previous Use: Retail (a), Retail (e)
- Proposed Use: Retail (a), Retail (e), no proposed changes
- Size: 1,130 sf.
- Proposed ownership structure: LLC.
- No other related business ownership reported by prospective owner.
- Tiffany Brost to be onsite for regular day to day operations.
- Hours of operation: 10 am – 5 pm six days per week, closed Tuesdays.

Exhibits:

- Site plan
- Prior Use approval (MHC 41/02 and subsequent additions)
- LLC documentation

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses
- 2.10 Changes to Business Structure or Ownership

URC recommendation: To be determined August 16, 2023

082323.12 City Fish
1535 Pike Pl, Fairley Building
David Delafield, Prospective Business Owner

Proposal for change of ownership and expansion of use for existing business. Change of ownership: to be operated by Seattle City Fish Corp owned by David Delafield (100%). Expansion of use: addition of branded merchandise.

Additional information:

- Zone 1, street level, Food (a-b), Retail (b) permitted.
- Previous Use: Food (a), Food (b), Retail (a), Retail (e).
- Proposed Use: Food (a), Food (b),
- Size: forthcoming
- Proposed ownership structure: Corporation
- David Delafield owns separate businesses in these areas: construction, software consulting.
- David Delafield to be onsite for regular day to day operations.
- Hours of operation: 10 am – 5 pm six days per week, closed Tuesdays.

Exhibits:

- Site Plan
- Sample price list
- Prior Use approval (MHC 203/94)
- Corporation documentation

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses
- 2.8 Existing Uses and Businesses
- 2.10 Changes to Business Structure or Ownership

URC recommendation: To be determined August 16, 2023

082323.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

082323.21 Beecher’s Handmade Cheese
1600 Pike Pl, Seattle Garden Center Building
Jim Cary, Cardinal Architecture

Proposal for interior and exterior renovations: reconfiguration of dining, retail, and production areas within business space; renovation of north, west, and south business storefronts.

Additional information:

- In July 2022 the MHC issued a Certificate of Approval for Use authorizing the consolidation of the two adjacent business spaces comprising the entire west side

of the Seattle Garden Center Building (Joe's Chocolates, Beecher's Handmade Cheese) into one combined space for Beecher's Handmade Cheese.

- In September 2022 the MHC issued a Certificate of Approval for Preliminary Design authorizing preliminary design of the new space which outlined allowable interior and exterior design elements.
- This application is for a Certificate of Approval. It is based on the Certificate of Approval for Preliminary Design and contains the additional levels of detail needed to have a final approval, ready for construction.

Exhibits:

- Project narrative
- Site plan
- Photos of existing, interior and exterior
- Floor plans, existing and proposed
- Demolition details
- Ceiling plan
- Roof plan
- Elevations, interior and exterior
- Section drawings
- Door and window details
- Lighting details
- Color, material, and finish details (physical samples to be presented at Commission meeting)
- July 2022 Use approval (MHC 80/22)
- September 2022 Preliminary Design approval (MHC 106/22)

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
- 3.5 Lighting
- 3.9 Secretary of the Interior's Standards for Rehabilitation

DRC recommendation: To be determined August 16, 2023