

MHC STAFF REPORT SUMMARY: 06/12/24

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.

USE REVIEW COMMITTEE (URC):

061224.11

Stoll and Heart

1906 Pike Pl, Stewart House Building
Andrea Stoll, Business Owner PDA Annual Seasonal Uses

Proposal for a new business specializing in handmade jewelry and apparel, to be operated by Stoll and Heart LLC owned by Andrea Stoll (100%).

Additional information:

- MHC approved Rummage Hall to operate in this space, expiring February 2025.
- Zone 2, street level, Food (a-e), Retail (a-d) uses permitted.
- Former use was Retail (a) – Rummage Hall’s temporary location.
- New use would be Retail (c), a permitted use for this location.
- Space is 510 square feet.
- Proposed ownership structure: LLC.
- Owner financial affiliations: None reported.
- Owner operator: Andrea Stoll to be onsite regularly.
- Business hours: To be determined at URC.

Exhibits:

- Site plan.
- Business description.
- Sample product list.
- LLC 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

URC recommendation: To be determined June 5, 2024.

061224.31

Kitchen & Market

Right-of-way adjacent to: 1926 Pike Pl
David Underbrink, Kitchen & Market

Use: Proposal for temporary seasonal use of the right-of-way for curbside outdoor dining.

Additional information:

- Proposal has undergone preliminary review by SDOT and meets their street use requirements.
- This is this business' first outdoor dining proposal; they did not operate curbside during the "Safe Starts" period of 2020-2024.
- The SDOT permit being sought is temporary, expiring October 2024.
- The commission should obtain clarity on the hours of operation, who may use the space during operating hours, what will happen after operating hours, and who will be responsible for adhering to the intended uses.

Exhibits:

- Site plan.

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.3 Pedestrian Qualities
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined June 5, 2024.

061224.32

Market Grill

Right-of-way adjacent to: 1509 Pike Pl #3
Drew Zarba, Market Grill

Use: Proposal for temporary seasonal use of the right-of-way for outdoor dining.

Additional information:

- This business has received C of A's to operate outdoor dining in this location in the past. They were applied for and issued approximately annually.
- This year's proposal has undergone preliminary review by SDOT and meets their street use requirements.
- The SDOT permit being sought is temporary, expiring October 2024.
- The commission should obtain clarity on the hours of operation, who may use the space during operating hours, what will happen after operating hours, and who will be responsible for adhering to the intended uses.

Exhibits:

- Site plan.

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.3 Pedestrian Qualities
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined June 5, 2024.

061224.33

Outdoor Seating on Pike Place

Right-of-way: Pike Pl between Pike St and Virginia St (multiple locations)
Amy Wallsmith, PDA

Use: Proposal for temporary seasonal use of the right-of-way for curbside outdoor dining

Additional information:

- Some of the participant business operated curbside during the “Safe Starts” period of 2020-2024, and some did not.
- This proposal has undergone preliminary review by SDOT and meets their street use requirements.
- The SDOT permit being sought is temporary, expiring October 2024.
- The commission should obtain clarity on the hours of operation, who may use the space during operating hours, what will happen after operating hours, and who will be responsible for adhering to the intended uses.

Exhibits:

- Site plan.

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.3 Pedestrian Qualities
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined June 5, 2024.

061224.34

PDA Summer Event Series

Right-of-way: Pike Pl between Stewart St and Virginia St
Amy Wallsmith, PDA

Use: Proposal for a monthly farming and community engagement-focused event series occurring June – October 2024.

Exhibits:

- Site plan.
- Program objectives..

- Event details.
- Traffic control details.

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.3 Pedestrian Qualities
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined June 5, 2024.

DESIGN REVIEW COMMITTEE (DRC):

061224.21

Parking Garage Walkway Sign

Covered walkway adjacent to 1512 Western Ave
Karin Moughamer, PDA

Proposal for a new sign on the east side of the covered walkway that connects Western Ave and the PC-1 South parking garage elevator.

Exhibits:

- Site plan.
- Photos of project location.
- Details for proposed sign.

Relevant guidelines:

- 3.6 Signs
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined June 5, 2024.

061224.22

Falafel King

1509 1st Ave, Corner Market Building
Yacob Gazaee, Business Owner

Proposal to install two infrared heaters on marquee above existing outdoor dining area.

Exhibits:

- Site plan.
- Photos of project location.
- Heater specifications.
- Attachment details.

Relevant guidelines:

- 3.4 Design of Individual Business Spaces
- 3.7 Sidewalk Dining

DRC recommendation: To be determined June 5, 2024.

061224.23 Yarn Dragon
1501 Pike Pl Unit 526, Fairley Building
Jonathan Berner, Business Owner

Proposal for interior painting, displays, fixtures, and two storefront signs (see note).

Additional information:

- Applicant seeks to add review of a third sign in this proposal. It is an A-frame, which will also require use approval. The use will be addressed in a future meeting.

Exhibits:

- Site plan.
- Photos of existing space.
- Color and materials information.
- Equipment details.

Relevant guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined June 5, 2024.

061224.31 Kitchen & Market
Right-of-way adjacent to: 1926 Pike Pl
David Underbrink, Kitchen & Market

Design: Table seating, umbrellas, planters, and delineators to support outdoor dining use.

Exhibits:

- Site plan.
- Photos.
- Renderings.
- Equipment information.

Relevant guidelines:

- 3.4 Design of Individual Business Spaces

3.8 Public Ways and Amenities

DRC recommendation: To be determined June 5, 2024.

061224.32

Market Grill

Right-of-way adjacent to: 1509 Pike Pl #3

Drew Zarba, Market Grill

Design: Table seating, umbrellas, and delineators to support outdoor dining use.

Exhibits:

- Site plan.
- Photos.
- Equipment information.

Relevant guidelines:

3.4 Design of Individual Business Spaces

3.8 Public Ways and Amenities

DRC recommendation: To be determined June 5, 2024.

061224.33

Outdoor Seating on Pike Place

Right-of-way: Pike Pl between Pike St and Virginia St (multiple locations)

Amy Wallsmith, PDA

Design: Tables, umbrellas, planters, and delineators to support outdoor dining use.

Exhibits:

- Site plan.
- Photos.
- Equipment information.

Relevant guidelines:

3.4 Design of Individual Business Spaces

3.8 Public Ways and Amenities

DRC recommendation: To be determined June 5, 2024.

061224.34

PDA Summer Event Series

Right-of-way: Pike Pl between Stewart St and Virginia St

Amy Wallsmith, PDA

Design: Displays, equipment, and signage to support event series.

Exhibits:

- Site plan.
- Photos.
- Equipment and signage information.

Relevant guidelines:

3.8 Public Ways and Amenities

DRC recommendation: To be determined June 5, 2024.