

MHC STAFF REPORT SUMMARY: 06/23/21

Pursuant to SMC 25.24.070, the Commission shall consider whether the proposal proposed in an 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.

062321.2 USE

MHC 91/21

062321.21 Piecology

1920 Pike Pl, Soames Dunn Building
Alyssa Bleifuss and Paul Beveridge, Business Owners

Proposal for new business serving handmade pies, wines, spirits, and food for consumption onsite and to-go. To be operated by Piecology LLC owned by Alyssa Bleifuss (50%) and Paul Beveridge (50%)

Relevant Background:

- Zone 2, street level, food (a-e), retail (a-d) uses permitted.
- Current use: vacant. Previous use was Bavarian Meats, food (c)
- New use would be food (c)(e)(f)
- Space is 1,500 square feet.
- Proposed ownership structure: LLC owned by Paul Beveridge, Tapanade Inc (50% and Alyssa Bleifuss, Ableifuss LLC (50%)
- Owner financial affiliations: Paul Beveridge owns Wilridge Winery and Distillery which operates a Pike Place Market stall and two wine tasting rooms outside of the Market.
- Owner operator: Alyssa Bleifuss to be onsite for day to day operations
- Business hours: 8 am – 2 am, 6 days per week

Exhibits:

- Applicants' statements
- Site plan
- Floor plans
- Sample menu
- Piecology LLC documentation
- Tapanade Inc documentation
- Ableifuss LLC documentation

Relevant Guidelines

2.1 General Principles for Use in the Market – No immediate conflicts cited

2.4 Market Zones – Classes are food(f) ; not a prioritized use within the Market Zone 2, street level

2.6 Styles and Methods of Business Operations

2.6.7 Multiple Ownership or Control Within the Market - Proposed owner Paul Beveridge currently operates a stall within the Market.

2.7 New Uses and Businesses

2.7.2 Non-Permitted Uses. – Appears to be a non-permitted use under 2.6.7

062321.211 Corner Produce and Rojo Juice
1500 Pike Pl, Corner Market Building
Bob Klein and Rhonda Faison, Business Owners

Request for retroactive approval of temporary sublease of existing Corner Market lease area to Rojo Juice, specializing in freshly prepared cold juices, coffees, teas and operated by Rhonda Faison as sole proprietor.

Relevant Background:

- Operating since approximately February 2021 without MHC approval. Retroactive approval sought through September 6, 2021
- Zone 2, street level, food (a-e), retail (a-d) uses permitted.
- Current approved use: food (a).
- New use would be food (c)(f)
- Space is 400 square feet.
- Proposed ownership structure: Sublease by Rojo Juice owned 100% by Rhonda Faison as Sole Proprietor
- Owner financial affiliations: Rojo Juices operates juice sales at various locations on a temporary pop-up basis
- Owner operator: Rhonda Faison to be onsite for day to day operations
- Business hours: 9 am – 6 pm, 6 days per week

Exhibits:

- Property owner statements
- Site plan
- Floor plans
- Photos
- Sample menu

Relevant Guidelines

2.1 General Principles for Use in the Market – no immediate conflicts cited

2.4 Market Zones – Ready to consume items are food(f) ; not a prioritized use within the Market Zone 2, street level

2.6 Styles and Methods of Business Operations

2.6.6 New Businesses Preferred to Expansions – references support of independent start up businesses

2.6.8 Ownership or Control Outside the Market – Rojo Juices operates pop up juice stands elsewhere

2.7 New Uses and Businesses – Commission to determine if this is a permitted use or non-permitted use

2.9 Temporary Uses

2.9.1 Temporary uses may be approved in the Commission's discretion.... – states that temporary projects must comply with all other MHC Guidelines

062321.3 DESIGN

062321.31 Corner Produce and Rojo Juice
1500 Pike Pl, Corner Market Building
Bob Klein and Rhonda Faison, Business Owners

Exhibits:

- Floor plans
- Photos
- Signage information

Relevant Guidelines

- 3.1 General Principles for Design in the Market – no immediate conflicts cited
3.4 Design of Individual Business Spaces – no immediate conflicts cited
3.6 Signs– no immediate conflicts cited