

MHC STAFF REPORT SUMMARY: 8/13/25

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.

081325.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**081325.11 Park Events**

1999 Western Ave, Victor Steinbrueck Park
Monica Haugen, Seattle Parks and Recreation

Proposal for two separate day-long events at the park: Indigenous Folkfest on August 29, 2025 and Coast Salish Jam Out on September 21, 2025.

Additional relevant information:

- Both events involve amplified sound; a Certificate of Approval is required for the use of amplified sound in the park.

Exhibits:

- Description of events.
- Site plan.

Relevant guidelines:

2.9 Temporary Uses

2.12 Victor Steinbrueck Park

URC recommendation: To be determined August 6, 2025.

081325.12 Michou

1904 Pike Pl, Stewart House Building
Erica Westhof, Proposed Business Co-Owner

Proposal for change of ownership only of an existing Market business, to be operated by Friends of Carmela, LLC owned by Erica Westhof (48%), Nate Simmons (3%), and additional silent partners.

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use: Food (c) and (e).
- Proposed Use: Food (c) and (e).
- Proposed ownership structure: LLC.
- Owner affiliations: Proposed co-owners Duke, Lamb, LaVielle, and Garrard have ownership interests in Lavish Roots, a catering company. No other co-owner business affiliations reported.
- Erica Westhof and Nate Simmons to be onsite regularly for day-to-day operations.

- Business hours: Monday – Saturday 9 a.m. – 5 p.m.; Sunday 10 a.m. – 5 p.m.

Exhibits:

- Site plan.
- Existing menu, partial.
- Existing Certificate of Approval for Use (MHC 147/08).
- LLC information.
- Information about proposed co-owners.

Relevant guidelines:

- 2.8 Existing Uses and Businesses
- 2.10 Changes to Business Structure or Ownership

URC recommendation: To be determined August 6, 2025.

081325.13

Temporary Expanded Guest Vendor Program

Various locations within PDA-owned properties, to be determined.

Mike Mess, PDA

Proposal for an expansion of the existing PDA Guest Vendor Program to additional locations in the Market. Temporary, for one year.

Additional relevant information:

- The proposed uses would take place in vacant spaces only.
- Since the specific spaces have not yet been identified, zoning for them cannot be confirmed at this time.
- Since the specific businesses have not yet been identified, uses and their permissibility cannot be confirmed at this time. However, the Guest Vendor Program criteria suggest that most participants will fall within various “Retail” and “Food” uses.

Exhibits:

- Project description.
- Program overview.
- Existing Certificate of Approval for Use (MHC 29/24).

Relevant guidelines:

- 2.8 Existing Uses and Businesses
- 2.9 Temporary Uses

URC recommendation: To be determined August 6, 2025.

081325.2

APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

081325.21 Temporary Expanded Guest Vendor Program
Various locations within PDA-owned properties, to be determined.
Mike Mess, PDA

Proposal for temporary signage associated with agenda item 081325.14.

Exhibits:

- Signage size, graphics.

Relevant guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined August 6, 2025.

081325.22 Market Spice
85 Pike St, LaSalle Building
Cynnder Agranowski, Store Manager

Proposal to install fans inside the store.

Exhibits:

- Site plan.
- Fan specifications.
- Photos of existing store interior.
- Mounting information.

Relevant guidelines:

- 3.4 Design of Individual Business Spaces.

DRC recommendation: To be determined August 6, 2025.

081325.23 Ramp, Sidewalk, and Roadway Repair
Right-of-Way: Intersection of 1st Ave and Pike St
John Guay and Matt Shearer, Puget Sound Energy

Proposal for the replacement of a curb ramp, a portion of the surrounding sidewalk, and existing hoofprint inlays at the southwest corner of the intersection. Repair of existing asphalt patches in the roadway.

Exhibits:

- Project description.
- Site plan.
- Photos of existing conditions.

- Construction drawing.
- Material information for roadway repair, tactile ramp surface, brass inlays.

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 August 6, 2025.

081325.24 Parking Garage Elevator Sign
1531 Western Ave, Pike Place Market Parking Garage
Zack Cook, PDA

Proposal for signage on the exterior of the elevator shaft located at the southwest corner of the PC-1 Parking Garage.

Exhibits:

- Site plan.
- Photos of existing conditions.
- Rendering of proposed sign.
- Scale drawings.
- Signage details: size, colors, materials, installation methods.

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 August 6, 2025.