

MHC STAFF REPORT SUMMARY: 8/27/25

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.

082725.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

082725.21 Café Davina
1501 Pike Pl # 323, Fairley Building
Jessica Ness, Business Owner

Proposal for a new cafe business offering beverages, foods, and branded merchandise. To be operated by Seattle Coffee Collective LLC dba Café Davina owned by Jessica Ness (100%).

Additional relevant information:

- Zone 1, below street level, Food (a-e) and Retail (a-b) uses permitted.
- Current use: vacant.
- Proposed Use: Food (c) and (e) and Retail (a) and (e).
- Proposed ownership structure: LLC.
- Owner affiliations: Owner reports they do not own any other businesses.
- Jessica Ness to be onsite regularly for day-to-day operations.
- Business hours: Monday – Friday, 10 a.m. – 6 p.m.

Exhibits:

- Photos of the space.
- Floor plans, existing and proposed.
- Site plan.
- Description of the business.
- LLC documentation.

Relevant guidelines:

- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses

URC recommendation: To be determined August 20, 2025.

082725.22 Temporary Expanded Guest Vendor Program
Various potential locations within the Sanitary, Corner Market, Economy, Fairley, LaSalle, Soames Dunn, and/or Stewart House Buildings.
Mike Mess, PDA

Proposal for an expansion of the existing PDA Guest Vendor Program to additional

locations in the Market. Temporary, for one year. Deferred from the meeting of August 13, 2025.

Additional relevant information:

- Applicant proposes that no more than three total retail spaces will be used at any given time for the Expanded Guest Vendor Program.
- Potential sites are all located in either Zone 1 or Zone 2, at various levels (at, below, or above street level).
- Proposed uses: Primarily retail. Subcategories are not known at this time.
- Owner affiliations: A seller that already operates an established physical storefront will not be eligible to be a Guest Vendor.
- Guest Vendors to be onsite regularly for day-to-day operations.
- Hours and Days: Thursday – Monday at minimum, 10:00 a.m. – 5:00 p.m.

Exhibits:

- Program Overview.
- Prior Certificate of Approval for use issued for Guest Vendor Program (MHC 29/24).
- Program informational materials.
- Site plans.

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.4 Market Zones
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses
- 2.9 Temporary Uses
- 2.13 Highstalls

URC recommendation: To be determined August 20, 2025.

082725.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

082725.31 Temporary Expanded Guest Vendor Program

Various potential locations within the Sanitary, Corner Market, Economy, Fairley, LaSalle, Soames Dunn, and/or Stewart House Buildings.

Mike Mess, PDA

Proposal for temporary signage associated with agenda item 082725.22. Deferred from the meeting of August 13, 2025.

Exhibits:

- Signage size, design, and method of display.

Relevant guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined August 20, 2025.

082725.32 NW Tastings
1501 Pike Pl # 527, Fairley Building
Cameron Fries, Business Owner

Proposal to re-face the business's existing hanging hallway sign.

Exhibits:

- Site plan.
- Photos of existing conditions.
- Sign design.

Relevant guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined August 20, 2025.

082725.33 Love in the Market Installation: Mural, Signs, and Love Locks
Hill Climb Level 4, building exterior and outdoor landing area, Leland Building
Talía Wu, PDA

Proposal for a mural to be painted on a portion of the west-facing building exterior, signs to be attached to the railing surrounding the outdoor landing area, and padlocks to be attached to the railing surrounding the outdoor landing area.

Exhibits:

- Project description.
- Site plans.
- Photos of existing conditions.
- Mural design and paint information.
- Sign design.
- Lock information.

Relevant guidelines:

- 3.1 General Principles for Design in the Market
- 3.2 Major Structures and Architectural Elements
- 3.6 Signs
- 3.8 Public Ways and Amenities
- 3.9 Secretary of the Interior's Standards for Rehabilitation

DRC recommendation: To be determined August 20, 2025.