

**MHC STAFF REPORT SUMMARY: 04/12/23**

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.

**041223.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

041223.21 Shug’s  
1509 Pike Pl Arcade #2, Fairley Building  
Colleen Wilkie, Business Owner

Proposal to relocate existing Market business to a different location within the Market.

Additional information:

- Zone 2, street level, Food (a-e) and Retail (a-d) permitted
- Previous Use: Food (c) – temporary; prior use was food (a,b)
- Proposed Use: Food (c, e, f) [all except (f) are permitted uses for this location]
- Size: 325 sf
- Proposed ownership structure: LLC (no change for existing business)
- No other related business ownership.
- Colleen Wilkie to be onsite for regular day to day operations.
- Hours of operation: 10 am – 8 pm seven days per week.

Exhibits:

- Site plan
- Menu and product list

Relevant Guidelines:

- 2.1 General Principles for Use in the Market
- 2.8 Existing Uses and Businesses
- 2.13 Highstalls

URC recommendation: To be determined April 5, 2023

041223.22 Rojo Juice  
1500-B Pike Pl, Corner Market Building  
Rhonda Faison, Business Owner

Proposal for a business specializing in fresh fruit, freshly prepared juices, coffees, and teas. To be operated by Rojo Juice LLC owned by Rhonda Faison (100%).

Additional information:

- Zone 2, street level, Food (a-e) and Retail (a-d) permitted
- Previous Use: Food (f)
- Proposed Use: Food (a, b, f); Retail (a) [all except Food (f) are permitted uses for this location]
- Size: 175 sf
- Proposed ownership structure: LLC
- Business owner reports no other similar businesses owned.
- Rhonda Faison to be onsite for regular day to day operations
- Hours of operation: 10 am – 5 pm seven days per week.

Exhibits:

- Site plan
- Sample menu and product list
- LLC information

Relevant Guidelines:

- 2.1 General Principles for Use in the Market
- 2.7 New Uses and Businesses
- 2.13 Highstalls

URC recommendation: To be determined March 15, 2023

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**041223.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE/DESIGN**

041223.31 Historic Murals  
1501 Pike Pl, Hillclimb Level 3, Leland Building  
Duncan Thieme, Friends of the Market

Use: Proposal to install murals along public pedestrian walkway.  
Design: Proposed murals and accompanying descriptive plaque.

Additional information:

- Zone 2, above street level, all used permitted

Exhibits:

- Site plan
- Location details
- Photos of existing conditions
- Elevation drawings
- Color, material, imagery details

- Detail on text and content for descriptive plaque
- Method of attachment details

Relevant Guidelines for Use:

- 2.1 General Principles for Uses in the Market
- 2.3 Pedestrian Qualities

URC recommendation: To be determined April 5, 2023

Relevant Guidelines for Design:

- 3.1 General Principles for Design in the Market
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined April 5, 2023

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#### **041223.4 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

041223.41 PDA Door Replacement  
1509 Pike Pl, building exterior between Pike St and Pine St, Fairley Building  
Bijesh Gautam, PDA

Proposal to replace fifteen doors on building exterior.

Exhibits:

- Site plan showing doors to be replaced
- Photos of existing conditions
- Color and materials information for replacement doors

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 2.3 Pedestrian Qualities

DRC recommendation: To be determined April 5, 2023