

MHC STAFF REPORT SUMMARY: 03/27/24

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.

032724.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

032724.11 Namaste Gallery
1603 1st Ave, Inn at the Market
Roberta “Bobbie” Medlin, Business Owner

Proposal for a new retail business selling ceramics, home accessories, and jewelry. To be operated by Namaste Gallery LLC owned by Roberta Medlin (100%).

Additional relevant information:

- Postponed from March 13, 2024 meeting.
- No design changes proposed at this time.
- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Former use was Retail (a)(b) - [Beyond Threads].
- New use would be Retail (a)(c)(e).
- Space is 330 square feet.
- Proposed ownership structure: LLC
- Owner financial affiliations: None.
- Owner operator: Roberta Medlin to be onsite regularly for day-to-day operations.
- Business hours: Wednesday – Sunday 11 am – 5 pm.

Exhibits:

- Site plan
- LLC information: Articles of Organization and Annual Report
- Sample product list

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 March 20, 2024.

032724.12

Emmett Watson's Oyster Bar
1916 Pike Pl, Soames Dunn Building
Brian Trask, Prospective Business Owner

Proposal for change of ownership only of existing business, to be operated by Seattle Oyster Company LLC owned by Brian Trask 100%.

Additional relevant information:

- Current use is Food (e).
- No proposed changes to size, specialty nature of the business, or category of use.
- Proposed ownership structure: LLC
- Owner financial affiliations: None.
- Owner operator: Brian Trask to be onsite regularly for day-to-day operations.
- Business hours: Wednesday – Monday 11 am – 6 pm.

Exhibits:

- Site plan
- 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 March 20, 2024.

032724.2

APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

032724.21

Bonnie B's Peppers
1500 Pike Pl #15, Corner Market Building
Dylan Randolph, Business Owner

Use: Proposal for expansion of use for an existing business, adding prepared hot dogs and mocktail beverages.

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use is Food (c)
- Expanded use would be Food (c) and (f).
- No proposed changes to ownership or business hours.

Exhibits:

- Site plan

- Sample menu

Relevant guidelines:

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

URC recommendation: To be determined March 20, 2024.

Design: Proposal for new equipment and signage related to the expanded use.

Exhibits:

- Site plan
- Photos of existing space
- Elevation drawings
- Equipment details
- Signage details

Relevant guidelines:

- 3.1 General Principles for Design in the Market
- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined March 20, 2024.

032724.22

Western Avenue Shops

Post Alley and Pike St - NE corner, Leland Building & Hillclimb, level 3, Leland Building &
 Right of-way adjacent to: 1500 Western Ave &
 Rights of-way adjacent to: 1522 Western Ave
 Brooke Westlund, Business Owner and Applicant

Use: Proposal for placement of offsite signage: painted signs along Post Alley, Hillclimb, and A-frame signs in public rights-of-way.

Exhibits:

- Applicant comments
- Location information
- Photos of proposed spaces

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 3.6 Signs

URC recommendation: To be determined March 20, 2024.

Design: Painted and A-frame signage.

Exhibits:

- Applicant comments
- Location information
- Photos of proposed spaces
- Signage details

Relevant guidelines:

- 3.1 General Principles for Design in the Market
- 3.2 Major Structures and Architectural Elements
- 3.6 Signs

DRC recommendation: To be determined March 20, 2024.

032724.23

Luke Golesh Architecture

93 Pike St # 315 B, Economy Building &

Economy Arcade

Luke Golesh, Business Owner

Use: Proposal for offsite hanging sign along Economy Arcade.

Exhibits:

- Site plan
- Photos of existing space

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 3.6 Signs

URC recommendation: To be determined March 20, 2024.

Design: Proposal for onsite sign and offsite hanging sign along Economy Arcade.

Retroactive proposal for onsite floor replacement.

Exhibits:

- Site plan
- Floor plan
- Flooring material information
- Photos of proposed locations of signage
- Signage details