

MHC STAFF REPORT SUMMARY: 04/14/21

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.

041421.2 USE

MHC 37/21

041421.21 The Can Can

95 Pine St, First & Pine and Post Alley Market Buildings
Fae Stout and Chris Snell, Business Owners

Proposal to relocate existing restaurant and entertainment business The Can Can from current location at 94 Pike St to new location of 95 Pine St. Proposed addition of brunch and lunch service, pastries, branded wines, branded merchandise, expanded to-go options.

Relevant Background:

- Zone 2, street level, food (a-e) and retail (a-d) uses permitted
- Former use of The Can Can was food (e), other (a)
- New use would be food (c), food (e), other (a), retail (e)
- Previous space at 94 Pike St: 2400 s.f. Relocated space at 95 Pine St: 3907 sf
- Proposed ownership structure: No proposed changes to current ownership
- Owner financial affiliations: None
- Owner operator: Owners onsite regularly for day to day operations
- Business hours: Open seven days per week 9 am – approximately 12 am

Exhibits Reviewed:

- Floor plan
- Summary of proposed expansions of Use
- Sample menu and merchandise

Relevant Guidelines

2.1 General Principles for Use in the Market

2.6 Styles and Methods of Business Operations

All Sections- expectations regarding the nature of and manner of conducting businesses

2.8 Existing Uses and Businesses

2.8.2 appears to be Major Change of Use and therefore to be evaluated as a new business

2.7 New Uses and Businesses

2.7.2 other (a), retail (e) are non-permitted uses; determination needed if 2.7.2 a, b, c, or d are applicable

041421.2 Bagelbop Sandwich

93 Pike St #4, Economy Arcade

Jacqueline Lee, Prospective Business Owner

Proposal for change of ownership of existing food business Seattle Bagel Bakery. To be owned and operated Seattle Bagelbop Corporation. Existing menu of bagels and sandwiches to be expanded to include prepared Korean foods.

Relevant Background:

- Zone 2, street level, food (a-e) and retail (a-d) uses permitted
- Former use was food (c)
- New use would be food (c)
- Space is 105 square feet
- Proposed ownership structure: Seattle Bagelbop Corporation. Incorporators: Jacqueline Lee and Zenoh Lee
- Owner affiliations: None
- Owner operator: Jacqueline Lee to be onsite regularly for day to day operation
- Business hours: 10 am – 6 pm Monday - Sunday

Exhibits Reviewed:

- Site location
- Site photo
- Sample menu offerings
- Articles of Incorporation

Relevant Guidelines

2.1 General Principles for Use in the Market

2.6. Styles and Methods of Business Operations

All Sections- expectations regarding the nature of and manner of conducting businesses

2.10 Changes to Business Structure or Ownership

2.10.4 states that proposed changes of ownership will be evaluated as a new business

2.7 New Uses and Business

2.7.1 proposal conforms to permitted uses

041421.3 DESIGN

041421.31 DeLaurenti Food & Wine

1435 First Ave, Economy Market Building

Matt Snyder, Owner

Proposal to replace existing exterior windows with operable double-hung and casement windows.

Exhibits Reviewed:

- Site plan
- Photos and description of existing conditions
- Elevations
- Window details
- Color and materials information

Relevant Guidelines:

3.1 General Principles for Design in the Market

3.2 Major Structures and Architectural Elements

3.2.1 guidance regarding architectural features including windows

3.2.3 guidance on window finishes

3.2.4 guidance on relationship of features such as windows to public areas

3.2.13 emphasis on restoration and maintenance, reference to SOIS

3.4 Design of Individual Business Spaces

3.4.1 Shop fronts

3.4.1 (c) guidance regarding character of shop fronts and acceptable materials

3.8 Public Ways and Amenities

3.8.7 guidance about public views into the Market; project is prominently located

3.9 Secretary of the Interior Standards (SOIS)

3.9 general core principles of preservation and rehabilitation

3.9.6 guidance about preferred approach to deteriorated features