

MHC STAFF REPORT SUMMARY: 10/14/20

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.

101420.3 USE/DESIGN

PDA

1503 Pike Pl, Leland Building

Pedestrian alcove adjacent to elevator on level 6

Zack Cook, PDA

USE: Proposal to install storage locker for deliveries to local market residents and operators.

Relevant Background:

- Zone 1, above street level, all uses permitted.
- Proposed use would be: 2.5.5 (b) Personal, professional, or information services
- Proposed ownership structure: Lockers to be leased to PDA by Amazon Hub
- Owner affiliations: Amazon Hub operates similar storage lockers outside of the Market
- Owner operator: N.A. – Equipment will be unstaffed
- Hours: 7 days per week, 24 hours per day

Exhibits Reviewed:

- Project Summary
- Site Plan
- Photos of proposed installation site
- Storage locker plans
- Color images of proposed locker

Relevant Guidelines:

2.3 Pedestrian Qualities (Page 5)

The Commission shall seek to maintain and enhance the pedestrian qualities of the Market by encouraging the location of:

- 2.3.1 Public amenities such as restrooms, walkways, sitting areas, viewpoints and eating areas in appropriate and accessible locations.

2.6 Styles and Methods of Business Operations (page 7)

- 2.6.2 Local Clientele. In order to ensure that the Market remains economically viable on a year-round basis, and to preserve the Market's historical purposes, businesses serving local residents are preferred over those that are tourist-oriented.

- 2.6.8 Ownership or Control Outside the Market. The Commission may deny an applicant that otherwise meets the Guidelines if the owner or the business entity has an ownership interest in or controls a similar business outside the Market. Franchise ownership and chain operations especially are not allowed in the Market. This Section 2.6.8 does not apply to businesses that originated in the Market and whose owners or controllers later opened another location or locations outside the Market.

2.7 New Uses and Businesses (Page 9)

- 2.7.1 (c) Permitted Uses....The Commission has the discretion not to approve applications for a permitted use in which: (c) The proposed use is a significant change in the historic use of a location which the Commission views as an undesirable alteration to the character of the Market.
- 2.7.2 (a)(b)(c) Non-Permitted Uses...Non-permitted uses may be allowed at the Commission's discretion if: (a) The use provides services or goods accessible to people of low and moderate incomes or (b) The use will not significantly alter the character of the immediate area because the subject space is relatively small or removed from major pedestrian ways or (c) The use will create a desirable mix of uses.

DESIGN: Proposal for secure storage locker to hold package deliveries.

Relevant Guidelines:

3.4 Design of Individual Business Spaces (page 15)

- 3.4.3 (f) Recommended materials for display fixtures and other furnishings are wood surfaces painted in solid colors, solid color laminates, metal (bare or painted a solid color), and glass. They should not attempt to imitate any other material.