

MHC STAFF REPORT SUMMARY: 2/14/24

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.

021424.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

021424.11 Rummage Hall
1906 Pike Pl Unit #3, Stewart House Building
Aujanee Session, PDA

Retroactive proposal for temporary change of location only for an existing business, to another unit within the same building.

Additional relevant information:

- Retroactive; the move occurred in December 2023.
- Requested duration: One year.
- Space is administered by the PDA; renters use the space to sell used goods.
- Rummage Hall had previously been located in lower Post Alley, Sanitary Market, and then upper Post Alley.
- Unit #3: Zone 2, street level, Food (a-e) and Retail (a-e) uses are permitted.
- Unit #3: Former use was Retail (a) and (d). (Eastern Mood)
- New use would be Retail (a), which is a permitted use for this location.
- Rummage Hall's prior space (unit #6): 425 square feet.
- Rummage Hall's proposed space (unit #3): 510 square feet.
- Business hours: 10 am – 6 pm, 7 days per week.

Exhibits:

- Site plan.
- Business locations, prior and proposed.
- Photos of business space.
- Last documented Rummage Hall use approval (MHC 124/09)

Relevant guidelines:

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

URC recommendation: To be determined February 7.

021424.11 PDA Annual Seasonal Uses

1901 Western Ave, MarketFront Plaza and
Right-of Way: West side of Pike Pl, between Pike St & Virginia St
Sam Bradshaw, PDA

Postponed from the cancelled January 24 MHC meeting: Proposal for year-long seasonal uses of public spaces for craft and farm overflow vending, prepared food vending, and winter holiday programming.

Additional information:

- Was reviewed and recommended for approval by the URC at its January 17 meeting.
- Recurring annual request to accommodate known activities planned throughout 2024.

Exhibits:

- Project description.
- Site plans.
- Equipment information.
- Most recent approval for this recurring annual use (MHC 135/22)

Relevant guidelines cited by the URC on January 17:

- 2.1 General Principles for Uses in the Market – no conflicts cited.
- 2.3 Pedestrian Qualities
 - 2.3.2 Proposal involves displacing parking spaces and load zones while stalls are in use. The applicant states sometimes not all stalls will be in use, and those spaces will revert to parking. Applicant will be responsive to any merchant complaints about lost parking.
- 2.9 Temporary Uses – no conflicts cited.
- 2.11 Street Use, Street Vendors and Sidewalk Cafes – no conflicts cited.

URC recommendation from January 17: Approve

021424.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

021424.21 Proposed equipment associated with the seasonal uses of public spaces in application 012424.11.

Additional information:

- Was reviewed by the DRC at its January 17 meeting.

Exhibits:

- Site plans.
- Photos.
- Canopy specifications.

Additional comments by the DRC at its January 17 meeting:

- Specify that the winter holiday approval is for season ending in January 2025.
- Allow different canopy colors at the merchant's discretion.
- Concerns regarding the temporary food vendors creating competition for established brick-and-mortar food businesses.
- DRC requests that the PDA submit applications or updates on public seating proposals as soon as possible.

Relevant guidelines cited by the DRC:

- 3.1 General Principles for Design in the Market – no conflicts cited.
- 3.8 Public Ways and Amenities – no conflicts cited.

DRC recommendation from January 17: Requires further discussion.

021424.22

Uli's Famous Sausage

1511 Pike Pl, Fairley Building
Rowan Ring, Business Owner

Postponed and revised from the cancelled January 24 MHC meeting: Retroactive proposal for renovations: new displays, shelving, cabinetry, lighting, bar, partition wall, signage.

Exhibits:

- Site plan.
- Floor plans, existing and proposed.
- Photos of existing space.
- Partition wall and cabinetry details.
- Color and materials information.
- Lighting details.
- Per DRC request, use approvals MHC 48/00, MHC 211/01, MHC 114/08, MHC 115/08.
- Per DRC request, use and design approval for stools, MHC 233/05, MHC 234/05.

Additional information requested by DRC:

- Revised scope of work.

- Revised floor plans (existing and proposed) to more accurately identify features within the space.
- Prior use approvals to better understand the trajectory from sausage factory to sausage counter with food-based retail and onsite dining.
- Information regarding any prior applications or approvals for stool-style seating along arcade, adjacent to dining area.

Relevant guidelines:

- 3.1 General Principles for Design in the Market – requires further discussion.
- 3.4 Design of Individual Business Spaces – requires further discussion.
- 3.5 Lighting – requires further discussion.

DRC recommendation from its January 17 meeting: Requires further discussion, to be based on revised materials.