

**MHC STAFF REPORT SUMMARY: 03/26/25**

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.

**032625.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN**

032625.11 Market Grill

Right-of-way adjacent to: 1509 Pike Pl #3  
Drew Zarba, Business Owner

Use: Proposal to operate a temporary outdoor dining for the exclusive use of Market Grill customers.

Exhibits:

- Site plan.
- Floor plan.
- Photo of site.
- Photos and details for stanchions, tables, chairs, umbrellas.

Relevant Guidelines for Use:

- 2.8 Existing Uses and Businesses
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined March 19, 2025.

Design: Seating, umbrellas, stanchions related to outdoor dining operation.

Relevant Guidelines for Design:

- 3.4 Design of Individual Business Spaces
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined March 19, 2025.

032625.12 Maggie Mouse Studios

1516 Western Ave  
Sarah Meranda, Business Owner

Use: Placement of an A-frame sign in the right-of-way adjacent to the business space.

Exhibits:

- Site plan.
- Floor plan, existing.

- Photos, existing.
- A-frame location, proposed.
- A-frame sign design.
- Awning sign details (forthcoming).

Relevant Guidelines for Use:

### 3.6.6 Signs, Off-Premises Signs

URC recommendation: To be determined March 19, 2025.

Design: A-frame sign design, and lettering to be printed onto existing storefront canopy.

Relevant Guidelines for Design:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined March 19, 2025.

032625.13

### Pasta Casalinga

93 Pike St (Economy Building marquee on First Avenue)

Michela Tartaglia, Business Owner

Use: Proposed installation of an offsite hanging sign on the building marquee.

Exhibits:

- Renderings.
- Color and material information.
- Scale drawings.
- Mounting details.
- Site plan.

Relevant Guidelines for Use:

### 3.6.6 Signs, Off-Premises Signs

URC recommendation: To be determined March 19, 2025.

Design: Proposed design for hanging sign.

Relevant Guidelines for Design:

- 3.2 Major Structures and Architectural Elements
- 3.6 Signs

DRC recommendation: To be determined March 19, 2025.

032625.14

PDA Outdoor Seating

1901 Western Ave Plaza Level, MarketFront Building

1501 Pike Pl, Level 3 outdoor area, Leland Building

Right-of-way: Pike St at 1st Ave

Right-of-way: Pike Pl between Pike St and Virginia St

Zack Cook, PDA

Use: Proposal for outdoor public seating at various Market locations.

Exhibits:

- Applicant's statements.
- Site plans.
- Photos of proposed sites.
- Photos and details for stanchions, tables, chairs, umbrellas.

Relevant Guidelines for Use:

- 2.3 Pedestrian Qualities
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined March 19, 2025

Design: Seating, umbrellas, barriers, fencing, signage related to outdoor seating areas.

Relevant Guidelines for Design:

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

DRC recommendation: To be determined March 19, 2025

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**032625.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

032625.21

Visit Seattle

Market Information Booth – Pike St between 1st Ave and Pike Pl

Rudd Schupp, Visit Seattle

Proposal to install additional brochure racks on information booth.

Exhibits:

- Photos of site.
- Rack and hardware images.
- Site plans.

Relevant Guidelines:

3.1 General Principles for Design in the Market

DRC recommendation: To be determined March 19, 2025

032625.22

North Arcade Slabs

1509 Pike Pl, outdoor concrete slabs north of the Fairley Building North Arcade  
Zack Cook, PDA

Proposal to permanently install vertical display grids onto the existing horizontal concrete slabs used for vending.

Additional information:

- The mounting brackets are already permanently installed, with approval given 2015 (MHC 31/25).
- The applicant applied for this same permanent installation in 2016. The proposal was approved conditionally, with daytime-only rather than permanent installation allowed (MHC 109/16).
- The MHC approved a temporary continuous installation in 2024, effective April – November 2024 (MHC75/24).

Exhibits:

- Project overview.
- Data on past grid usage.
- Grid specifications.
- Photos of existing slabs.
- Photos of installed grids.

Relevant Guidelines:

3.2 Major Structures and Architectural Elements

3.8 Public Ways and Amenities

DRC recommendation: To be determined March 19, 2025