

**MHC STAFF REPORT SUMMARY: 4/9/25**

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.

**040925.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

040925.11 Pizza and Pasta Bar

1530 Post Alley, covered outdoor seating area on the west side of Post Alley  
Babak Ziraknejad, Business Owner

Proposal for temporary exclusive use of the existing covered outdoor dining area, from spring to fall 2025.

Additional relevant information:

- This use was approved by the MHC in 2022, 2023, and 2024.
- Per the commission’s 2023 approval, the corresponding design approval will remain valid throughout any further use approvals.

Exhibits:

- Site plans.
- Reference photos.

Relevant guidelines:

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

URC recommendation: To be determined April 2, 2025.

040925.12 Vendor and Tennant Community Space

1519 1<sup>st</sup> Ave, Sanitary Building  
Zack Cook, PDA

Proposal for a breakroom-style space for use by Market commercial tenants, vendors, buskers.

Additional relevant information:

- Space will have restricted access through PDA-issued key fob or similar device.
- Located in Zone 2, street level.
- Approved uses: Food (a-e), Retail (a-d).
- Previous Use: Social Services (Senior Center).
- Proposed Use: Other (c).

Exhibits:

- Project description.
- Site plan.
- Reference photos.

Relevant guidelines:

2.7 New Uses and Businesses

URC recommendation: To be determined April 2, 2025

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**040925.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

040925.21 Vendor and Tennant Community Space

1519 1st Ave, Sanitary Building

Zack Cook, PDA

Proposal for storefront signage for a new breakroom-style space for use by Market commercial tenants, vendors, buskers.

Exhibits:

- Site plan.
- Reference photos.
- Signage details: size, colors, materials, graphics.

Relevant guidelines:

3.4 Design of Individual Spaces

3.6 Signs

DRC recommendation: To be determined April 2, 2025.

040925.22 “Market Interpretation” Artwork and Signage

99 Pike St, Market Information Booth

Western Ave and Virginia St, North Pergola

1501 Pike Pl, Fairley Building:

Level 5 elevator lobby

Level 3 Hillclimb landing

Western façade, Desimone Bridge level

1501 Pike Pl, , Leland Building:

Exterior doors adjacent to Western Ave Hillclimb entrance

Kiosks, five public rights-of-way adjacent to:

Economy Building

Market Information Booth

North Pergola

Sanitary Market Building

Fairley Arcade  
North Pergola  
Karin Moughamer (PDA), Patricia Gray (Pike Place Market Foundation), Kate Krafft (Friends of Market)

Proposal for signage and artwork at various public locations throughout the Market consisting of six mural-style pieces and five kiosk-mounted pieces.

Exhibits:

- Project description.
- Photos of existing proposed sites.
- Site plan.
- Signage and artwork details: size, colors, materials, application methods, graphics, text.

Relevant guidelines:

- 3.1 General Principles for Design in the Market
- 3.2 Major Structures and Architectural Elements
- 3.6 Signs
- 3.8 Public Ways and Amenities
- 3.9 Secretary of the Interiors Standards for Rehabilitation

DRC recommendation: To be determined April 2, 2025

