

MHC STAFF REPORT SUMMARY: 04/22/26

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.

042226.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

042226.11 Pike Place Market Outdoor Seating Plan 2026

Right-of way locations on Pike Pl adjacent to the Pike St Information Kiosk, Sanitary, Triangle, Fairley, Stewart House, Soames Dunn, and Champion Buildings.
Zack Cook, PDA
Shannon Hilliard, PDA

Use: Proposal for curbside public seating areas to be operated from May through October 2026.

Additional relevant information:

- Proposed duration is late May – October 31, 2026.
- The immediately adjacent tenant businesses are mostly assorted Food uses, except for the Pike St Information Kiosk and the Fairley North Arcade sites.
- The following abutting business and property owners have provided written consent for the proposal: PDA; Mr. D’s Greek Delicacies; Hellenika; Jack's Fish Spot; Truffle Queen.
- All other abutting business and property owners have not provided written consent for the proposal as of April 10, 2026.

Exhibits:

- Applicant’s statements.
- Site plan.

Relevant Guidelines:

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

URC recommendation: To be determined April 15, 2026.

Design: Tables, benches, fencing, planters, umbrellas, and signage related to the curbside seating areas.

Exhibits:

- Applicant’s statements.
- Site plan.

- Tables, benches, fencing, planters, umbrellas, and signage information.

Relevant Guidelines:

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

DRC recommendation: To be determined April 15, 2026.