

MHC STAFF REPORT SUMMARY: 05/13/26

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.

051326.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

051326.11 Outdoor Alcohol Pilot Program

Public rights-of way: segments of Pike St, Pike Pl, and Post Alley.
Public locations in the Economy, Leland, Fairley, Corner Market, Post Alley Market, Sanitary Market, Triangle, Soames Dunn, and MarketFront Buildings.
Kittie Davidovich, El Borracho (Applicant)

Use: Proposal for the temporary allowance of alcohol consumption in specified indoor and outdoor public areas primarily on Fridays, Saturdays, and Sundays. The proposed duration is late May to early September 2026.

Additional relevant information:

- Temporary programming enabled by 2025 updates to state law pertaining to alcohol service in public areas.
- PDA to provide staffing for enforcement of program rules and increased garbage/recycling needs.

Exhibits:

- Program description.
- Operational details.
- List and map of participating merchants.
- Service area map.

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 2.3 Pedestrian Qualities
- 2.5 Priority of Market Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined May 6, 2026.

Design: Proposal for decals and signage to identify participating vendors and to mark the boundary areas for allowable consumption.

Exhibits:

- Site plan.
- Service area map.

- Sign details: size, material, graphics, attachment methods.
- Floor medallion details: graphics.
- Window decal details: size, material, graphics, attachment methods.
- Renderings of sign and floor medallion placement.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.4 Design of Individual Business Spaces
- 3.6 Signs
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined May 6, 2026.

051326.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

Public Water Fountain Replacement

Right-of way: sidewalk adjacent 1518 Pike Pl
Walter Vining,

Drainage and Wastewater Logistics Division Director for Seattle Public Utilities (SPU)

Proposal to remove an existing water fountain and replace it with a water bottle re-filling station.

Exhibits:

- Site plan.
- Photos of existing conditions.
- Specifications for water bottle filling station.
- Statement about in-kind concrete repair.

Relevant Guidelines:

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

DRC recommendation: To be determined May 6, 2026.

051326.22

Hillclimb Landings

1501 Pike Pl, Hillclimb outdoor landings, levels 3 & 4
Alex Shapleigh, PDA

Proposal to replace railings, add new furniture and planters, enhance lighting, refresh paint.

Exhibits:

- Applicant’s statements.
- Site plan.

- Photos of existing conditions.
- Floor plans, existing and proposed.
- Ceiling plans.
- Renderings of proposed layouts.
- Railing details, existing and proposed.
- Planter details.
- Lighting details.
- Furniture details.
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Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.2 Major Structures and Architectural Elements
- 3.5 Lighting
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined May 6, 2026.

051326.23

Soames Dunn Courtyard Renovation

1916 Pike Pl: outdoor courtyard and the adjacent Post Alley right-of-way
Alex Shapleigh, PDA

Proposal for the replacement of furnishings, enhancement of plantings, expansion of lighting, repainting and repair of railings and stairs, and new murals on wall and ground surfaces.

Exhibits:

- Site plan.
- Applicant’s statements.
- Photos of existing conditions.
- Renderings of proposed changes.
- Sample themes for artworks. Two options are presented: “PNW Forest” or “Faces of the Market”.
- Planting plan, edging materials, and irrigation fixtures.
- Lighting replacement information.
- Lighting expansion information: uplighting for trees and downlighting/projection in courtyard.
- Lighting expansion information. Two options are presented: catenary or hanging lanterns.
- Furniture placement plan.
- Furniture details.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.2 Major Structures and Architectural Elements

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

DRC recommendation: To be determined May 6, 2026.