



# PIKE PLACE MARKET —

SOAMES-DUNN COURTYARD  
MHC DESIGN SUBMITTAL

Revision 1 - April 10, 2026



ELLIOTT  
WAY

PIKE PLACE MARKET

ELLIOTT  
BOY

ALASKAN  
WAY



VIRGINIA AVE

Soames-Dunn Building

The Pink Door

Kell's Restaurant

Stewart House

PIKE PL

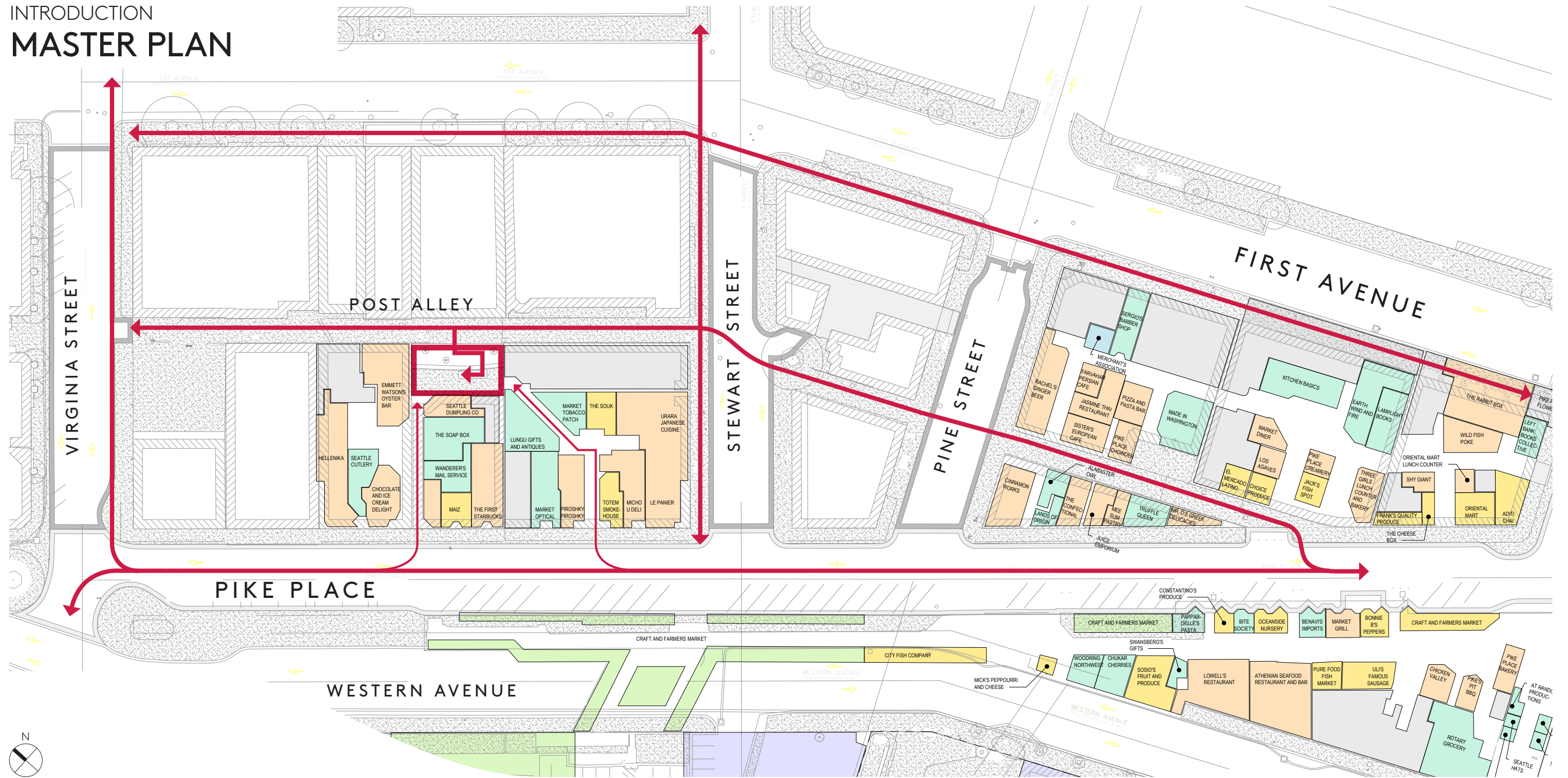
North Arcade

Marketfront

POST ALLEY

STEWART ST

# INTRODUCTION MASTER PLAN



# MHC GUIDELINES

2.1 Section 25.24.040E of SMC The preservation of the Historical District will **yield information of educational significance regarding our culture and our ecology as well as retaining its color, attraction, and interest for the City.**

Preservation of the District will retain a characteristic environment of a period of Seattle's history while continuing **a vital cultural and economic aspect of the City.**

3.1.1 Within the District it is generally better to preserve than to repair, **better to repair than to restore, better to restore than construct.**

3.1.2 Any additions or changes to buildings shall maintain the character of the Market.

3.9.1 Secretary of the Interior Guidelines: A property shall be used for its historic purpose or for a new use that **requires minimal change to the defining characteristics of the building and its site and environment.**

The historic character of a property shall be retained and preserved.

4.3 Utmost emphasis shall be placed on design solutions that serve to **preserve or enhance physical pedestrian connections.** The design process should involve serious consideration of typical buildings and details within the District, **primarily humble and anonymous in character.**

# PIKE PLACE MARKET MASTER PLAN RELEVANT GOALS & STRATEGIES

## Goals



## Strategies



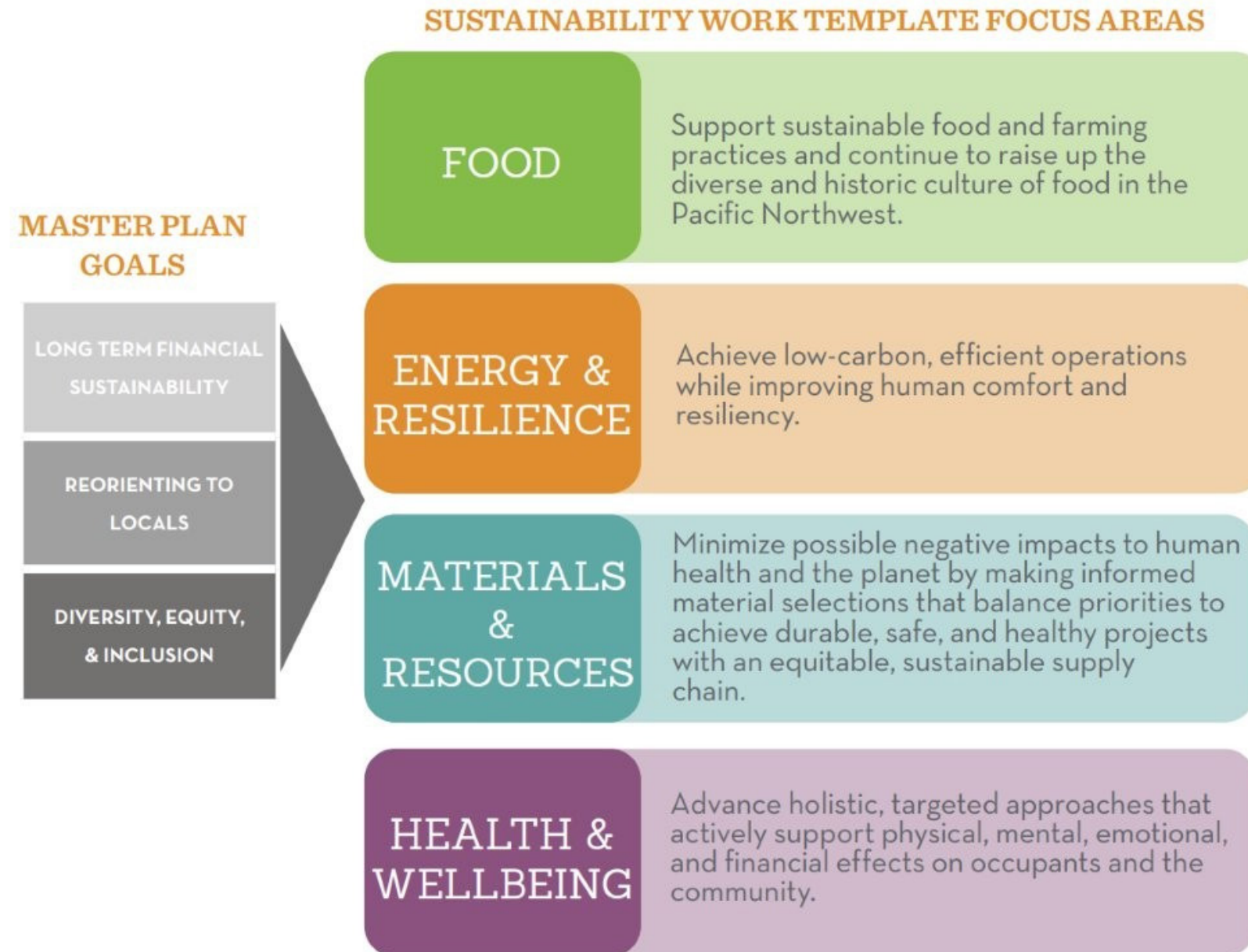
**Pacific Northwest Food Life to reattract locals and reenergize the Market's farm program**



**Sustainable physical investments to maintain and adapt the Market**

# PIKE PLACE MARKET MASTER PLAN RELEVANT SUSTAINABILITY CONSIDERATIONS

PDA sustainability priorities are being considered and incorporated into this work.



INTRODUCTION

# SOAMES-DUNN COURTYARD - EXISTING



Courtyard: View North



Courtyard: View South



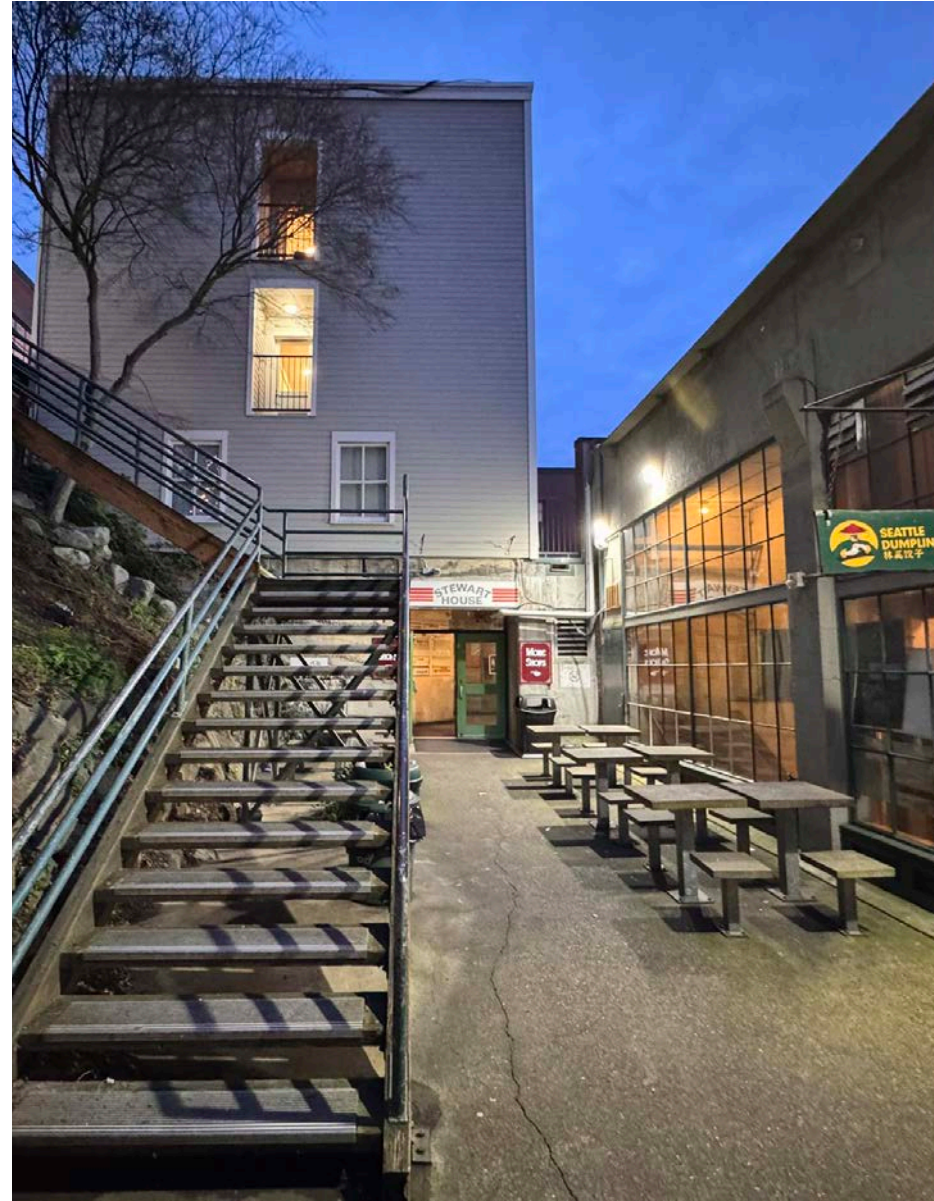
Courtyard: View of East Slope

INTRODUCTION

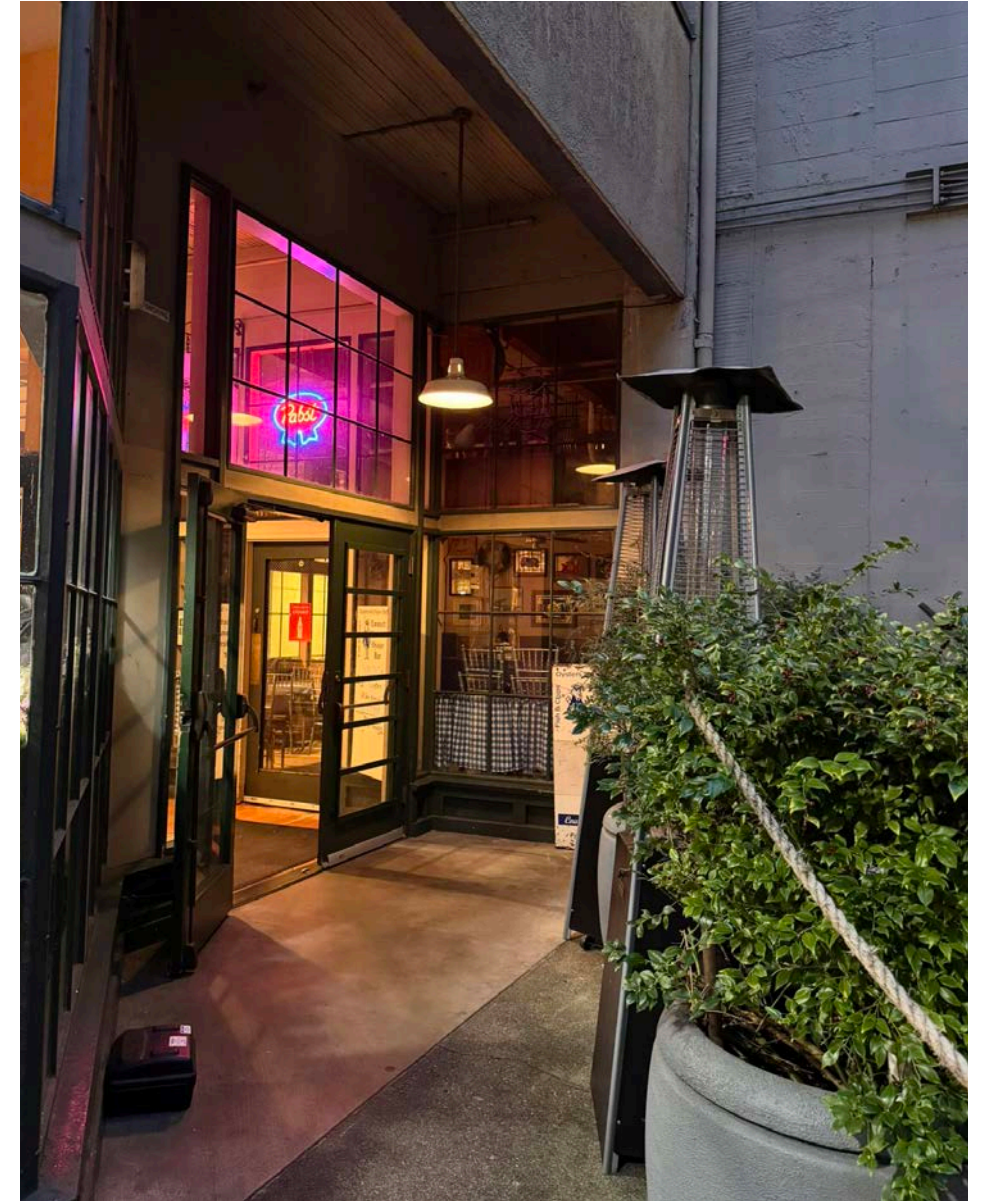
SOAMES-DUNN COURTYARD - EXISTING



Courtyard: View North



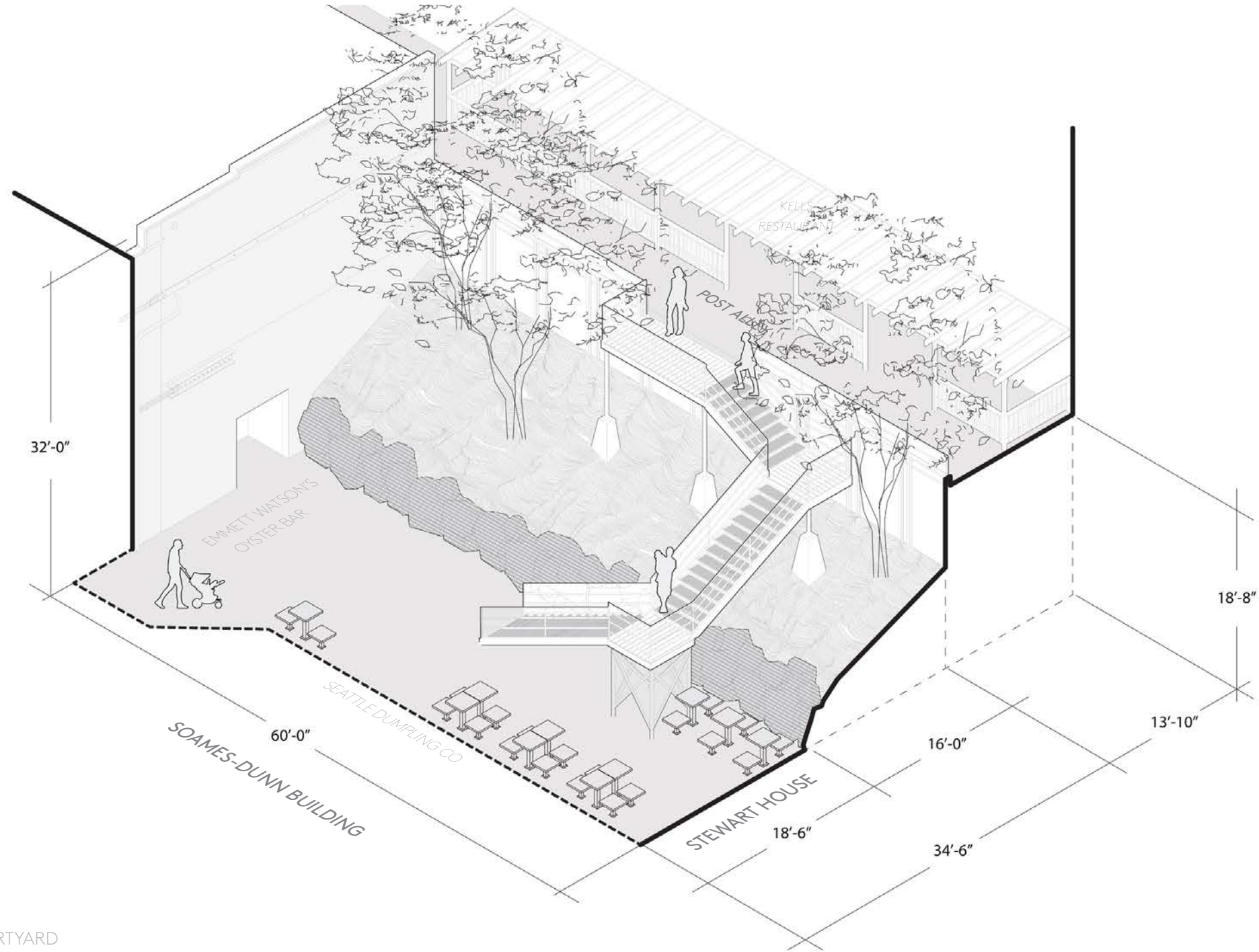
Courtyard: View South



Courtyard: View of Soames-Dunn Building Entry

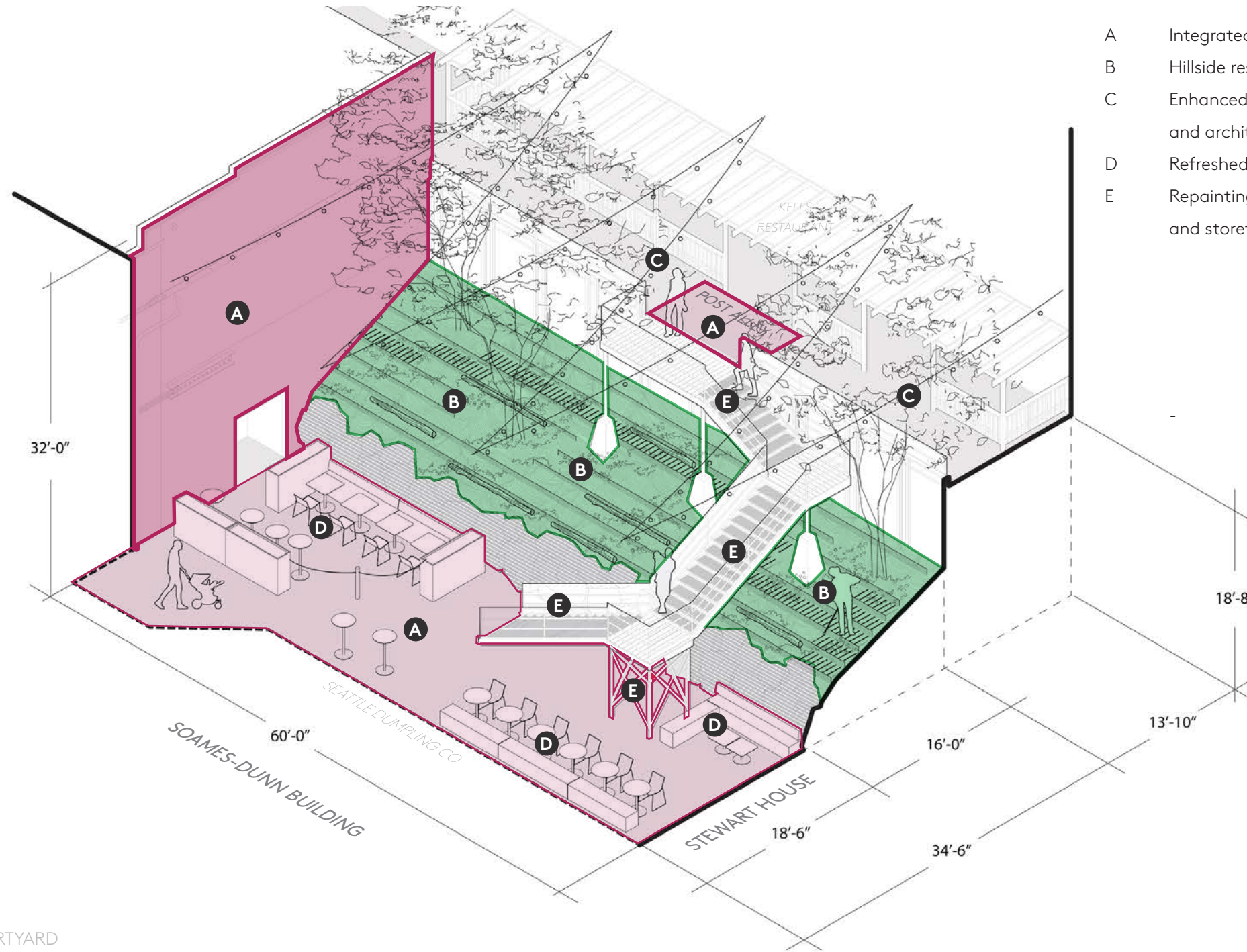
INTRODUCTION

# SOAMES-DUNN COURTYARD - EXISTING



INTRODUCTION

# SOAMES-DUNN COURTYARD - PROPOSED OVERALL SCOPE

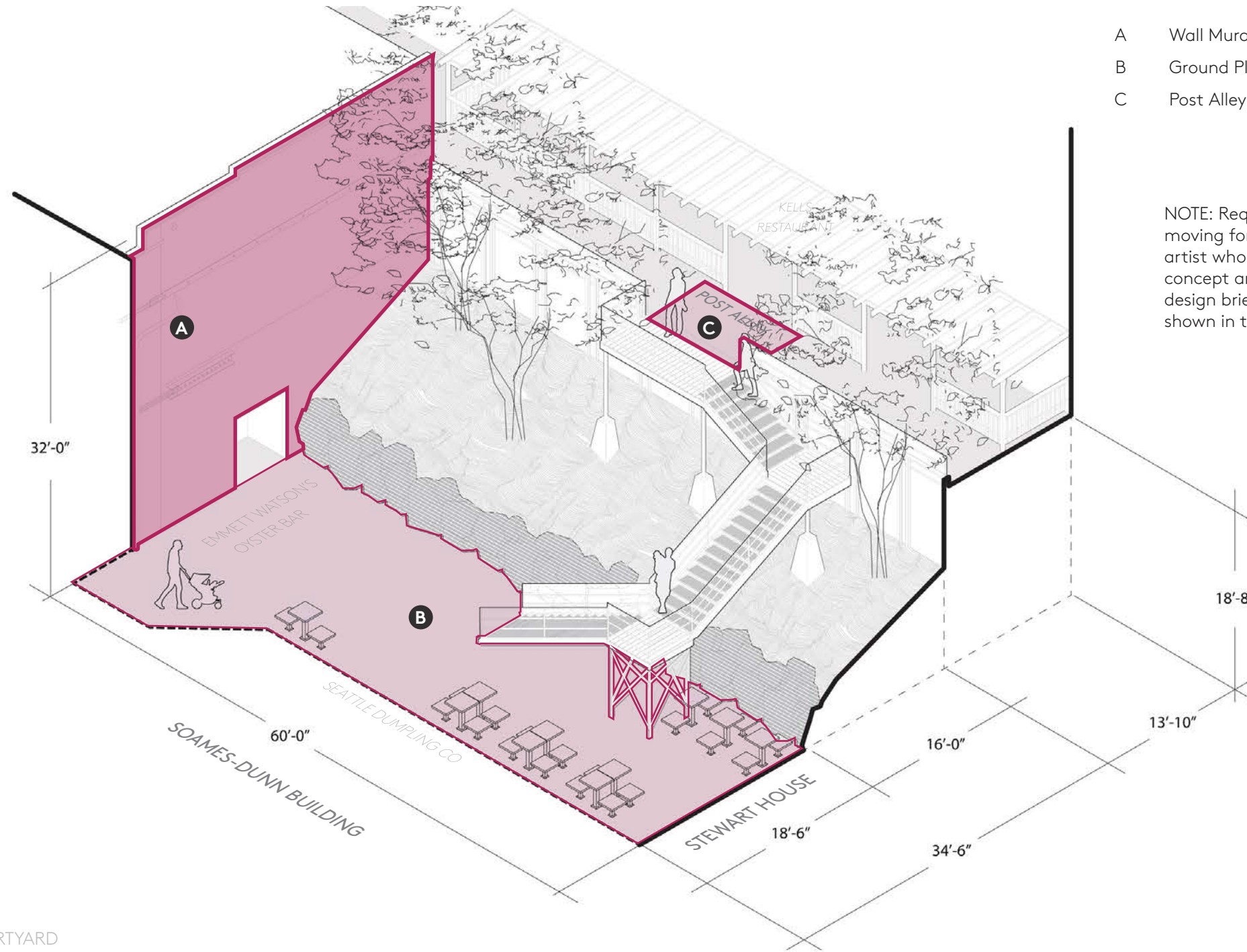


- A Integrated Art - wall & ground plane murals
- B Hillside restoration & new planting
- C Enhanced Lighting - tree lights, catenary, and architectural
- D Refreshed furnishings
- E Repainting of metal stair elements, railings and storefront (in kind)



**PROPOSED IMPROVEMENTS  
SOAMES-DUNN COURTYARD**

MURALS & INTEGRATED ART  
**PROPOSED SCOPE**



- A Wall Mural
- B Ground Plane Mural
- C Post Alley 'Welcome Mat'

NOTE: Requesting MHC to approve moving forward with an invited artist who will provide final mural concept and design based on PDA design brief and concept direction shown in this package.

MURALS & INTEGRATED ART  
**EXISTING CONDITIONS**



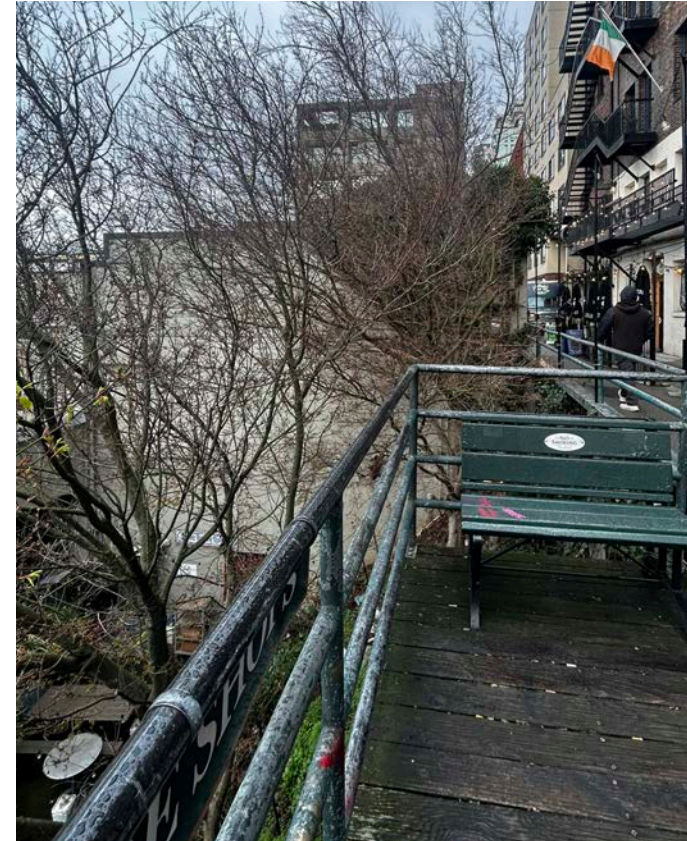
Future Soames-Dunn mural wall.



MURALS & INTEGRATED ART  
**CONTEXT & PRECEDENT**



Waxie Moon Mural on the South wall, facing the Pink Door



From Post Alley: View of future Soames-Dunn mural on the North wall, adjacent to the Pink Door.

MURALS & INTEGRATED ART  
CONTEXT & PRECEDENT

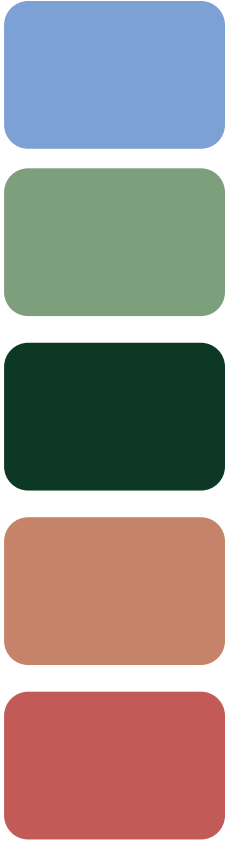
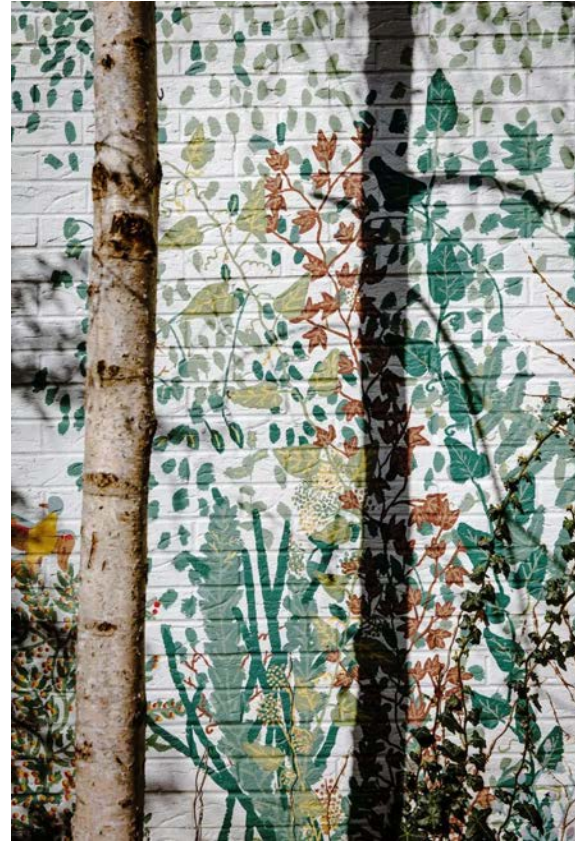


Pike Place Market honors the people of the city, its history and culture, and tells the story of those who make the market special.

MURALS & INTEGRATED ART  
CONTEXT & PRECEDENT



# PROPOSED CONCEPT: PNW FOREST (Preferred Design Direction)



REINFORCING THE PNW FOODLIFEWAYS, THE FOREST BUILDS A SCAVENGER HUNT OF POLLINATORS THROUGH THE COURTYARD AND BEYOND IN THE MARKET BRINGING ATTENTION TO THE FACT THAT LOCAL FARMING SUPPORTS 30% MORE BIODIVERSITY THAN COMMERCIAL FARMING. THE FOREST ALSO SUPPORTS CULTURAL CONNECTIONS TO INDIGENOUS FOOD LIFE WAYS.

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MURALS & INTEGRATED ART

# PROPOSED CONCEPT: PNW FOREST (Preferred Design Direction)

NOTE: NOT FINAL ARTWORK, FINAL ART WORK TO BE DEVELOPED BASED ON SELECTED CONCEPT.



- A Wall Mural Graphic
- B Ground Plane Graphic
- C Post Alley 'Welcome Mat'



Examples of art style

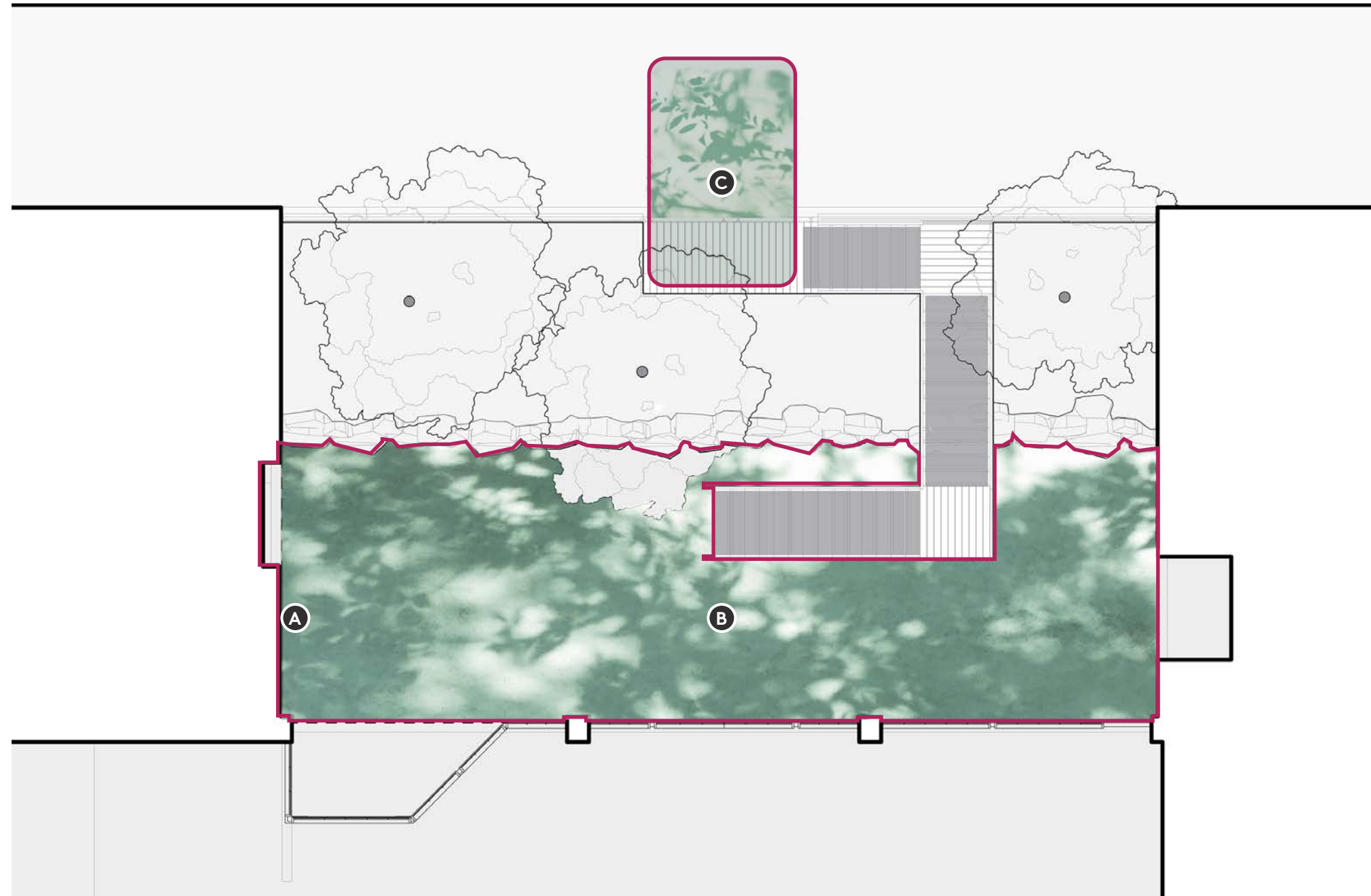


Examples of Pacific Northwest native plants and flowers

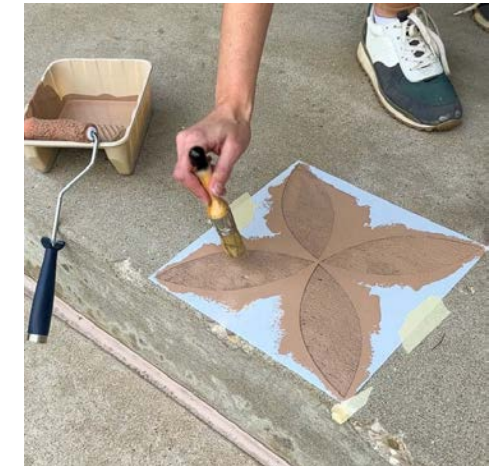
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- A Wall Mural Graphic
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Examples of painted concrete on ground

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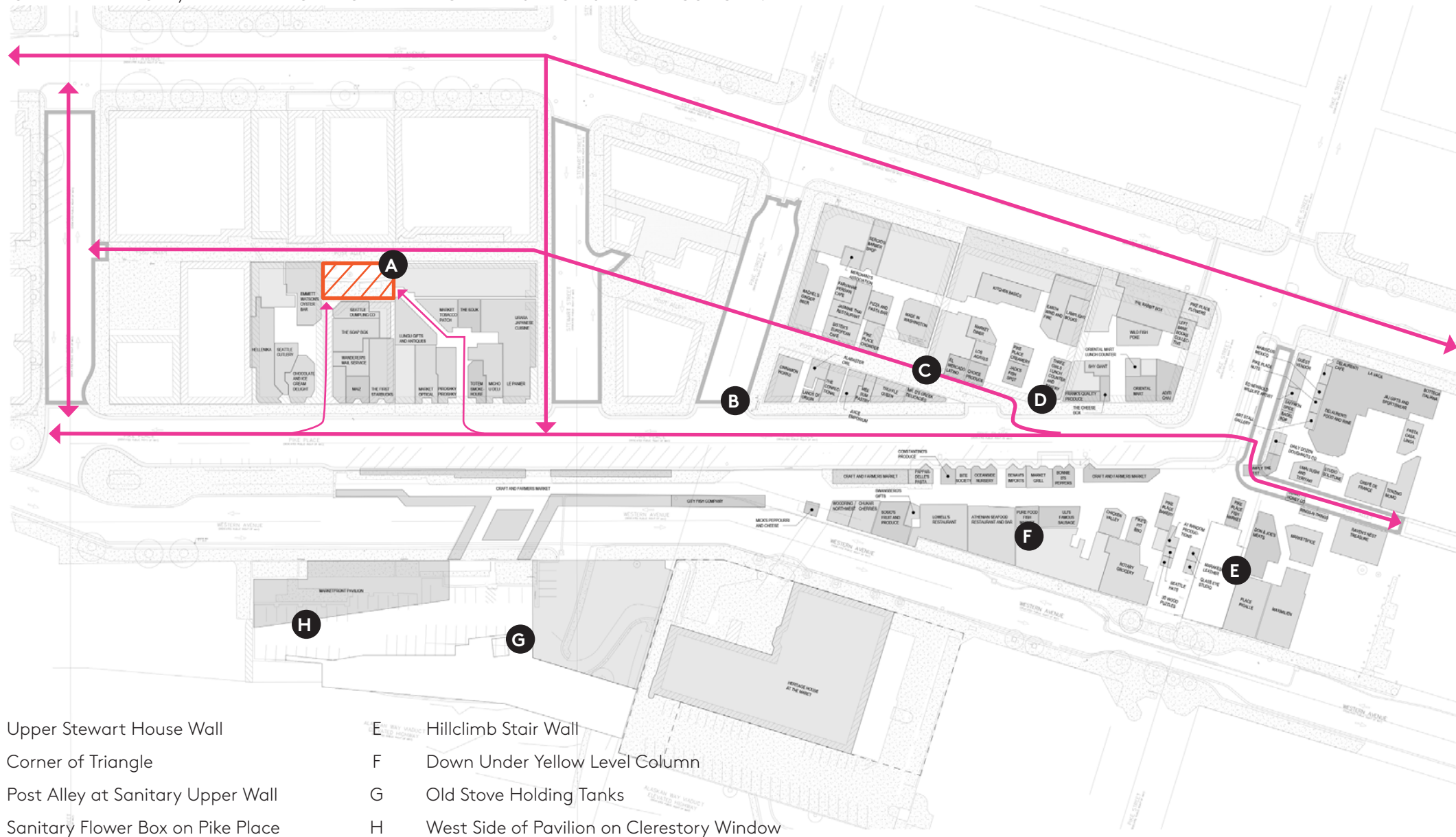
PDA is in discussions with SDOT and neighboring building owner to the East regarding impacted areas.



MURALS & INTEGRATED ART

# PROPOSED CONCEPT: PNW FOREST MARKET BREADCRUMBS (Preferred Design Direction)

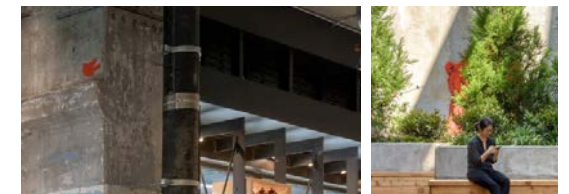
NOTE: NOT FINAL ARTWORK, FINAL ART WORK TO BE DEVELOPED BASED ON SELECTED CONCEPT.



- A Upper Stewart House Wall
- B Corner of Triangle
- C Post Alley at Sanitary Upper Wall
- D Sanitary Flower Box on Pike Place
- E Hillclimb Stair Wall
- F Down Under Yellow Level Column
- G Old Stove Holding Tanks
- H West Side of Pavilion on Clerestory Window



Examples of breadcrumb installations. Can be a sculptural element, paint, or a combination.



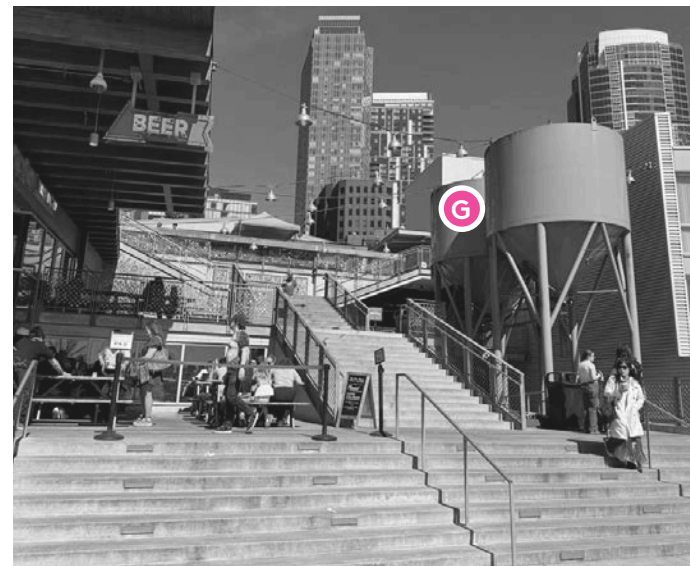
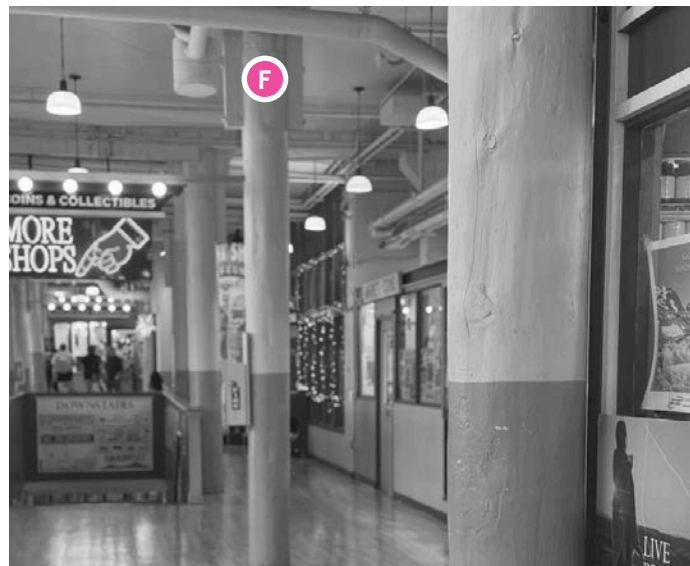
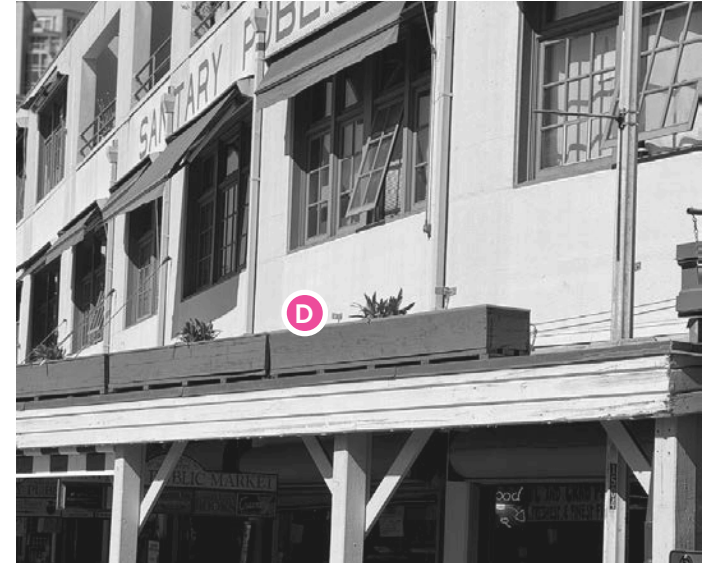
Breadcrumb items could be birds or forest creatures.

- SITE
- CIRCULATION
- BREADCRUMB LOCATION

MURALS & INTEGRATED ART

# PROPOSED CONCEPT: PNW FOREST MARKET BREADCRUMBS (Preferred Design Direction)

NOTE: NOT FINAL ARTWORK, FINAL ART WORK TO BE DEVELOPED BASED ON SELECTED CONCEPT.



# PROPOSED CONCEPT: FACES OF THE MARKET

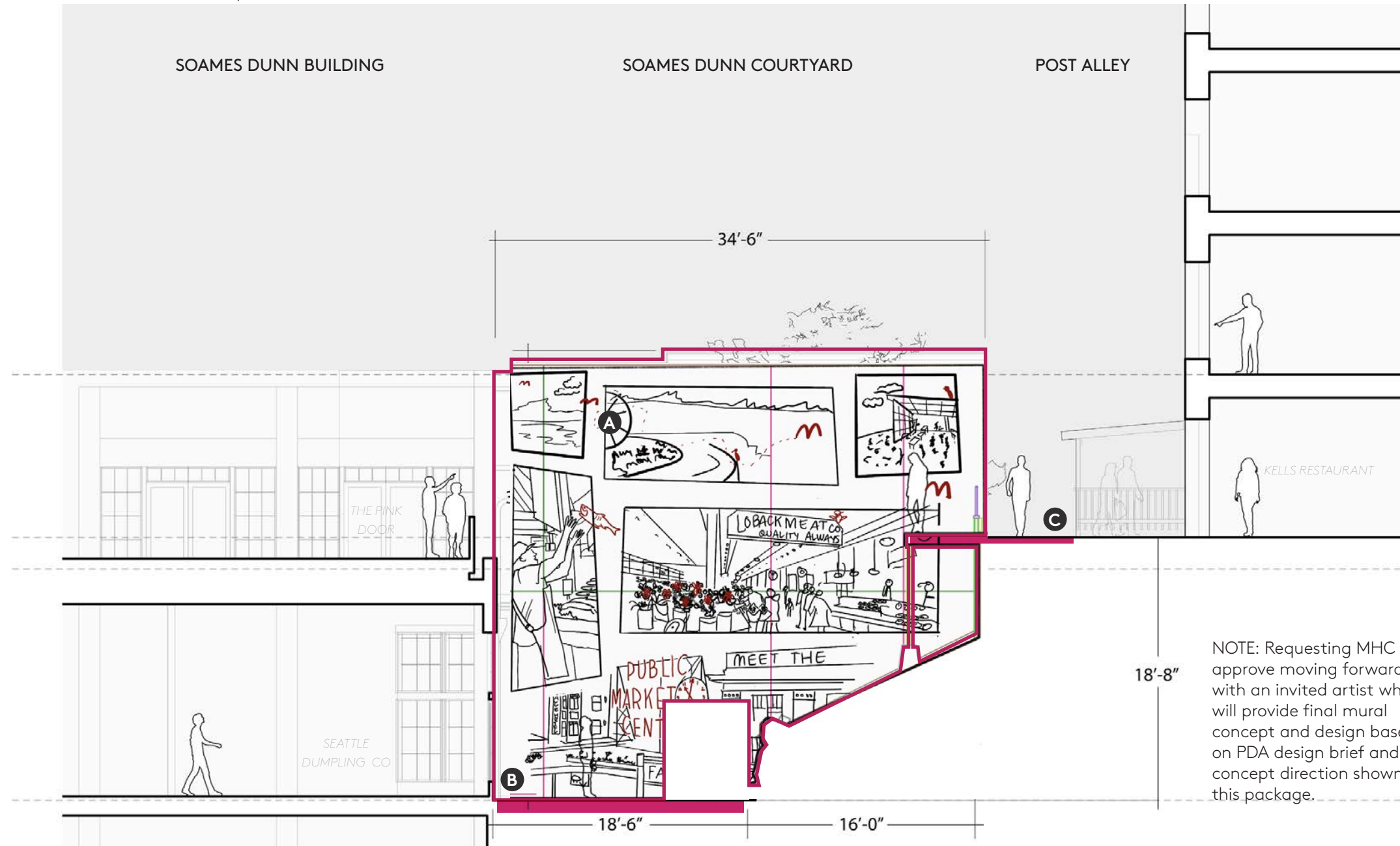


VICTOR STEINBRUECK SKETCHES FEATURED PEOPLE OF THE MARKET AND THIS CONCEPT BUILDS ON THE FACES OF THE MARKET TODAY AND THE EXPERIENCES PEOPLE HAVE WITH EACH OTHER IN A CARTOON STRIP CONTEXT THAT LEAPS OFF THE WALL AND INTO THE GROUND PLANE. A SKETCH LINE WINDS THROUGH. BUDDHA BOARDS GIVE PEOPLE AN OPPORTUNITY TO DO THEIR OWN EPHEMERAL SKETCHING.

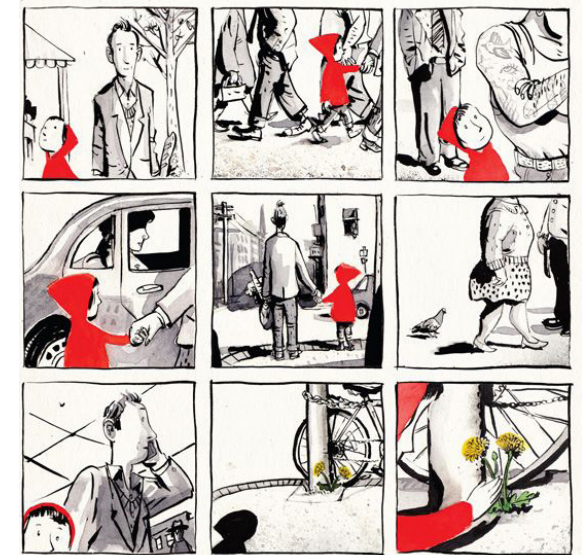
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# PROPOSED CONCEPT: FACES OF THE MARKET

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- A Wall Mural Graphic
- B Ground Plane Graphic
- C Post Alley 'Welcome Mat'



*Inspiration!* Day in the life of visitors and vendors at the market. Primarily black line with Market Red accent.



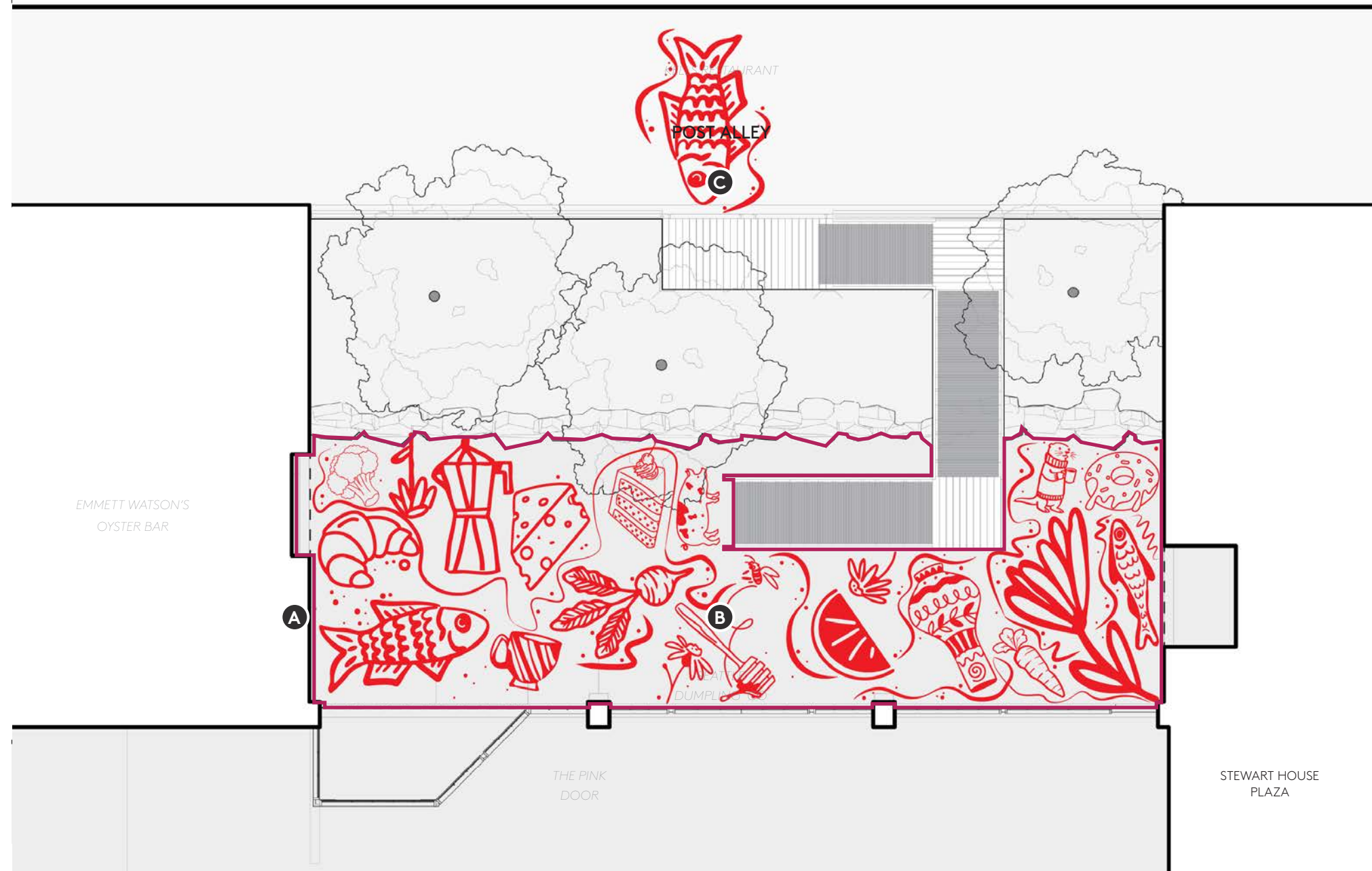
Mural to be painted. Prep wall with fresh paint prior to mural application.

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MURALS & INTEGRATED ART

# PROPOSED CONCEPT: FACES OF THE MARKET

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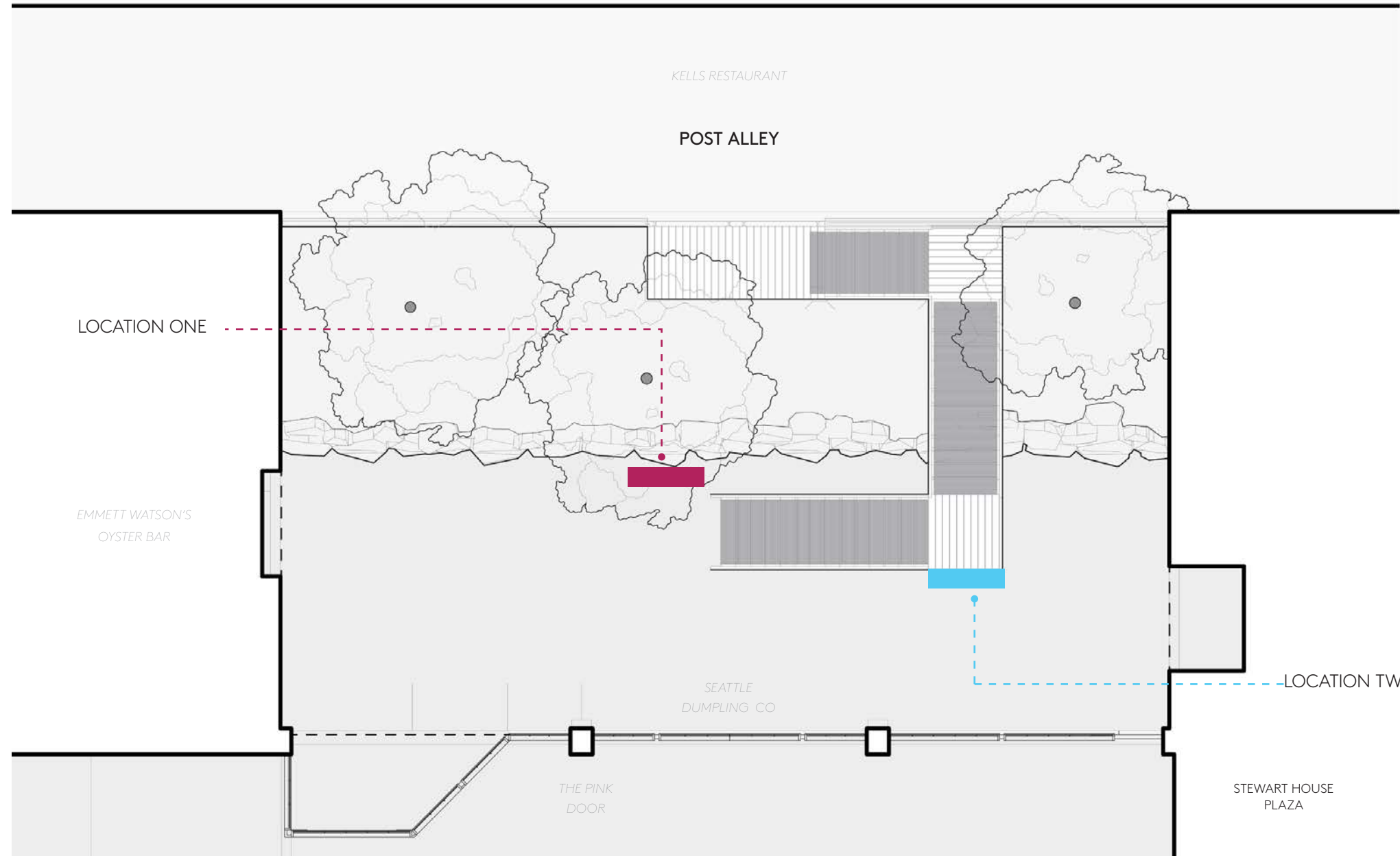
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PDA is in discussions with SDOT and neighboring building owner to the East regarding impacted areas.



# INTERACTIVE ELEMENT: FACES OF THE MARKET



“Buddha Board” interactive element at two scales- location one along the rockery at a single board (paper size) and location two stair height, allowing for obscuring waste receptacles.

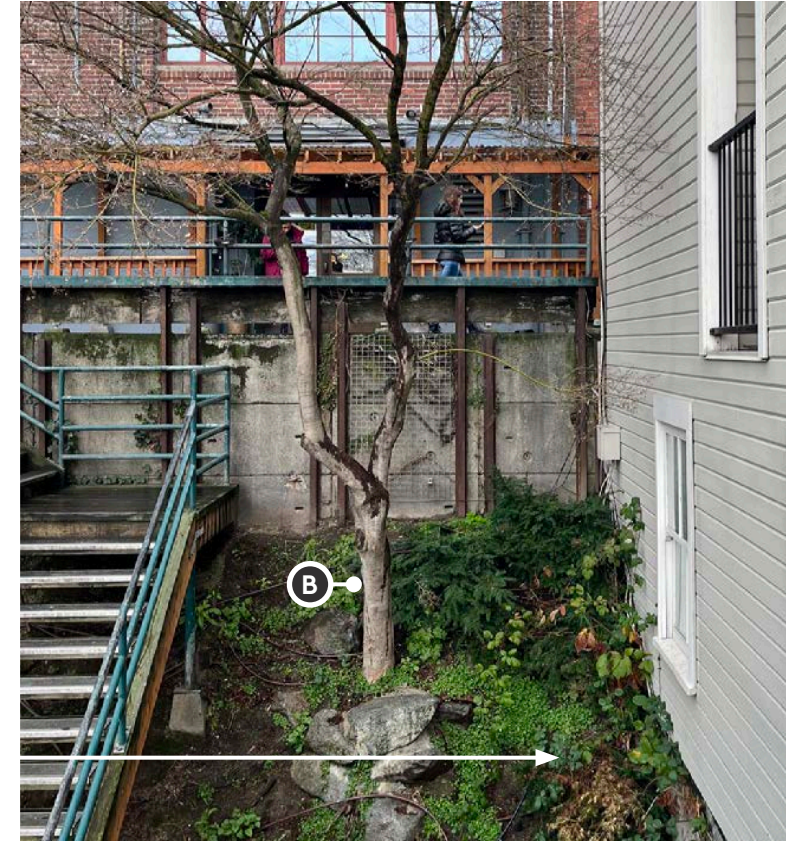
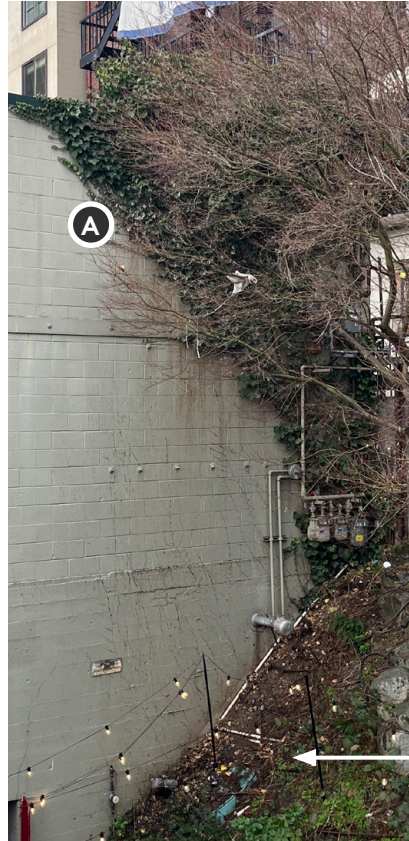




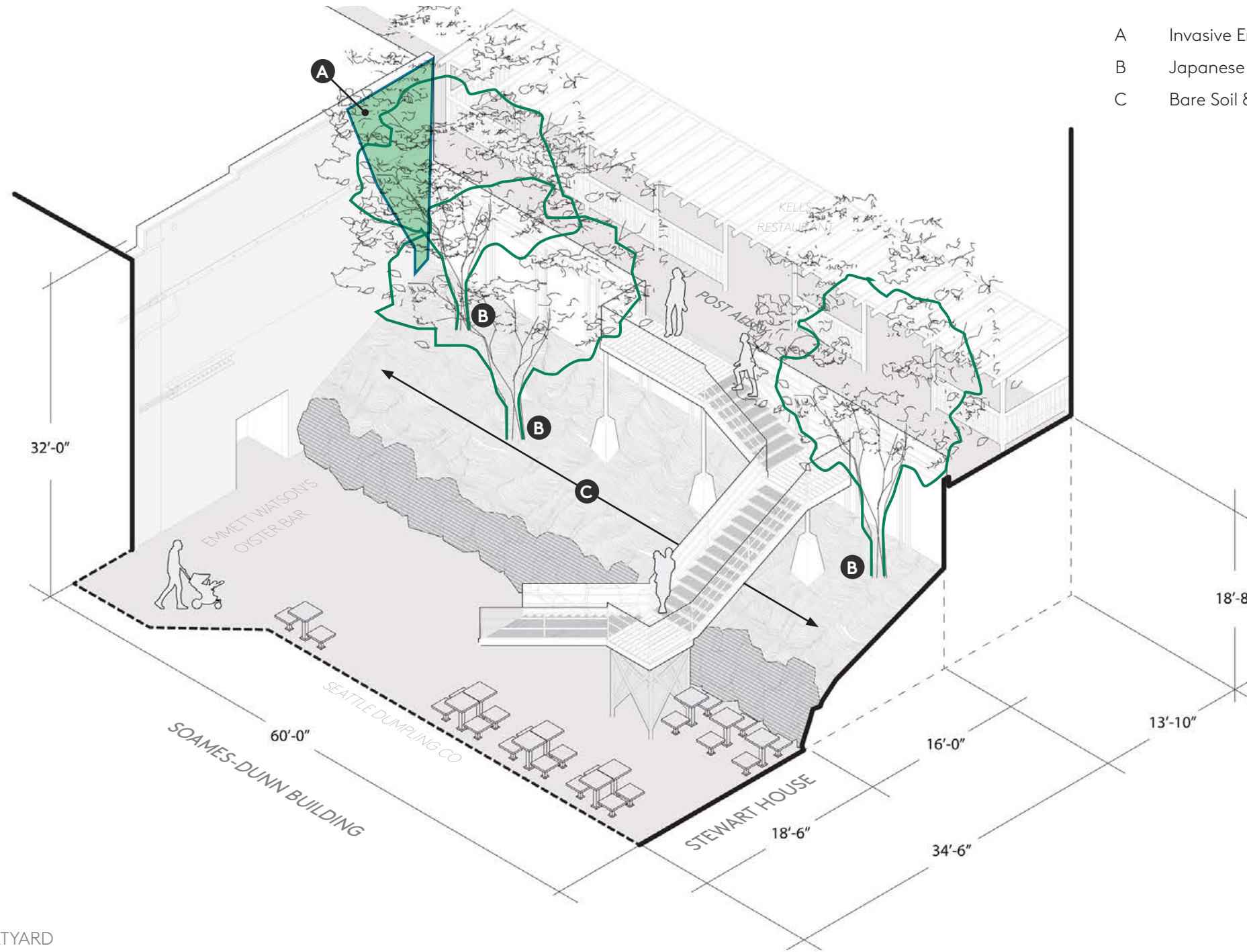
**HILLSIDE STABILIZATION, PLANTING, AND IRRIGATION**

HILLSIDE: STABILIZATION, PLANTING & IRRIGATION  
**EXISTING CONDITIONS**

- A Climbing English Ivy
- B Japanese Maples
- C Bare Soil & Exposed Irrigation Lines

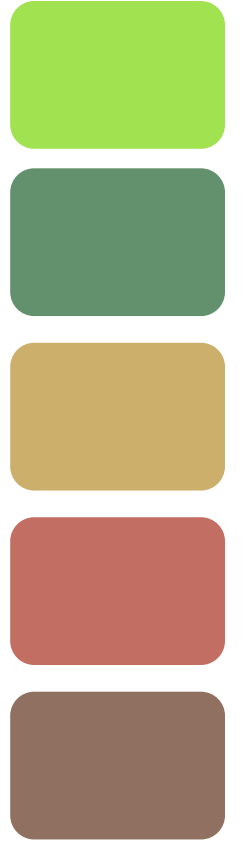


HILLSIDE: STABILIZATION, PLANTING & IRRIGATION  
**EXISTING CONDITIONS**



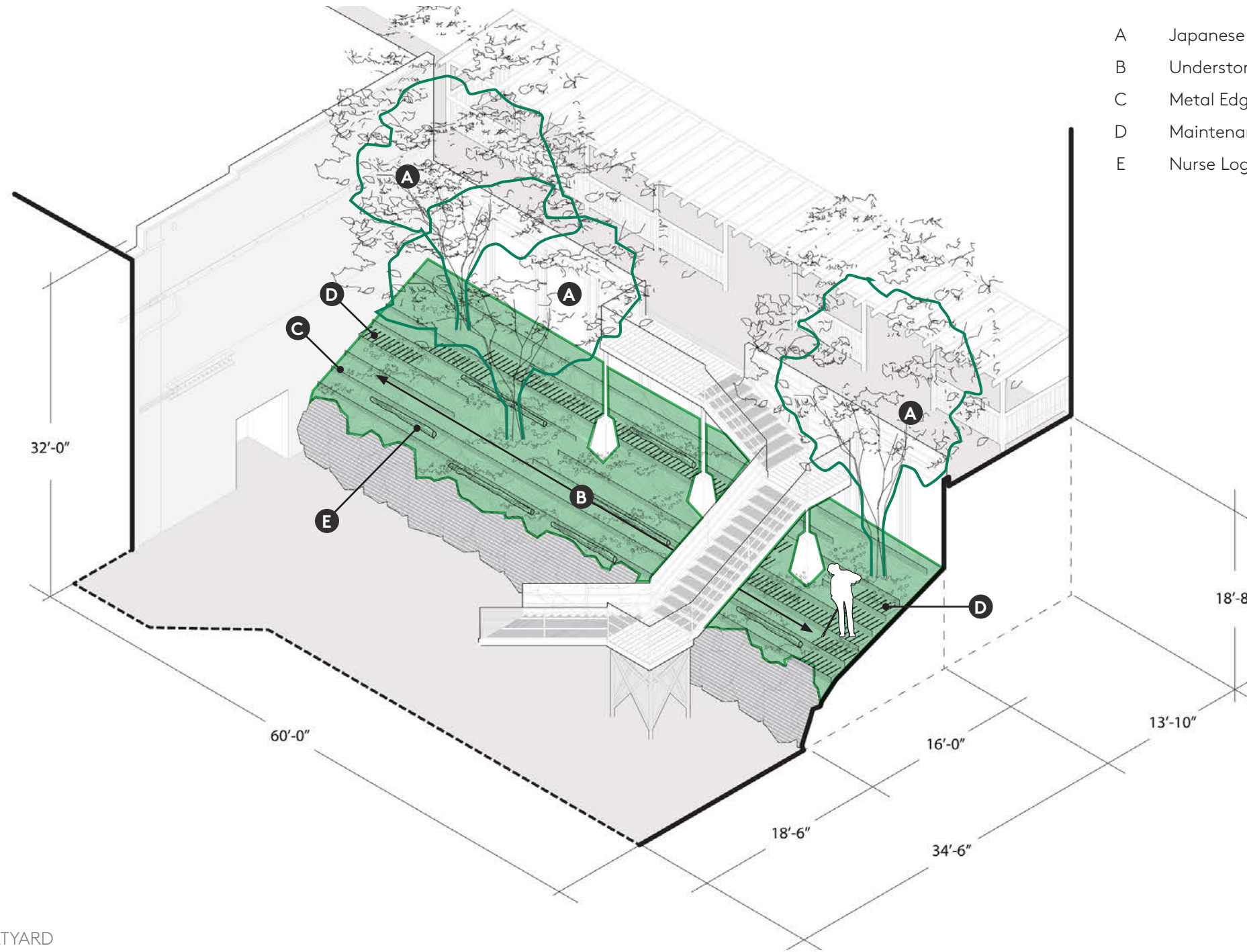
- A Invasive English Ivy to be Removed
- B Japanese Maples
- C Bare Soil & Exposed Irrigation Lines

HILLSIDE: STABILIZATION, PLANTING & IRRIGATION  
**PROPOSED PLANTING CONCEPT**



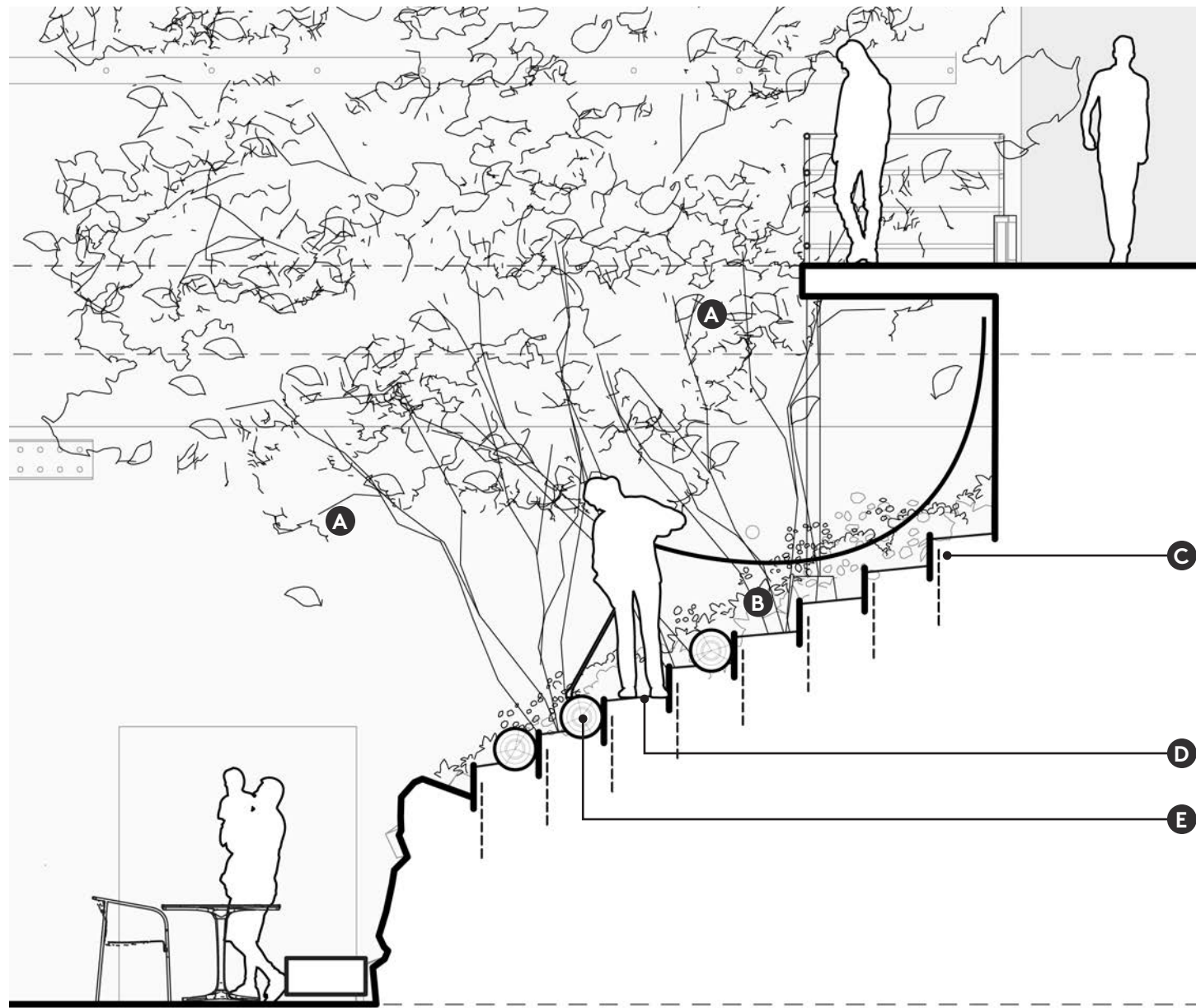
Drawing inspiration from the lush forested hillsides of the Pacific Northwest, the proposed planting design intensifies the secluded courtyard garden atmosphere established by the existing mature Japanese Maple canopy. Revegetating the slope with evergreen ferns, flowering perennials and seasonally aromatic shrubs creates a dynamic sensory experience unique in every season.

HILLSIDE: STABILIZATION, PLANTING & IRRIGATION  
**PROPOSED**

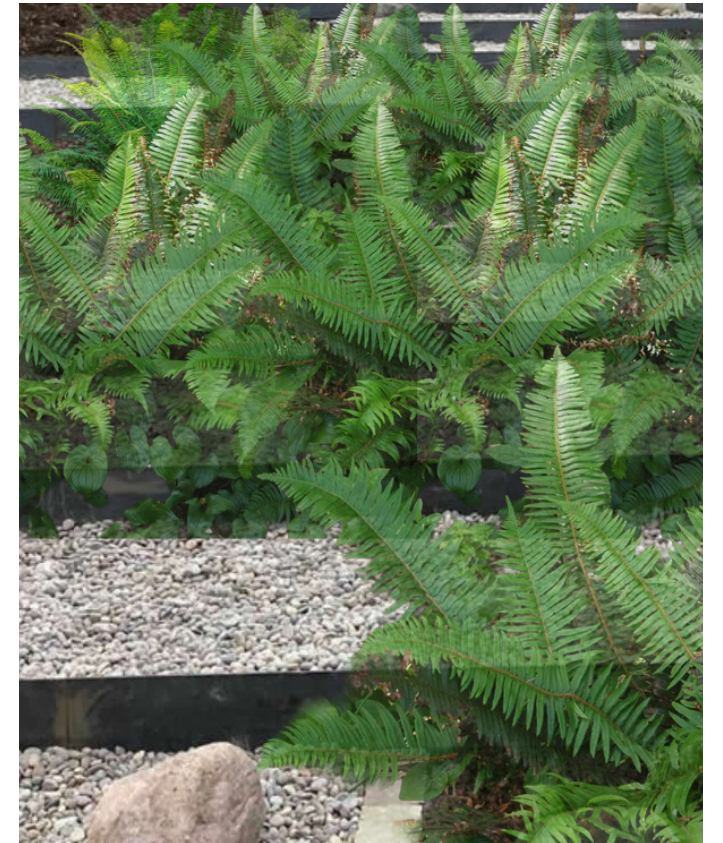


- A Japanese Maples (pruned)
- B Understory Planting Palette & Irrigation
- C Metal Edging on slope at intervals
- D Maintenance Paths
- E Nurse Logs - 6-8 inch diameter

# PROPOSED SLOPE STABILIZATION METHOD



- A Japanese Maples (pruned)
- B Understory Planting Palette & Irrigation
- C Metal Edging & Ground Stakes
- D Maintenance Path
- E Nurse Logs - 6-8 inch diameter



Planting and crushed rock is proposed for the slope with metal edging that 'resets' the slope, creating areas that are more easily accessed and maintained. The gravel will be installed with different gradations of gravel on different levels.



HILLSIDE: STABILIZATION, PLANTING & IRRIGATION  
**PROPOSED PLANTING PALETTE**



Tellima grandiflora-Fringecup



Polystichum munitum-Sword Fern



Sarcococca ruscifolia-Sweet Box



Tiarella cordifolia-Foam Flower



Fritillaria meleagris -Checked Lily

HILLSIDE: STABILIZATION, PLANTING & IRRIGATION  
**PROPOSED IRRIGATION METHOD**



Hunter MP Rotator Heads.

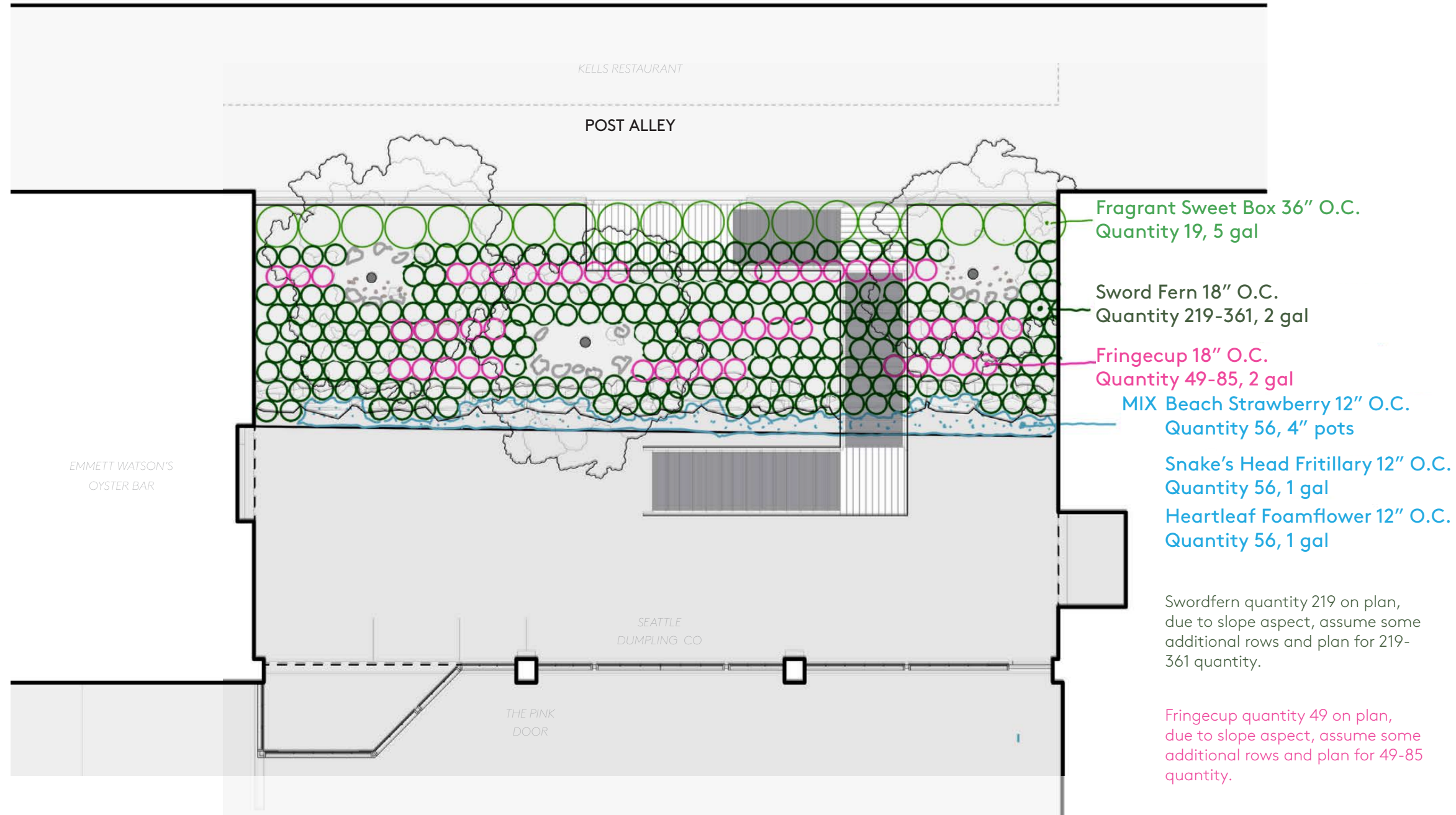
Top of Slope/Spray Down

Long Range

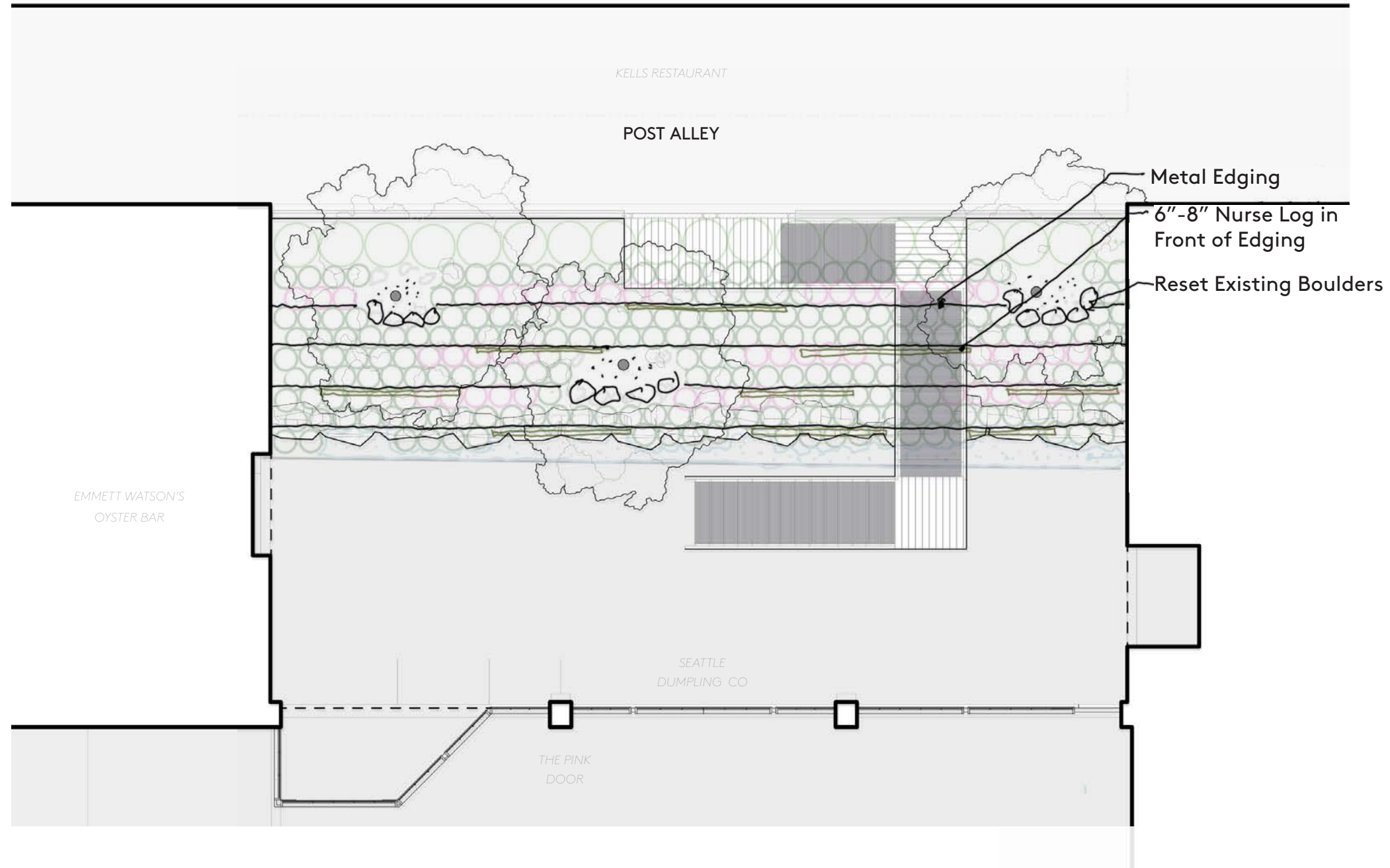
Head to Head Coverage

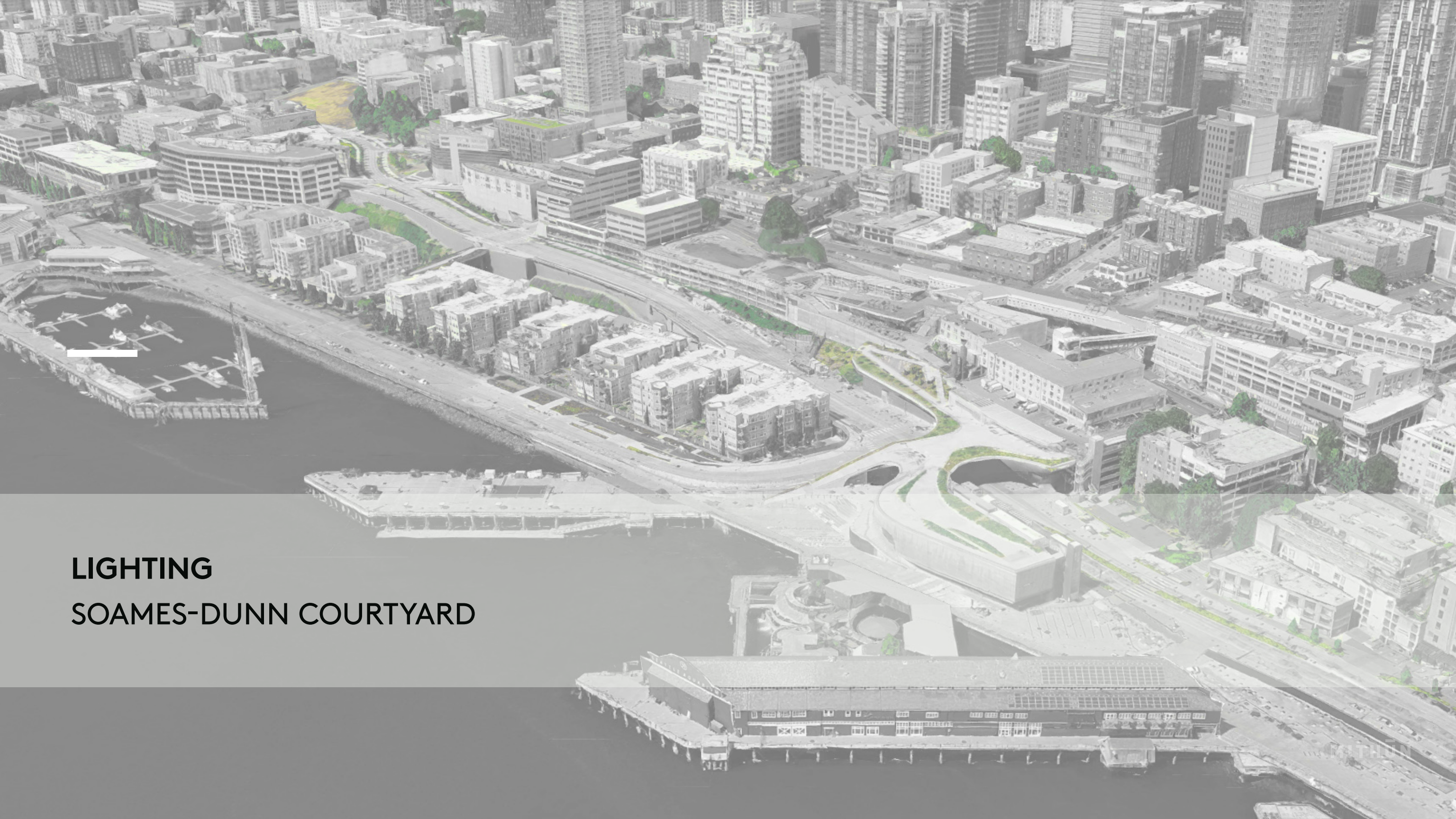


HILLSIDE: STABILIZATION, PLANTING & IRRIGATION  
**PROPOSED PLANTING PLAN**



HILLSIDE: STABILIZATION, PLANTING & IRRIGATION  
**PROPOSED MATERIALS PLAN**





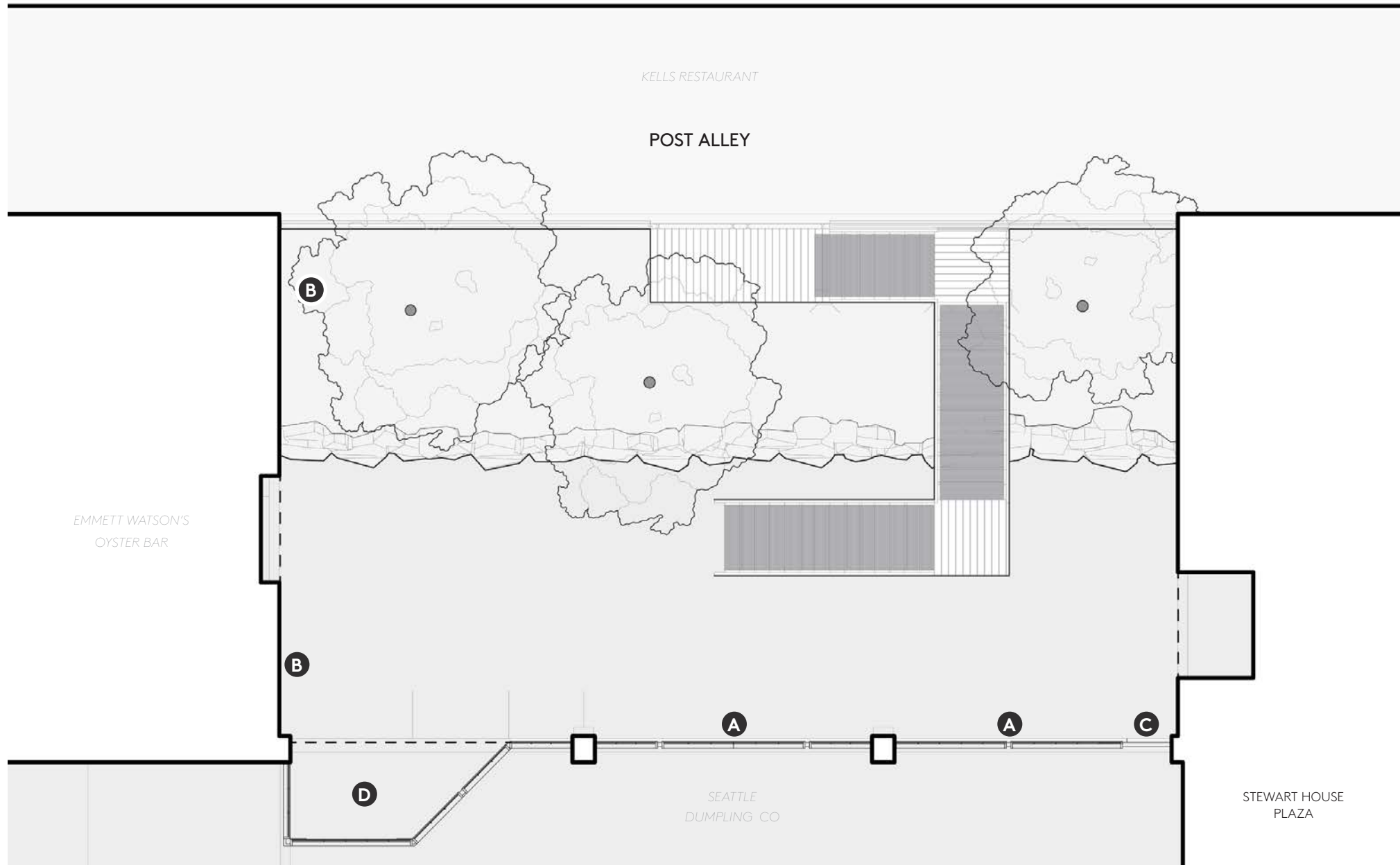
**LIGHTING**

**SOAMES-DUNN COURTYARD**

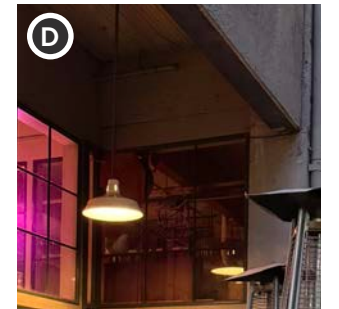
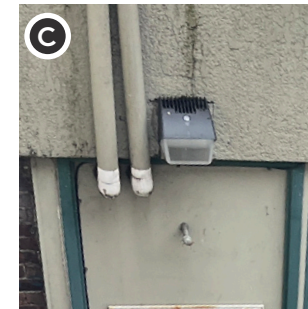
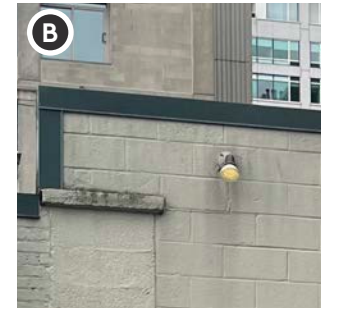
## MHC GUIDELINES

- 3.5.1** Incandescent lighting has been traditionally used in the Market, and reinforces the historically warm qualities of the buildings. New technologies provide a variety of lighting solutions. New lighting designs should approximate the warmth and quality of historical lighting in the Market.
  
- 3.5.3** Lights which illuminate interior public ways, marquees, and arcades should be consistent and the fixtures should be maintained or replaced with identical or similar ones. Street lighting fixtures should be compatible with the historic character of the District.

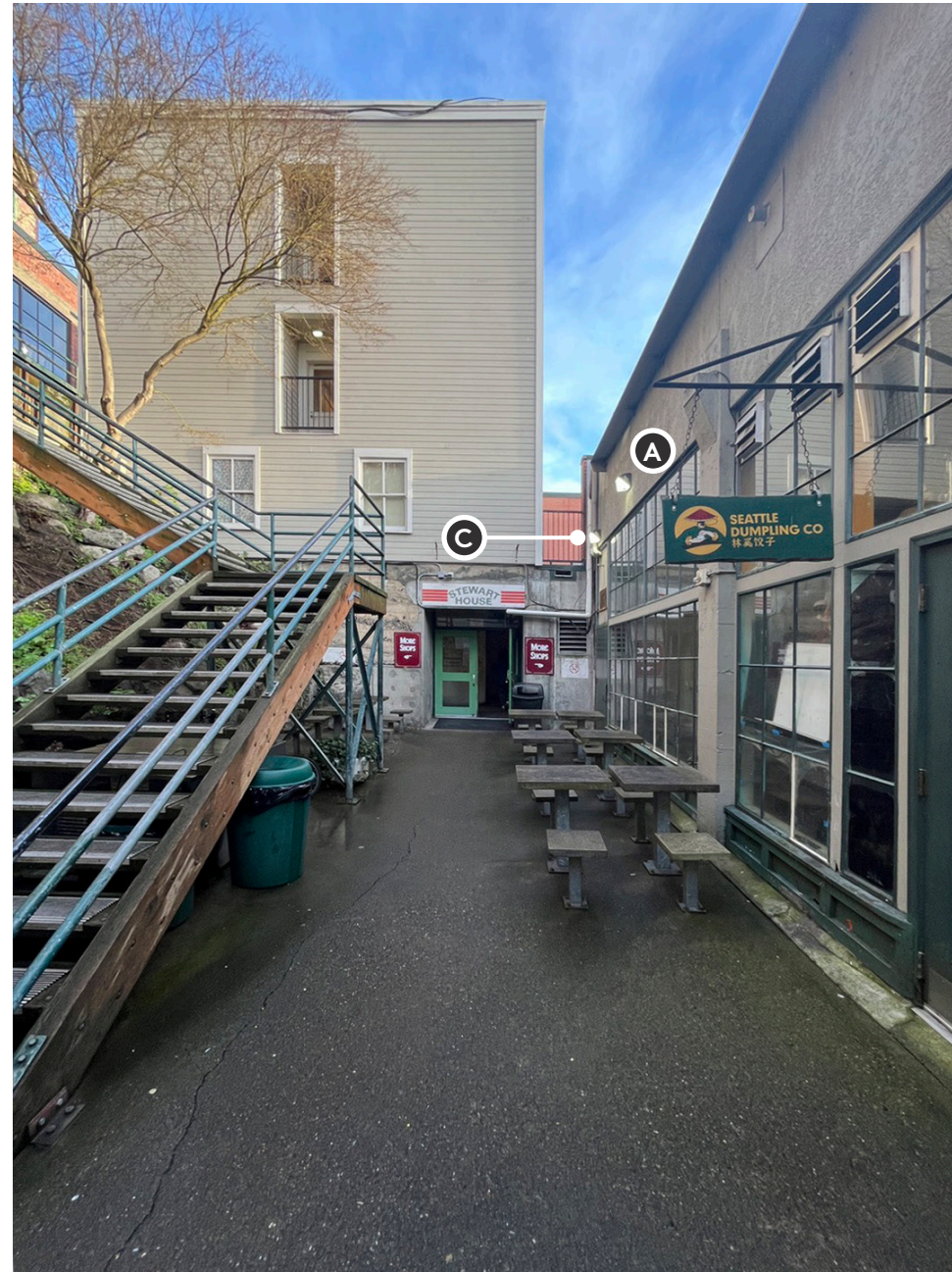
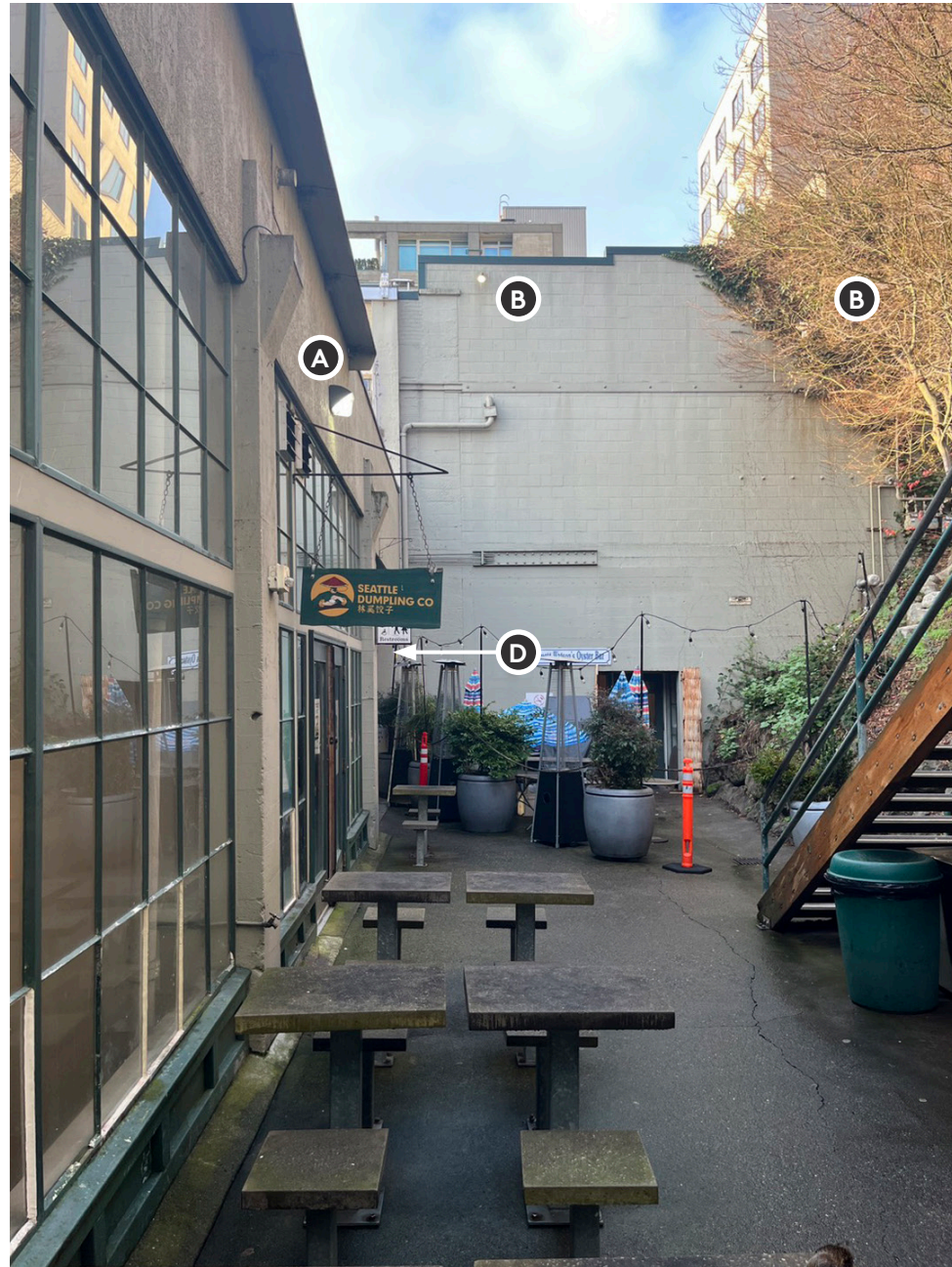
# LIGHTING EXISTING CONDITIONS



- A High output metal halide wall pack
- B Par 38 flood
- C High output metal halide wall pack
- D Pendant to Remain



# LIGHTING EXISTING CONDITIONS



- A High output metal halide wall pack
- B Par 38 flood
- C High output metal halide wall pack
- D Pendant to Remain

LIGHTING

# PROPOSED: LANTERN OPTION (Preferred Design Direction)

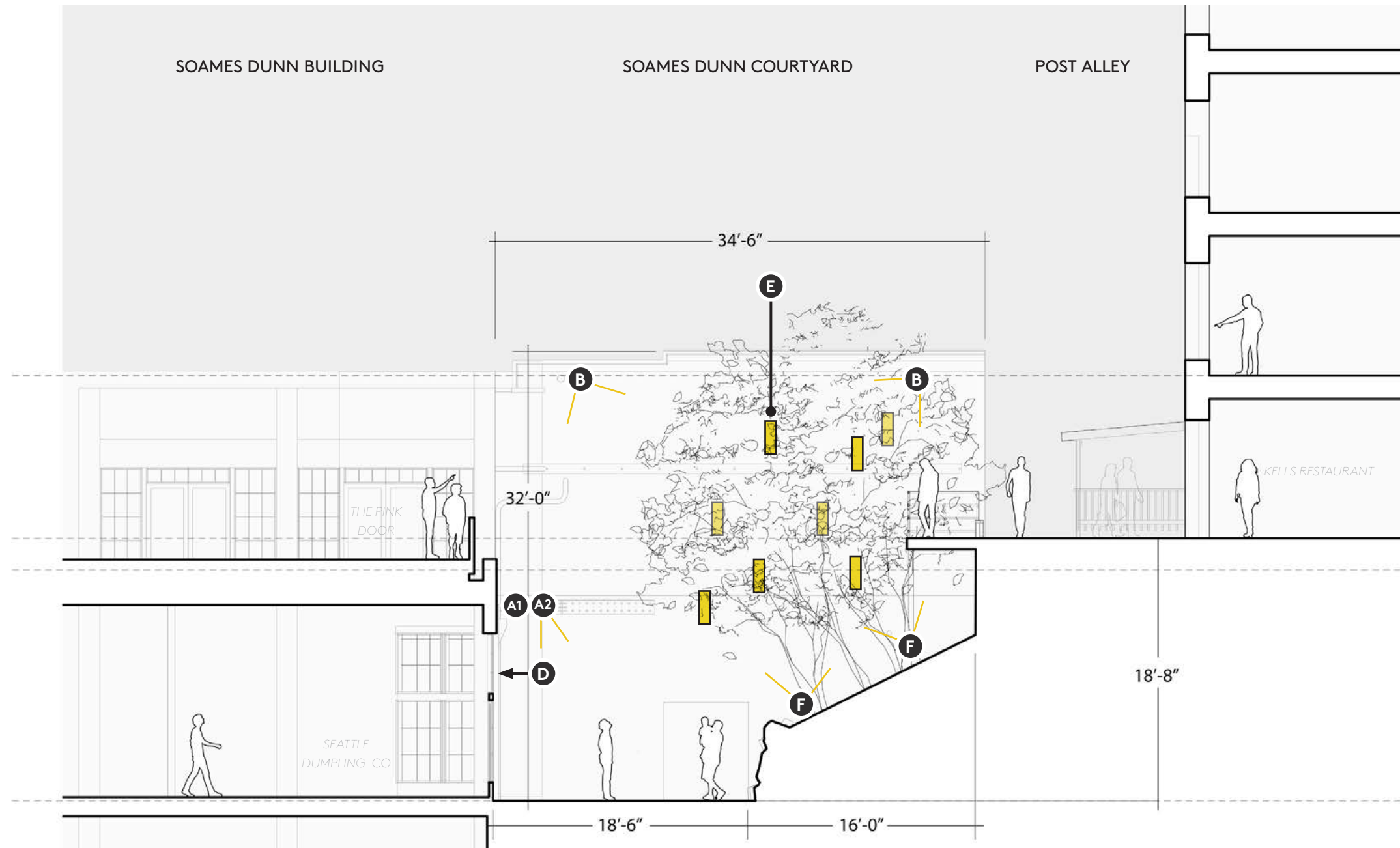


- A1 Storefront (replacement)
- A2 Storefront (new)
- B High Area Spot (replacement)
- C Over Door Spot (replacement)
- D Existing Pendant to Remain
- E Tree Lanterns - 3-5 per tree (new)
- F Uplighting - 2 per tree (new)



LIGHTING

**PROPOSED: LANTERN OPTION** (Preferred Design Direction)

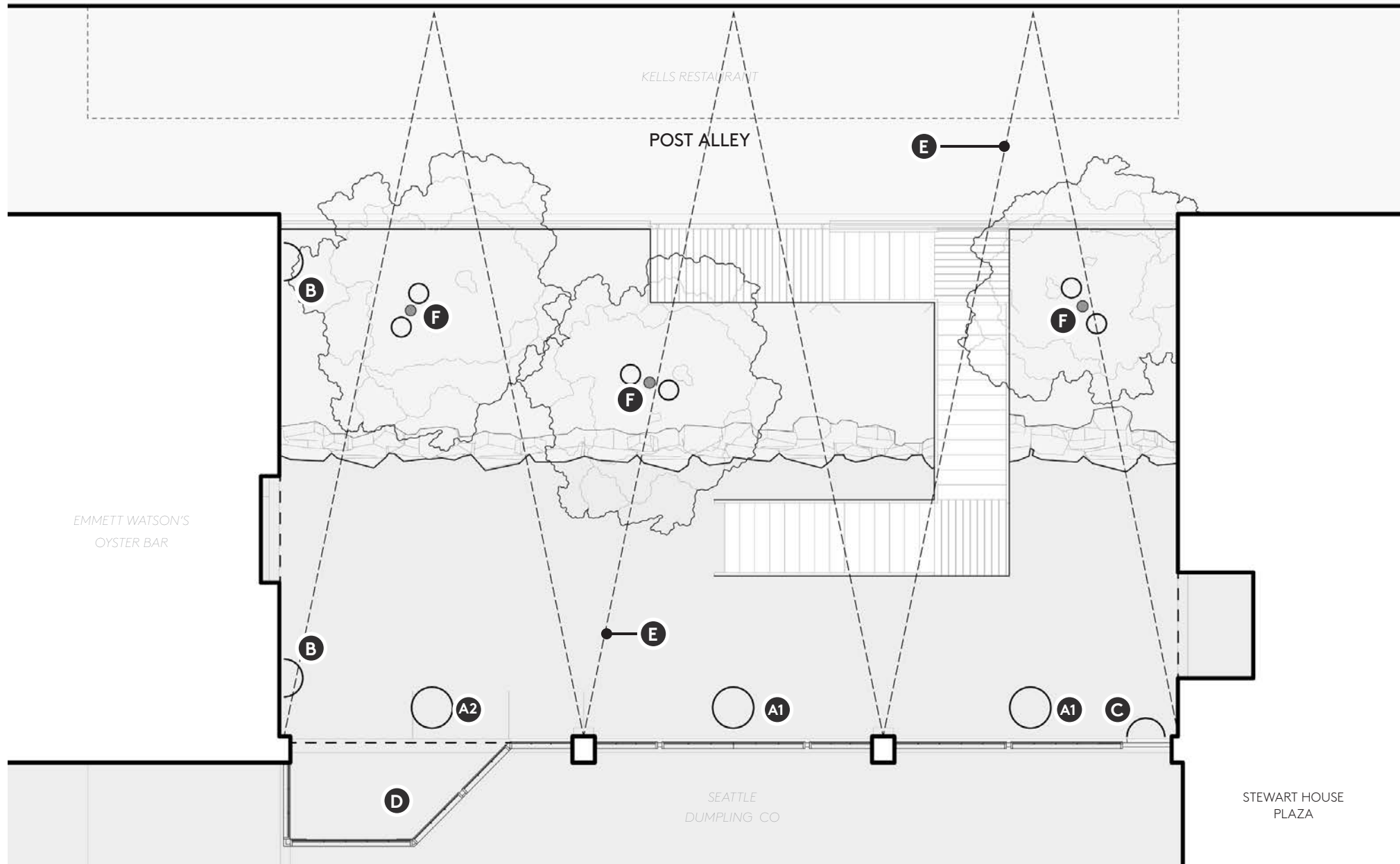


- A1 Storefront (replacement)
- A2 Storefront (new)
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- E Tree Lanterns - 3-5 per tree (new)
- F Uplighting - 2 per tree (new)

Lit primarily by glowing lanterns suspended in the mature Japanese Maple trees, the lighting design creates a unique atmosphere within the courtyard. The lanterns will be positioned at various heights, some at eye level with Post Alley to attract interest from pedestrians and encourage curiosity to draw people down the stairs to explore the courtyard.

LIGHTING

# PROPOSED: CATENARY OPTION

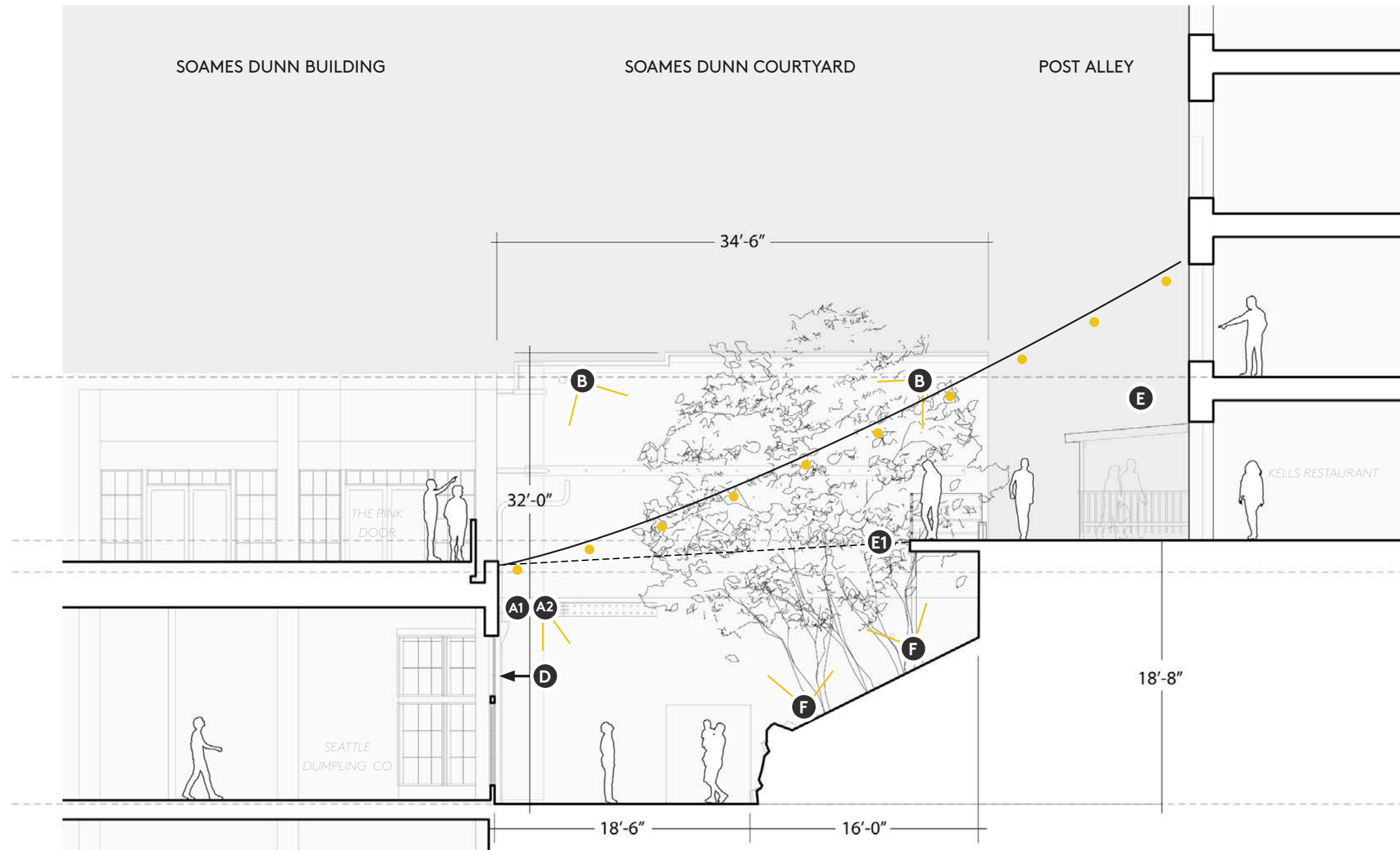


- A1 Storefront (replacement)
- A2 Storefront (new)
- B High Area Spot (replacement)
- C Over Door Spot (replacement)
- D Existing Pendant to Remain
- E Catenary (new)
- F Uplighting - 2 per tree (new)



LIGHTING

PROPOSED: CATENARY OPTION



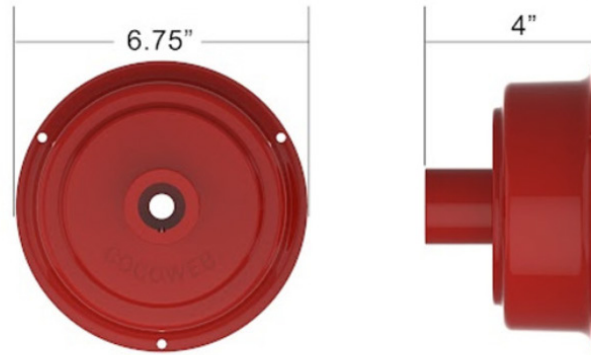
- A1 Storefront (replacement)
- A2 Storefront (new)
- B High Area Spot (replacement)
- C Over Door Spot (replacement)
- D Existing Pendant to Remain
- E Catenary (new)
- E1 Catenary (new, alt position)\*
- F Uplighting - 2 per tree (new)

\*Building to building is prime option shown here. In the event of approval issues, alternative is Post Alley ground level /at rail to parapet.

Drawing inspiration from other catenary lighting installations within Pike Place Market and the surrounding city, the lighting design spans Soames-Dunn courtyard and Post Alley with a continuous catenary installation. The field of overhead light is highly visible to pedestrians in Post Alley and would uniformly light both spaces, but we have concerns with light cable paths through the existing tree canopy and possible height conflicts over Post Alley.

LIGHTING

# PROPOSED STOREFRONT LIGHT



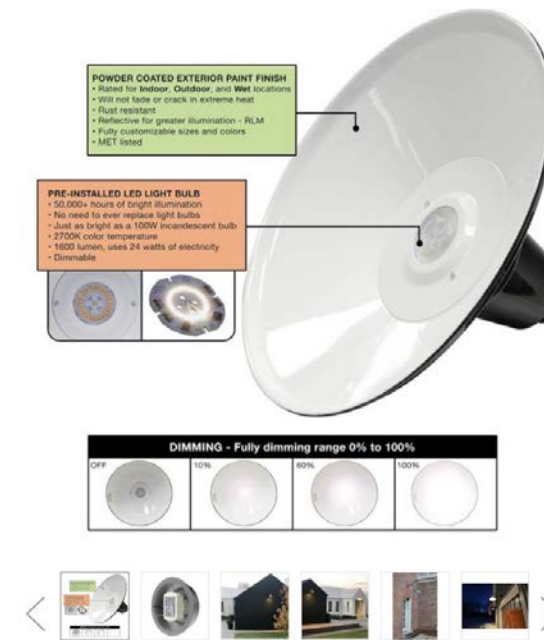
- Eco-friendly powder coated finishes ensure weather-proofing
- Suitable for both indoor and outdoor use
- LED enclosed in clear diffuser for protection
- LEDs provide an average of 50,000 hours of light
- Color temperature of 2700k and brightness of 1600 lumen
- Certified by International DarkSky Association and MET
- Mounts to flush surface; includes anchors and screws for installation
- LED transformer hidden discreetly inside the base

SPECIFICATIONS

Max Wattage	24 watts
Brightness	1600 lumen (Comparable to 100W incandescent bulb)
Color Temperature	2700K - Warm White
Light Source	Integrated LED
Average Bulb Life	50,000 Hours
Mounting Options	Drywall or Equivalent Only Light does not mount directly to junction box
Output	24 VDC, 1000mA
Dimmable	Yes
Recommended Dimmer	Lutron Skylark series, Leviton Superslide series
Power Consumption	24W
Input Voltage	120 VAC

Included in the Packages

Package 1	Barn Light Shade (1) Barn Light Base (1) Rubber Gasket (1) Installation Screws & Hardware
Package 2	Barn Light Stem (1)



\$494.00

Not manufactured in China, ensuring no additional tariff price increases

Storefront gooseneck lighting fixture options.

LIGHTING  
**PROPOSED UPLIGHTING**



**Product Options**

Material: Bronze on Brass  
 Light Temperature: 2700

**Details**

- Integral dimmer and adjustable beam angle
- Rated life: 70,000 hours
- Protected against high-pressure water jets
- Includes ground stake and direct wire nuts
- Brass option: Enhanced protection from coastal or marine environments
- Warranty: Lifetime on bronze on brass finish
- Warranty: 2 years on bronze on aluminum finish
- Finish: Bronze

**Dimensions**

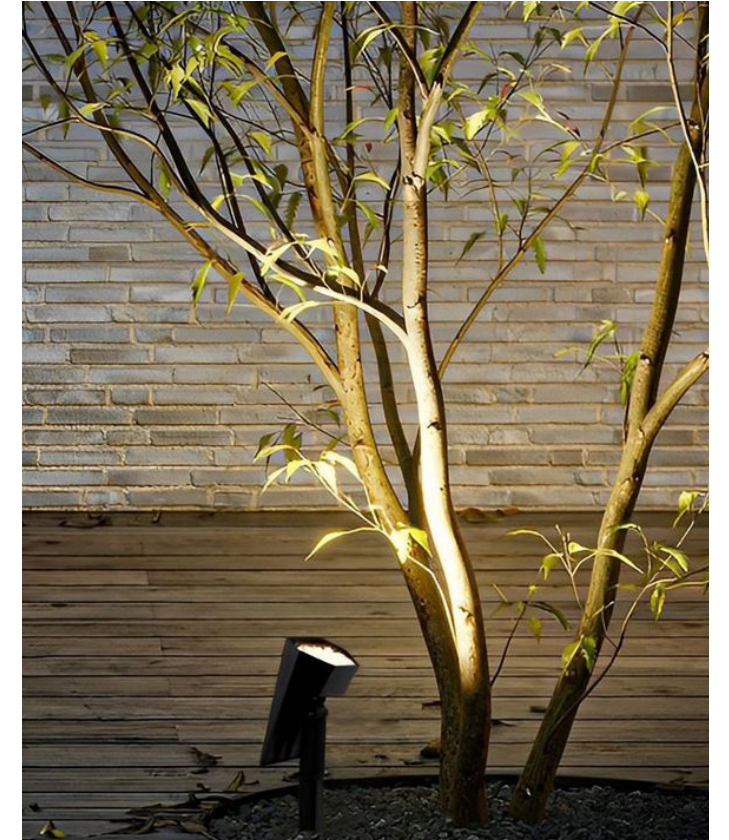
Fixture; Length 6.62", Width 2.87", Height 5.87"

**Lighting**

Lamp Type:	LED Built-in	Lumens:	1045.0
Total Wattage:	16.00	Voltage:	12
Color Temperature:	2700 (Warm)	Cri:	85
Other Bulbs Compatible:	No	Energy Star Qualified:	No
Bulb Requirements:	Bulb Integrated	Integrated:	true



Tree uplighting effect.



# PROPOSED TREE LANTERNS



**MARSET**

## Santorini Outdoor Pendant Light

**PRODUCT OPTIONS SELECTED:**

**SHADE COLOR**

- White

**SPECIFICATIONS**

**Dimensions:**

- Overall: 8.4 in Dia x 10.2 in H
- Max Height: 188.7 in
- Canopy: 4.4 in Dia x 1.4 in H
- Cord Length: 177.1 in

**Lamp Type:**

- LED

**Bulbs:**

- 1 x 8W 120V E26 (medium base) type A19 LED lamp (not included)

**Listing:**

- cULus
- Wet Rated

**Packaged Dimensions:**

- Box 1: 10.2 in W x 7.9 in D x 10.2 in H
- Box 2: 13 in W x 9.8 in D x 20.5 in H

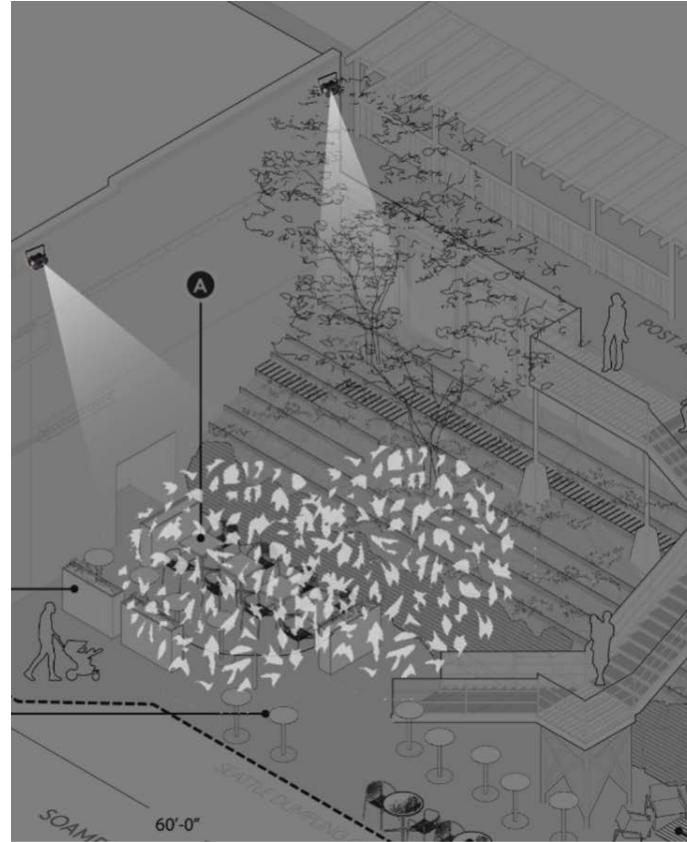
**Product Weight: 2.89 lbs. Packaged Weight:**

- Box 1: 0.66 lbs.
- Box 2: 4.41 lbs.

**MATERIALS**

Polycarbonate frame.  
Blown, press glass shade.

# PROPOSED PROJECTION DOWNLIGHT



Projection downlight effect.

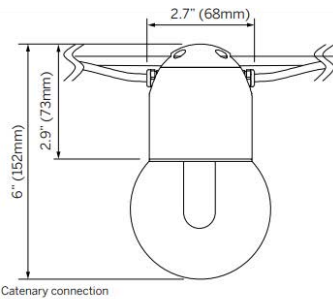


Moonlit leaf projection.

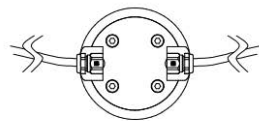
# LIGHTING

## PROPOSED CATENARY LIGHTS

### Mini G-Cat



Catenary connection



#### Luminaire

- IP66 rated miniature catenary mounted luminaire.
- Suitable for lighting outdoor public spaces, pathways and more intimate hospitality and high end residential applications.
- General illumination using Ø3.5" (Ø90mm) acrylic globe with Ø1.4" (Ø35mm) integral bore.
- Polished acrylic globe with internally frosted diffuser.
- Suitable for 0.2" - 0.24" (5 - 6mm) stainless steel catenary cable suspensions secured via integrated top cap and clamp system.<sup>1</sup>
- Precision machined from 70 - 90% recycled aluminum.
- LED 90+ CRI, multiple CCTs available.

#### Mounting

- CAT = Suspended catenary system

#### Power<sup>2</sup>

- 6 = 6W (700mA, 9Vf)

#### CCT (90+ CRI)<sup>3</sup>

- 924 = 2400K (707lm initial at 700mA)
- 927 = 2700K (765lm initial at 700mA)
- 930 = 3000K (794lm initial at 700mA)
- 935 = 3500K (811lm initial at 700mA)
- 940 = 4000K (823lm initial at 700mA)

#### Optic

- GE = General illumination

#### Finish

- CA = Clear Anodized
- BL = Matte Black, RAL9005
- CF = Custom finish, specify RAL

#### Remote Driver<sup>4</sup>

- ECO30W-700 = 0-10V EldoLED ECOdrive 30W for 1-4 fixtures
- SOLO50W-700 = 0-10V EldoLED SOLOdrive 50W for 1-5 fixtures
- SOLO100W-700 = 0-10V EldoLED SOLOdrive 100W for 1-10 fixtures

1. See page 5 for system specification.
2. Wattage shown is for LED only, system wattage varies depending on driver selected.
3. See photometric data sheet for delivered lumens.
4. See driver information for details.

Ordering Information						
MS-MGC	CAT	6		GE		
Model	Mounting	Power <sup>2</sup>	CRI/CCT <sup>3</sup>	Optic	Finish	Driver <sup>4</sup>
MS-MGC	CAT	6	924 927 930 935 940	GE	CA BL CF	ECO30W-700 SOLO50W-700 SOLO100W-7000

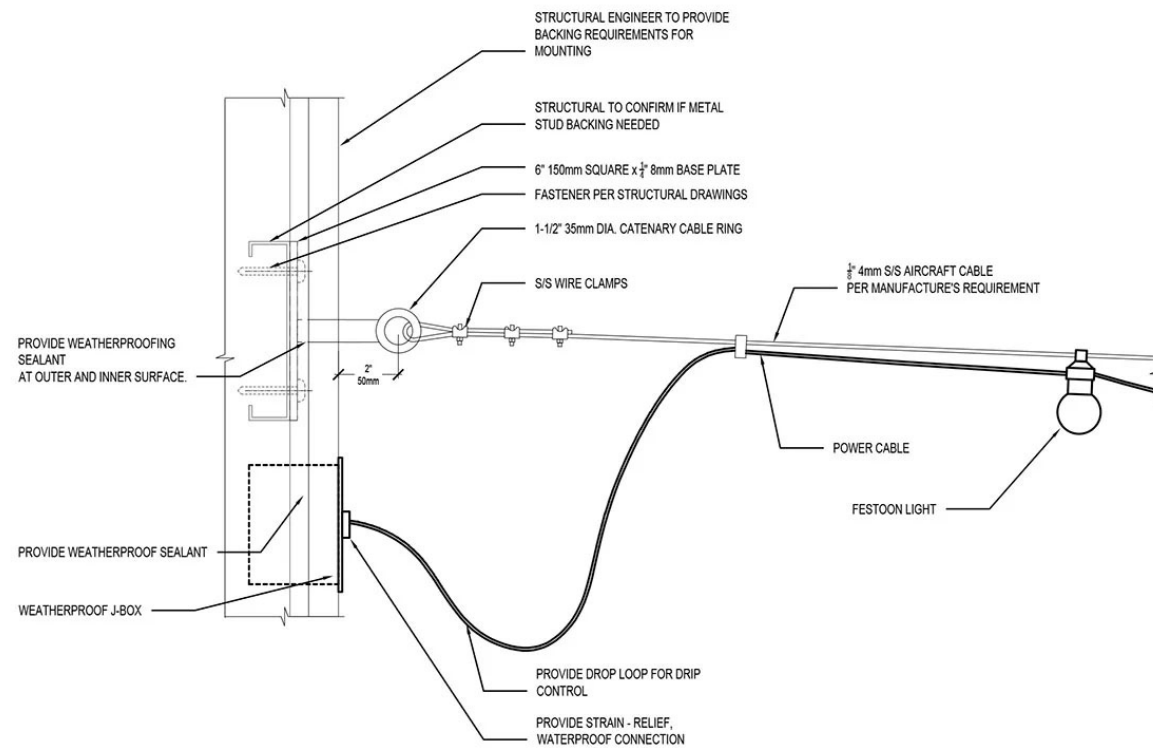
### Key Recommendations for Public Catenary Lighting:

**Performance & Durability:** Fixtures must be IP65 or IP66 rated for water and dust resistance to withstand outdoor conditions. They should be engineered to withstand wind-induced vibrations, often complying with ANSI C136.31 standards for roadway and area lighting equipment.

**Material Quality:** Marine-grade, die-cast aluminum alloy or high-quality stainless steel/brass is recommended to resist corrosion.

**Lighting Quality:** 80+ CRI (Color Rendering Index) is standard for walkways, while 90+ CRI is recommended for public event spaces to improve visual clarity and color recognition.

**Color Temperature:** Warmer color temperatures, specifically 2700K or 2200K, are recommended to minimize disruption to natural ecosystems and reduce light pollution.

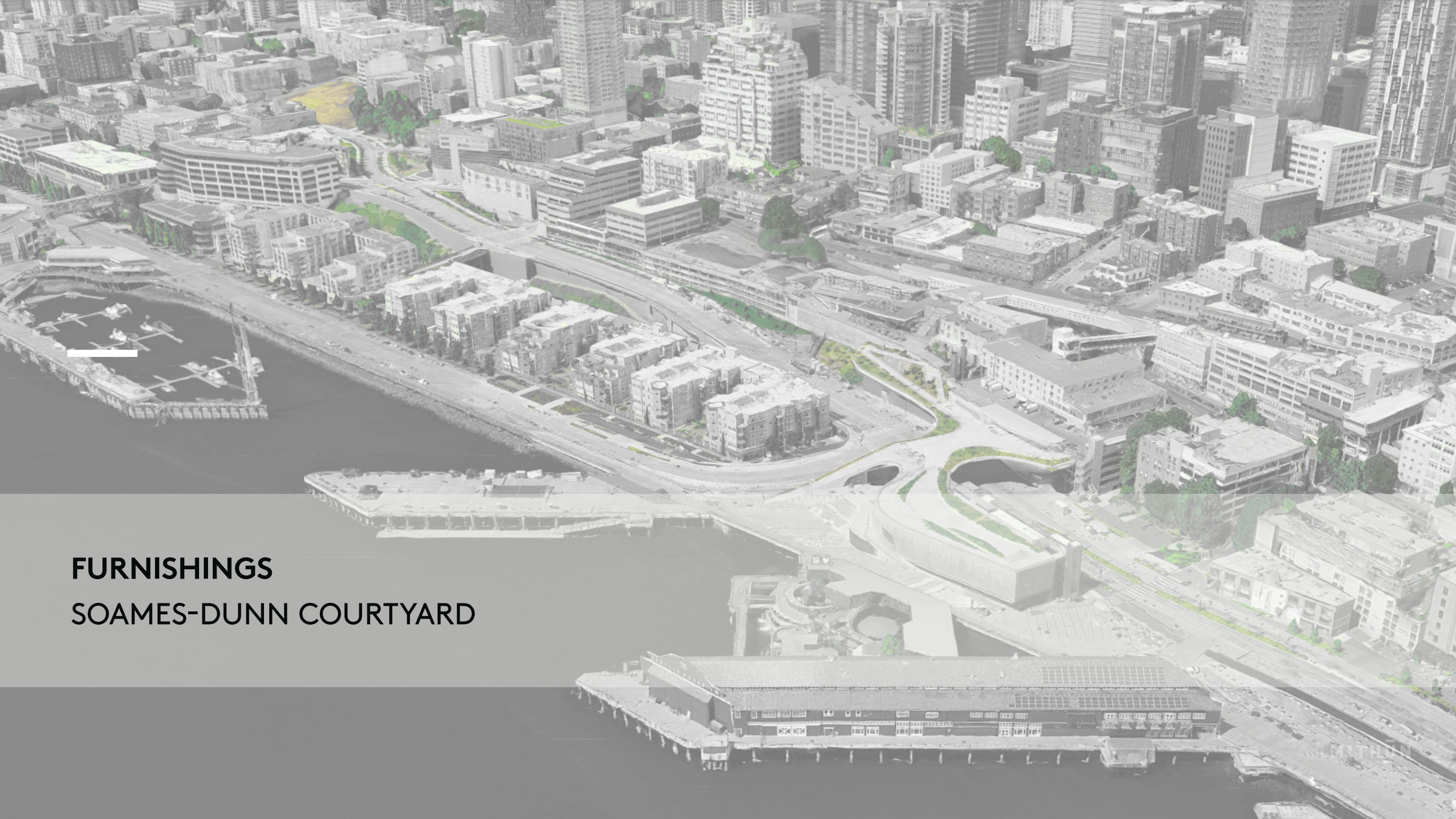


STOANE LIGHTING

410 381 1497 inter-lux.com answers@inter-lux.com  
Inter-lux reserves the right to make technical changes without notice.



Updated 4.2025 1



**FURNISHINGS**  
**SOAMES-DUNN COURTYARD**

## MHC GUIDELINES

**2.3.1** The Commission shall seek to maintain and enhance the pedestrian qualities of the Market by encouraging the location of:

Public amenities such as restrooms, walkways, sitting areas, viewpoints and eating areas in appropriate and accessible locations.

PIKE PLACE MARKET  
**FURNISHINGS-EXISTING**

NOTE: All existing furniture to be removed.



Surface mounted seating

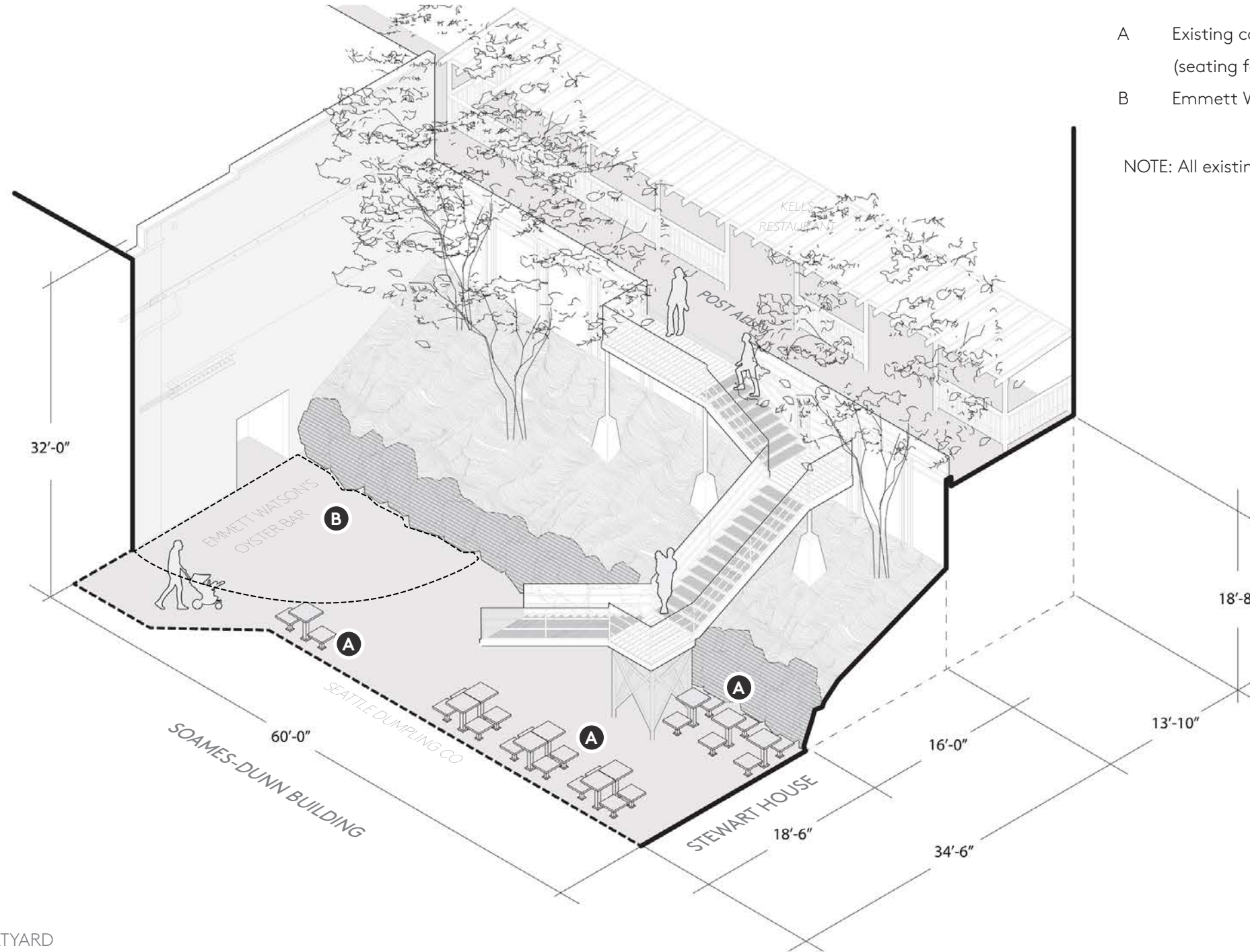


Surface mounted seating



Emmett Watson's cafe area

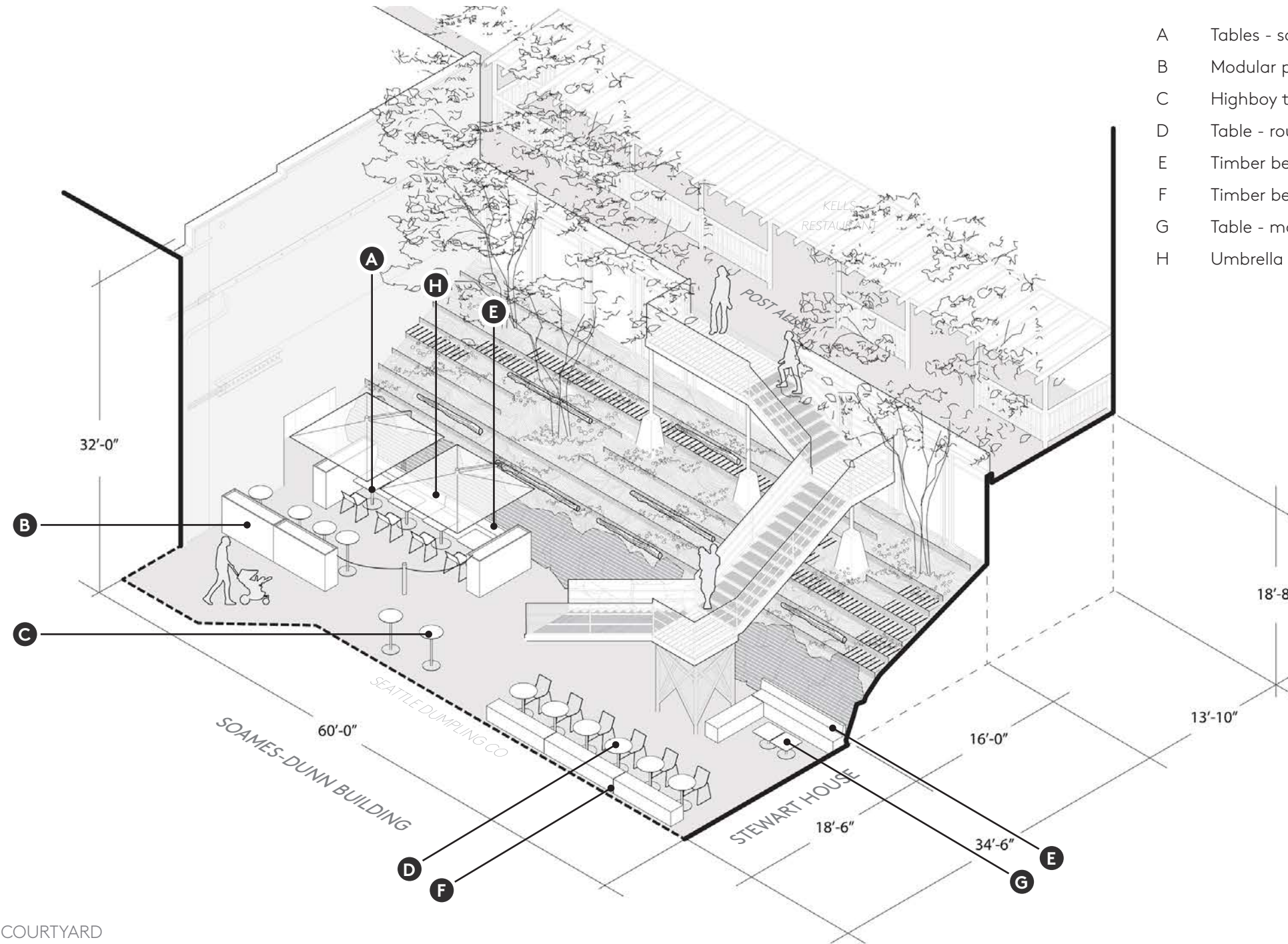
# FURNISHINGS - EXISTING LAYOUT



- A Existing concrete tables  
(seating for 20)
- B Emmett Watson's Oyster Bar Seating Area

NOTE: All existing furniture to be removed.

PIKE PLACE MARKET  
**FURNISHINGS - OPTION B**



- A Tables - square two tops (seating for 8)
- B Modular planters
- C Highboy tables - round (18-24 people)
- D Table - round two tops (seating for 12)
- E Timber bench seat with back (seating for 6-8)
- F Timber bench seat without back (seating for 6)
- G Table - movable low squares
- H Umbrella - 9'-0" square cantilever fabric

# PIKE PLACE MARKET FURNISHINGS



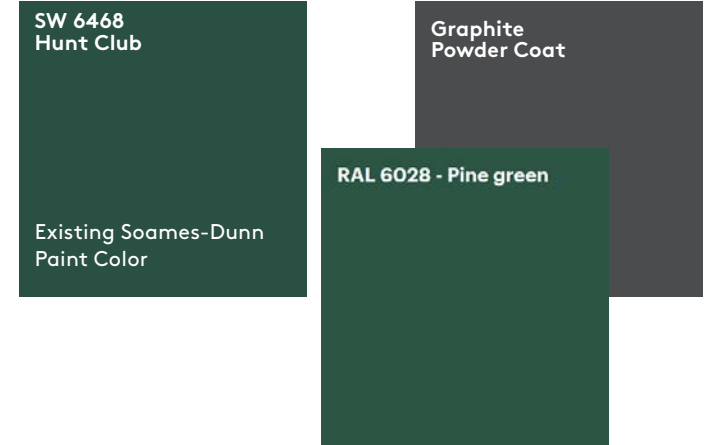
Vestre - Munch Cafe Table Square RAL 6028  
Vestre - Munch Cafe Chair



Architerra - Planter Graphite Powder Coat



Vestre - Munch High Boy Table RAL 6028  
Note: Chairs from above image not included in project.



Vestre - Munch Cafe Table Round RAL 6028



E: Wood Bench without Back Rest Western Red Cedar  
F: Wood Bench with Back Rest (shown)



Vestre - Munch Table Low RAL 6028



Cantilever Fabric Umbrella Charcoal Fabric

# PIKE PLACE MARKET FURNISHINGS



Existing security gate



Existing security gate



Proposed Bed Frame Security Gate

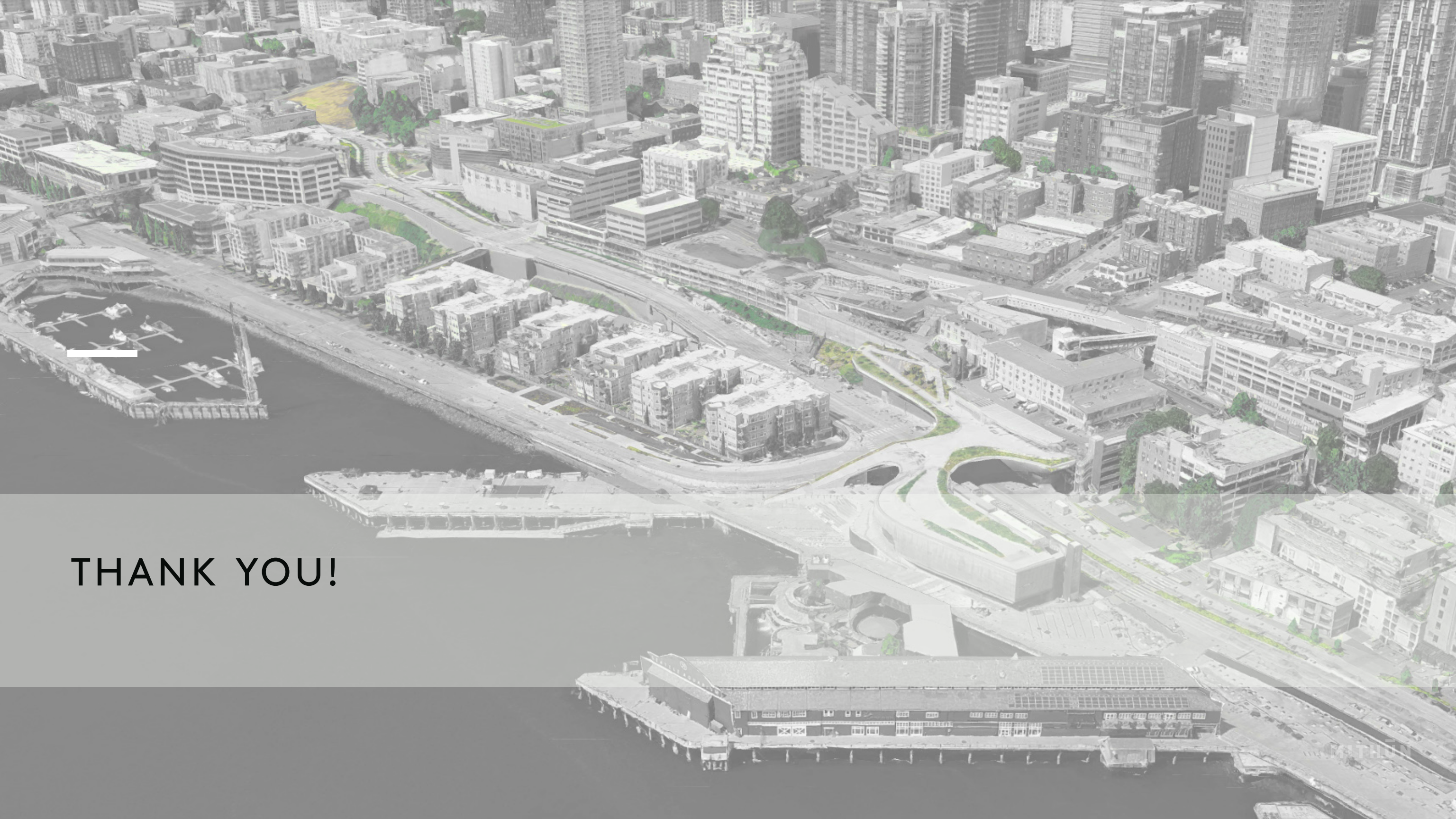
Salvaged item to be modified to meet applicable code requirements and replace existing chain-link security gate.

# SOAMES-DUNN COURTYARD - PROPOSED PAINT COLORS



## PAINT COLOR LOCATIONS

- Stair Stringers
- Metal Stair Support Columns
- Railings



THANK YOU!