

# Pike Place Chowder

MHC USE/DESIGN Change

Outdoor Seating and Take Out Window

# Pike Place Chowder Intro

- Pike Place Chowder is a high volume business and we recognize this can cause impacts to neighboring businesses
- On busy days the Market is overcrowded with visitors not all of whom are Chowder customers
- Both Mike Hillyer, PPC and Zack Cook, PDA have met with all neighboring tenants to identify issues and develop strategies for improvement
- PDA has invited tenants to watch CCTV footage of crowd patterns from busy days to identify trouble spots

# Pike Place Chowder Intro

- Issue identified:
  - Line - Pike Place Chowder has hired two line managers and will increase staff training. Will also have agreement with PDA on expectations for line management
  - Crowding in east hallway - one of the full time line managers will be dedicated to the grab and go line in the back hallway. This person will also monitor seating areas for neighboring tenants.
  - Customer Seating - PDA will provide tenants with additional signage (on order) to discourage Chowder customers from eating in their leased space (includes stairs and seating areas).
  - One line manager will also patrol neighboring seating areas

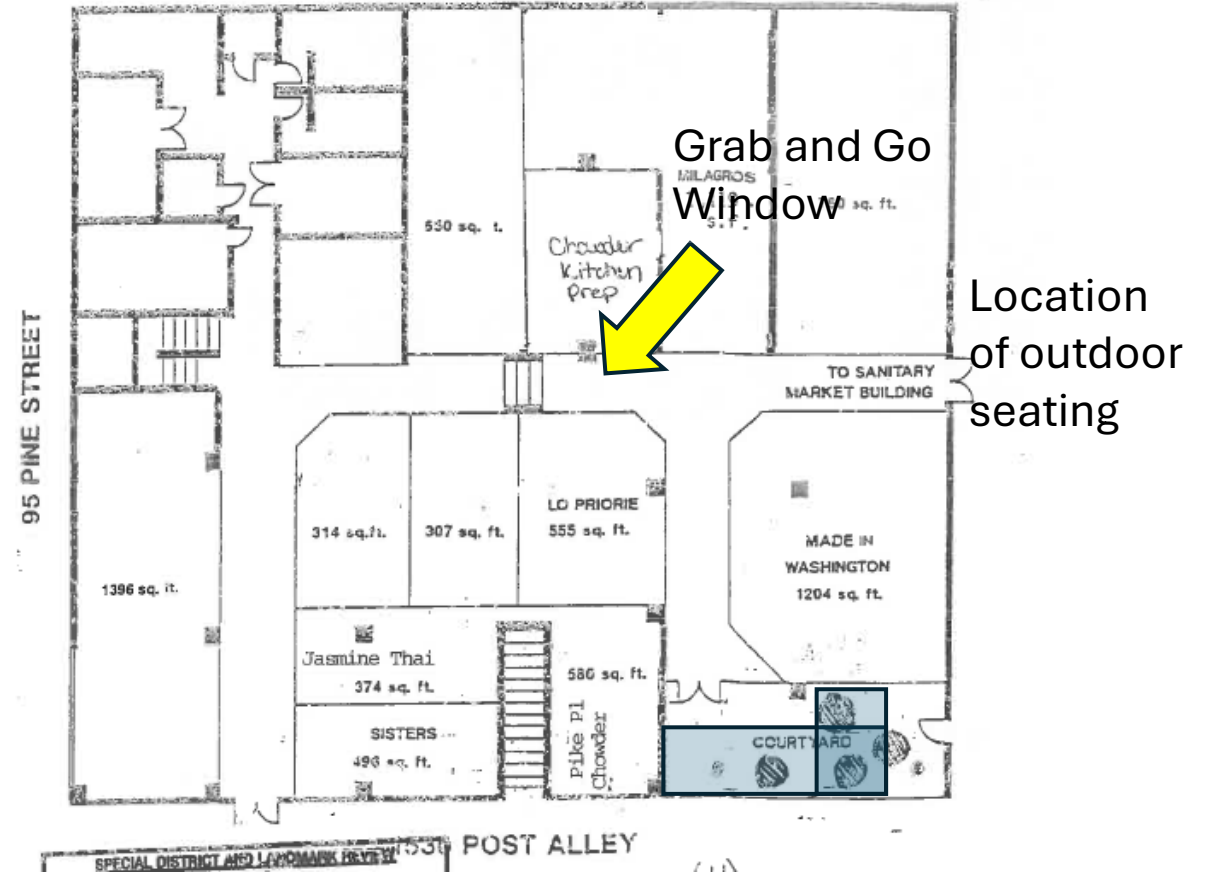
# Pike Place Chowder – Outdoor Seating

- Pike Place Chowder seeking exclusive use of a portion of the Post Alley Courtyard for customer seating
  - Consistent with Section 2.3.1 – Pedestrian Qualities
  - 10 tables and 20 chairs
  - Located on PDA property (not in public right-of-way)
  - Approved previously: 2003 and expanded in 2011
  - Changes to seating plan approved: 2011, 2014 and 2016
  - Other businesses with exclusive seating areas: 1<sup>st</sup> Ave, Pine Courtyard, Summer Seating on Pike Place

# Site Plan

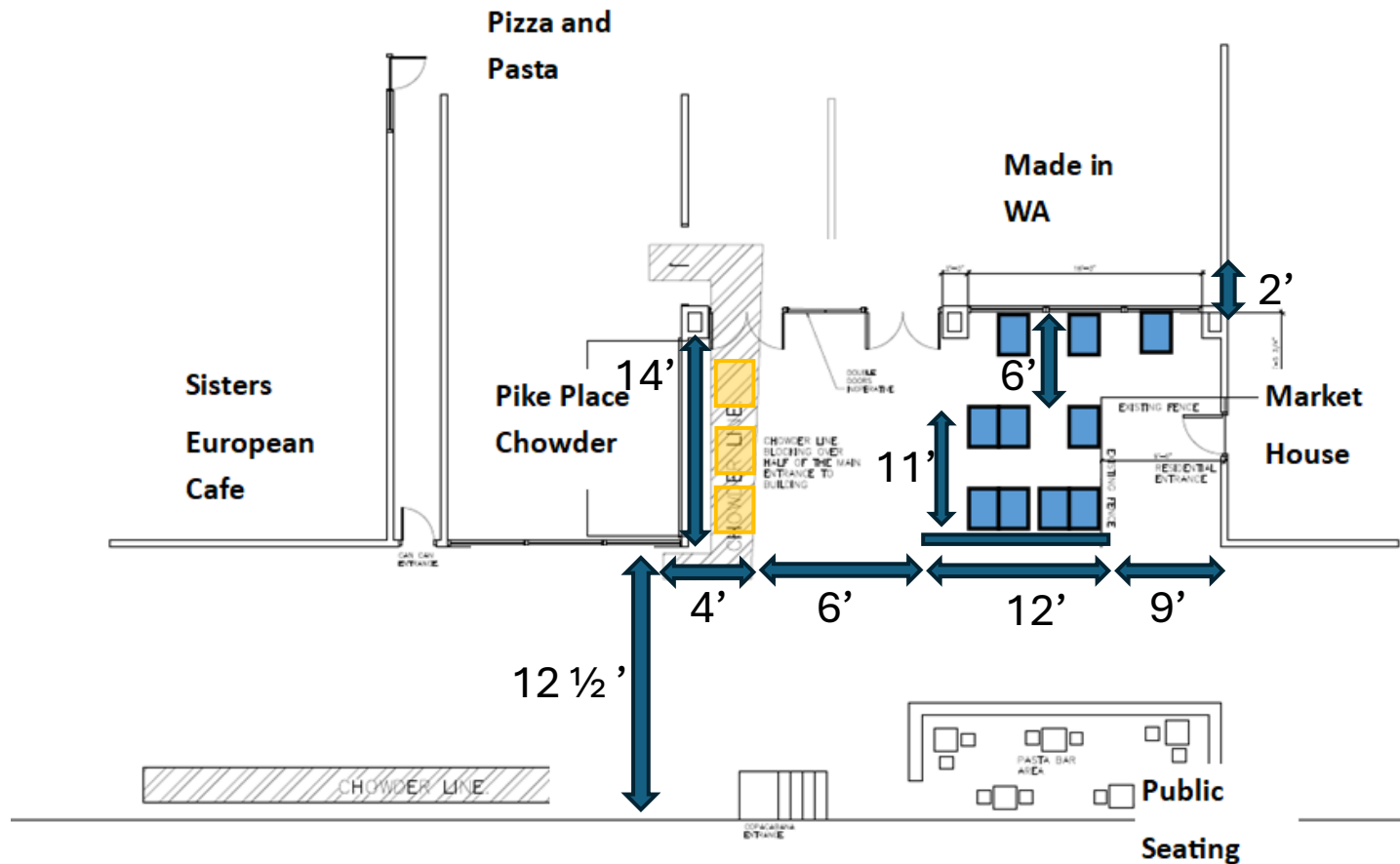


Location of grab and go window

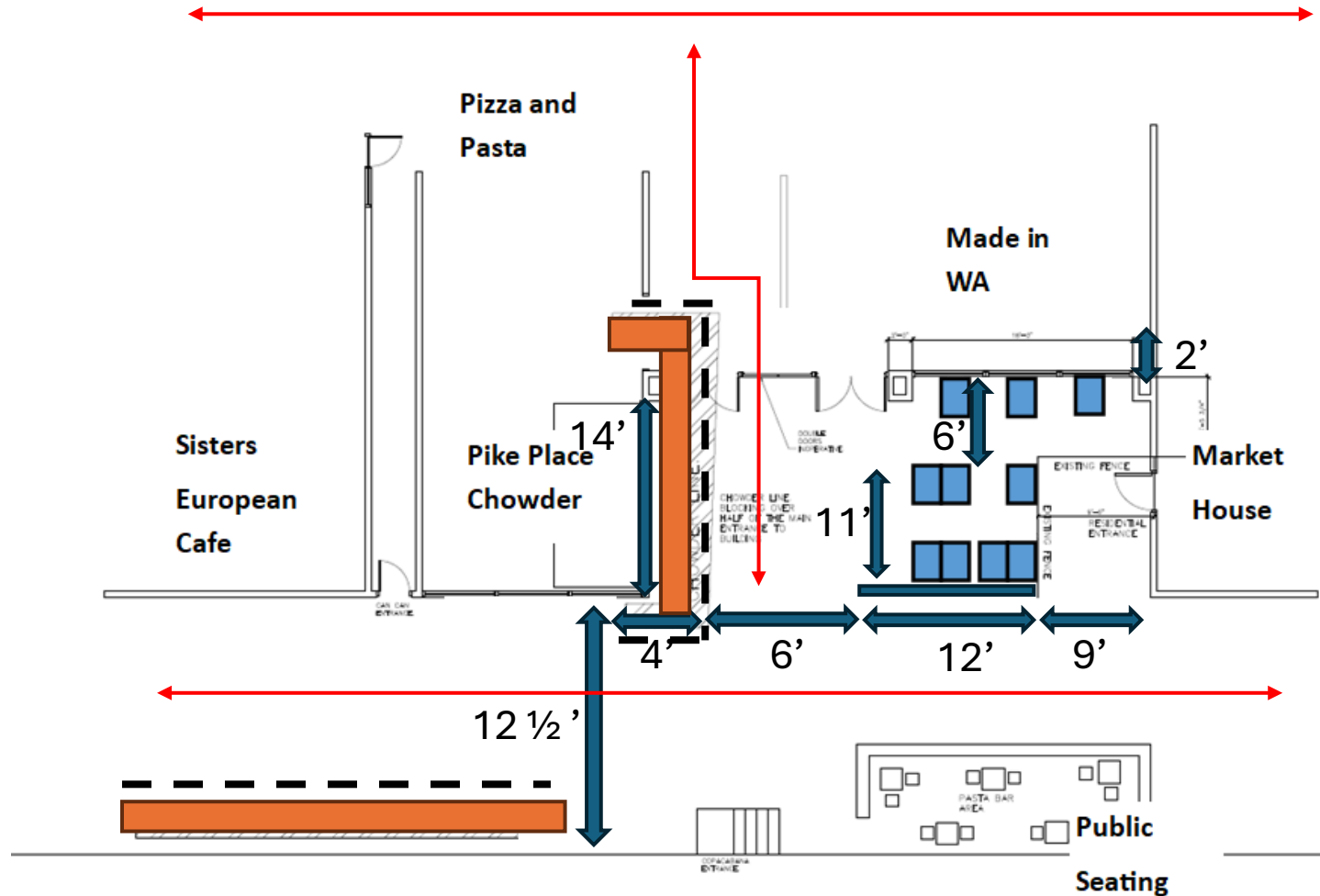


# Detailed View of Seating Area

- Chowder Seating
- Rainy Days only



# Detailed View of Chowder Line

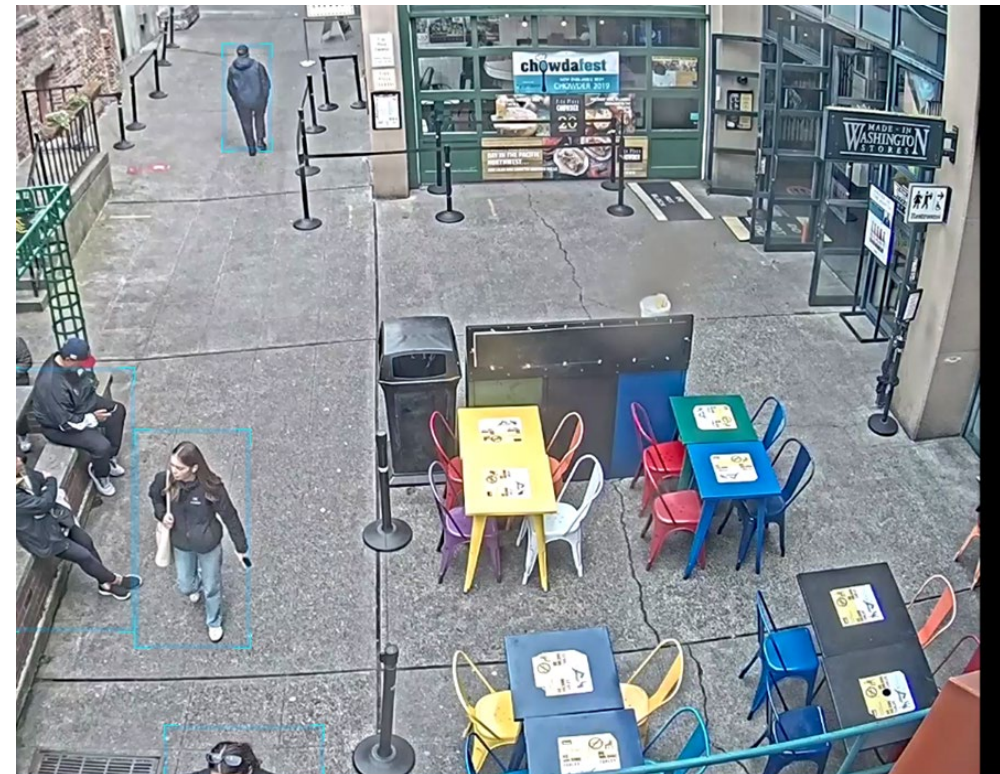


# Existing Conditions

## South view of seating area



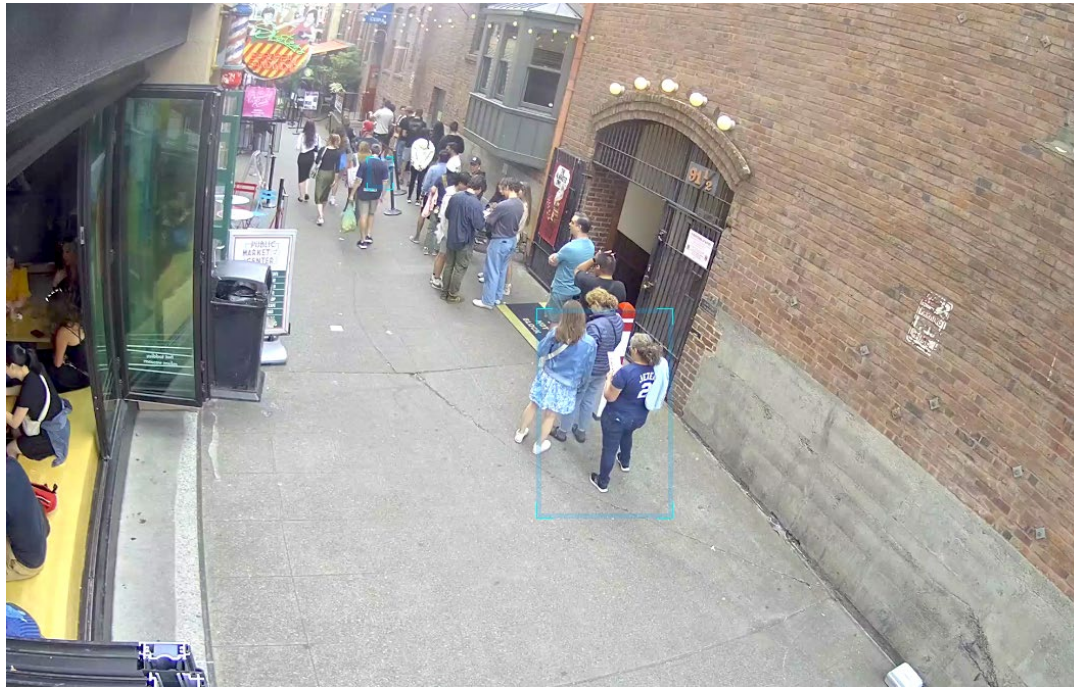
## North view of seating area and chowder line



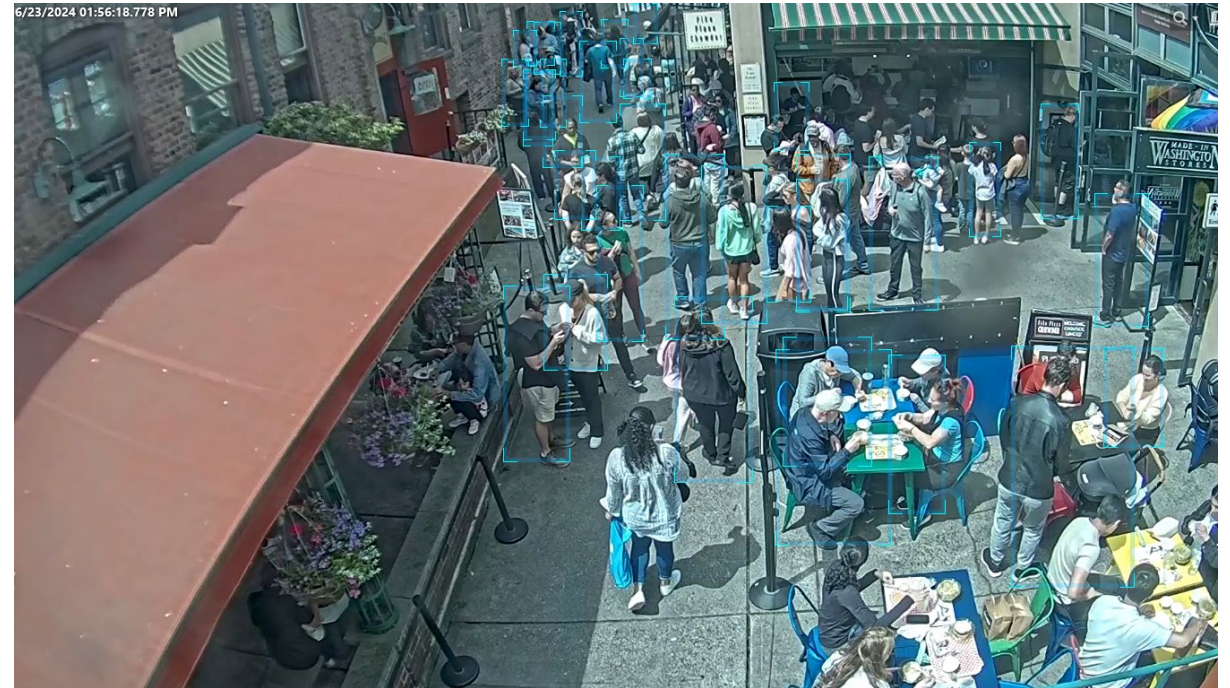


# Existing Conditions

## South View of Post Alley



## North view of seating area and chowder line (crowded)



# Existing Conditions

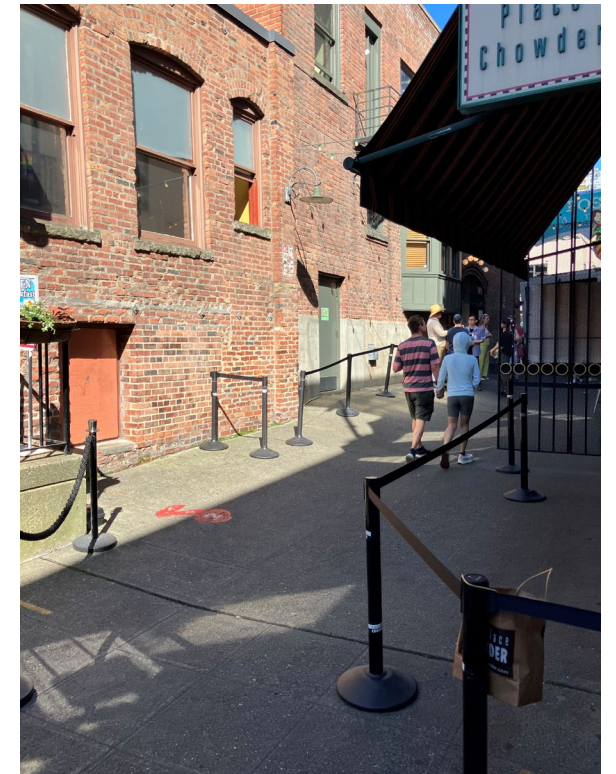
**South view of Chowder line and seating area**



**East view of Chowder line and building entry**



**North view of Chowder line**



# Tables and Chairs

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# Umbrella's

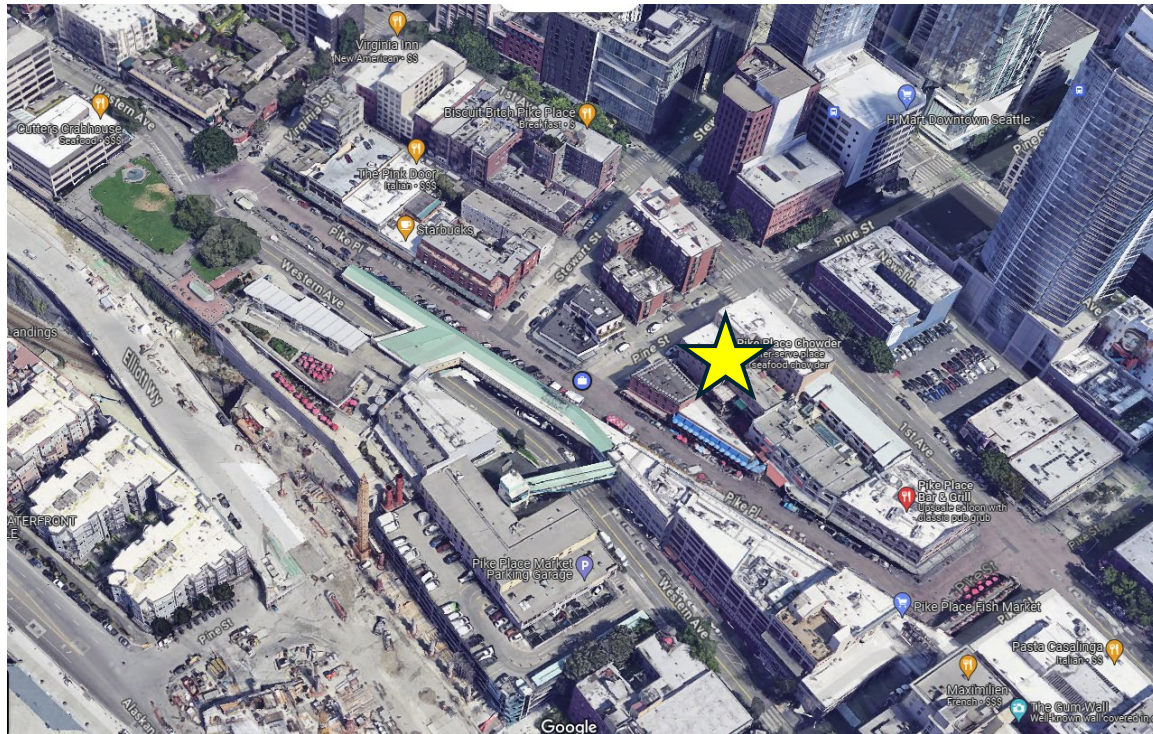


- \* Color options: Red cover
- \* Finish: Bronze aluminum
- \* Weather-resistant
- \* Fiber glass ribs
- \* Wind vent
- \* Fixial
- \* Push-button coupling
- \* Crank open and close feature
- \* Materials: Aluminum, polyester
- \* Dimensions: 57.5 inches high x 108 inches wide x 108 inches deep
- \* Weight: 12 pounds

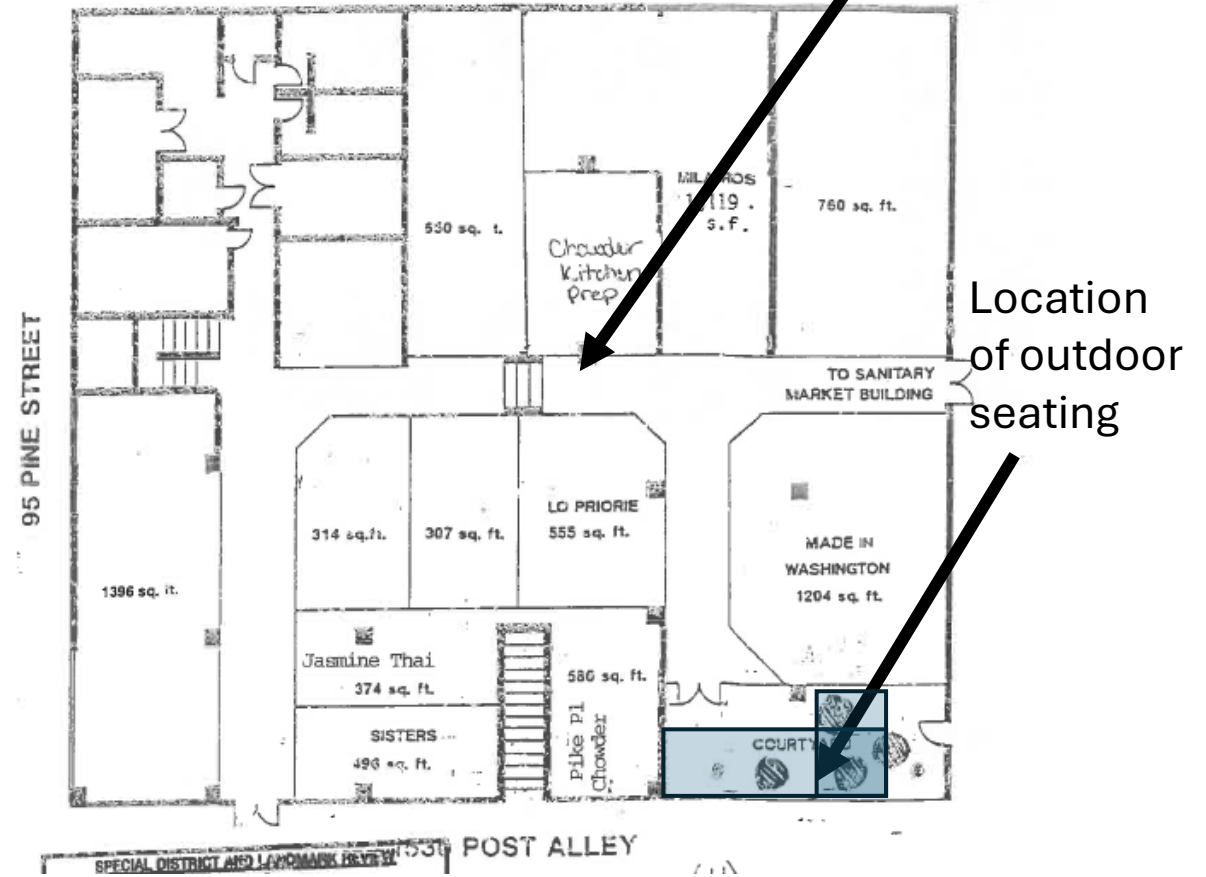
# Pike Place Chowder – Grab and Go Window

- Pike Place Chowder is seeking approval for a grab and go window at the prep-kitchen
  - Will service pre-paid, online customers only. No payments accepted at the window. Full menu available for online orders.
  - Intended for food delivery drivers and customers who place an online order via the Pike Place Chowder website
  - Very popular with locals and Market workers due to reduced wait
  - Convenient spot for food tours to grab samples
  - Intended to reduce crowding around the building entrance by moving que to back hallway
  - Que to be managed by Chowder staff with use of stanchions and signage

# Site Plan

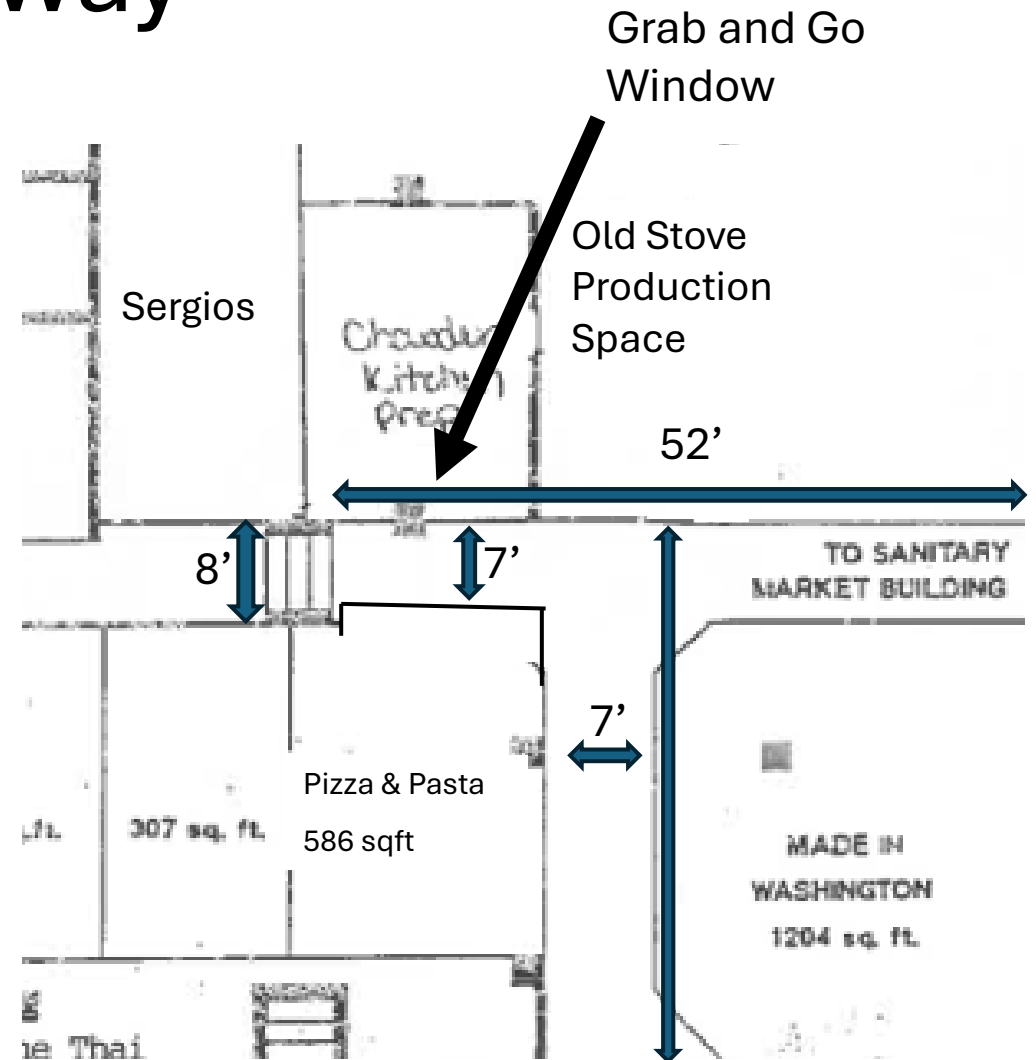


Location of grab and go window



# Detail View of Back Hallway

- Kitchen approved in 2010
  - Existing rollup door was removed and the window was installed



## Daily Deliveries

Chowder receives a daily delivery which is dropped overnight in the common area hallway.

All items must be removed from the hallway by 10am when neighboring businesses open





# Existing Conditions

**North view of grab and go window**



# Existing Conditions

East view of grab and go window

