PIKE PLACE MARKET —

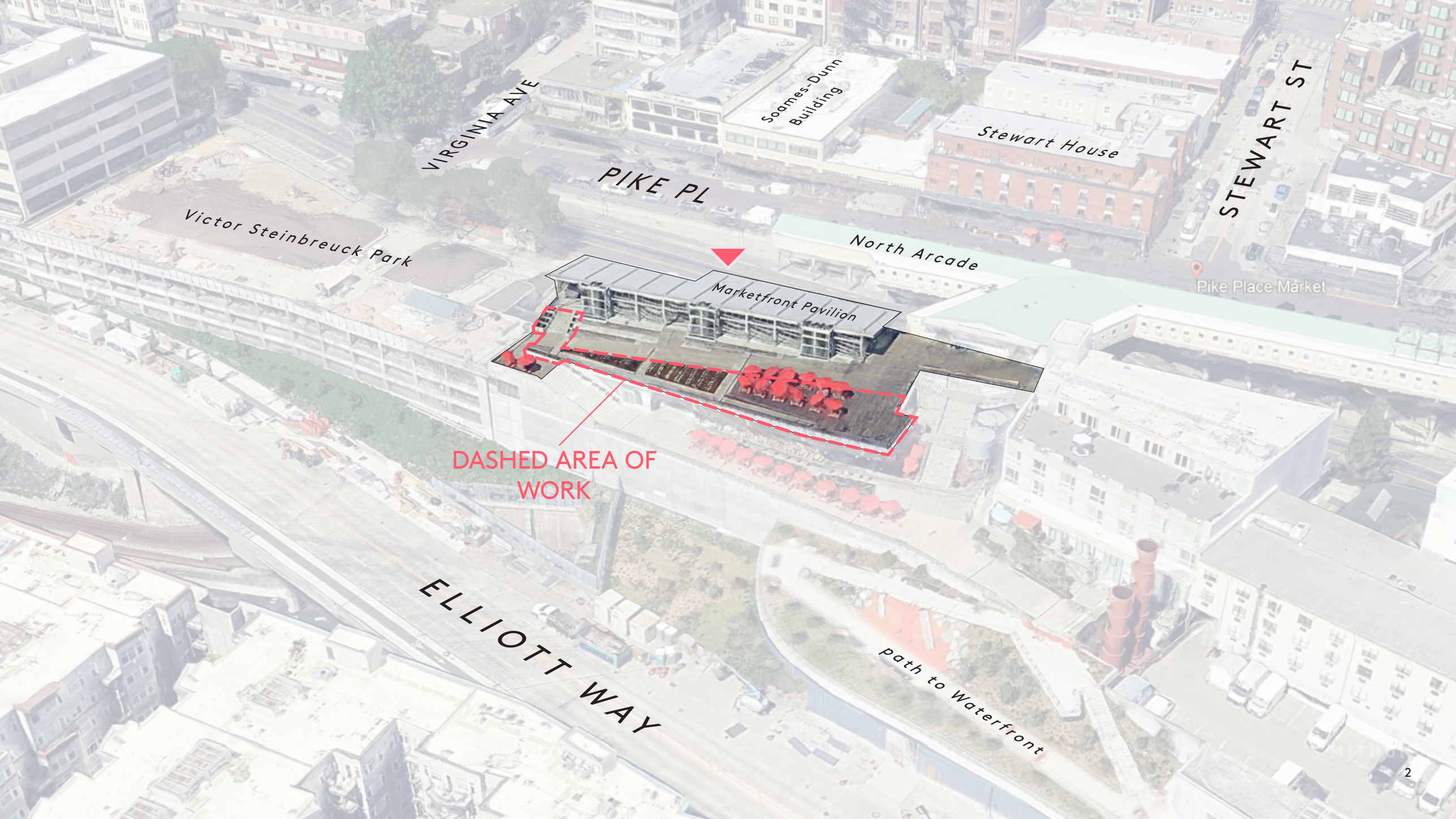
MARKET FRONT PLAZA

MHC DESIGN SUBMITTAL

March 06, 2026

MITHŪN

ELLIOTT WAY
PIKE PLACE MARKET
Elliott Bay
ALASKAN WAY


VIRGINIA AVE
Soames-Dunn Building
Stewart House
STEWART ST
PIKE PL
Victor Steinbreuck Park
North Arcade
Pike Place Market
Marketfront Pavilion
DASHED AREA OF WORK
ELLIOTT WAY
path to Waterfront

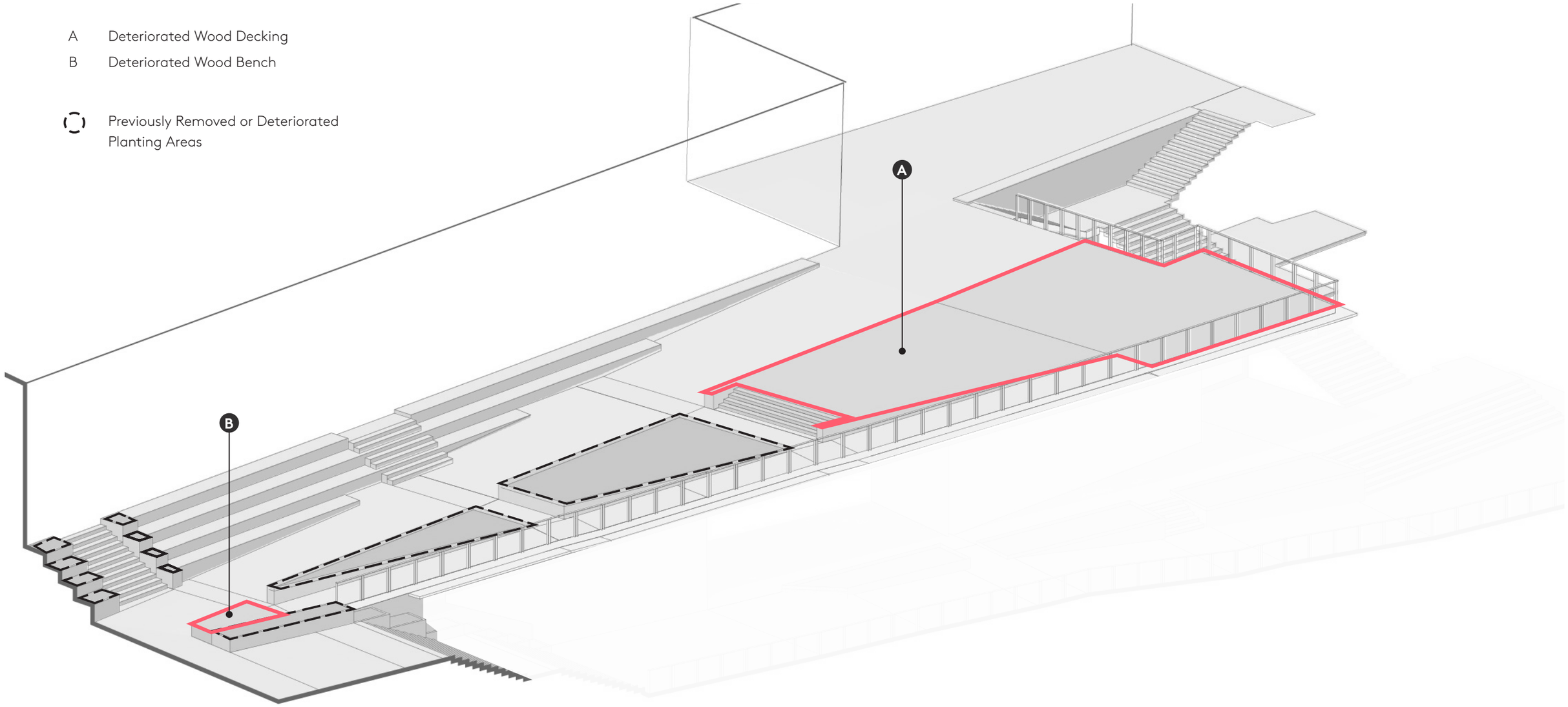
SURFACES

EXISTING CONDITIONS

A Deteriorated Wood Decking

B Deteriorated Wood Bench

Previously Removed or Deteriorated Planting Areas



MARKETFRONT PLAZA - EXISTING

SURFACES

EXISTING CONDITIONS - DECKING

Existing wood decking deteriorating and in need of replacement.

View North

Detail

SURFACES

EXISTING CONDITIONS - BENCH

Existing heavy timber plinths are deteriorating and in need of replacement.

FURNISHINGS

EXISTING CONDITIONS

Existing site furnishings are not aligned with Market Front aesthetics, functionality and desired seating variety.

View Northwest

Detail

PLANTING

EXISTING CONDITIONS

Market Front is currently lacking any integrated landscape and vegetation elements sas originally envisioned.

View West.

View South.

PLANTING

EXISTING CONDITIONS

Plantings in the concrete planters are in need of restoration and re-vegetation.

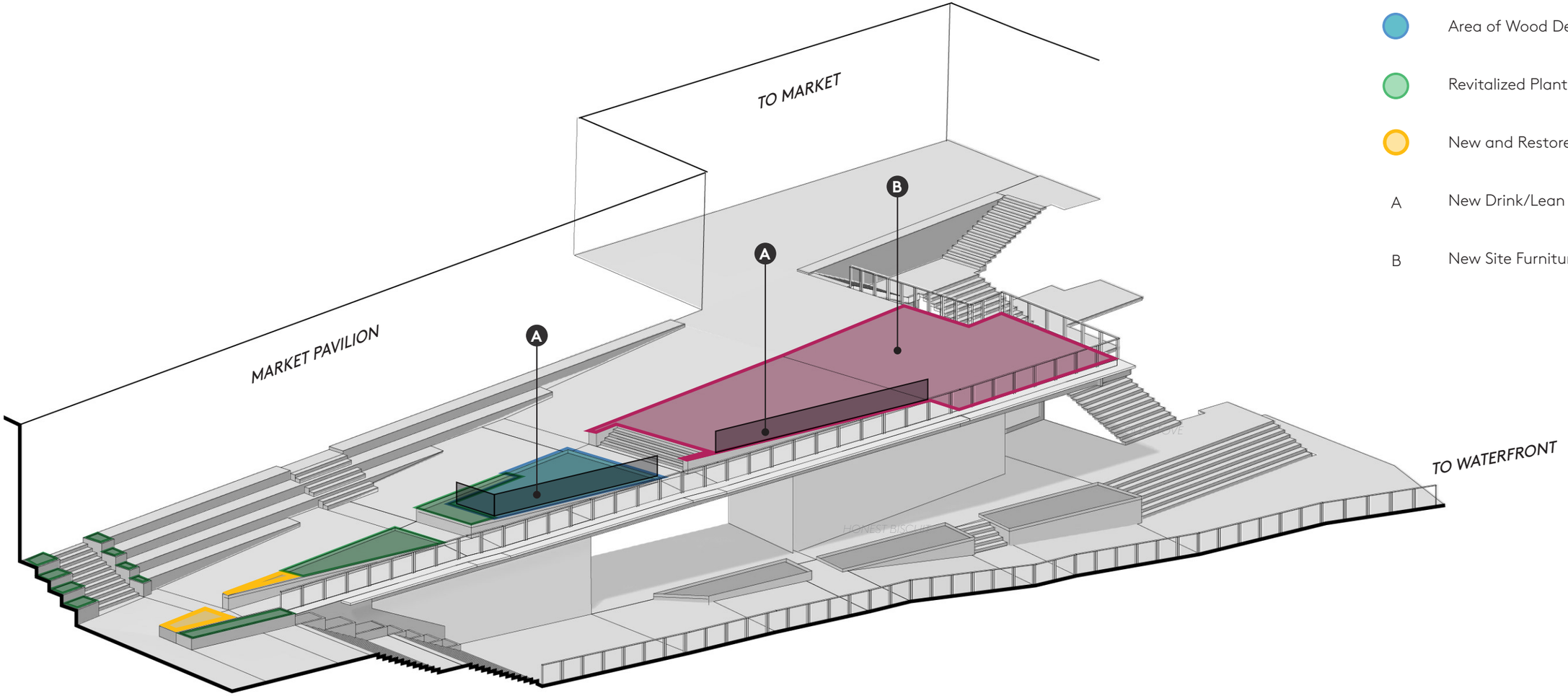
Concrete Planter near Existing Bench

Concrete Planters at Existing Stair

PROPOSED IMPROVEMENTS

MARKET FRONT

MARKETFRONT PLAZA - PROPOSED SCOPE OVERVIEW



- Replace Wood Decking
- Area of Wood Decking
- Revitalized Planting Area
- New and Restored Wood Plinths
- A New Drink/Lean Rail
- B New Site Furniture

MHC GUIDELINES CONSIDERED

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.

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

3.8 Public Ways and Amenities

3.8.1 Public seating is a desired amenity for visitors to the Market. Plants and flowers add color and appeal and are also a desired amenity. Litter receptacles of uniform design should be provided throughout the District. However, public seating, flowers, litter receptacles and other amenities should be balanced against the need for pedestrian movement and accessibility. Removal or elimination of such amenities is discouraged.

3.8.7 Public views of, into, through or from the Market are cherished public amenity and shall not be diminished.

3.8.8 Pedestrian connections to and from the Market are integral to the relationship of the Market to the City.

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.**

SURFACES

PROPOSED SCOPE

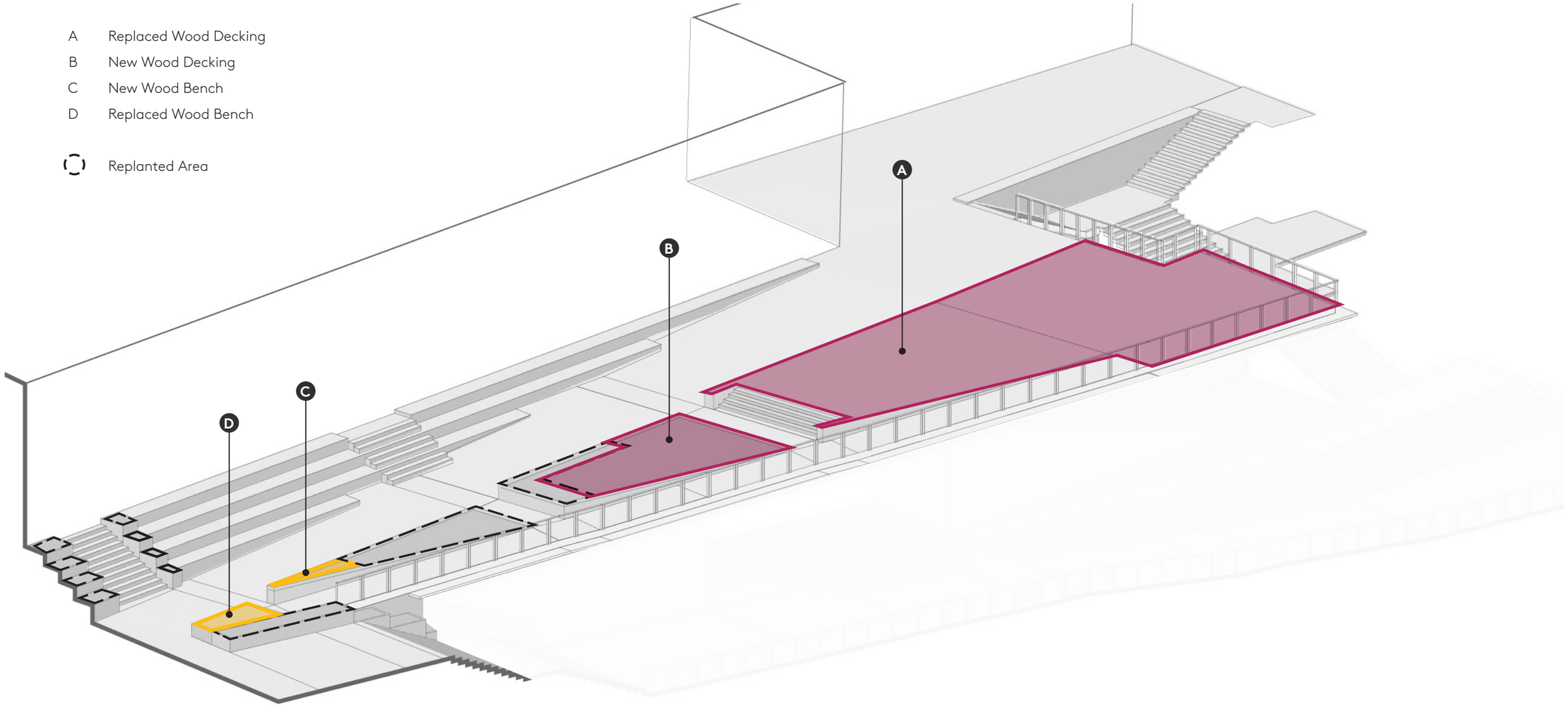
A Replaced Wood Decking

B New Wood Decking

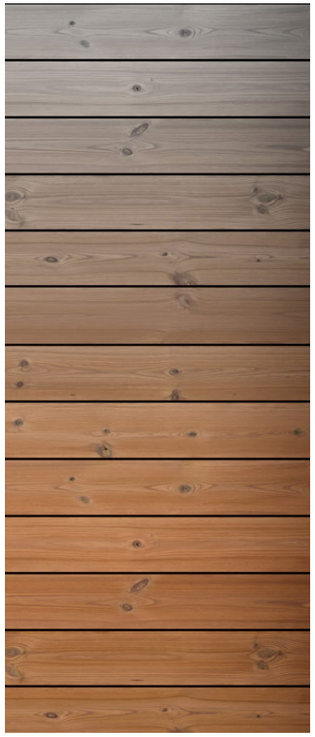
C New Wood Bench

D Replaced Wood Bench

Replanted Area



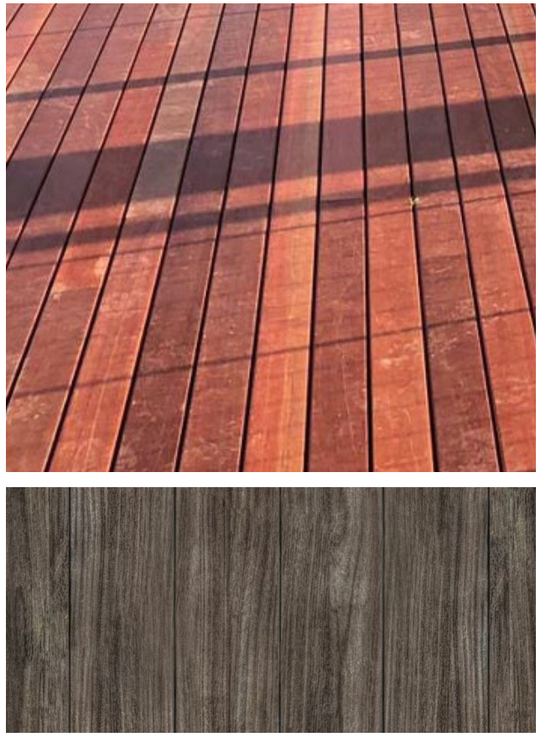
PROPOSED - DECKING



Thermory

Thermory

Kebony

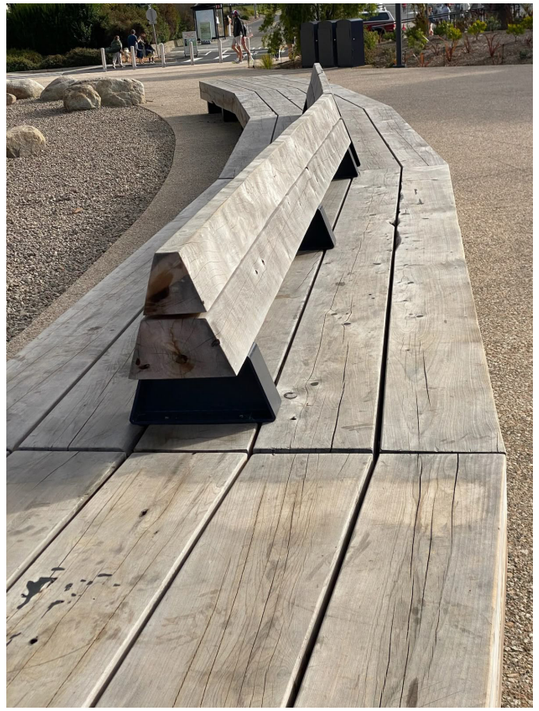


Batu Mahagony

NOTE: Evaluating options for new wood decking that balance cost, durability, and sustainability. All proposed products will be identical in size (5/4 x 6) and will have similar appearance as they "silver" over time.

SURFACES

PROPOSED - BENCH



Alaska Yellow Cedar to silver over time.

FURNISHINGS

PROPOSED SCOPE

A new picnic tables with umbrellas*

B new cafe tables-round four tops**

C new cafe tables-round two tops

D new highboy tables

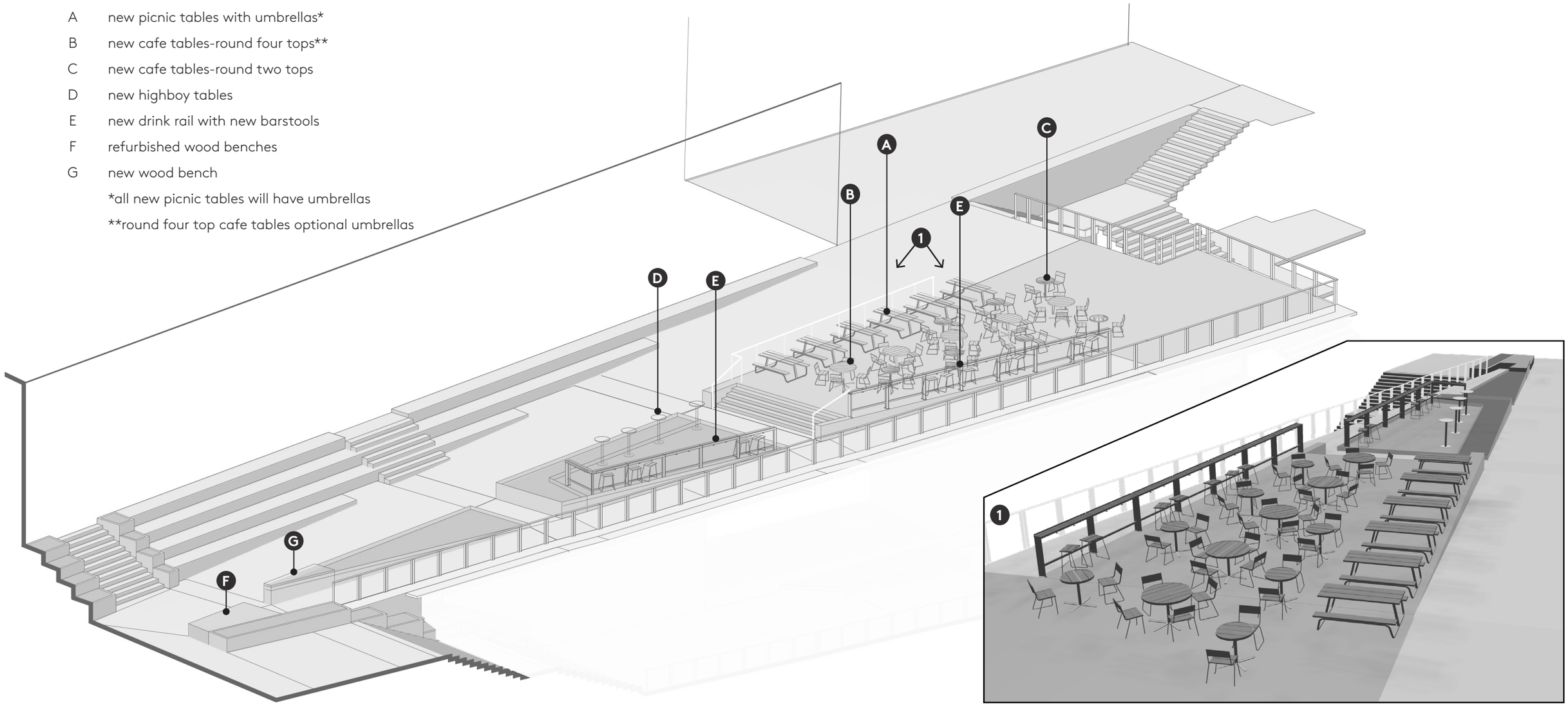
E new drink rail with new barstools

F refurbished wood benches

G new wood bench

*all new picnic tables will have umbrellas

**round four top cafe tables optional umbrellas



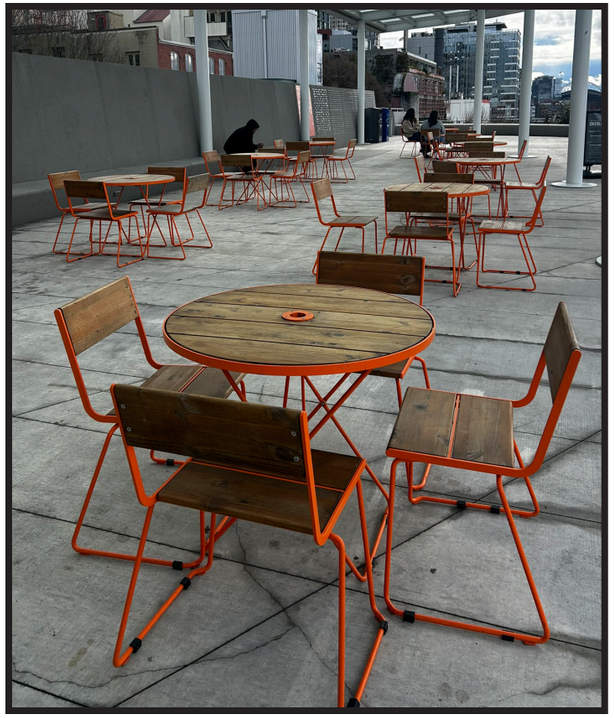
FURNISHINGS

PROPOSED

All powder coated and painted metal site furnishings to be RAL 3020

RAL 3020

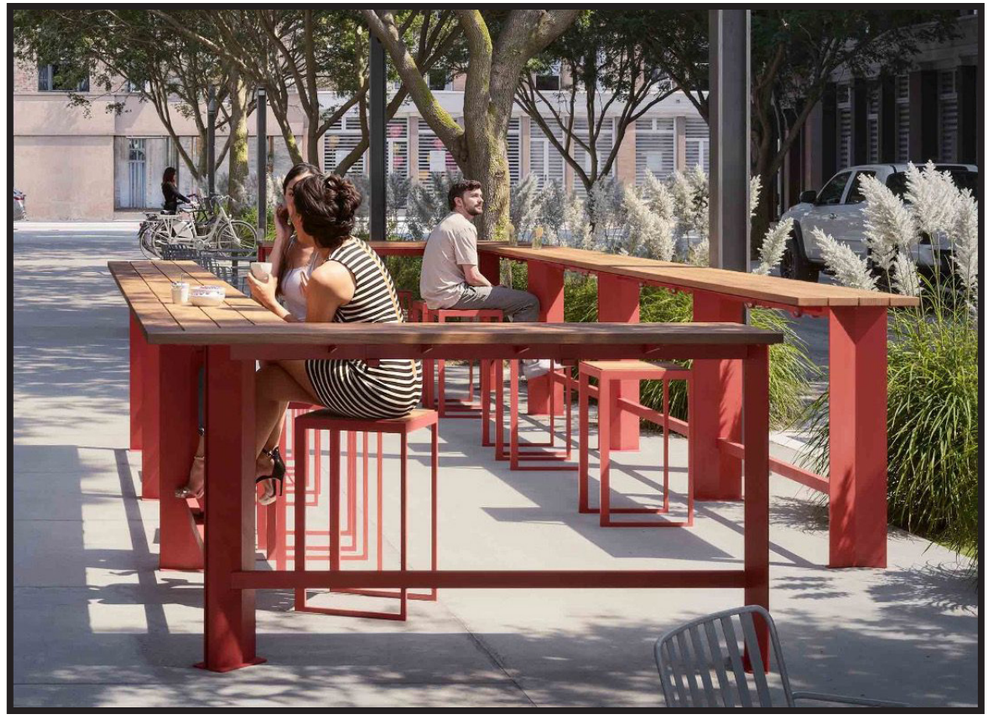
Traffic red



Cafe Tables and Chairs

Vestre: April-Go

Powder Coated Metal with Thermally Treated Wood



Lean Rail

Landscape Forms: Link Rail

Powder Coated Metal with Thermally Treated Wood

Top: Picnic Table

Vestre: Berg Picnic Table

Powder Coated Metal with Thermally Treated Wood

Bottom: Stool

Vestre: April-Go Stool

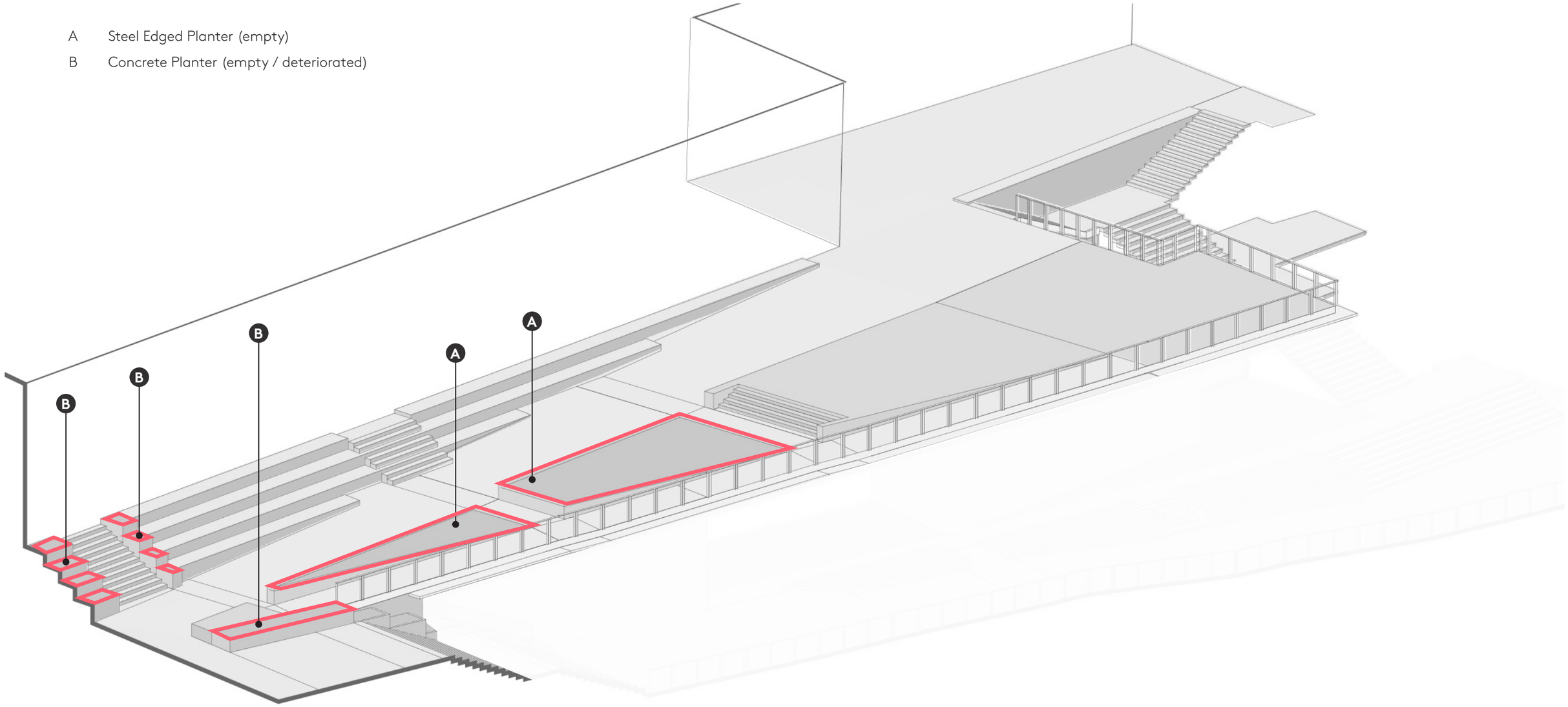
Powder Coated Metal with Thermally Treated Wood

PLANTING

EXISTING CONDITIONS

A Steel Edged Planter (empty)

B Concrete Planter (empty / deteriorated)



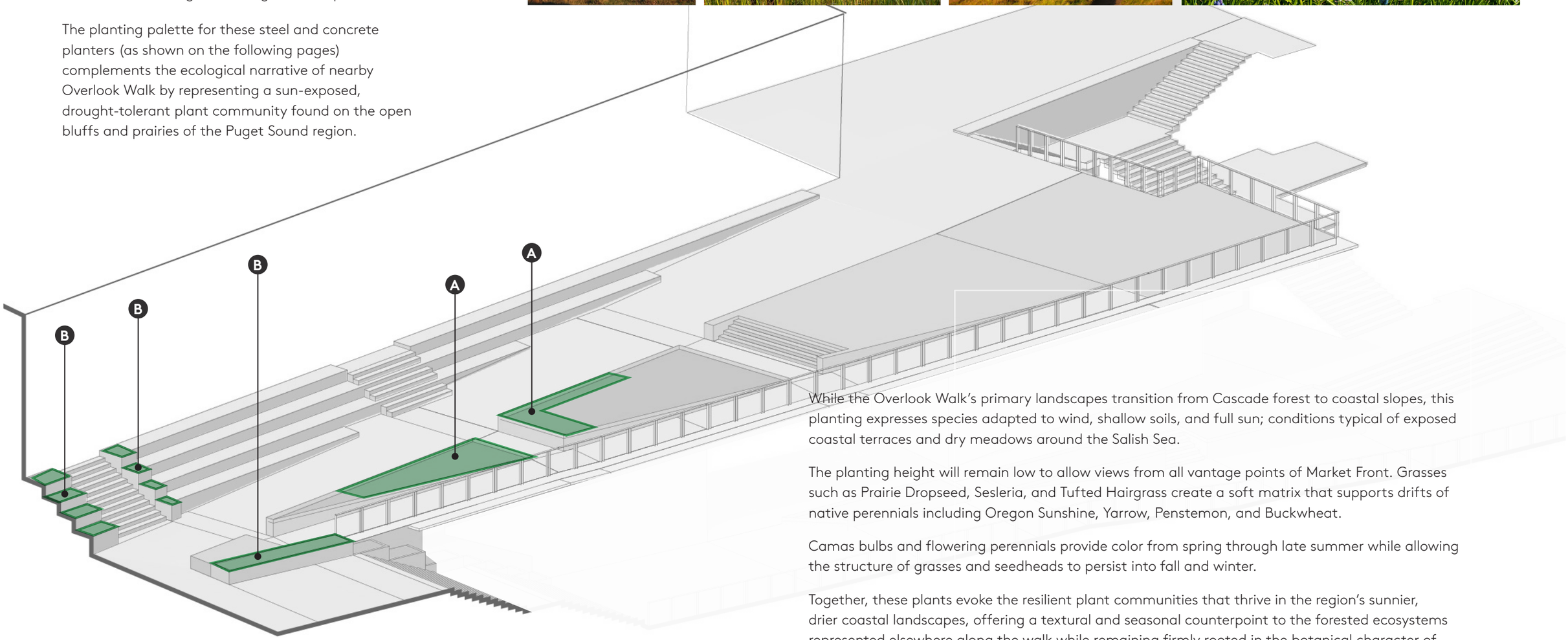
PLANTING

PROPOSED SCOPE & PLANT MIX

A New Plantings in existing steel planters

B New Plantings in existing concrete planters

The planting palette for these steel and concrete planters (as shown on the following pages) complements the ecological narrative of nearby Overlook Walk by representing a sun-exposed, drought-tolerant plant community found on the open bluffs and prairies of the Puget Sound region.



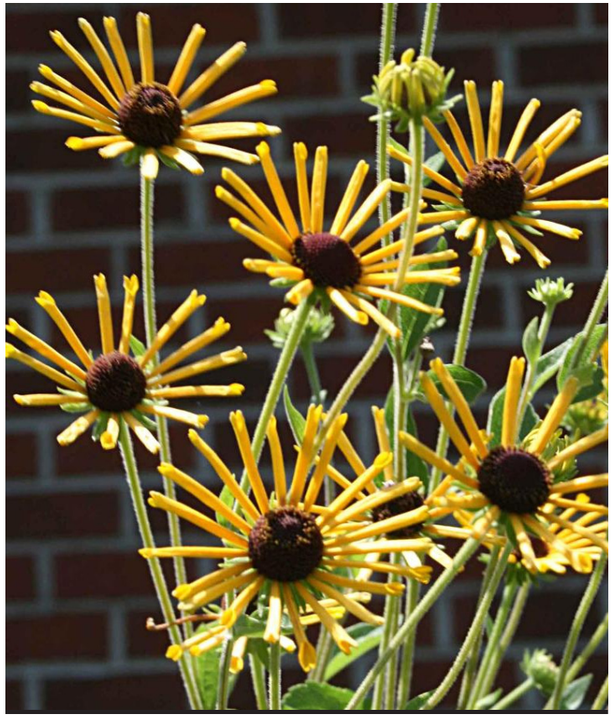
While the Overlook Walk's primary landscapes transition from Cascade forest to coastal slopes, this planting expresses species adapted to wind, shallow soils, and full sun; conditions typical of exposed coastal terraces and dry meadows around the Salish Sea.

The planting height will remain low to allow views from all vantage points of Market Front. Grasses such as Prairie Dropseed, Sesleria, and Tufted Hairgrass create a soft matrix that supports drifts of native perennials including Oregon Sunshine, Yarrow, Penstemon, and Buckwheat.

Camas bulbs and flowering perennials provide color from spring through late summer while allowing the structure of grasses and seedheads to persist into fall and winter.

Together, these plants evoke the resilient plant communities that thrive in the region's sunnier, drier coastal landscapes, offering a textural and seasonal counterpoint to the forested ecosystems represented elsewhere along the walk while remaining firmly rooted in the botanical character of Western Washington.

PROPOSED PLANTING CONCEPT-STRUCTURAL PERENNIALS



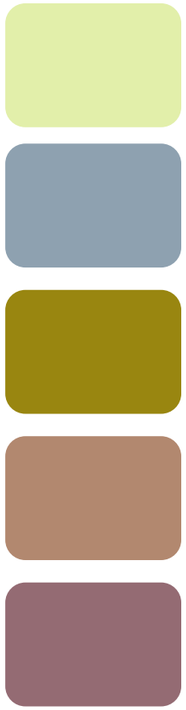
Echinacea pallida / purpurea - Coneflower
Rudbeckia subtomentosa 'Little Henry'
Black Eyed Susan
Monarda bradburiana - Eastern Beebalm
Solidago rugosa 'Fireworks' - Goldenrod
Allium cernuum- Ornamental Onion
Veronicastrum virginicum - Culver's Root
Sanguisorba officinalis - Great Burnet

PROPOSED PLANTING CONCEPT-NATIVE PERENNIALS

Eriophyllum lanatum - Oregon Sunshine
Penstemon serrulatus - Cascade Penstemon
Penstemon davidsonii - Rock Penstemon
Eriogonum fasciculatum – California Buckwheat
Achillea millefolium - Yarrow
Camassia leichtlinii 'Alba' – White Giant Camas
Lomatium utriculatum - Spring Gold
Iris tenax - Oregon Iris

PROPOSED PLANTING CONCEPT-GROUNDCOVERS

Arctostaphylos uva-ursi - Kinnikinnick
Fragaria chiloensis - Coastal Strawberry
Sedum spathulifolium - Broadleaf Stonecrop
Antennaria neglecta - Pussytoes
Phlox subulata 'Snowflake' - Creeping Phlox
Saxifraga occidentalis - Western Saxifrage
Tellima grandiflora - Fringecups

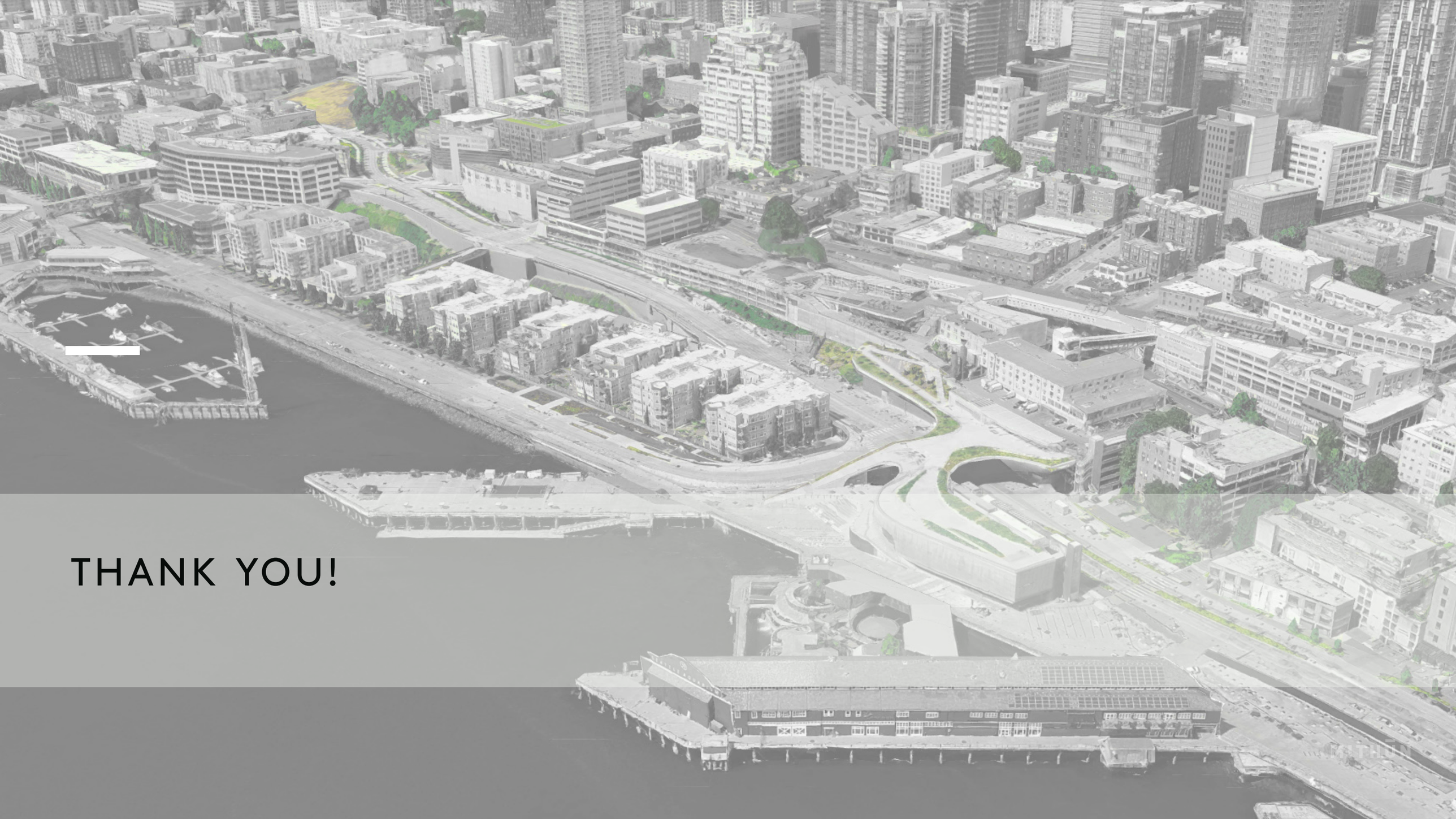


PROPOSED PLANTING CONCEPT-GRASSES

Deschampsia cespitosa - Tufted Hairgrass
Festuca roemeri - Roemer's Fescue
Koeleria macrantha - Prairie Junegrass
Carex pansa - Meadow Sedge
Carex tumulicola - Foothill Sedge
Sesleria autumnalis - Autumn Moor Grass
Sporobolus heterolepis - Prairie Dropseed
Bouteloua gracilis - Blue Grama
Helictotrichon sempervirens - Blue Oat Grass

PROPOSED PLANTING CONCEPT-SMALL SHRUBS

Mahonia nervosa - Dwarf Oregon Grape
Vaccinium ovatum 'Little Prince' - Evergreen Huckleberry
Ceanothus gloriosus 'Point Reyes' - Point Reyes Ceanothus
Arctostaphylos 'Emerald Carpet' - Manzanita



THANK YOU!