

## MHC STAFF REPORT SUMMARY AUGUST 26, 2026

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.

### 082626.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

#### 082626.11 Pike Place Market Street Operations

Pike Pl and its cross streets (Pike, Pine, Stewart, and Virginia Streets)

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Matt Beaulieu, SDOT Engineering and Design Manager

Use: Proposal for temporary implementation of a street use operating plan which consists of varying levels of vehicular access to Pike Pl and its cross streets. The proposed duration is October 1, 2026 – March 31, 2027.

Additional relevant information:

- The applicant began executing use and design changes limiting vehicle access to Pike Pl and its cross streets in April 2025.
- The applicant appeared before the Historical Commission to retroactively present informational briefings on the street use operating plan in November 2025 and February 2026.
- The Historical Commission formally reviewed and approved the street use operating plan and its corresponding design changes at its meeting of March 25, 2026. The approval was made on a temporary basis.
- The Certificates of Approval for Use and Design that were approved in March 2026 will expire September 2026.
- The applicant currently seeks approval for an additional phase in which to provide varying levels of vehicular access to the streets.

Exhibits:

- Project background.
- Observations and findings from preceding phases of the project.
- Definitions and descriptions of the three proposed modes of operation: Fully Open; Soft Closure; Full Closure.
- Timeline of significant dates during the proposed period of October 2026 – March 2027.
- Site plans showing “fully open” mode.
- Site plans showing “soft closure” mode.
- Site plans showing “full closure” mode.

Relevant Guidelines:

#### 2.1 General Principles for Uses in the Market

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

URC recommendation: To be determined August 19, 2026.

Design: Proposal for planters, signs, and gates related to the temporary street use operating plan.

Exhibits:

- Site plans showing “fully open” mode.
- Site plans showing “soft closure” mode.
- Site plans showing “full closure” mode.
- Details for the proposed new signs.
- Photos of the proposed gates.
- Photos of the proposed planters.

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 August 19, 2026.