

CITY OF SEATTLE

ORDINANCE 125650

COUNCIL BILL 119330

AN ORDINANCE relating to the Pike Place Market Historical District; amending Chapter 25.24 of the Seattle Municipal Code to adopt an interim boundary expansion for the Pike Place Market Historical District.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council makes the following legislative findings of fact and declarations:

A. The Pike Place Market Historical District (District) was created in 1971 through a Citizens' Initiative.

B. The boundaries of the District have been amended twice since it was created: (1) in 1986 through Ordinance 113199 and (2) in 1989 through Ordinance 114863.

C. The City's Historic Resources Survey identifies multiple structures in the vicinity of the District that may be eligible as landmarks but are not currently designated as landmarks.

D. Recent development activity adjacent to the District has put potentially eligible landmarks at risk of demolition or alteration before the protections of the district may be applied, thus constituting an emergency pursuant to WAC 197-11-880.

E. The Showbox Theater is a significant cultural resource to Seattle and the region with a history connecting it to the adjacent Pike Place Market;

F. The loss of the Showbox Theater would erode the historical and cultural value of the Pike Place Market neighborhood;

1 G. Adopting a boundary expansion on an interim basis will allow the City to consider
2 whether and to what extent to expand the boundaries of the District to include the Showbox
3 Theater.

4 H. The Council finds that the Pike Place Market Historical District ordinance is a
5 development regulation that is not subject to referenda and that the Council has the authority to
6 provide for the immediate effectiveness of this amendment to that ordinance.

7 Section 2. Section 25.24.020 of the Seattle Municipal Code, last amended by Ordinance
8 114863, is amended as follows:

9 **25.24.020 Historical District designated.**

10 There is created a Pike Place Market Historical District (hereafter called "Historical District")
11 whose physical boundaries are illustrated on a map attached as Exhibit "A" to Ordinance 100475
12 which is codified at the end of this chapter. These boundaries include an interim expansion that
13 encompasses a Study Area, which will be considered for a future permanent expansion.

14 Section 3. Exhibit A of Ordinance 100475, last amended by Ordinance 114863, is
15 amended and redrawn to expand the boundaries of the Pike Place Market Historical District to
16 include an interim Study Area, as shown on Exhibit A to this ordinance.

17 Section 4. Under RCW 36.70A.390, the Council approves the following work plan for
18 the development of regulations to address the issues in this ordinance and directs the Department
19 of Neighborhoods to transmit proposed legislation to the Council by June 2019.

Review the historic significance of the Showbox theater,	August 2018 - April 2019
study the relationship between the Showbox theater and the	
Pike Place Market, consider amendments to the Pike Place	
Market Historical District Design Guidelines related to the	

Showbox theater, draft legislation, conduct outreach to stakeholders, and conduct State Environmental Policy Act (SEPA) Review on permanent expansion of the Historical District, as appropriate

Publish SEPA threshold determination if necessary March 2019

Mayor transmits legislation to Council May 2019

Council deliberations on proposed expansion of the Historical District June 2019

Permanent district expansion effective July 2019

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2 Section 5. Sunset provision. Sections 2 and 3 of this ordinance shall expire on the earlier
3 of: (a) ten months from the effective date of this ordinance or (b) the date an ordinance
4 establishing the boundaries of a permanent expansion becomes effective.

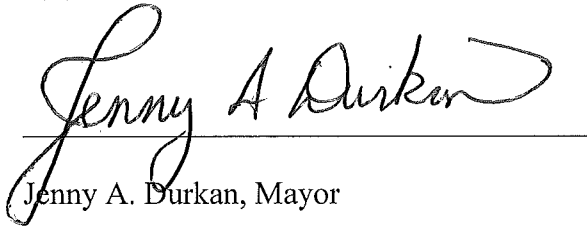
1 Section 6. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 13th day of August, 2018,
5 and signed by me in open session in authentication of its passage this 13th day of
6 August, 2018.

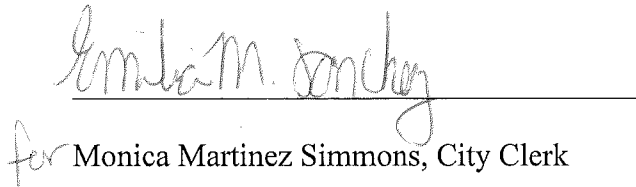
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8 President _____ of the City Council

9 Approved by me this 24th day of August, 2018.

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11 Jenny A. Durkan, Mayor

12 Filed by me this 24th day of August, 2018.

13 
14 for Monica Martinez Simmons, City Clerk

15 (Seal)

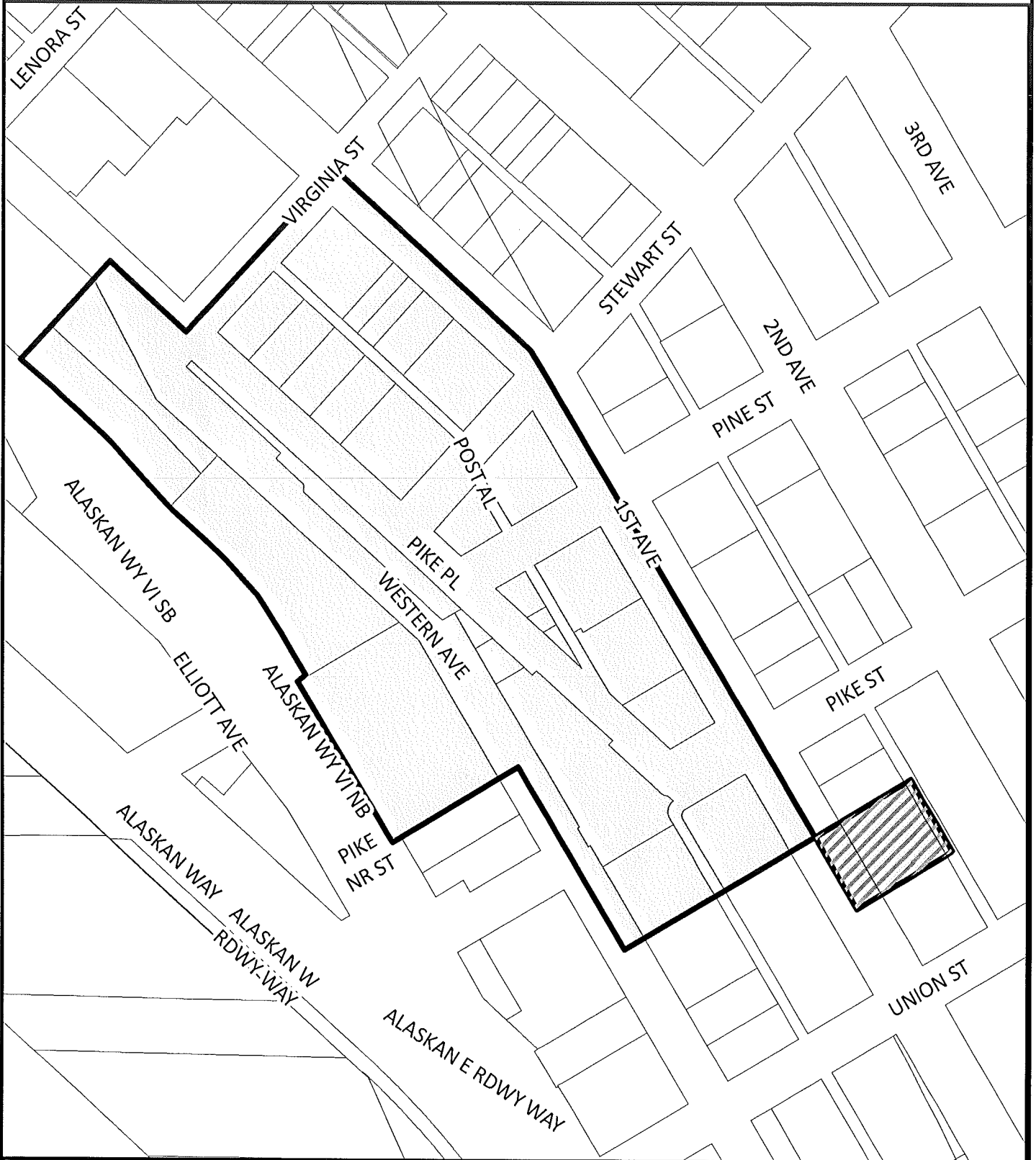
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17 Exhibits:

18 Exhibit A – Interim Pike Place Market Historical District Boundaries with Study Area

Exhibit A

Interim Pike Place Market Historical District Boundaries With Study Area



Study Area



Pike Place Market Historical District Boundary



Version 2
August 7, 2018