

May 30, 2019

**MEMORANDUM**

**To:** Civil Rights, Utilities, Economic Development and Arts Committee  
**From:** Lish Whitson, Council Central Staff  
**Subject:** Council Bill 119504: AN ORDINANCE relating to the Pike Place Market Historical District amending Ordinance 125650 to extend its effective date by six months.

On Tuesday, June 5, the Civil Rights, Utilities, Economic Development and Arts Committee (CRUEDA) will hold a public hearing and may vote on [Council Bill 119504](#), which would extend by six months the interim expansion of the Pike Place Market Historical District (PPMHD) to include the Showbox Theater. The purpose of the bill is to provide an additional six months to complete the work called for in [Ordinance 125650](#). If Council Bill 119504 is not adopted, the expansion of the PPMHD would lapse on July 23, 2019. If adopted, the PPMHD will continue to include the Showbox Theater for six more months, expiring on January 23, 2020.

**Background**

Ordinance 125650 laid out the following work program to study of whether the PPMHD should be expanded permanently to include the Showbox Theater:

Review the historic significance of the Showbox theater, 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	August 2018 - April 2019
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

The Department of Neighborhoods (DON) did not receive funding to undertake this study until late 2018; this delayed hiring a consultant and initiating their work until the first quarter of 2019. DON expects that their consultant will complete much of the work needed to develop a preliminary recommendation by the end of June. If the recommendation is for a permanent expansion, SEPA review would follow the preliminary recommendation. If the SEPA review results in a Determination of Nonsignificance (DNS) and such a DNS is not appealed to the Hearing Examiner, the Council could consider a bill to adopt a permanent expansion of the PPMHD in time for such a bill to be in effect by January 23, 2020. If the SEPA review results in a Determination of Significance, which would require an Environmental Impact Statement, or a DNS is appealed to the Hearing Examiner, an additional extension of Ordinance 125650 would likely be necessary.

cc: Kirstan Arestad, Central Staff Director  
 Aly Pennucci, Supervising Analyst