

September 17, 2024

To the Honorable Seattle City Councilmember Morales, Chair, and Members of the Council Land Use Committee:

The Pike Place Market Constituency (Constituency) submits this letter as public comment **in opposition to CB120824**.

The Constituency was created in 1973 as part of the Pike Place Market Preservation & Development Authority (PDA) to include the public's voice in the management and operation of Pike Place Market, including protecting those functions.

Pike Place Market includes low scale buildings and public streets that provide light to and views from the Market. Natural light is extended and temperatures are controlled primarily through traditional means, for example, the use of sunshades, operable windows, fans, and light colored walls. Views are a cherished amenity for the public and sometimes require stewardship for their protection. For example, protection of the views from Victor Steinbrueck Park from a large hotel on the waterfront required citizen activism with the Shoreline Hearings Board. Additionally, the Market has its own preservation guidelines on ambient noise, to protect the Market as a place that has a "babble of sounds" and which prohibit amplification except by permission.

Any redevelopment or new development across First Avenue or Western Avenue or adjacent to the Market Historical District boundaries will be close enough to potentially impact the Market's preservation and operation. If the City Council passes CB120824, citizens that help protect the Market will not be notified of these developments/redevelopments and will not be able to appeal the city staff decision on design review. Although the ordinance would expire in three years, its impacts would be permanent.

**The Constituency asks that you vote no on passage of this bill.** It will eliminate the Market community's ability to protect the Market from outside impacts, including shade, noise, blockage of views and other unanticipated impacts. The Constituency includes many community members who understand the Market and its sensitivity to major changes outside its boundaries, and their expertise is needed.

Sincerely,

**Pike Place Market Constituency Executive Committee (or Chair)**