



Ballard Urban Design || Advisory Group

MEETING NOTES

4-5:30 p.m. – August 7, 2014 – Ballard Landmark

Attendees

Tom Malone, UDaT CoChair
Catherine Weatbrook, UDaT CoChair
Aditi Kambuj (DPD)
Ethan Van Eck
Scott Ingham
Barbara Fox
Julia Park
Mike Kahrs
Jim Demetre
Joe Brogan

Eugene Wasserman
Robert Drucker
Thomas Whittemore
Shannon Dunn
Todd Burley(OH)
Miriam Roskin (OH)
Michael James (SDOT)
Chris Yake (SDOT)
Dave LaClergue(DPD)

Part 1:

Todd Burley from the Office of Housing presented an overview of existing OH programs and current OH activities, trends in housing costs and concerns regarding affordability in Seattle and Ballard.

Questions raised:

Are vacancy rates available for Ballard?
How many projects in Ballard have used any of these programs?

Is workforce housing specific to neighborhood? Can folks that work in Ballard be the focus for what is built in Ballard?

When calculating 30% for rent, does that include utilities? OH answered yes.

When defining workforce housing unit make up is there a standard that you follow? Would micro units fit within your program?

Other comments:

CM O'Brien has a stakeholder process for affordability.

Contract rezone for St. Luke's property as it's such an important opportunity and has affordable housing as a goal.

Part 2: Urban design and streetscape

Aditi Kambuj from DPD presented analysis and emerging direction for building form, streetscape and open space improvements in the character core of Ballard.

Comments:

Legislating how big facades should be makes retail harder and we should not limit this.

Something missing is what we might do within the ROW. Street furniture, paving, trees: not just about landscaping on Green Streets but need to look at Main Streets as investment points. What about Market?

Pre-1940 character may not be the definition. Need more detail on what neighborhoods really value. Green infrastructure should also be valued.

The development community should be involved in making these decisions about development regulations and design guidelines to ensure they are economically viable.

Daytime activity. Functions different at night. Two maps would/could be helpful. Like to see a diversity of inhabitants in the shops.

Questions raised:

Is the next stage of this process to implement this plan? How do we do that?

DPD answered yes. The next step is to go to the general public to confirm emerging direction, followed by implementation through design guidelines and regulations.

Are there studies of what makes dense neighborhoods work?

Are you working with SPU on CSO's? They will have a big impact on what happens here.

DPD answered yes, and we are looking for opportunities to coordinate with SPU.