



The City of Seattle

Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

BLD 13/23

MINUTES OF THE MARCH 2, 2023 MEETING

Time: 9:00 a.m.

Hybrid Meeting
Physical Location: Ballard Customer Service Center-Conference Room: 5604 22nd Ave NW

Hybrid Meeting
Virtual Access: Online and phone access as indicated on the meeting agenda

BOARD MEMBERS

Kaia Wahmanholm, Acting Chair
Joe Herrin
Miriam Hinden
Anthony Salazar
Richard Hiner
Tommy Patrick

STAFF

Minh Chau Le
Melinda Bloom
Sara Belz

Absent:
Angela Economou

As a quorum was present, the meeting was called to order at 9:10 a.m. by Acting Chair, Kaia Wahmanholm.

030223.1 PUBLIC COMMENT

Doug Farr of the Ballard Farmers Market spoke in support of finding a solution to the design and placement of the pergolas on Ballard Avenue that was compatible with the needs of the individual businesses, the historic qualities of the district, and the high-volume Sunday farmers market.

Kevin Troutt spoke in support of structures in the right of way being built in a manner that preserves the historic qualities of the neighborhood, and spoke in support of increased pedestrianization and decreased emphasis on cars on Ballard Avenue.

City of Seattle Councilmember Dan Strauss spoke in support of the board's ongoing work to develop design guidance for structure in the right of way that is appropriate for the historic district, citing that their presence supports district guidelines concerning economic vitality and public activation.

Luke Gardner of Ballard Fremont Greenways spoke in favor of the structures in the right of way, citing their immense popularity and that their visual impact on the district is preferable to that of the alternative use of curb space; cars.

Ashley Willow of the Pike Brewing Company said that structures in the right of provide a valuable opportunity for small businesses to expand business space and have enhanced the neighborhood's identity. She sees them as beneficial.

Erin Bailie, a Phinney Ridge resident, said the structures have been a draw for her family and she appreciated the sense of community, activation, and safety they have helped bring about.

Reed Hampton said the structures are a marker of a moment in history brought about by the pandemic and are a part of district history. He said community needs like traffic calming and small businesses should take precedence over minute design details.

030223.2 APPROVAL OF MINUTES

The Board reviewed the minutes of the January 5, 2023 meeting. Joe Herrin made a motion to approve the minutes. Anthony Salazar seconded the motion.

4 in favor, 0 opposed, 2 abstained (Richard Hiner and Tommy Patrick abstained because they were absent on January 5). The motion carried.

030223.3 REPORT OF THE CHAIR

There was no report.

030223.4 REPORT OF THE STAFF

The staff said they would be presenting the board with draft changes to the board election procedures to permanently move to an election by mail rather than in person.

030223.5 REPORT OF THE COMMITTEES

Design Review Committee: Committee Chairperson Tommy Patrick summarized the committee's February 23, 2023 meeting in which the following were discussed: color and materials requirements for the structures, roof profiles and materials, approaches to flooring, massing, and maintenance.

030223.6 BOARD BUSINESS

Design guidance for structures in the right of way: The board reviewed drawings committee member Joe Herrin had generated illustrating acceptable design features including a floor plan allowing for pedestrian flow on all sides, alignment to coordinate with corresponding storefronts, a hip roof to minimize visual impact, and elevations that maintain eye level transparency.

The board discussed whether it was preferable to establish prescriptive requirements, or to instead to issue guidance as advice. The board was in favor of issuing advisory rather than prescriptive guidance and that it would refine the content. The board said the guidance should have both visual and written information.

Joe Herrin made a motion to adjourn the meeting. Richard Hiner seconded the motion.

11:22 a.m. The meeting was adjourned by acclamation.

Submitted by Minh Chau Le, Board Coordinator