



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 8/23

MINUTES OF THE FEBRUARY 2, 2023 MEETING

TIME: 9:00 A.M.
PLACE: Ballard Customer Service Center-Conference Room
5604 22nd Ave NW
PHONE
ACCESS: Access by phone as provided in 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

Absent:

Angela Economou

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

020823.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL

020823.11 The Hansen Building
5101 Ballard Ave NW
Laurie Lohrer, Property Owner

Proposal to install security gate in interior front window, to be used outside of business operating hours only.

Anthony Salazar disclosed he'd had recent contact with the applicant that was non-substantive in nature.

Tommy Patrick disclosed he'd had recent contact with the applicant that was non-substantive in nature.

Joe Herrin disclosed past design work for the property that is not directly related to the current proposal.

Public Comment:

Mike Stewart of the Ballard Alliance provided comment in support of the proposal noting the minimal visual impact and the substantial safety challenges faced by businesses in the area.

Devin Reynold of the Ballard Alliance provided comment in support of the proposal because it had minimal visual impact and would not be noticeable during daytime hours.

Staff Report:

Minh Chau Le described the proposal to install an interior security gate to be engaged outside of business hours only and cited the following guidelines: Purpose/Goals (3)(4); Guidelines/Specific (7) – "Transparency". The staff provided the project location, applicant's statement, photos of existing conditions, an elevation drawing, and gate specifications.

Comments by applicant:

Property owner Laurie Lohrer said there had been numerous break-ins over time causing extensive property damage and theft. She said the measures taken so far such as installing security lighting and additional locks had not adequately deterred break-ins. She said the proposed color and materials were selected to meet district guidelines.

Joe Herrin made a motion to approve the application as presented.
Tommy Patrick seconded the motion.

6 in favor, 0 opposed, 0 abstained. The motion carried.

020823.2 APPROVAL OF MINUTES

The Board reviewed the minutes of the December 1, 2022 meeting.

Richard Hiner made a motion to approve the minutes as presented.
Tommy Patrick seconded the motion.

5 in favor, 0 opposed, 1 abstained (Miriam Hinden abstained because she was not a member of the Board on December 1.) The motion carried.

020823.3 REPORT OF THE CHAIR

There was no report.

020823.4 STAFF REPORT

The staff reported that Council Bill 120456 was proceeding through the legislative process and could potentially be voted on by the full City Council later in the month.

The staff reported that the process to permanently change the Landmark District's annual board member election process from an in-person election to an election by mail would be initiated for this year's election.

020823.5 NEW BUSINESS

Work session regarding structures within right-of-way

The staff provided a draft guidance document for the Board to further discuss and refine.

Richard Hiner said the existing structures were invasive and not appropriate for the district because they conflict with the guidelines. He suggested a performance spec be developed to be applied to future temporary structures and that a clear expiration date be established for them.

Miriam Hinden said the existing guidelines provide enough direction to evaluate the right of way structures and cited guideline 10-Street Furniture. She said the structures and the activation that occurs within them is preferable to parked cars.

The Board discussed guidelines 7-Transparency, 3-Scale, 15 j-New Construction, Materials/Textures, 15 k-New Construction, Colors; 10-Street Furniture. The Board said that these factors are interrelated, and how they are interpreted also depends on the duration of the temporary period which is not known.

Public Comment:

Ragan Peck, district property owner, said that the desire to increase ease for applicants should not outweigh the importance of preserving the district's historic character.

The Board discussed how individual structures should correspond with associated business storefronts, accommodate loading and curb space needs, and be well used and maintained. The Board discussed the importance of maintaining transparency and views of buildings.

Public Comment:

Dan Strauss, Seattle City Councilmember, suggested the Board form a design subcommittee for the purposes of developing a standardized design for the structures.

Chairperson Kaia Wahmanholm appointed a design committee consisting of Joe Herrin, Tommy Patrick, and either Richard Hiner or Miriam Hinden as the third member. The committee will meet during the spring to develop specific design guidance for applicants designing structures in the right of way.

Kaia Wahmanholm made a motion to adjourn the meeting. Richard Hiner seconded the motion.

11:13 a.m. The meeting was adjourned by acclamation.

Submitted by Minh Chau Le, Board Coordinator