



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 23/16

## MINUTES OF THE May 5, 2016 MEETING

TIME: 9:00 A.M.  
PLACE: Ballard Neighborhood Service Center  
5604 22<sup>nd</sup> Avenue NW

### BOARD MEMBERS

Meghan Griswold  
Joseph Herrin  
Richard Hiner, Vice Chair  
Gene Morris  
Cass O'Callaghan  
Brandon Peterson  
Brian van Stipdonk, Chair

### STAFF

Heather McAuliffe

As a quorum was present, the meeting was called to order at 9:02 a.m. by Board Chair, Brian van Stipdonk.

### 050516.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

050516.11 Kula Movement  
5340 Ballard Ave NW  
Angela Baumgardner

Application: Install vinyl signage in storefront window and entry door.

Staff Report: Heather McAuliffe distributed exhibits from the application. The relevant guidelines were 7 and 13.

Applicant Comment: The applicant went through the application and explained the exhibits.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the application met the guidelines.

Motion: Brian van Stipdonk made a motion to approve the application as presented.

MM/SC/BVS/RH  
7-0-0

**050516.2 BOARD BRIEFING 9:10 a.m.**

050516.21 Ballard Land Use Legislation  
David Goldberg, Office of Planning & Community Development

Follow-up briefing on proposed legislation to add a Pedestrian designation to Ballard Ave. NW between 20<sup>th</sup> Ave NW and NW Market St., and on 22<sup>nd</sup> Ave. NW between Ballard Ave NW and NW Market St.

David Goldberg explained that the change to a pedestrian zone would go into a Director's Rule. He said that streetscape planning that the Board was briefed on six months ago had been put aside for now. He explained that the general idea behind the pedestrian zone designation was to create a better walking environment. He explained that all development would be subject to the new zoning, including changes in use at existing buildings. He said the new zoning would prohibit uses that are more auto-oriented, such as a drive through for a bank or fast food. Largely, the changes would mean more active uses at street level.

Brian van Stipdonk expressed a concern that the new zoning designation would push the district toward more nighttime uses. Brandon Peterson seconded that concern, noting that once a space has changed from retail to restaurant, it doesn't go back. Other Board members also expressed a similar concern.

Joe Herrin suggested extending the pedestrian zone designation down to Ione Place, because the buildings on either side were already set up for more active street level uses.

David Goldberg summarized the changes per zoning as follows:

- No drive-thru uses
- 80% of uses in a façade must conform to uses on p. 3
- Overhead weather protection required

The Board discussed the requirement for overhead weather protection and noted that the historic character of the district did not include continuous awning structures. Heather McAuliffe confirmed that the Board's guidelines would have jurisdiction over awning structures, not the zoning.

David Goldberg asked for direction from the Board. Board members concurred that the zoning should continue down to Ione Place, that continuous awnings were not in character with the District, and that more daytime uses such as retail businesses should be supported and encouraged.

David Goldberg asked for an advisory vote on supporting the change to a pedestrian zone. Six board members voted in support.

050516.22 Ballard Street Tile Names  
Benson Shaw

Briefing on project to preserve 1903 embedded tile names in Ballard.

Benson Shaw explained that he is a Ballard resident and had taken on documenting and preserving the old tile names in the sidewalks as a volunteer. None of them are within the historic district. He said he was looking for advice on preserving the tile names. Board members recommended preserving the signs as they were, not replacing letters.

**050516.3 BOARD BUSINESS:** No items were discussed.

**050516.4 APPROVAL OF MINUTES:** No minutes were ready for review.

**050516.5 REPORT OF THE CHAIR:** Brian van Stipdonk noted that next month's meeting would be his last.

**050516.6 STAFF REPORT:** There was no report.

Joe Herrin made a motion to adjourn the meeting. Rick seconded the motion.

10:24 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe  
Board Coordinator