



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 43/16

MINUTES OF THE October 6, 2016 MEETING

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

BOARD MEMBERS

Meghan Griswold
Joseph Herrin, Vice Chair
Cass O'Callaghan
Brandon Peterson
Bryan Syrdal

STAFF

Heather McAuliffe

Absent:

Richard Hiner, Chair

As a quorum was present, the meeting was called to order at 9:05 a.m. by Board Vice Chair, Joe Herrin.

100616.1 BOARD BRIEFING

100616.21 Ballard Land Use Legislation

David Goldberg, Office of Planning & Community Development

Update on proposed legislation to add a Pedestrian designation to Ballard Ave. NW between 20th Ave NW and NW Market St., and on 22nd Ave. NW between Ballard Ave NW and NW Market St.

David Goldberg explained that at the previous Board briefing about the legislation, there was a long discussion about whether or not to extend the designation past 20th NW. He said that he brought that request to his board and staff, but they were not in favor of extending it, because there had been public

outreach about the boundaries and more would be required to make the change. He explained further that adding the designation at 20th NW (the current designation ends just north of it on either side of Ballard Ave) would have added a number of use restrictions. They were reluctant to add these restrictions south of 20th NW, because there is currently a mix of uses there (commercial and industrial).

He noted that the Board had previously supported the plan to add the designation, and that the City Council had subsequently voted on it.

Brandon Peterson stated that he had not been in support of the designation. David Goldberg acknowledged that the support had not been unanimous.

Bryan Syrdal said that he had not been present at the previous briefing, and asked for more explanation of the legislation's impacts.

David explained the series of recommendations that had been made. In order to parallel the District's guidelines for pedestrian orientation, businesses such as drive-through type would be prohibited. Office uses would also be prohibited at street level except by conditional use. He explained that architects offices, once vacated, would not be replaced by more offices.

Joe Herrin pointed out that rents are going up, so architects' offices would not likely be replaced with more office uses anyway.

Brandon Peterson expressed a concern about big banks moving into the district.

Joe Herrin asked if the pedestrian zoning designation was tailored to the district. David Goldberg responded that they thought that pedestrian designation would parallel the guidelines.

Bryan Syrdal asked about the finality of the designation. David Goldberg answered that there would be opportunities to change it in the future.

Joe Herrin stated that it would only affect ground level uses. David Goldberg agreed and said the intent was to have walkable, walk-up businesses in the district.

Bryan Syrdal wanted to know if the office use at street level in his building would be grandfathered. David Goldberg confirmed that it would be, but that a new business would require a change of use.

David Goldberg explained that the benefits of the new zoning would be that there couldn't be a drive-through bank or a parking lot in front of a building.

Cass O'Callaghan asked if the zoning was driven by rapid building in the city. David Goldberg answered that it was driven by lots of comments from people on

how to keep Ballard Avenue a pedestrian friendly district. He said that some people wanted to close the street, but that it was not an option.

Brandon Peterson asked for a definition of “active” businesses. David Goldberg gave the examples of restaurants and personal service businesses.

Joe Herrin suggested that the Board have a future discussion about amending the ordinance to include use regulation. Board members concurred.

David Goldberg asked if any Board members would be willing to serve on the Ballard Partnership for Smart Growth board. Bryan Syrdal said he would be willing to join. David Goldberg said that the group will be help with design review in Ballard.

Robert Johnson, Ballard Avenue property owner, explained that he has only one floor at his building and there is no room for a drive-through business there. He said he thought the pedestrian zoning was ridiculous and said he did not support it. He said he has an office and a gelato shop in his building currently.

David Goldberg explained that the new zoning would not affect the current uses at Mr. Johnson’s building. He said that the proposal was not arbitrary.

The Board discussed adding use jurisdiction because the pedestrian zoning would not keep out chains.

Dr. Robert Whaley, owner of New York Fashion Academy, said he has owned his building since 2005. He said that Ballard Avenue has become homogenized; it’s all bars and restaurants. He expressed a concern that the pedestrian designation will make it even more so, because it would restrict uses to walk-in businesses.

David Goldberg said there are retail uses now and a variety of uses will be allowed under the pedestrian designation. He said the government isn’t able to help financially, but can require supply – retail at ground floor. But there is pushback from property owners that say they can’t rent it.

Bryan Syrdal noted that property owners are able to lower rents for some tenants, and said that not having the designation extend to Dock Place preserves the old feel of the neighborhood.

Cass O’Callaghan asked if the designation could be changed so that it was inclusive of more uses. David Goldberg answered that it would require further City Council action, in addition to more community conversations.

10:03 a.m. Bryan Syrdal left

100616.2 BOARD BUSINESS

100616.21 Adoption of 2017 Board meeting calendar

The Board approved the 2017 meeting calendar.

100616.3 APPROVAL OF MINUTES: September 1, 2016 meeting

The Board members reviewed the minutes of the September 1, 2016 meeting.

Motion: Brandon Peterson made a motion to approve the minutes as written.

MM/SC/BP/JH

4-0-0

100616.4 REPORT OF THE CHAIR: There was no report.

100616.5 STAFF REPORT: There was no report.

Cass Callaghan made a motion to adjourn the meeting. Meghan Griswold seconded the motion.

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

Respectfully submitted,

Heather McAuliffe
Board Coordinator