



The City of Seattle

# Ballard Avenue Landmark District Board

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BLD 40/22

## MINUTES OF THE NOVEMBER 3, 2022 MEETING

TIME: 9:00 A.M.  
PLACE: Ballard Neighborhood Service Center  
5604 22<sup>nd</sup> Ave NW Seattle, WA 98107

### BOARD MEMBERS

Kaia Wahmanholm, Vice Chair  
Mark Durall  
Angela Economou (participated remotely)  
Joseph Herrin  
Cass O'Callaghan  
Tommy Patrick

### STAFF

Minh Chau Le

### Absent:

Sandy Wolf, Chair

As a quorum was present, the meeting was called to order at 9:12 a.m. by Board Vice Chair, Kaia Wahmanholm.

### 110322.1 BOARD BUSINESS

Kaia Wahmanholm welcomed City of Seattle Councilmember Dan Strauss to the Board meeting as an attendee.

### Discussion of Ballard Avenue Right of Way issues:

Minh Chau Le said SDOT was eager to engage with the Board on the transition away from temporary and emergency-based street use plans and longer term street use plans.

Tommy Patrick said that moving forward SDOT would need to work with the Board to ensure maintaining the District's character.

Joe Herrin said the Board will need to be proactive in its work with SDOT in planning the next steps of the temporary and interim street uses.

Councilmember Dan Strauss said SDOT and his office were highly interested in gaining the Board's input on design elements for the right of way.

Minh Chau Le said SDOT has been apprised on Board discussions and will attend future Board meetings to further understand and address the Board's input.

Councilmember Dan Strauss said he had made funding requests to support the planning process, including a potential design charrette slated for spring 2023. He said he supported allowing a transition period of one to one and a half years for the current structures, whereas SDOT preferred a shorter required transition period.

Joe Herrin said that enclosed and roofed three dimensional structures in the right of way are inherently in conflict with the District guidelines. He said awnings against building are preferable.

Mark Durall said that the structures could be approvable, and the City or Board could develop specific guidance for structures within Historic Districts. He said increased transparency was necessary.

Cass O'Callaghan said the structures conflict with District guidelines because they obscure the historic buildings.

Councilmember Dan Strauss said the narrow sidewalks created design and accessibility constraints.

Minh Chau Le encouraged the Board to use the existing guidelines while also anticipating questions not addressed in the guidelines such as density of structures, the use of pre approved plans.

Joe Herrin said he would like to see the street restored to its pre-pandemic condition. He said re-designing the street to accommodate awnings would be desirable but very costly.

Mark Durall said that public health and illness transmission was still a concern, and the structures addressed that public need.

Tommy Patrick said the Board should outline specific concerns about the structures so businesses can respond and comply.

Angela Economou said she is not opposed outright to the structures, but more regulation, better aesthetic design, and fees are needed.

Minh Chau Le said SDOT will be invited to the December Board meeting and asked the Board members to think in advance about specific questions and feedback to offer. She said the current conversation with SDOT is focused on street use and street café programming and not long range plans of re-developing the street infrastructure.

Joe Herrin said the Board should define its thresholds for what it would be able to approve.

Angela Economou left the meeting at 10:00 a.m.

**110322.2 APPROVAL OF MINUTES**

The minutes of April 7, 2022 had not yet been prepared.

The minutes of May 5, 2022 had not yet been prepared.

The minutes of September 1, 2022 had not yet been prepared.

The Board reviewed the minutes of the October 6, 2022 meeting.

Kaia Wahmanholm made a motion to approve the minutes as presented. Tommy Patrick seconded the motion.

In favor: 4 Opposed: 0 Abstained: 1. The motion carried.

**110322.3 REPORT OF THE CHAIR**

There was none.

**110322.4 STAFF REPORT**

Staff reported one administrative approval since the last report, for Parish NW window decal signage.

Staff reported that the incoming Architect and incoming Historian were nearing confirmation and estimated they would begin January 2023.

Staff reported that the result of the annual Board member election would be announced by the end of the week.

Staff reported that the legislation related to land use decisions in Historic Districts had been drafted incorporating the Board's input collected at the September 2022 Board meeting. Staff distributed the section of Council Bill 120456 pertaining to the Ballard Avenue Landmark District and read the eight items eligible for administrative approval in the legislation. Staff said the next step of the legislative process was a hearing before a Council Committee on December 9 and that the Board or members of the public could provide further comment at that time.

Kaia Wahmanholm said she was pleased with the Board's strategy on providing input and the results of the input.

Joe Herrin questioned why seismic improvements had been included in the legislation. He said he had considered contacting City Council prior to seeing the legislation, but did not feel the need to contact Council at this time.

Kaia Wahmanholm made a motion to adjourn. Joe Herrin seconded the motion.

The meeting was adjourned at 10:24 a.m. by acclamation.

Submitted by Minh Chau Le, Board Coordinator