



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 53/24

MINUTES OF THE SEPTEMBER 5, 2024 MEETING

Time: 9:00 a.m.
Hybrid Meeting Physical Location: Ballard Customer Service Center-Conference Room: 5604 22nd Ave NW
Hybrid Meeting Remote Access: WebEx phone number and meeting link as indicated on meeting agenda

BOARD MEMBERS

Tommy Patrick, Chairperson
Miriam Hinden, Vice Chairperson
John Cashman
Max Genereaux
Philipp Koman
Anthony Salazar
Meagan Teutsch

STAFF

Minh Chau Le

Absent:

None.

As a quorum was present, the meeting was called to order at 9:12 a.m. by Tommy Patrick.

090524.1 PUBLIC COMMENT

Max Genereaux declared recusal from the Percy's application for Certificate of Approval. He provided comment as a member of the public in support of the applicant's preferred option for site plan dimensions.

090524.2 INFORMATIONAL BRIEFINGS

"Missing Link" Bike Route Study on NW Market St – Leary Ave NW – 17th Ave NW
Christiana Farrell, Seattle Department of Transportation (SDOT)

Information regarding the study of a design which involves changes within the Ballard Avenue Landmark District.

Christiana Farrell provided a summary of the Leary Avenue-based plan for the “Missing Link” of the Burke Gilman Trail, which would involve changes within the Ballard Avenue Landmark District on 22nd Ave NW and on NW Market St. She presented proposed site plans, renderings of the proposed streetscape, the proposed street cross-section view, and preliminary information on potential materials, finishes, and signage. Responding to questions about the planning timeline, she stated the goal to reach 60% completion of design by the end of 2024.

The board highlighted the following issues: the opportunity to enhance the Landmark District through design of the plaza at NW Market St and Ballard Ave NW, the status of Environmental Impact Study-related issues, the degree of displacement and future maintenance plans for vegetation, surface permeability as it relates to run-off, and the potential incompatibility of the proposed red-hued trail surface.

090524.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

090524.31 Spoonfull Thai Kitchen and Bar

5210 Ballard Ave NW

Somjai Jason Patpu and Mike Mew, Business Owners

Proposal for business frontages on Ballard Ave NW and 20th Ave NW: exterior painting, window decal signs, and blade signs.

Staff provided a site plan, project description, photos of the existing storefronts, scale drawings, paint color information, and signage details: color, material, methods of attachment. Staff cited guidelines: Guidelines/Specific (13) Signs; Guidelines/Specific (13)(b) Signs – Storefront Signs; Guidelines/Specific (13)(c) Signs – Blade Signs.

Jason Patpu and Mike Mew expressed willingness to modify or eliminate elements of the proposal as required by the board.

The property owner was not in attendance.

The board found that most of the proposal was consistent with District guidelines. The board found that the blade sign on Ballard Avenue exceeded the maximum allowable size for blade signs, and the proposed window decal signs were overly obstructing.

Action: Tommy Patrick made a motion to approve the application with following amendments: all proposed window decal signs shall be die-cut rather than solid, with the proposed white background becoming a void; the blade sign on Ballard

Ave shall be reduced in size to 33 inches by 33 inches in size. Miriam Hinden seconded the motion.

7:0:0. Motion carried.

090524.32

Percy's

Right-of-way adjacent to: 5233 Ballard Ave NW
Jeff Ofelt and Jason Weigel, Percy's
Jason Huntley-Land, Mallet Design Build

Proposal for a curbside outdoor dining structure and related seating, lighting, heaters, and planters. Two options for the structure were presented for the board's consideration.

Staff provided photos of the building façade, renderings of each design option, site plans for each option, floor plans for each option, roofing plan for each option, elevations for each option, construction details, color and material details, heating and lighting information, a property owner (SDOT)-generated suggested site plan. Staff cited guidelines: Guidelines/Specific (3) "Scale of Buildings and Structures"; Guidelines/Specific (7) "Transparency"; Guidelines/Specific (8) "Landscaping; Guidelines/Specific (9) "Vehicular and Pedestrian Access"; Guidelines/Specific (15)(j) "New Construction Guidelines - Materials Textures"

Jason Huntley-Land and Jeff Ofelt explained the project's goals to comply with District guidelines while minimizing or avoiding a major re-building of the existing structure.

The property owner was not in attendance.

The board acknowledged that the applicant's preferred design option was somewhat inconsistent with the board-issued Design Guidance for Structures in the Right-of-Way in these areas: preferred site plan lacks clearance between structures, shed-style rather than hip-style roof design, the solid railing lacks transparency, the preferred roof and preferred railing do not fully meet materials guidance. The board considered the SDOT-generated suggested site plan and determined it adequately addressed pedestrian access. The board discussed the possibility that the shed-style roof achieves the intent of the design guidance due to it being low and affording visibility through the ends of the structure. The board also discussed a desire to support the economic viability of district businesses.

Action: Tommy Patrick made a motion to approve the application with the following amendments: the site plan dimension depicted in "Option A" is approved, the shed-style roof design depicted in "Option A" is approved, the

roof shall be PolyGal Twinwall, the railing on all four sides of the structure must be a railing as depicted in “Option B”, the railing will achieve 50% transparency and be constructed of clear cedar, sanded and finished. John Cashman seconded the motion.

6:0:1. Motion carried. Max Genereaux was recused.

090524.4 APPROVAL OF MINUTES

Anthony Salazar made a motion to approve the minutes of August 1, 2024, as presented. Philipp Koman seconded the motion.

4:0:3. Motion carried. John Cashman, Tommy Patrick, Meagan Teutsch abstained.

090524.5 REPORT OF THE CHAIR

No report.

090524.6 REPORT OF THE STAFF

The staff reported that Meagan Teutsch won the August 9 run-off election for board position #7, property owner.

090524.7 BOARD BUSINESS

Annual election of board officers: Officers were elected unanimously for a one-year term: Tommy Patrick, Chair; Miriam Hinden, Vice Chair.

Anthony Salazar intends to coordinate with SDOT, the Ballard Alliance, and others regarding the design process for the plaza on NW Market St and the fifty-year commemorating of the Landmark District.

Revision of Design Guidance for Structures in the Right-of-Way: The board discussed whether the existing guidance document accurately represents the board’s current preferences and approach to structures in the right-of-way. The board discussed the potential revision of the document.

Adjourn The meeting was adjourned at 11:35 am.

Submitted by:
Minh Chau Le
Board Coordinator