



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 58/20

MINUTES OF THE February 6, 2020 MEETING

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

BOARD MEMBERS

Joseph Herrin
Cass O'Callaghan, Vice Chair
Sandy Wolf
Kaia Wahmanholm

STAFF

Minh Chau Le

Absent:

Bryan Syrdal
Brandon Peterson, Chair
Max Genereaux

As a quorum was present, the meeting was called to order at 9:10 by Board Vice Chair, Cass O'Callaghan

020620.1 PRELIMINARY/INFORMATIONAL BRIEFINGS

020620.11 Axiom Skinny Lot LLC and KAVU 9:10 a.m.
5417 & 5419 Ballard Ave NW
Annalea Overa

Third briefing on a design for a new four-story retail, office, and residential building reflecting Board feedback from prior briefing presentations.

Staff Report: The Staff cited the following relevant guidelines: "Scale of Buildings and Structures", "Additions to Existing Buildings", "New Construction Guidelines".

Public Comment: There was no public comment.

Project representatives described key elements of the current draft which reflect Board feedback from the last presentation: increased transparency of front façade, maintaining existing ceiling configuration and height, preserving rear brick façade, and differentiating the addition portion from the new construction portion.

Joe Herrin stated that the plans adequately addressed the issue of front transparency.

Cass O'Callaghan asked for confirmation that the issue of height had been resolved and agreed that height conformed to Guideline 15-c.

Sandy Wolf said the setback of the addition above the existing storefront created differentiation between the two portions of the building.

Joe Herrin asked that the proposed wrapped parapet be re-examined and that windows in the party wall be considered.

Sandy Wolf stated that the rear of the building was undifferentiated due to the all-brick material and the single plane. She suggested a non brick material be incorporated to create contrast, including potentially wood.

Joe Herrin said the cantilevering in the rear was visually heavy and needed to be resolved.

Cass O'Callaghan suggested the rear portion of the building appear less heavy.

020620.12

City of Seattle and Sound Transit

Overview of the outreach, project goals, and near-term opportunities for engagement related to Sound Transit 3 West Seattle and Ballard Link.

Samantha Stork of the City of Seattle and Sound Transit staff shared the timeline, project overview, and guiding principles of planning for the future Sound Transit Station in Ballard. They emphasized community input and racial equity as key values.

Cass O'Callaghan asked what would happen to existing building and businesses. The presenters said the issue was being discussed with a broad range of stakeholders.

Sandy Wolf said that displacement of residents and amenities should be mitigated as much as possible.

020620.2

BOARD BUSINESS

There was no Board business.

020620.3 APPROVAL OF MINUTES

Minutes of September 5, 2019 were approved.
Approval for minutes of October 3, 2019 was deferred.
Approval for minutes of November 7, 2019 was deferred.

020620.4 REPORT OF THE CHAIR

There was no report of the Chair.

020620.5 STAFF REPORT

There was no report of the staff.

Cass O'Callaghan made a motion to adjourn the meeting. Kaia Wahmanholm seconded the motion.

10:15 a.m. The meeting was adjourned.

Respectfully submitted,
Minh Chau Le
Interim Board Coordinator