



The City of Seattle

Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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BLD 16/07

MINUTES OF THE March 1, 2007 MEETING

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

BOARD MEMBERS

Steven Mako
Marnie McGrath
Brandon Peterson, Vice Chair
Jim Riggle
Matthew Wasse
Elaine Wine, Chair

STAFF

Heather McAuliffe

Absent:

Linda Day

As a quorum was present, the meeting was called to order at 9:10 a.m. by Board Chair, Elaine Wine.

030107.1 BOARD BRIEFING

030107.11 5214-5214 Ballard Avenue NW
Gene Morris

Board briefing on new four-story mixed use building: massing and scale.

Jim Riggle recused himself because he is the owner of the property.

Heather McAuliffe explained that she had originally scheduled the project for formal review by the Board, but that it was necessary to change it to a briefing because the SEPA decision had not yet been published.

Gordon Lagerquist, partner in the architectural firm Lagerquist and Morris, presented plans, photos and drawings for the project. He explained that not much had changed in the massing of the building since the last briefing on this project,

except that the city's zoning department had required that a sight triangle be inserted in the 20th Ave NW side of the building, at the garage entrance. He said that he wanted the building to be built to the sidewalk.

Jim Riggle and Gordon Lagerquist explained the changes to the exiting inside the Ballard Olympic Athletic Club that will allow elimination of the internal stairwell that currently blocks one of the Club's Ballard Avenue storefronts.

Elaine Wine clarified that the Board would not be reviewing changes to the existing Olympic Athletic Club as part of the application for the new construction building.

Heather McAuliffe asked Gordon Lagerquist to explain the uses in the new building, because some of the information at the previous briefing was confusing. Gordon Lagerquist clarified that the earlier plans to have apartments, hotel rooms and townhouses incorporated in the upper levels of the building had been simplified to just apartments at this time. He explained that the Olympic Athletic Club may apply to change units to a hotel later, but not at this time.

The Board confirmed with Gordon Lagerquist that the new building would be no taller than 50 feet. There was a brief discussion about the location of rooftop equipment, which may exceed the height restriction of 50 feet.

Brandon Peterson asked if the first floor would be at least 12 feet from floor to ceiling. Gordon Lagerquist confirmed that it would be.

Elaine Wine asked if the new building would be the same height as the Olympic Athletic Club. Gordon Lagerquist answered that the Olympic Athletic Club varies in height from 50-51 feet. He stated that the new building would be 50 feet tall.

Board members concurred that the massing appeared to be compatible with Contributing buildings. There was a question about the width of the façade, 100 feet, as it compared with other contributing buildings. Heather McAuliffe answered that the Wilson Ford building façade is 100 feet and the Junction Building façade is more than that.

Elaine Wine stated that the rhythm along Ballard Avenue consists of fairly small buildings. She said that in this location, however, this larger scale appears to work.

Heather McAuliffe reminded the Board that the project would include demolition of the two existing buildings on the site and asked if any the Board members had any questions for the applicants.

Brandon Peterson stated that for the formal review, he would like to see a timeline on both the demolition and construction. He asked if the Board could condition

the approval on linking the new construction with the demolition. Heather McAuliffe answered that she would research it and let the Board know.

030107.2 BOARD BUSINESS

The Board discussed the issue of sandwich boards, which were proliferating in the District. Heather McAuliffe said she would work with Rob Mattson at the Neighborhood Service Center to try to get the businesses to voluntarily reduce the number of sandwich boards.

030107.3 APPROVAL OF MINUTES

The Board members reviewed the minutes of the February 1, 2007 meeting.

Motion: Matt Wasse made a motion to approve the minutes as written.

MM/SC/MW/ MM

5-0-1 (Brandon Peterson abstained)

030107.4 REPORT OF THE CHAIR: There was no report.

030107.5 STAFF REPORT

Heather McAuliffe said she has notified a number of businesses about the need to apply for changes they have made without Board approval. She gave an update on the gas meters installed in front of Rudy's Barbershop. She said she expected that the meters would be swapped out soon and replaced with four small meters, and that a bench would be installed over them.

Brandon Peterson made a motion to adjourn the meeting. Matt Wasse seconded the motion.

10:12 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator