



Ballard Urban Design || Advisory Group

MEETING MINUTES

4-5:30 p.m. – June 5, 2014 – Ballard Landmark

Attendees

Tom Malone, UDaT CoChair	Robert Drucker
Catherine Weatbrook, UDaT CoChair	Mike Kahrs
Mike Stewart, Ballard Chamber of Commerce	Michelle Rosenthal
Aditi Kambuj, City of Seattle	Mike Stewart
David Goldberg, City of Seattle	Michael James
Andrew Badgett, City of Seattle	Chisaki Muraki-Valdovinos
Ethan Van Eck	Sandra Nostorovic
Mindy Byers	<i>Others – please add name</i>

Introduction

Catherine Weatbrook opened the meeting with a discussion on whether to have more 90 minutes meetings or fewer 3 hour meetings going forward. No final decision was made but it appears that more people would like to have more 90 minute meetings.

Upcoming Meeting Schedule

David Goldberg laid out the tentative schedule for the upcoming UDaT meetings through the end of the year. Public meetings are tentatively scheduled for September and December or January. Final report will be done over the winter.

He clarified that the discussion of growth will be covered in the Character section going forward.

Strategic Plan

Mike Stewart gave an overview of the schedule to complete the Strategic Plan they worked on during the last meeting. He reminded the group that there was more work to be done, specifically with finding partners. He encouraged the group to take a look at the document so far and let the group know what needs to be finished.

The final draft of the Strategic Plan is scheduled to be completed in October. There is time set aside in September to review the plan.

Purpose of Today's Meeting

David Goldberg described the purpose of the group exercise and how it fits with the over Urban Design Framework.

- The meeting will facilitate discussions so that they can provide DPD with the information it needs to adjust zoning and development regulations
- Begin by looking at the fabric of communities, not single buildings
- Gather input in order to regulate building shape and form

- The end result of this process is an Urban Design Framework which sets the community direction for regulations of Ballard, new design guidelines, and development regulations
- Learn what you mean when you say “historic” or “open space”

Open House Debrief

David Goldberg led the review of the public Open House and what was heard.

- Community confirmed a lot of what we have already heard
- They like the mix of residents, businesses, and building character
- There was anger over new development not fitting the character of the neighborhood
- Want to maintain walkability, open space, and building details

Capturing Public’s Feelings in Summary

Robert Drucker brought up that the summary didn’t convey the sense of anger that many of the residents had at the Open House. He worried that by translating their comments without showing their emotion would lead people to believe they were misrepresented.

David Goldberg agreed that the summary does not show the level of anger at the meeting but that full report will have the verbatim comments. The challenge is taking these and paving a path forward while also being accurate.

Mike Stewart thought the transcriptions provide an accurate representation.

Aditi Kambuj Presentation

Aditi Kambuj gave a presentation that outlined the different districts in Ballard and gave an overview of what elements make up the Urban Character. Topics included block sizes, street level uses, building height, and industrial zones.

[See the PPT on the web at www.seattle.gov/dpd/ballard]

Group Exercise

Aditi followed her presentation with a group exercise. Splitting into three groups, they were each given a map with two districts highlighted. Looking at these districts they were told to give answers to three questions:

1. What elements define the character, identity and structure of your character districts? What is the district’s role in the community?
2. What are the key strengths, opportunities and challenges in your character districts?
3. What is our future vision for your character districts?

You can see the group’s maps and drawings. They are posted at www.seattle.gov/dpd/ballard

Group 1: Market Street from 11th to the Locks

Group Summary: Market is a landmark street. Along with Ballard Ave, it is what we think of when we think of Ballard.

- 15th and Market is the gateway to Ballard.
- 15th to 17th is largely becoming retail on street level with apartment above.
- 17th to 24th is more commercial with fewer residences.
- 24th becomes more residential to the locks. Locks and Museum is more tourist/visitor.
- We have the opportunity build good design. It’s also the challenge. Strength is the retail sandwiched between residential. People are able to walk and shop.

- Use the vitality of the area to keep its character.

Group 2: 24th and 56th /57th

Group Summary: This area has a pattern of missing teeth, legacy one story building alternating with new larger development.

- 24th is seeing new denser residential with ground floor retail move north.
- 56th and 57th are less residential. Being closer to core it may retain more of its commercial nature.
- Where these two areas come together is the only social part of the districts. Only functioning during the day.
- Opportunity for more residential in 56th and 57th as well as more commercial on 24th. Both can be more diverse.

Group 3: 15th Ave and Market

Group Summary: Main transportation corridor through Ballard. It's difficult to categorize with large retail blocks and busier streets. It seems like an area you do weekly errands (groceries, gas stations, etc).

- Bottom of this zone should be at 15th and 51st.
- Area should also include the Ballard market, Safeway, and church and school on 54th and 15th in this area.
- Value of this area is that it allows residents to complete these weekly errands without leaving the neighborhood.
- Looking forward, transportation on 15th is going to a huge factor. Already this carries 2/3 the cars that Aurora does.