



October 27, 2021, Ratepayer Advisory Board (RAB) Meeting Minutes

Date: October 27, 2021

Location: In Person & Zoom Hybrid Meeting

Present (in person):

Tom Malone, CKM Associates
Mike Kahrs, Resident
Mark Craig, Henbart
Eric Nelson, National Nordic Museum
Christine Ackerman, Hjarta Condominium
Lekh Burns, re-soul

Absent:

Davis Carvey, NOMA HOA
Stephanie Carrillo, Equity Residential
Barry Blanton, Greenfire Campus, Commons at Ballard
Chris Beaudoin, Swedish Medical Center Ballard
Scott Koppelman, AMLI Mark24

Present (via Zoom)

Michelle Rosenthal, Veris Law Group

Observers/Presenters:

John Marasco, Alison Lorig, Matt Rowe, Brian O'Reilly,
Barbara Wilson, Kym Michela, St Luke's
Redevelopment Project
Phil Lloyd, Seattle CFO
Mike Stewart, Devin Reynolds, Kiana Ballo and Anndrea
Dohring

1. Welcome and Introductions (Tom Malone)

The meeting was called to order at 3:04 p.m. and all present (in person and via Zoom) gave brief introductions.

2. Public Comments

None.

3. Finance Report (Phil Lloyd, Mike Stewart)

Phil Lloyd presented the finance report update. The Alliance has spent 59% of funds allocated for 2021 at 75% of the year, which is offset by PPP funding and tax credits. Overall, the accounts are about \$60,000 fuller than initially expected to be.

Mike Stewart added that as of the end of September, the Alliance had a balance of about \$218,000 with about \$50,000 dollars from city council to offset the cost of the Ballard's outreach worker. The Alliance also has approximately \$50,000 out in collections from ratepayers that have not paid their assessments. By the end of the year, the Alliance estimates that there should be \$120,000-168,000 in the account which is great news. This money rolls over and will be able to be utilized next year.

The Alliance is still looking at numbers for what the assessment will yield next year and is working on developing the budget for 2022.

Mike Kahrs replied with concern about the perception about an organization like this having so much money in the bank and not spending it. The focus should be to find more areas to invest and draw down. The Alliance may need to agree what percentage should be for reserves.

Stewart discussed that there have been a rash of break ins in Ballard over the last few weeks, with over 10 businesses being broken into. It appears several of these are the same individual, they aren't taking a lot of cash, but they are smashing windows which costs a lot of money to replace. The Alliance is in conversation with fortress security to bring back nightly security during the holiday season. It would be about \$17,000 for eight hour shifts every night of the week for the rest of the year.

Tom Malone responded with a full endorsement for hiring security. Additionally, Starbucks just announced that they will be closing own for the next forty days due to the harassment their employees are facing. One employee was assaulted and quit her job and as a result, Starbucks is redesigning the interior of their space for security. The good news is that it will not be permanent, and they are very committed to the Ballard location. Enhancing security is very important to show to Alliance members.

Stewart mentioned that the Alliance is waiting on a contract from the security company right now and should be able to move forward with this soon.

Mark Craig asked if there is a reserve amount that would be good to have.

Stewart replied that it is always good to have a reserve, setting aside 5-10% would make good sense.

Kahrs inquired what other BIA's do for reserve.

Stewart responded that it would be a good idea to make some calls to see what other organizations do.

Michelle Rosenthal added that DSA put in a request to the city to help businesses recover costs for private security, are other BIA's doing something like this?

Stewart mentioned that DSA is structured a little differently being downtown, so it is not something the Alliance is doing right now.

Malone stated that it would be great to look at what all the security company can do to help out businesses.

Stewart discussed that the security company starts by putting qr codes throughout the district and the nightly security officer scans the codes throughout their shift and shows what areas they are covering. The Alliance would need to tell them where the break ins are happening and direct them to focus on the hot spots.

Chris Ackerman added that Hjarta Condominiums had someone start a fire in the entrance of the garage the other day right next to the natural gas.

4. Meeting Minutes

N/A

5. Ballard Alliance Update

Business Development & Retention

Devin Reynolds announced that the Alliance put in a lot of effort this year to recruit businesses and event spaces to fill vacancies in the district. The businesses in the Ballard blossom space will have to be out soon when the building is demolished for development, and the Alliance is working on getting those folks into permanent spaces.

Stewart stated that the Alliance is also working on a rehabilitation plan for Market Street between 22nd and 24th because this has turned into a problem area over the past couple months. It started with the fire site and the vacant, vandalized lot that is waiting for redevelopment plus the vacant storefronts on that block. The Alliance has been working to pull together a meeting with business and property owners to do a couple things including buskers for the holiday season by the awning at market street shoes and at Marvin's garden, holiday lights, to get some building upgrades, Devin has been working hard to get a new business or some type of activation in the old bop street records space but the property owner is does not understand what the Alliance is trying to do.

5. St. Luke's Redevelopment Presentation

John Marasco, Alison Lorig, Matt Rowe, Brian O'Reilly, Barbara Wilson, Kym Michela

John Marasco presented updated for the St Luke's Redevelopment Project. This project is a product of the coordination of Security Properties and St Lukes and is utilizing joint use improvements to lower the costs for all parties. There will be a singular team for the architecture and engineering of the building. This project will be processed as a single project although it will be two buildings, one is the market rate housing, and one is the affordable housing. The St Lukes Campus site has a lot of existing mature tree cover, and the city has a provision that allows you to reconfigure your development massing if you preserve the tree grove. It was decided that it makes the most sense to pull the building back and leave those trees in place, in exchange for allowance to increase square footage by going up another floor.

Malone asked to confirm that the bridge housing is a separate building from the market rate housing.

Marasco replied that is correct.

Alison Lorig stated that Bridge housing is newer to the Seattle area, coming to Seattle in 2016 and has not had the opportunity build a building in Ballard until this project. On the affordable housing side, the goal is to maximize the number of units, currently looking at 80 units total. The affordable housing units will be at 60% market rate. There are also a lot of regulations for affordable housing developments that aren't relevant to market rate housing so that is partially why there will be separate buildings.

Malone inquired what turnover is like for the affordable units.

Lorig responded that the turnover is less than market rates, once people get in they stay quite a bit longer especially with some of larger units with 2-3 bedrooms for families. The number is about 20-40% where AMI is about 60%.

Matt Rowe discussed that the Bridge portion of the project is very family focused and the roof will have a playground which is very unusual. St Lukes will have about 15,000 sq ft of space with the market rate housing above their space. There will be a large green space on the north side of the building where those mature trees are located. The design is currently just these massing renderings but there will be balconies and a step back on the top floor. In order to preserve the trees, there will be an extra floor added to the building. There is one shared access to the parking garage. The design is generally trying to provide relief with setbacks around the lower residential areas surrounding the building. The church will be prominent on the southeast corner of the property. There will be 145 parking stalls undergrounds and the church will have parking as well.

Craig asked if there is any retail aside from the church.

Rowe replied no, the church and building lobbies take up that entire space.

Craig also inquired how the safety conditions of the surrounding area affect the design.

Marasco responded that the entire team working on the St Lukes Redevelopment Project are aware and up to date with the situation in the park. The team had a very good meeting with Council Member Dan Strauss. He is very interested in getting this project done in Ballard and is going to be an advocate for making this area better. He said that he has a plan for the Ballard Commons Park and he believes it will be a priority to the city. It is going to take a year to get through permitting and another two years to get build the building anyway.

Stewart discussed that the Alliance is working on a children's play area in the park, it would be amazing to get council member Strauss to get that in the budget. Even though they are separate buildings, are they going to be designed similarly?

Marasco replied yes, the design will be complimentary, different but with elements of continuity.

Stewart mentioned that this building received the most positive community support for process and for the design of this building. Very high praise from the community. What happens to the church during the construction phase?

Barbara Wilson stated that the church is talking with a few churches close by to partner during construction. Also, Edible Hope is establishing their own 501c3 non-profit organization to be able to better serve the community. Edible Hope will be moving off site, but St Luke's still cares about unsheltered people and will still be providing services to them.

Ackerman asked if there is any talk of incorporating some of the original brick in the new building as a nod to the history of the site.

Wilson replied that there will be a few things that are a nod to the old building, but it will be different. The St Luke's space is being planned to be very flexible and to be secular when it needs to

and look like a church when it needs to. The concept is to be a living room for the community and to reach beyond just the church.

Kahrs inquired if the space is scalable to smaller groups.

Wilson responded yes, the space has a moveable divider that can be sized to meet a range of needs.

6. Ballard Alliance Update Cont. (Alliance Team)

Stewart announced that the Alliance working on a number of things to revitalize that portion of Market Street.

Reynolds added that the Alliance has scheduled least 24 buskers throughout the rest of the year.

Stewart stated that the Alliance has been working with the city and county on the new vaccine mandates. In terms of public safety, the Alliance did a crime survey to gather information about the recent break ins and have had conversations with Council Member Strauss. Ballard is also between police captains at the north precinct. There are known drug and rv issues in the park, but the new captain will be on Nov 1st. The Alliance is also in talks with someone who can do some security and loss prevention training for business owners.

Stewart discussed that the Alliance held a series of candidate forums at the National Nordic Museum in coordination with the Ballard District Council. The Alliance is about 80% done with the strategic planning process for the five-year plan for reauthorization. There will be more to come in meetings ahead but recall that the Alliance is in a seven-year cycle that expires at the end of 2023 and this strategic planning is the foundational work for reauthorization and what needs to be done for Ballard moving forward. In the public realm, the Alliance is moving forward with creating branded light pole banners in partnership with the national Nordic Museum and an indigenous artist. There could be up to 30 light pole banners with a mix of designs.

Reynolds mentioned that the Alliance has been engaging with the BALD to bring more public art to Ballard Avenue. A lot of public art has been on Market Street, and it would be great bring more to Ballard Avenue as well. Holiday lights are up early this year and will be up through February/march depending on their staffing levels.

Reynolds presented year to date numbers from Uplight NW for their clean ups.

Kahrs asked what the numbers were from last year.

Reynolds replied that compared to last year, most things are up especially public can overflow and sharps but there have been less biohazard pickups. The Alliance has been coordinating with SDOT to get old newsstands removed along Market Street, a few have been removed already and the rest are scheduled for removal. Since the newsstands have not been maintained by the news organizations, they can be removed by SDOT. The Alliance is also working on getting an old pay phone removed.

Eric Nelson inquired if there is anyway to remove the benches at the bus stop on Market Street.

Reynolds responded that you can call King County Sheriff's department to maintain the bus shelters, but they generally don't do anything. If you see any public trash can issues, report it on find it fix it. Apparently, I file too many find it fix it reports so if you can report them when you see them, they will be more responsive.

Kiana Ballo announced updated for public art projects. There will be one more utility box wrap installation at the corner of 24th Ave NW and NW Market Street. The artist is Andrew Saeger and his design will feature Ballard/Seattle/PNW iconography. The Alliance also began the process of creating a large-scale mural on the West-facing side of the Ballard Building. Artist Stevie Shao was selected to create the mural which will feature an oak tree and deer from Norse mythology. The Alliance has also facilitated a mural project sponsored by Carmel Partners to be painted on the sides of their new Ballard Yards development by Sarah Robbins. The first of two murals were started in September with the second to begin in October. In addition to the mural work, the Alliance began work identifying a sculptor for a public art piece paid for by Carmel Partners and installed in the public entry way of their Ballard Yards development. Finally, the Alliance facilitated a community-painted mural sponsored by H&R Block and Next Door, produced by Urban ArtWorks, to be painted on the side of the Twigg Building. The mural was painted on October 16th and finishing touches are still underway.

Anndrea Dohring presented marketing updates. Visit Ballard dot com is doing well, driving a lot of the traffic is the brewery district information and events. The Alliance received the Port of Seattle tourism grant and will be using it to work with Martinique Lewis to do a familiarization visit to highlight all that Ballard has to offer. She will be in Ballard from November 16-19 and will be staying at Hotel Ballard. The Alliance is also doing a series of short videos to highlight dining, shopping, doing business in, living in, and cultural attractions in Ballard as well as a two-minute video about the Ballard Alliance.

Stewart mentioned kudos to Anndrea and Kiana who have been working hard on producing these videos. The cool thing about it too is that none of it is scripted. It has come across really well and these will be ready to be published soon.

Dohring discussed that the Alliance is also able to keep all of the b-roll to use in the future. The Alliance is also working with the national Nordic Museum to promote the 44th annual Julefest.

Stewart stated that Visit Ballard will be featured on the tote bag and will need volunteers to assist with manning the booth.

Ballo announced that the Alliance held a Ballard Gives Back event on Saturday, July 24 with twenty-nine businesses donating a portion of their profits from the day to the Ballard Food Bank. The campaign raised more than \$12,000 in monetary donations. The Alliance also produced the Ballard Sidewalk Sale with 37 participating businesses including buskers performing at select times on Market St. and Ballard Ave, produced a neighborhood Movie Night at the National Nordic Museum, and coordinated a community manager meet & greet with local resident property managers and HOA members on September 21.

Stewart discussed that this holiday season the Alliance is bringing back a number of events like trick or treating, harvest food drive, Tomte Trail Passport, and the Ballard HolidayFest.

Dohring added that the Alliance is also providing support for the neighbors helping neighbors program produced by regency centers at Ballard Blocks to benefit the Ballard Food Bank.

7. Ballard Commons Park

Malone discussed that there has been a lot of activity regarding Ballard Commons Park and Mike has been going hard at this.

Legh Burns added that for anyone who wasn't in this room when city leaders met with community members regarding Ballard Commons Park, they basically explained that there are three critical areas in the city. Mike stood up and explained why Ballard Commons Park should be the number 1 priority. The tone of the meeting changed immediately after that.

Malone stated that the key to understanding what the fight is about is getting Ballard Commons Park into the number one priority. The Alliance is getting firm commitments now from the city that it will be addressed. Currently, outreach workers are doing a human inventory to be able to get a profile of who is there and be able to know how much housing is necessary for everyone is in the park. The Alliance has been told the park will be addressed in mid-November. It will not only be the park, but the surrounding areas including the library.

Kahrs clarified that alternative housing must be available before you move people out.

Malone responded that that is the city policy. It appears there will be capacity for the people in the park, which is around 84 people.

Kahrs inquired if the city offers someone housing and they refuse it, the city can move them off, correct?

Stewart replied yes.

Malone mentioned aside from the geographical reach, once they go through the process, the parks department is going to fence off the park to rehabilitate the park. They must also clear and hold the library after that as well. The goal is to get the budget for the improvements for the park so it can be reopened in the spring.

Stewart added that it is finally at the point where this is going to be addressed fully. It is literally actually what you would expect from a municipal government. This is also dependent on a few housing/shelter places opening up in the next few days. SDOT and SPU will be engaged to deal with vehicle dwellers. The Alliance having James, is valuable because of all the legwork he did in preparation for this. When the city workers come in, James can tell them who just moved in and who has been here for the long haul.

8. Upcoming Meetings

The board agreed upon December 8th from 3- 5 pm for the next meeting.

9. New Business

N/A

Meeting adjourned at 5:02 p.m.