



DRAFT March 31st, 2022 Ratepayer Advisory Board (RAB) Meeting Minutes

Date: March 31st, 2022

Location: In Person & Zoom Hybrid Meeting

Present (in person):

Tom Malone, CKM Associates
Mike Kahrs, Resident
Mark Craig, Henbart
Christine Ackerman, Hjarta Condominium
Legh Burns, re-souL
Barry Blanton, Greenfire Campus, Commons at Ballard
Randy Brinker, Sweet Mickey's, On the Park Apts.
Max Genereaux, Hattie's Hat, Sunset, Smoke Shop
Eric Nelson, National Nordic Museum
John Marasco, Security Properties

Absent:

Chris Beaudoin, Swedish Medical Center Ballard
Stephanie Carrillo, Equity Residential
Scott Koppelman, AMLI Mark24
Michelle Rosenthal, Veris Law Group
Gretchen Swanson, Chase Bank

Present (via Zoom)

Observers/Presenters:

Phil Lloyd, Seattle CFO
Leda Chahim, Kate Lichtenstein, Emily Yasukochi,
Alexis Lair, Sound Transit
Andrew Myerberg, Director of Public Safety
Mike Stewart, Devin Reynolds, Kiana Ballo and Colton
Davis

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. The Alliance has underspent so far this year but overall, it is running smoothly.

Mike Stewart announced that the Alliance received \$100,000 from City of Seattle Office of Economic Development as a response to the pandemic to offset costs for several projects and programs that

will occur throughout the year. This will cause some financial flux with being reimbursed as costs are incurred.

Mike Kahrs inquired about where upfront money for SeafoodFest comes from.

Stewart replied that SeafoodFest is entirely separate from BIA funds but the net funds from SeafoodFest goes to fund BIA programs. The festival is fine from a cash flow standpoint.

4. Ballard Alliance Update

Business Development & Retention

Devin Reynolds announced that the Alliance has worked with several businesses looking for space in Ballard and has identified and outreached several businesses that would be a good fit for Ballard. There are two businesses that the Alliance recruited that signed long term leases this quarter, Seattle Edge and Truffles & More. Seattle Edge is a knife shop that was in Fremont, and Truffles & More was in the incubator space at Ballard Blossom.

Chris Ackerman responded that she spoke to Kyma, the owner of Truffles & More, and she was so grateful for the opportunity she got at Ballard Blossom because of the Ballard Alliance.

Reynolds added that the Magnum Storage building is going up for sale again so showings there have been paused.

Stewart stated that this is a good thing because it has been basically vacant since it came under new ownership. The Alliance connected with Jordan Selig, she is developing next to the National Nordic Museum and has the old firestone property. She reached out because firestone is closing soon, and she was inquiring about the Ballard Blossom building and doing something similar there while they wait for construction. It would be better to have the space activated than have it be vacant and boarded up.

Ackerman asked about the Fed Ex building.

Reynolds discussed that the building will be torn down at some point for development but the timeline for construction is unknown.

Stewart stated that the Alliance has also been thinking about small business incubation and how to take it to another level. One idea is to work with city partners to subsidize the cost of rent and to encourage businesses that are not mature enough to afford rent in Ballard. It could be something like Melrose Market in Capitol Hill with small spaces, tax incentives/gov funding, and the Alliance can help recruit businesses in. That is something that would take time.

Public Health and Public Safety

Stewart announced updates for public safety. The beginning of this year has been about building relationships with newly elected officials and appointed leaders. The new leaders of the City Attorney's office have been very helpful so far, and council member Sara Nelson has been great with advocating for small businesses issues with safety and crime. The Alliance recognizes and understands that the City will not get 200 cops before the end of the year, but that does not mean the Alliance will stop advocating for that. A partnership between several BIAs in Seattle have put

together recommendations for the Mayor's office including: attention to street level crime; community safety hub coordinators, which would be one or two people in each neighborhood who track what is going on with crime and build relationships with business owners, the city, SPD, neighborhood organization, etc; high visibility foot beat patrols which could be unsworn trained individuals; SPD emphasis patrols; and a Broken Window and Damaged Storefront fund for businesses that are hit over and over again. A lot of businesses are not reporting broken windows to insurance because insurance rates for small businesses are skyrocketing with all the crime and property damage recently.

Stewart discussed that another issue is Dow Constantine's position on jails operating under covid procedures right now, high level offenders are not being booked into jail. The Alliance has done follow up meetings with council members as well. Both Petrina Younger and Wade Eagleberger are in custody right now. King County Prosecutors office has done a great job of keeping the Alliance in the loop for those cases. The Alliance also continues to monitor Ballard Commons Park; it seems like it has been pretty good so far but some of those issues have been pushed east now.

Clean and Safe

Reynolds presented updates for clean and safe. So far this year, the clean team has logged 400 hours in Ballard.

Kahrs asked how this year's numbers compare to last year.

Reynolds stated that the most noteworthy changes are as follows: needles collected is up 73%, overflowing public litter cans is up 174%, and biohazard cleanup is up, but they are working more hours this year so that could contribute to these percentages. Ballard has also had some trash can bandits that have been making a mess. The Alliance has been getting a grant for \$5,000 a year from SPU to support clean and safe programs, SPU bumped it up to \$13,000 a year so that will help ramp up cleaning services. The Alliance has been trying to identify an individual to be an on-demand litter picker upper, the Alliance does have a dumpster now for this purpose but has not found someone to fill that role.

Advocacy, Urban Design, Transportation, etc.

Stewart announced the US Coast Guard wrote a letter to Sound Transit stating that they would not approve a draw bridge or a fixed bridge with a height under 205 ft. The Alliance is very much in support of the tunneled option. The Alliance is reviewing the DEIS for the light rail expansion, there will be decisions coming out in early April for changes for getting this project into alignment. There is potential they may remove the Interbay station, but that is not confirmed.

5. Sound Transit Presentation

Leda Chahim, Kate Lichtenstein, Emily Yasukochi, Alexis Lair

Leda Chahim announced that the light rail to Ballard project is in the public comment period and Sound Transit is currently studying alternatives that have been studied in the draft EIS. The question for the board is whether to confirm the preferred alternatives or to modify them in some way. Emily added that they have created a summary presentation that picks out a few key elements that highlight the differences are between the alternatives. The project is divided up into eight segments, but the important section for this group is the Interbay to Ballard segment. One alternative is the elevated 14th Avenue high level fixed bridge which costs 1.5 billion, displaces 1.5 units, affects 7

historic properties, has 1.2 acres of in-water effects associated with the columns in the water and relocating the 14th avenue boat ramp and storm fall, with this option there are maritime business displacements. The next alternative is the tunnel 14th Ave option, this would be a retained cut station at Interbay, going underneath Salmon Bay at a tunnel station in Ballard. This one cost 1.5 billion with 14 units of residential displacement, affects 4 historic properties, with no in water affects. The Tunnel 15th Ave option is the same but ending at 15th Ave. With the tunnel 15th option, all of the entrances would be on the south side of Market Street with 21 units of residential displacement, no in-water affects, but there would be short term partial closure of 15th. The elevated 15th Ave alternative is the other bridge alternative, this would be a moveable bridge at a lower height that costs 1.5 billion with 25 units residential displacement, 10 historic property effects with Fisherman's terminal, and 0.8 acres of in-water affects. The lower bridge option has more columns that are smaller, and it doesn't affect 14th avenue but since it is a movable bridge, this would cause delays in the system.

Malone inquired about what options remain after the Coast Guard letter regarding the opening bridges.

Kate Lichtenstein replied that Sound Transit has been working with the Coast Guard but at this point there are a number of different approaches that could be taken.

Chris Ackerman asked if there is any infrastructure money from the federal government for this project.

Chahim responded that the plan for this project assumes some federal funding, Sound Transit still needs to figure out if additional funding may become available. There is a whole process of adopting updated timelines with the affordability gap. The cost savings that will be shared next week is because the board directed Sound Transit to look at costs, cost savings ideas, and new funding.

6. Public Safety Presentation

Andrew Myerberg, Director of Public Safety

Andrew Myerberg announced that the mayor's office has been focusing on a neighborhood approach to public safety. The approach is twofold, there is an enforcement component looking at high crime areas and gun violence, and there is the neighborhood focus. For example, the mayor's office is working with the University District Partnership to identify the biggest public safety issues and work with service providers to help these people. This approach will be expanding throughout the city starting with the U District, Ballard, SODO and Georgetown. The mayor has been very clear that public safety and homelessness are his two biggest priorities. These issues will not be fixed overnight, but this is a huge priority for the mayor.

Malone asked Myerberg to speak to the recommendations that the BIA's presented.

Myerberg replied that the mayor's office received the letter and is working on a formal response. Much of what is in the letter will be done by the mayor's office. Currently, the city is in the process of repurposing community service officers (CSO's) and using them in more of a day-to-day foot patrol that could be upstaffed as well. The city has budget to hire 125 police officers but realistically, there is no way to actually hire that many people. As far as the broken window fund, the mayor's office has had conversations with council member Nelson about that and is currently looking at

what is legal for the city to do and what is not. The mayor's office will be expanding CSO's that can easily be trained to add support for what the police do.

Stewart added to be very clear, the crime prevention coordinators and crime hub coordinators are different positions. The crime hub coordinators need to be in each neighborhood. Their function also goes way above and beyond what the crime prevention coordinators currently do.

Malone inquired about the progress with Dow Constantine and also with the judges at the superior court and municipal court.

Myerberg responded that the missing piece is the judges for superior court and municipal court, as well as the jails. This is the most complex part of the problem. A big focus is to get everyone on the same page, even just in the city council.

Stewart asked what the structure is to guide the criteria for judges to make these decisions.

Myerberg replied that he will look into what the criteria is. It would be great to work closely with you all because you know where resources need to be prioritized. Any partnership you can offer will be appreciated. Mike could come sit in on one of the UDP meetings so you can see how it works. The mayor's office will roll that out to Ballard, it would be great to know who the representatives for Ballard should be.

Stewart discussed that the Alliance is happy to make that coordination happen.

Myerberg brought up substations for precincts and asked about potential locations in Ballard.

Stewart mentioned that the neighborhood service center on 22nd and 56th which is connected to the Ballard Public Library. It is already owned by the city, and it would be a perfect opportunity.

Myerberg stated that the mayor's office is really committed to resetting norms, holding people accountable and make neighborhoods safe. Please make sure to email the mayor's office with issues because crime is so underreported, and the mayor's office is using a data-driven approach. Generally, police reports, shots fired, crime observations, are used for metrics. The mayor's office is working to collate data from as many sources as possible, but it is imperfect.

5. New Business

N/A

Meeting adjourned at 5:14 p.m.