

# Design Guidance for Structures in the Right of Way

## Ballard Avenue Landmark District

The purpose of this guidance is to advise applicants and other interested parties on design considerations pertaining to the Ballard Avenue Landmark District. As outlined in SMC 25.16, Landmark District Board review and approval is required for physical features to be located within the Ballard Avenue Landmark District.

### General Recommendations:

- Applicant should obtain their building owner's approval for proposed structures.
- Structures should align with the storefront of a corresponding business.
- One structure per business storefront.
- Placement should be 2.5 feet from projected property line (see attached diagram).
- Structures are discouraged from extending into adjacent storefronts.
  - Exception: structures may overlap an adjacent storefront, within same structure, with adjacent tenant's written permission. Should the adjacent tenant vacate and the new tenant object to the overlap, the structure must be removed.
- Appropriateness for any given location will be evaluated based upon visual relief, loading and drop-off availability, emergency egress, adjacencies, etc.
- Historic granite curbs and brick paving should not be physically impacted.
- Structure design should follow established Ballard Avenue Landmark District guidelines.
- Pergola should be properly maintained, both structurally and visually.
- Structures should be intended for regular use.

### Materials Guidance:

#### Structure and Railings:

- Wood
  - Exterior appearance grade structural members free of knot-holes, checks, cracks, bowing, or warping. Examples: sanded #1 Douglas fir or better, clear, finger-jointed or select tight-knot cedar.
  - Appearance grade paint or stain in subdued colors; clear is acceptable.
- Steel
  - Appearance grade and suitable for outdoors, in subdued colors.

#### Roof:

- Clear glass (preferred)
- Clear polycarbonate panels, 10mm thickness
- Clear plexiglass or similar
- Battens and weather protective joints in wood or metal, in subdued colors.
- Gutter (if necessary) on sidewalk-side, to harmonize with the structure's materials and finish.

*Updated 7/12/2023*

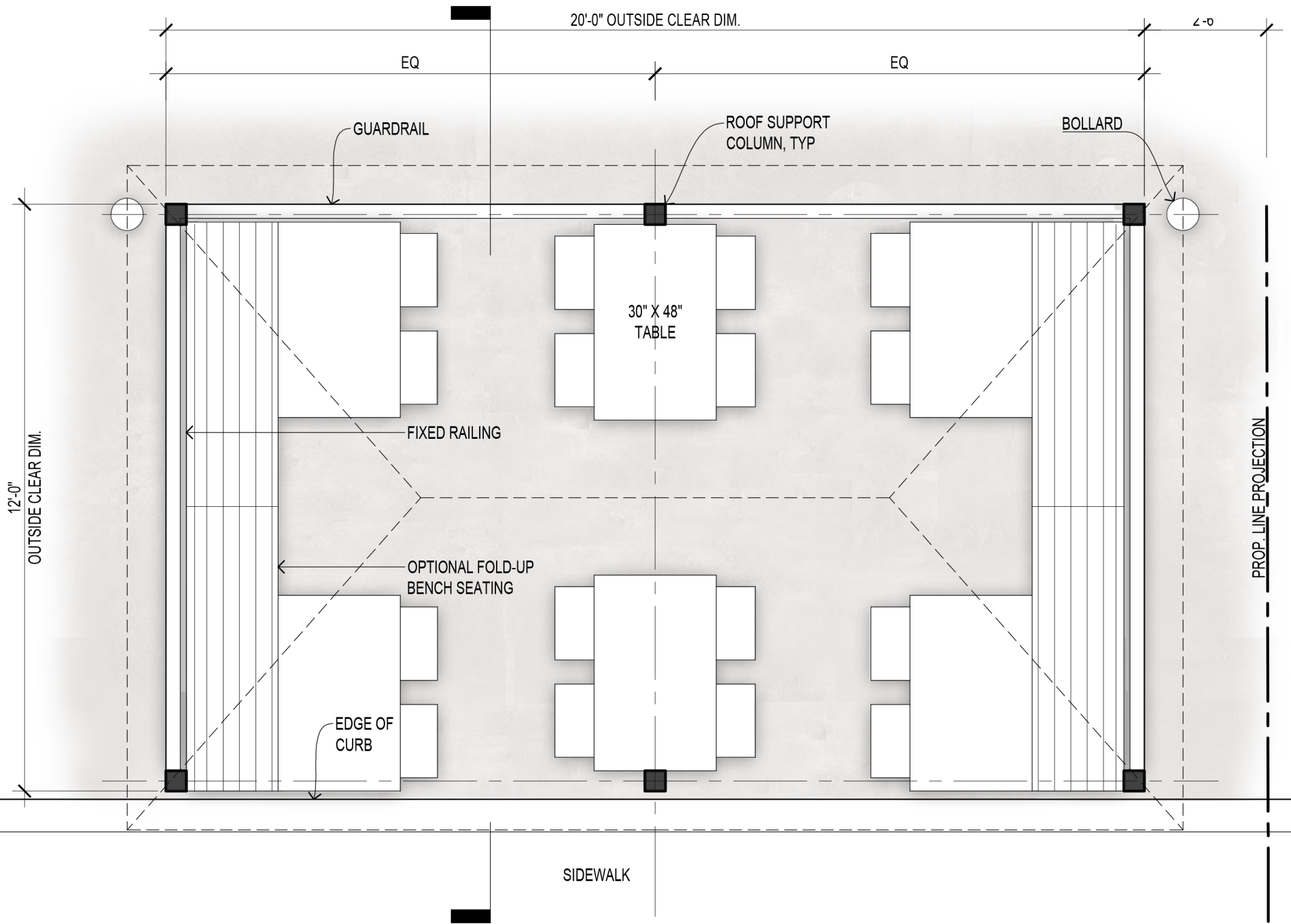
**Side enclosure materials:**

- Fixed/operable options (in order of preference):
  - Clear glass
  - Clear plexiglass
  - Clear rigid acrylic
- Removable options for seasonal use:
  - Clear .030 minimum thickness vinyl with appropriate hemmed edging.
  - Methods and materials of attachment to be carefully considered for quality application, with a suitable non-temporary appearance.

**Furnishings:**

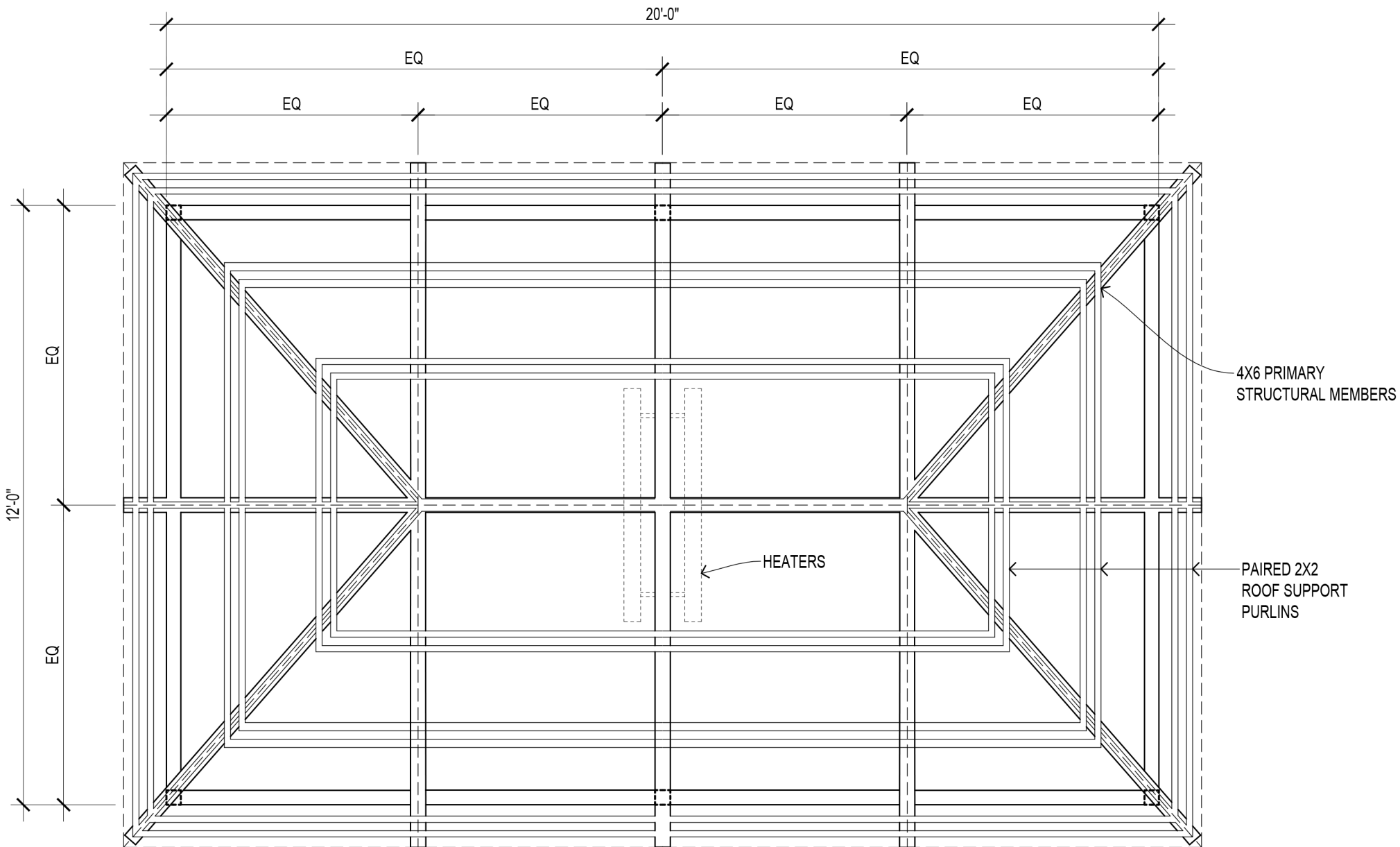
- Selections to meet Landmark District guidelines.

The following illustrations represent a design fully meeting the general recommendations for structures in the right of way. The dimensions of depth from curb should be adjusted as needed to meet any site-specific requirements as outlined in SDOT Director's Rule 03-2023 "Cafés in the Public Place".



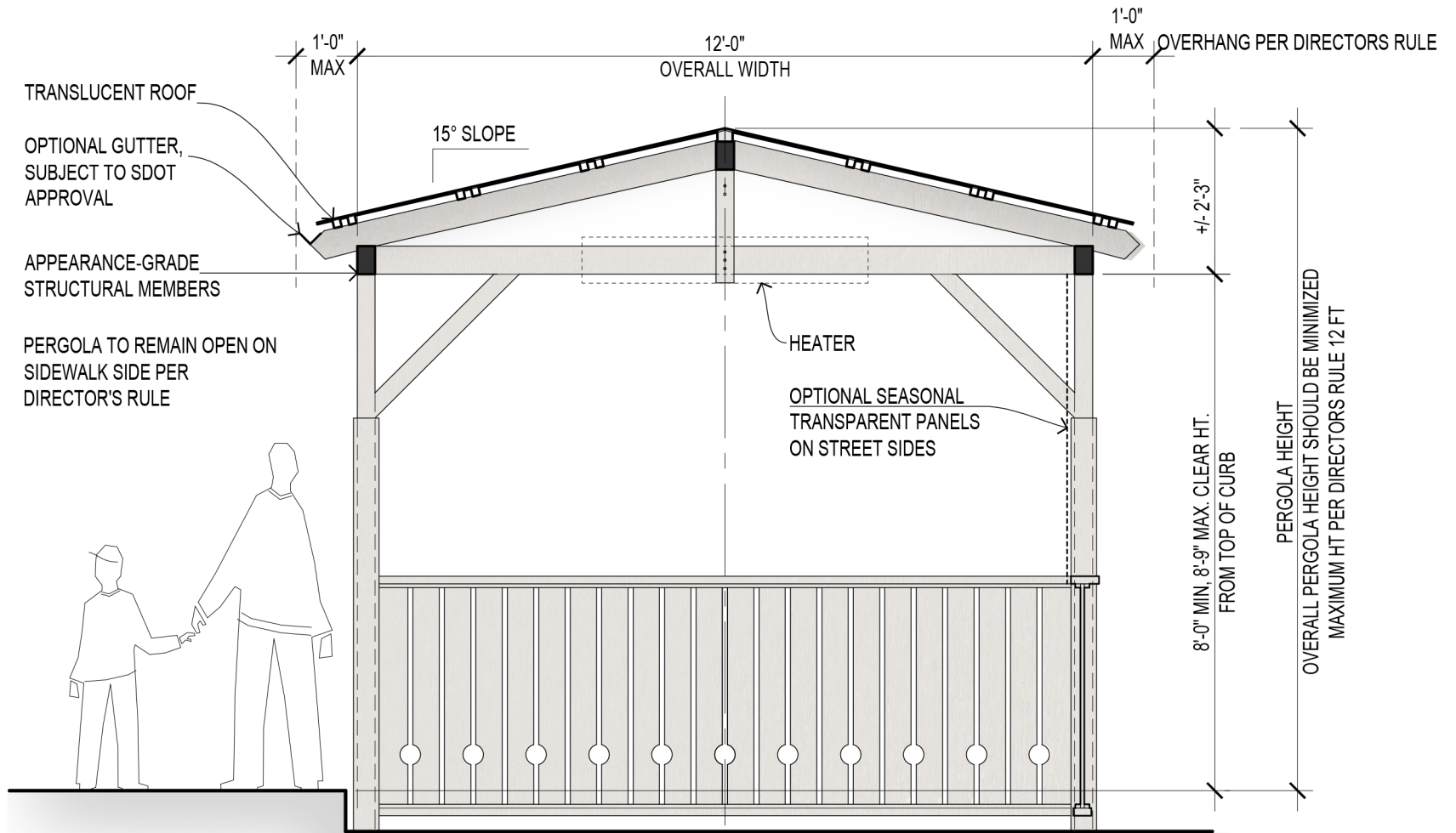
# PERGOLA PLAN - FARMERS MARKET ZONE

SCALE 3/8" = 1'-0"



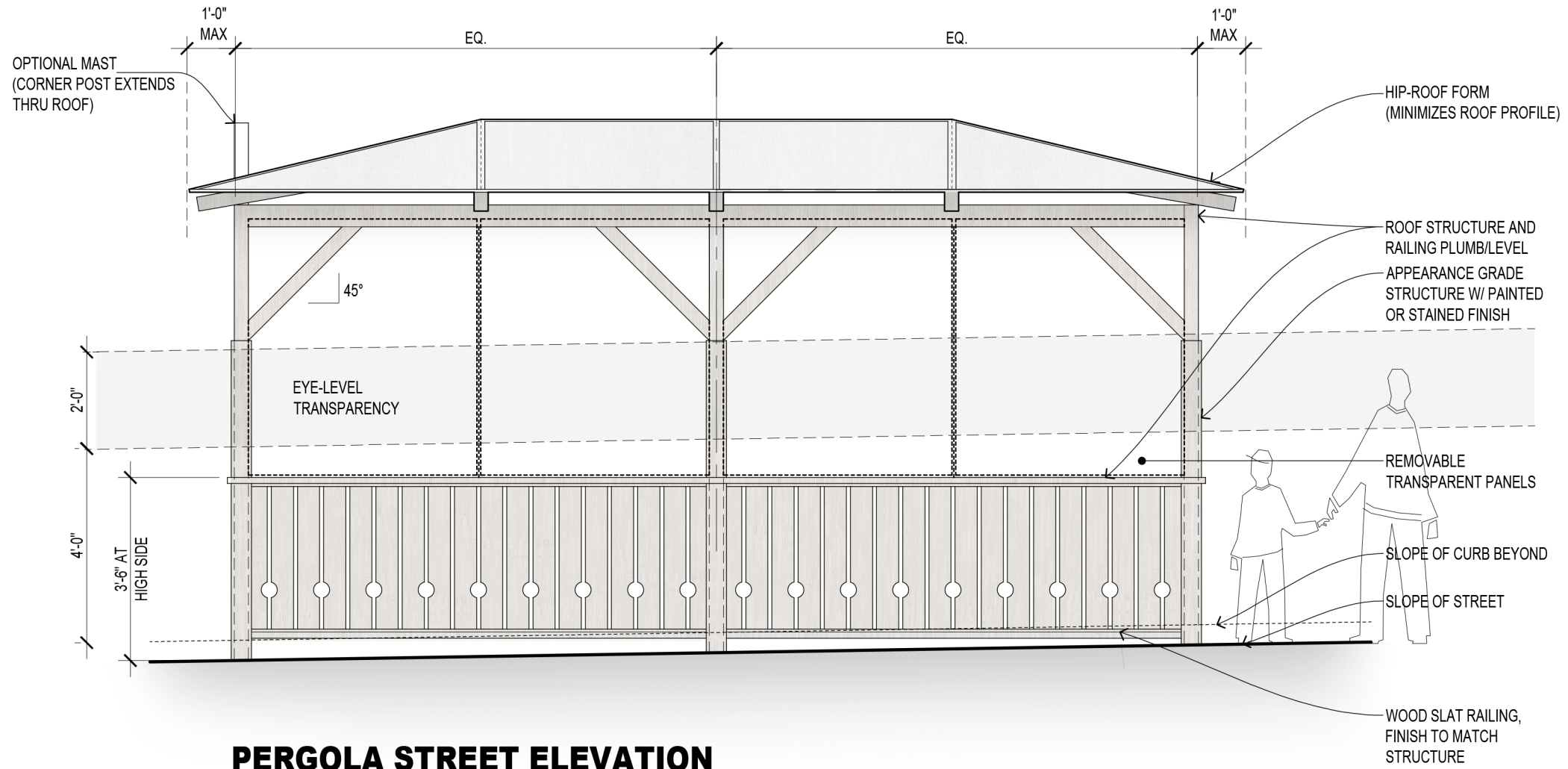
# PERGOLA FRAMING PLAN

SCALE 3/8" = 1'- 0"



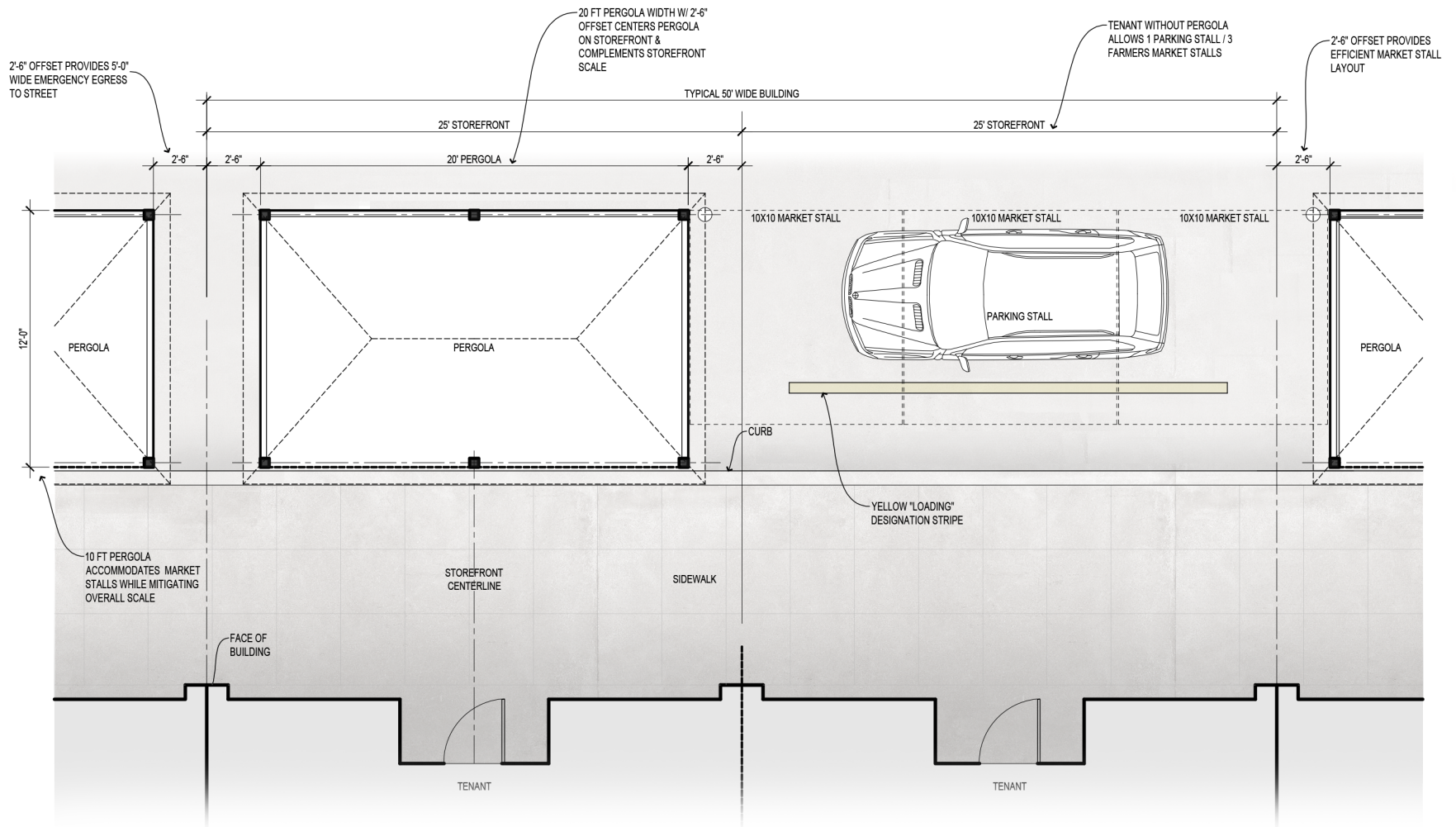
# PERGOLA SECTION

SCALE 3/8" = 1'-0"



# PERGOLA STREET ELEVATION

NOT TO SCALE



## PERGOLA PLACEMENT ILLUSTRATION - FARMERS MARKET ZONE

NOT TO SCALE