

Ballard Avenue Landmark District
Staff report summary for the meeting of February 5, 2025

020526.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

020526.21 Anchored Ship Coffee Bar
Right of way adjacent to: 5308 Ballard Ave NW
Sheila Mulvihill, Business Owner

Proposal for a covered curbside dining structure and related furniture, lighting, planters, wheel stops.

Additional relevant information:

- The proposed structure is located in the right of way, for which SDOT is considered the property owner.
- SDOT has consented to this proposal advancing to the board for its review and decision.
- SDOT maintains the ability to conduct further additional review following the board’s decision.
- The existing structure is scheduled to be removed during the first week of February 2026.

Exhibits:

- Renderings of the proposed structure.
- Site plan.
- Floor plan.
- Roof plan.
- Elevations.
- Section drawing.
- Color and materials information.
- Fixtures information.

Guideline Title	Comments
Guideline 3, Scale of Buildings and Structures	Board to determine whether the scale of the proposed structure is appropriate, taking into account the overall effect of its proposed width, height, form, materials, colors, the degree of transparency it affords, and how it relates to its surroundings.
Guideline 7, Transparency	The proposal provides visibility at pedestrian eye level, with removable clear panels above all railings.
Guideline 9, Vehicular and Pedestrian Access	No curbside structures are planned in the adjacent curbside spaces; the proposed structure leaves clearance on all sides.
Guideline 10, Street Furniture	Colors, materials, placement of furniture and planters appear to meet District standards.
Guideline 15 (j) New Construction Guidelines, Materials/Textures	The proposed materials appear to meet District standards.
Guideline 15 (k). New Construction Guidelines, Colors	Colors appear to meet District standards; they are subdued and do not conflict with the colors of surrounding buildings.

020526.22 King’s Hardware
Right of way adjacent to: 5225 Ballard Ave NW
Jeff Ofelt, Business Owner

Proposal for a covered curbside dining structure and related furniture, lighting.

Additional relevant information:

- The proposed structure is located in the right-of-way, for which SDOT is considered the property owner.
- SDOT has consented to this proposal advancing to the board for its review and decision.
- SDOT maintains the ability to conduct further additional review following the board’s decision.

Exhibits:

- Photos of the storefront.
- Rendering of proposed structure.
- Photos of existing curbside structure and furniture.
- Site plan.
- Floor plan.
- Roof plan.
- Elevations.
- Section drawing.
- Attachment details.
- Color and materials information.
- Lighting information.

Guideline Title	Comments
Guideline 3, Scale of Buildings and Structures	Board to determine whether the scale of the proposed structure is appropriate, taking into account the overall effect of its proposed width, height, form, materials, colors, the degree of transparency it affords, and how it relates to its surroundings.
Guideline 7, Transparency	The proposal provides visibility at pedestrian level, with open spaces above all railings.
Guideline 9, Vehicular and Pedestrian Access	The proposed structure leaves pedestrian clearance on all sides.
Guideline 10, Street Furniture	Colors and placement appear to meet District standards. The furniture materials have not been specified and should be confirmed by the board.
Guideline 15 (j) New Construction Guidelines, Materials/Textures	Board to determine whether the proposed plywood material, at this scale, creates an effect that is incompatible with materials and textures used throughout the District.
Guideline 15 (k). New Construction Guidelines, Colors	Colors appear to meet District standards; they are subdued and do not conflict with the colors of surrounding buildings.