

BLD STAFF REPORT SUMMARY: JULY 11, 2024

071124.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

071124.21 Washington State Parks Foundation
 5308 Ballard Ave NW
 John Floberg, Executive Director

Proposal for a new sign, to be attached to the existing blade sign for Anchored Ship Coffee.

Exhibits:

- Site plan
- Elevation drawing
- Photos of storefront
- Attachment details
- Color and material information

Relevant Guidelines:

Guideline Title	Comment
Guidelines/Specific (13) “Signs”	The storefront has limited space for signage for this multi-suite building. The proposed multi-sign solution allows for signs to be displayed with minimal visual obstruction to the building.
Guidelines/Specific (13)(c) “Blade Signs”	Proposed size, materials, finishes, colors, and lettering style are consistent with District guidelines.
Guidelines/Specific (13)(d) “Blade Signs	The sign reflects the character of the organization, which is encouraged.

071124.22 Gracia
 Right-of-way adjacent to: 5313 Ballard Ave NW
 Tony Baranco, Gracia

Proposal for a curbside outdoor dining structure and related tables, chairs, lighting, fencing, and planters. Proposal follows the May 2024 informational briefing provided to the board.

Additional information:

- The proposal has passed the required SDOT preliminary review. The proposal meets standards regarding operational street use issues.
- The applicant provided an informational briefing to the board in May 2024 during which the board expressed its support of the proposed location, size, layout, roof shape, and the structure’s size and materials.
- The proposal consists of keeping the existing structure, with these modifications: replacing the metal railing with wood railing on the north and south sides of the structure, changing the sidewalk-facing railing from solid to spaced-out, replacing the roll-up walls with clear rigid walls on the north and south sides of the structure.

Exhibits:

- Photos of storefront
- Photos of existing structure
- Color and material information for structure, roof, fencing, wall materials, planters, furnishings
- Lighting details
- Heater details
- Floor plan and site plan
- Elevation drawings

Relevant Guidelines:

Guideline Title	Comment
Guidelines/Specific (3) “Scale of Buildings and Structures”	The proposed structure appears disproportionate in height, width, massing in relation to the corresponding storefront and building. Board to determine whether or not the scale of the proposed structure is appropriate.
Guidelines/Specific (7) “Transparency”	<p>The proposed wall materials provide visibility at pedestrian eye-level. Board to determine whether or not the proposed wall materials maintain the “...highly visible linkages...” that the District guidelines require.</p> <p>The planters hanging at eye-level block visibility. Solid features at eye-level that block visibility are typically discouraged, such as in storefront windows. Board to determine whether and how this guideline applies to this proposal.</p>
Guidelines/Specific (8) “Landscaping”	The proposal includes plants and planters, which is encouraged by District guidelines.

<p>Guidelines/Specific (9) “Vehicular and Pedestrian Access”</p>	<p>The proposal has met SDOT’s operational standards for access within the right-of-way, which would include access by vehicles and pedestrians on streets and sidewalks.</p> <p>The proposal does not fully meet the board-issued guidance recommending spacing between curbside dining structures for pedestrian flow. Board to determine how and to what extent the board-issued guidance should apply to this proposal.</p>
<p>Guidelines/Specific (10) “Street Furniture”</p>	<p>No conflicts cited.</p>
<p>Guidelines/Specific (15)(j) “New Construction Guidelines -Materials Textures”</p>	<p>Structure, furnishings, planters, railing, roof material appear compatible with materials used throughout the district. The roll-up wall material, at this scale, creates an effect that is potentially incompatible with materials used throughout the district.</p>