

Ballard Avenue Landmark District
Staff report summary for the meeting of January 8, 2025

010826.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

010826.21 La Carta de Oaxaca
Right of way adjacent to: 5431 Ballard Ave NW
Jason Huntley-Land, Mallett Design Build

Proposal for a covered curbside dining structure, decking, furniture, lighting, and heating fixtures.

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 vertical roofed structure was initially built during the Covid-related emergency period, in coordination with relevant agencies. The decking/floor surface was added at a later time.

Exhibits:

- Photo of existing storefront.
- Rendering of proposed structure.
- Photos of existing curbside structure.
- Site plan.
- Roof plan.
- Elevations.
- Section drawing.
- 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 open spaces above all railings. Board to determine whether the proposed railing-level polycarbonate enclosures provide adequate visibility and transparency.
Guideline 9, Vehicular and Pedestrian Access	The proposal includes a stair that overlaps with the adjacent sidewalk. Board to determine whether the presence of the stair adequately supports and is conducive to pedestrian safety.
Guideline 10, Street Furniture	Colors, materials, placement of furniture appear to meet District standards.
Guideline 15 (j) New Construction Guidelines, Materials/Textures	The proposed flooring material appears to be a composite synthetic material with a wood grain texture. 15 (j) states: “The use of synthetic substitutes for traditional materials is prohibited.” Board to determine whether the use of this material in the manner proposed is compatible with District standards. Board to determine whether the proposed railing-level polycarbonate enclosures, at the proposed locations and scale, are adequately compatible with materials found in the District’s contributing buildings.
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.

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Exhibits:

- Photos of existing storefront.
- Rendering of proposed structure.
- Photos of existing curbside structure.
- Site plan.
- Roof plan.
- Elevations (east and west only).
- Section drawing.
- Materials information.
- Fixtures information.

Guideline Title	Comments
Guideline 3, Scale of Buildings and Structures	Board to determine whether or not 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 and below all railings.
Guideline 9, Vehicular and Pedestrian Access	<div>The proposal includes a stair that overlaps with the adjacent sidewalk. Board to determine whether the presence of the stair adequately supports and is conducive to pedestrian safety.</div> <div>The proposal results in a relatively long mass of structures through which pedestrians cannot easily pass. Board to determine whether the proposal adequately provides for pedestrian flow.</div>
Guideline 10, Street Furniture	Colors and materials appear to meet District standards. The proposed placement of furniture within the structure is not specified.
Guideline 15 (j) New Construction Guidelines, Materials/Textures	The proposed flooring material appears to be a composite synthetic material with a wood grain texture. 15 (j) states: “The use of synthetic substitutes for traditional materials is prohibited.” Board to determine whether the use of this material in the manner proposed is compatible with 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.