

**Ballard Avenue Landmark District
Staff report summary for the meeting of March 5, 2026**

030526.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

030526.21 Hotcakes
Right of way adjacent to: 5427 Ballard Ave NW
Jason Huntley-Land, Mallett Design Build

Proposal for a covered curbside dining structure and related flooring, stair access, furniture, lighting, and heaters.

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.
- This proposed structure is located immediately adjacent to another proposed structure appearing on the March 5 meeting agenda (Skal Beer Hall).

Exhibits:

- Photos of the adjacent storefront.
- Photos of the existing curbside structure and furniture.
- Site plan.
- Floor plan.
- Roof plan.
- Elevations.
- Section drawing.
- Color and materials information.
- Applicant’s comments regarding proposed flooring materials.
- Fixtures and hardware 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 space above all railings and spaced slats at railing level.
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. 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.

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.

030526.22

Skal Beer Hall

Right of way adjacent to: 5429 Ballard Ave NW

Jason Huntley-Land, Mallett Design Build

Proposal for a covered curbside dining structure and related flooring, stair access, furniture, lighting, and heaters.

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.
- This proposed structure is located immediately adjacent to two other proposed structures appearing on the March 5 meeting agenda (Hot Cakes and La Carta de Oaxaca).

Exhibits:

- Photos of existing storefront.
- Rendering of proposed structure.
- Photos of existing curbside structure and furniture.
- Site plan.
- Roof plan.
- Elevations (east and west only).
- Section drawing.
- Color and materials information.
- Applicant's comments regarding proposed flooring materials.
- Fixtures and hardware 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,	The proposal includes a stair that overlaps with the adjacent sidewalk. Board to determine whether the

Vehicular and Pedestrian Access	presence of the stair adequately supports and is conducive to pedestrian safety. 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.
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.

030526.23

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 and related flooring, stair access, furniture, lighting, and heaters.

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.
- This proposed structure is located immediately adjacent to another other proposed structure appearing on the March 5 meeting agenda (Skal Beer Hall).

Exhibits:

- Photos of existing storefront.
- Rendering of proposed structure.
- Photos of existing curbside structure and furniture.
- Site plan.
- Roof plan.
- Elevations.
- Section drawing.
- Color and materials information.
- Applicant’s comments regarding proposed flooring materials.
- Fixtures and hardware 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.

<p>Guideline 7, Transparency</p>	<p>The proposal provides visibility at pedestrian eye level, with open spaces above all railings.</p> <p>Board to determine whether the proposed railing-level polycarbonate enclosures provide adequate visibility and transparency.</p>
<p>Guideline 9, Vehicular and Pedestrian Access</p>	<p>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.</p>
<p>Guideline 10, Street Furniture</p>	<p>Colors, materials, placement of furniture appear to meet District standards.</p>
<p>Guideline 15 (j) New Construction Guidelines, Materials/Textures</p>	<p>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.</p> <p>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.</p>
<p>Guideline 15 (k). New Construction Guidelines, Colors</p>	<p>Colors appear to meet District standards; they are subdued and do not conflict with the colors of surrounding buildings.</p>