

Ballard Avenue Landmark District
Staff report summary for the meeting of June 4, 2026

060426.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

060426.21 Homage
 5000 20th Ave NW (storefront and adjacent sidewalk right-of-way)
 Rachel Reid, Business Co-owner

Proposal for storefront café tables and chairs. Additionally, proposal for retroactive approval of window decal signs, a storefront sign, and painting. Postponed from the meeting of May 7, 2026.

Additional relevant information:

- The work done on the building (paint, signage) has been completed, without a Certificate of Approval as is required (SMC 25.16.070). The applicant seeks to remedy the issue at this time.

Exhibits:

- Applicant's statements.
- Photos of the storefront.
- Paint color.
- Site plan for café area.
- Signage details: colors, materials, methods of application and attachment.
- Furniture details.

Relevant guidelines:

5. Building Surface Treatments.

- Paint color and finish appear to conform to this guideline.

7. Transparency.

- Decal color, style, and placement appear to conform to this guideline.

10. Street Furniture.

- Color, materials, and placement of the furniture appear to conform to this guideline.

12. Signs.

- Color, style, and manner of application of the storefront sign appear to conform to this guideline.

060426.22 Intersection Planters
 Right-of-way: intersection of Ballard Ave NW and 20th Ave NW
 Joe Herrin, Project Designer and Manager

Proposal to remove the existing planters and replace them with corten steel planters.

Additional relevant information:

- The plans show various features unrelated to the current proposal, such as roadway striping, bollards, posts, signs, bike racks, and the re-design of seating areas in the right-of-way. These can be disregarded; the current proposal is for the replacement of planters only.
- The proposed work 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:

- Site plans, existing and proposed.
- Photos of the existing intersection and planters.
- Planter details: size, materials, colors, plantings.

Relevant guidelines:

8. Landscaping

- Plantings are encouraged in the District, so long as there is a feasible maintenance strategy.

9. Vehicular and Pedestrian Access

- Appears to serve a practical function of delineating between pedestrian and vehicle spaces.
- Incorporates reflectors to enhance vehicle and pedestrian safety.

10. Street Furniture

- Materials, scale, and style appear to be compatible with buildings in the District.
- Does not appear to block views at pedestrian eye level.
- Board to determine whether the spacing of the planters allows for adequate pedestrian flow.