

**BLD STAFF REPORT SUMMARY: 05/02/24**

**050224.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL**

050224.31 San Fermo  
 Right-of-way adjacent to: 5341 Ballard Ave NW  
 Tim Baker, San Fermo

Proposal following the informational briefing presented April 4, 2024 for: a structure in the right-of-way consisting of a deck and surrounding railing; outdoor dining furniture to be used by the applicant business on a seasonal basis.

Exhibits:

- Project summary
- Site plan
- Floor plan
- Renderings
- Elevation drawings
- Construction details
- Photos of existing space
- Color and material information for structure and furniture

Relevant Guidelines:

Guideline Title	Comment
Purpose/Goals (3)	<p>The proposal addresses the goal to “stabilize and improve aesthetic and economic vitality of the District” with consideration made for both the aesthetic and economic factors. Aesthetic: maintains visibility through and across the District at the pedestrian eye level. Economic: provides opportunity for the applicant business, accommodates farmers’ market operations, provides a potentially viable model and approach of supporting street-use activation within the District.</p> <p>Regarding the proposed deck material: board to determine whether it meets the aesthetic standard taking into account color, durability, compatibility with materials throughout the District.</p>
Guidelines/General (4)	<p>The overall height of the structure allows for historic views, as identified in the 1975 Register of Historic Places BLD Nomination Form, to be maintained.</p>

Guidelines/Specific (3) “Scale of Buildings and Structures”	Due to its overall relatively low height, the proposal relates to both the scale of the surrounding buildings as well as the street level.
Guidelines/Specific (6) “Street Level Façade Proportions”	The proposed structure is not centered between projected property lines as recommended in the BLD board design guidance for structures in the right-of-way. However, the board indicated acceptance of the proposed siting at the April 4 briefing due to the absence of right-of way structures on either side (east and west), the clearance from the projected property line on the east side, and the overall lower visible impact of the structure, as compared to the design sample referenced in the design guidance.
Guidelines/Specific (7) “Transparency”	The absence of eye-level materials and the spaced railing design maintain visible linkages between the patio space, its surroundings, and pedestrians.
Guidelines/Specific (9) “Vehicular and Pedestrian Access”	The proposal has adequate clearance from the projected property line on the project’s east side, according to the recommendations in the BLD board design guidance for structures in the right-of-way. The proposal lacks any clearance from the projected property line on its west side. However, that side (west) does not have any current or proposed right-of-way structures.
Guidelines/Specific (10) “Street Furniture”	The proposed structure and furniture avoid obscuring visibility and pedestrian flow. The proposal had successfully passed the required preliminary operation review by SDOT regarding technical street use standards.