

BLD STAFF REPORT SUMMARY: SEPTEMBER 11, 2024

090524.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

090524.31 Spoonfull Thai Kitchen and Bar
 5210 Ballard Ave NW
 Somjai Patpu, Business Owner

Proposal for business frontages on Ballard Ave NW and 20th Ave NW: exterior painting, window decal signs, and blade signs.

Exhibits:

- Site plan.
- Project description.
- Photos of existing storefronts.
- Scale drawings.
- Paint color information.
- Signage details: color, material, placement, method of attachment.

Relevant Guidelines:

Guideline Title	Comment
Guidelines/Specific (13) "Signs"	Multiple signs are generally discouraged. Board to determine whether the proposed number of signs per frontage is excessive.
Guidelines/Specific (13)(b) "Storefront Signs"	Board to determine whether of not the opaque background of the proposed window signs is adequately subdued and allows visual access to the interior.
Guidelines/Specific (c) "Signs: Blade Signs"	The color of the hangers is dark, consistent with guidelines. The size is within the maximum allowable limit of eight square.

090524.32 Percy's
 Right-of-way adjacent to: 5233 Ballard Ave NW
 Jason Weigel, Percy's
 Jason Huntley-Land, Mallet Design Build

Proposal for a curbside outdoor dining structure and related seating, lighting, heaters, and planters. Two options for the structure will be presented for the board's consideration.

Additional information:

- The proposal has passed the required SDOT preliminary review. The proposal meets standards regarding operational street use issues.
- Two overall options (A and B) are being provided, and among them they include further options for these variables: footprint size, roof shape, roof material, railing.

Exhibits:

- Photos of building façade.
- Renderings of each option.
- Site plans for each option.
- Floor plans for each option.
- Roofing plan for each option.
- Elevations for each option.
- Construction details.
- Color and materials information.
- Heating and lighting information.
- SDOT-generated site plan (The property owner [SDOT] has offered its suggested configuration for Percy’s and its potential neighboring structures based on street use requirements and overall corridor planning considerations; SDOT recognizes that the board’s decision may differ and offers this for the board’s information).

Relevant Guidelines:

Guideline Title	Comment
Guidelines/Specific (3) “Scale of Buildings and Structures”	The proposed structure (Option A) appears disproportionate in its overall visual effect 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 proposed railing (Option A) does not fully meet the board-issued guidance recommending that there be spaces/voids. Board to determine how and to what extent the board-issued guidance should apply to this portion of the 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 (Option A) 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 (15)(j) “New Construction Guidelines -Materials Textures”</p>	<p>The plywood material, at this scale, creates an effect that is likely incompatible with materials and textures used throughout the District.</p>