

BLD STAFF REPORT SUMMARY: NOVEMBER 7, 2024

110724.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

110724.21 Hattie’s Hat
 Right-of-way adjacent to: 5231 Ballard Ave NW
 Max Genereaux, Business owner

Proposal for a curbside outdoor dining structure and related seating, lighting, and heaters.

Additional information:

- The proposal has passed the required SDOT preliminary review. The proposal meets standards regarding operational street use issues.

Exhibits:

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

Relevant Guidelines:

Guideline Title	Comment
Guidelines/Specific (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, materials, colors, the degree of transparency it affords, and how it relates to its surroundings.

<p>Guidelines/Specific (7) “Transparency:</p>	<p>The proposed wall materials provide visibility at pedestrian eye-level, and are removable. Board to determine whether or not the proposed wall materials maintain the “...highly visible linkages...” that the District guidelines require, and how weathering or damage might impact transparency.</p> <p>Proposed new railing increases the amount of visibility compared to the existing solid railing.</p>
<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 does not fully meet the existing 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 proposed use of unfinished wood for the structure does not fully meet the existing board-issued guidance recommending that all wood be finished. Board to determine whether or not the unfinished wood is acceptable.</p>
<p>Guidelines/Specific (15)(k) “New Construction Guidelines -Colors”</p>	<p>Board to determine whether or not the multi-colored lights are adequately subdued and coordinate with the structure and its surroundings. Board to verify lighting color temperature and whether or not the lights blink.</p>