

**BLD STAFF REPORT SUMMARY: DECEMBER 5, 2024**

**120524.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL**

120524.21 Spoonfull Thai Kitchen and Bar

Rights-of-way adjacent to 5210 Ballard Ave NW – front and back entrances  
 Jason Patpu, Business Owner

Proposal for two outdoor dining structures and related heaters, lights, and furniture. The business proposes one structure at its front entrance on Ballard Ave NW and one structure at its rear entrance on 20th Ave NW.

Exhibits:

- Photos of existing storefronts.
- Site plans.
- Floor plans.
- Roof plans.
- Elevations.
- Renderings.
- Material information.
- Furniture, heaters, planters, lighting details.

Additional information:

- The proposal has passed the required SDOT preliminary review. The proposal meets standards regarding operational street use issues.
- The wheel stops are proposed for the 20<sup>th</sup> Ave NW side only.
- There is no precedent for one District business operating multiple, separate structures in the right-of-way for longer-term use. Issues to consider might include: the value of providing businesses with opportunity, the value of providing curbside activation on 20<sup>th</sup> Ave NW, the loss of parking that results, and finding the appropriate balance between private and public uses of public space.

Relevant Guidelines:

Guideline Title	Comment
Guidelines/Specific (3) “Scale of Buildings and Structures”	Board to determine whether or not the scale of the proposed structures are appropriate, taking into account the overall effect of the proposed widths, heights, materials, colors, the degree of transparency they afford, and how they relate to surroundings.

<p>Guidelines/Specific (7) “Transparency:</p>	<p>The absence of wall materials allow for “...highly visible linkages...” that the District guidelines require.</p> <p>The proposed railing does not achieve 50% transparency. Board to determine if adjustments are needed to achieve more visibility.</p>
<p>Guidelines/Specific (8) “Landscaping</p>	<p>The proposal includes plants and planters, which are encouraged by District guidelines.</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>Guidelines/Specific (15)(j) “New Construction Guidelines -Materials Textures”</p>	<p>The proposed materials and finishes appear to conform to the board-issued guidance, last revised October 2024.</p>