

Design Guidance for Structures in the Right of Way

Ballard Avenue Landmark District

The purpose of this guidance is to advise applicants and other interested parties on design considerations pertaining to the Ballard Avenue Landmark District. As outlined in SMC 25.16, Landmark District Board review and approval is required for physical features located within the Ballard Avenue Landmark District.

General Recommendations:

- Applicant should obtain their building owner's approval for proposed structures.
- Structures should align with the storefront of a corresponding business.
- One structure per business storefront.
- Structures should have adequate space between them to allow for views and pedestrian flow.
- Structures are discouraged from extending into adjacent storefronts.
Exception: structures may overlap an adjacent storefront, within same structure, with adjacent tenant's written permission. Should the adjacent tenant vacate and the new tenant object to the overlap, the structure must be removed.
- Appropriateness for any given location will be evaluated based upon visual relief, loading and drop-off availability, emergency egress, adjacencies, etc.
- Historic granite curbs and brick paving should not be physically impacted.
- Pergola should be properly maintained, both structurally and visually.
- Structures should be intended for regular use.
- Structure design should follow established Ballard Avenue Landmark District guidelines.

Materials Guidance:

Structure and railings:

- Wood: Exterior appearance grade structural members free of knotholes, checks, cracks, bowing, or warping. Examples: sanded #1 Douglas fir or better, clear, finger-jointed or select tight-knot cedar. Appearance grade paint or stain in subdued colors; clear is acceptable.
- Steel: Appearance grade and suitable for outdoors, in subdued colors.

Roof:

- Corrugated materials are not allowed.
- Clear glass (must be laminated or tempered).
- Clear polycarbonate or acrylic panels, minimum of 10mm thickness.
- Battens and weather protective joints in wood or metal, in subdued colors.
- Gutter (if necessary) on sidewalk-facing side, harmonious with the structure's materials and finish.
- Shed, hip and gable roof shapes are allowed so long as they do not excessively obstruct views.

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Side enclosure materials:

- Clear glass (must be laminated or tempered).
- Clear rigid acrylic or polycarbonate.
- Methods and materials of attachment to be carefully considered for quality application, with a suitable non-temporary appearance.
- Pliable side enclosure materials are not allowed.

Furnishings and lighting:

- Selections to meet Landmark District guidelines.
- Lighting to be non-blinking and within a warm color temperature range (2700k).

Sample drawings can be provided upon request to assist applicants. All applications are subject to the additional relevant requirements of Seattle Department of Transportation (SDOT).