



## Design Review Board

July 12, 2017

5:30 PM

City Council Briefing Center  
3<sup>rd</sup> Floor, City Hall

**TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE**

### Commission Briefing Session:

5:30 - 5:35	1) Chair Report 2) Approve the <a href="#">June 28, 2017</a> meeting minutes	Austin Dickey
-------------	---	---------------

### Workshop:

5:35 - 6:45	1) <a href="#">Collaborative Workshop: The Falls</a> <ul style="list-style-type: none"><li>• Staff Report</li><li>• Applicant Presentation</li><li>• Public Comment</li><li>• Board Discussion and Motions</li></ul>	Omar Akkari
-------------	--	-------------

### Board Business:

6:45 - 7:30	1) <a href="#">Proposed Code Amendments</a> (35 min.). <i>Review staff recommendations to help focus and strengthen the process. This is a follow-up to the February 22, 2017 and June 13, 2017 discussions.</i>	Omar Akkari
	2) <b>Spokane Mayor's Urban Design Awards Special Recognition Awards</b> (10 min.). <i>Discussion and selection of the Heritage Project Award and Creative Citizen(s) Award.</i>	Omar Akkari

### Adjournment:

Next Design Review Board meeting will be held on July 26, 2017

The password for City of Spokane Guest Wireless access has been changed:

**Username:** COS Guest

**Password:**

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [jjackson@spokanecity.org](mailto:jjackson@spokanecity.org). Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

# Design Review Board

**June 28, 2017**

Meeting Minutes

Meeting called to order at 5:30 PM

## Attendance

- Board Members Present: David Buescher, Austin Dickey, Kathy Lang, Ted Teske, Steven Meek, Anne Hanenburg, Ryan Leong
- Board Members Not Present: Charlene Kay
- Staff Present: Omar Akkari, Lisa Key, Nathan Gwinn; City of Spokane Planning Services

## Briefing Session:

1. Chair Comments-Austin Dickey
  - Julie Neff's last meeting was held on June 14<sup>th</sup>, we discussed code updates.
  - Louis Meuler will be the new Staff Liaison for the Design Review Board.
2. Staff Comments-Lisa Key
  - Planning Department is working on hiring an Urban Designer.
3. June 13, 2017 meeting minutes were approved unanimously with an amendment to the next meeting date.

## Recommendation Meeting:

1. **CSO 26 Riverside Ave**
  - Staff report: Omar Akkari; City of Spokane Planning Services
  - Applicant Report: Michael Terrell; Landscape Architecture, PLLC
  - Public Comment:
    - None
  - Questions asked and answered

**Based on review of the materials submitted by the applicant and discussion during the June 28, 2017 Recommendation Meeting, the Design Review Board recommends the following:**

1. The applicant will pursue a more unified form for the northern portion of the site.  
*Please See Downtown Design Guideline B-4 Design a Well-proportioned & Unified Building*
2. The applicant shall develop the gateway features on the north and south ends of the plaza to have a substance and character to mitigate for the lack of street trees in these locations.  
*Please See Downtown Design Guideline D-8 Create "Green Streets"*
3. The board recommends the continuation of the historic sidewalk scoring pattern.  
*Please See Downtown Design Guideline D - 3 Respect Historic Features that Define Spokane.*
4. The applicant will bring back before the Design Review Board the following items:
  - a. Kiosk
  - b. Lighting
  - c. Signage
  - d. Gateways
  - e. Site furniture

**Motion passes 7/0**

## Board Business:

1. Old or New Business:
  - Board members discussed current applicant and staff process for Design Review Submittals and process improvements.

## **Meeting Adjourned at 8:34 PM**

Next Design Review Board meeting is scheduled for **July 12, 2017**

Note: Minutes summarized by staff. An audiotape of the meeting is on file with the Planning & Development Department, City of Spokane.

# The Falls

## 1 - Program Review/Collaborative Workshop

### Design Review Staff Report

July 30, 2017



**Staff:**  
Omar Akkari, PLA  
Urban Designer  
Planning & Development Services Department

**Applicants:**  
Pat Logan, —and Joe Workaman  
CollinsWoerman  
LB Stone Properties Group

## Design Review Board Authority

### Spokane Municipal Code [Chapter 04.13](#) Design Review Board

A. Purpose. The design review board is hereby established to:

1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
3. advocate for the aesthetic quality of Spokane's public realm;
4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
5. provide flexibility in the application of development standards as allowed through development standard departures; and
6. ensure that public facilities and projects within the City's right of way:
  - a. wisely allocate the City's resources,
  - b. serve as models of design quality

Under SMC [Section 17G.040.020](#) **Design Review Board Authority**, all Shoreline conditional use permit applications and new buildings and structures greater than fifty thousand square feet within downtown zone perimeter area are subject to design review. Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) **Design Review Board**

### Recommendations

Recommendations of the Design Review Board will be forwarded to the Planning Director and Hearing Examiner.

## Project Description

A three building mixed-use project with below grade parking and limited surface parking area. Please see the applicant's submittal dated June 21, 2017 for additional information.

## Location & Context

The site is located at 829 W Broadway Ave on the southeast corner of Lincoln St and Broadway Ave and within the boundaries of the Riverside Neighborhood Council. This site is located on the Spokane River on its southwestern border a unique and iconic view of the Spokane River Falls. The site shares a property line to the east with Riverfront Park (parcel 35183.0065). This adjoining site and viewpoint is the access point for the pedestrian suspension bridge to (the newly renamed) snxw mene? (sin-HOO-men-huh) island and Riverfront Park. Directly north of the site, across the street on W Broadway Ave, is the Wonder Bread Building, which is planned for redevelopment soon. To the west, across N Lincoln St, is a historic building occupied by North by Northwest. Other buildings in the immediate vicinity include the, turn of the century, Flour Mill and the Spokane Arena. The site is highly visible from Riverfront Park and

the suspension bridge. The intersection of N Lincoln St. and W Broadway Ave is 0.2 miles from Spokane County Courthouse and 0.33 miles from Spokane City Hall.

## **Character Assets**

### **Scenic Views**

The dramatic scenic view of the Monroe Street Bridge, Spokane River Gorge and the upper falls are to be protected. Views from across the river of the site are also important and new buildings are to be complementary or visually subordinate to the natural splendor of the river and falls, including its geologic features and native vegetation.

### **Historic Brick Structures**

The surrounding buildings are primarily two to three story brick office and industrial buildings. The project should seek to fit within the existing context of these structures.

## **Regulatory Analysis**

### **Zoning Code Requirements**

**Zoning Designation:** The site is zoned Downtown General (DTG) and is within the North River Overlay District (NRO).

#### **Chapter 17C.160 North River Overlay District**

This special overlay addresses the public's value of the views and access to the Spokane River Gorge, Riverfront Park, and the Downtown core from the north side of the Spokane River. The amenity of the river and the public investment in the Spokane River Gorge should be widely shared, not limited to those properties immediately adjacent. The intent of these visual and pedestrian access standards and guidelines are to ensure that buildings and other constructed objects do not create barriers that wall off the Spokane River Gorge, Riverfront Park, or the Downtown Core.

The applicant will be expected to meet zoning code requirements.

**Land Use Designation:** The sites land use is Downtown.

Applicants should contact Current Planning Staff with any questions about these requirements.

#### **Section 17C.124.340 Parking and Loading**

The standards pertaining to the minimum required and maximum allowed number of auto parking spaces, minimum required number of bicycle parking spaces, parking lot placement, parking lot setbacks, and internal parking lot pedestrian connections are stated in [chapter 17C.230 SMC](#), Parking and Loading.

- A. Parking structures and structures where the primary use is storage of any kind adjacent to Type I or Type II complete streets must include street-level retail, office or civic uses along at least fifty percent of the street frontage not devoted to vehicular access areas. The spaces for these uses must have a minimum depth of fifteen feet, a minimum finished ceiling height of ten feet and provisions for loading and trash.

#### **Section 17C.124.035 Characteristics of Downtown Complete Street Designations**

##### **Type II – Community Connector** (*Lincoln St is a Type II complete street*)

Type II streets move traffic and pedestrians into and around downtown. These streets provide some of the major pedestrian connection to surrounding neighborhoods and districts.

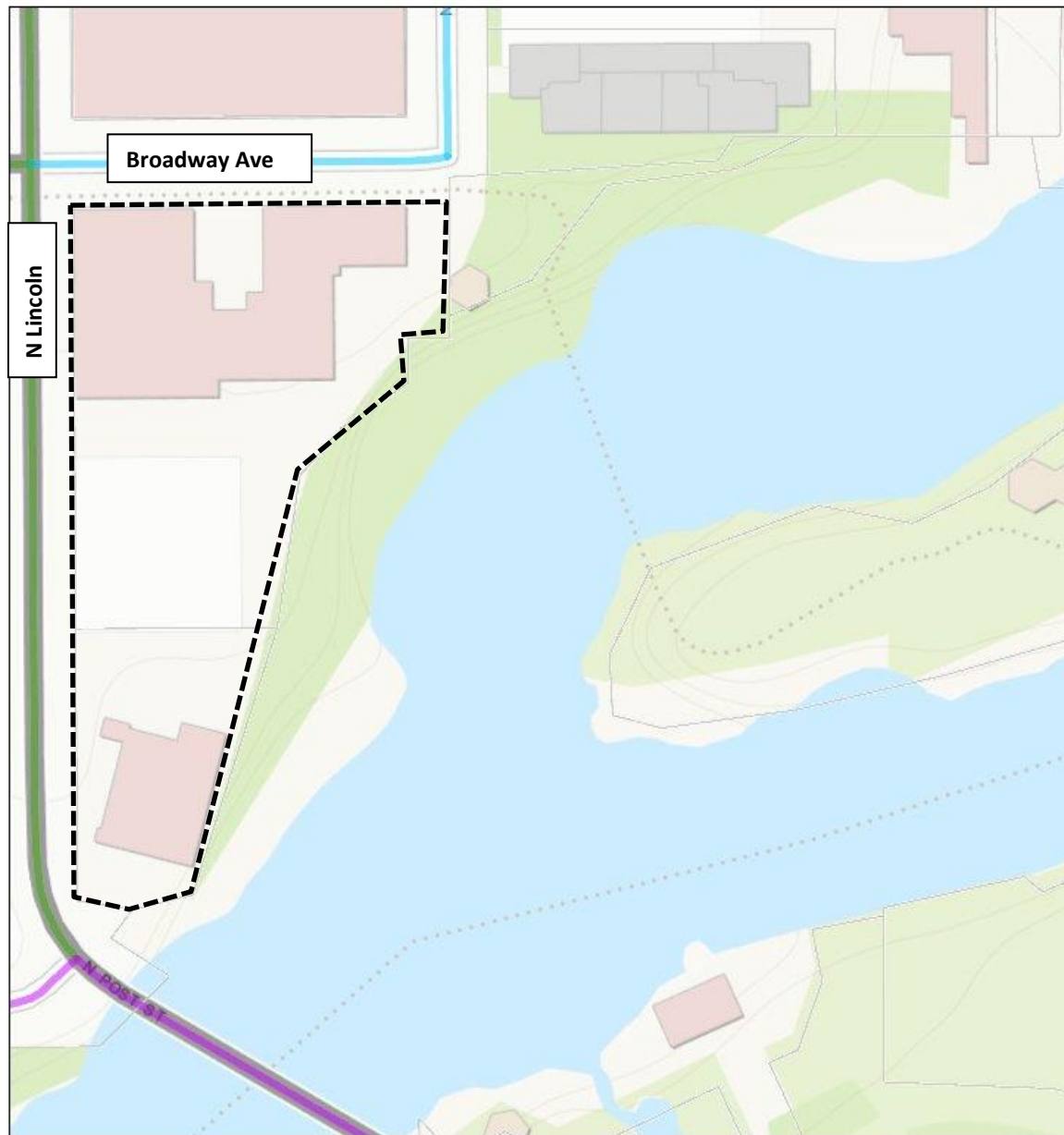
##### **Type IV – Neighborhood Streets** (*Broadway Ave is a type IV Complete Street*)

Type IV streets carry little through traffic and tend to have less commercial activity than the other types of complete streets. These tend to have generous sidewalks, landscaping, and street trees. All downtown streets will meet Type IV criteria to a minimum.

**Section 17C.124.230 Structure Setbacks, Sidewalks, and Street Trees**

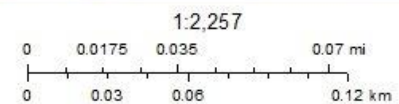
Sidewalks are required to be constructed and shall consist of a clear walking path at least seven feet wide (in addition to a minimum five-foot wide pedestrian buffer zone and planting zone for street trees). Part of the sidewalk may be located on private property. For sidewalks fourteen feet or wider the minimum clear distance is eight feet; for sidewalks with a width less than twelve feet the minimum clear distance is six feet. Within the clear walking path sidewalk paving material shall be concrete, two-foot grid, standard sidewalk color, and float finish.

## Complete Streets Map



June 22, 2017

- |                          |                          |
|--------------------------|--------------------------|
| City of Spokane Boundary | Type II Complete Street  |
| <b>Complete Street</b>   | Type III Complete Street |
| Bike/Pedestrian Path     | Type IV Complete Street  |
| Pedestrian Street        | Parcel                   |
| Type I Complete Street   |                          |



Sources: Esri, HERE, DeLorme, Intermap, increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
City of Spokane GIS

**Recommendations of the Design Review Board must be consistent with adopted regulations.** The DRB may not waive any code requirements.

## **Zoning Code Downtown Design Standards**

### **Section 17C.124.500 Design Standards Implementation:**

The design standards and guidelines found in SMC [SMC 17C.124.500 through SMC 17C.124.590](#) follow [SMC 17C.124.015](#), Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. The City will expect to see how the design of a project has responded to every one of the guidelines.

The applicant may request a departure from the design standards followed by an (R), (P), or (C) by notifying the Current Planning Section of the Planning Department. Please see [chapter 17G.030 SMC](#), **Design Departures**. The applicants should notify Current Planning staff as soon as possible, if they will request a design departure from any of the following requirements as the departure process would require a Type II Conditional Use Permit, which is a 120 day process, and a recommendation from the DRB.

[Section 17C.124.500](#) Design Standards Implementation

[Section 17C.124.510](#) Windows – Building Design

[Section 17C.124.520](#) Base/Middle/Top – Building Design

[Section 17C.124.530](#) Articulation – Building Design

[Section 17C.124.540](#) Prominent Entrance – Building Design

[Section 17C.124.550](#) Ground Level Details – Building Design

[Section 17C.124.560](#) Roof Expression – Building Design

[Section 17C.124.570](#) Treating Blank Walls – Building Design

[Section 17C.124.580](#) Plazas and Other Open Spaces

[Section 17C.124.590](#) Treatment of Blank Walls on Tall Buildings – Building Design

[Section 17C.230.310](#) Exterior Design of Parking Structures – Building Design

### **Chapter 17G.030 Design Departures, Section 17G.030.040 Decision Criteria**

The decision criteria for a design departure are below.

- A. Has the applicant's design team thoroughly examined how the Requirement (R) and/or Presumption (P) could be applied as written?
- B. Does the proposal meet the intent and the general direction set forth by the Requirement (R) and/or Presumption (P) as written?
- C. Is the specific change superior in design quality to that potentially achieved by the Requirement (R) and/or Presumption (P) as written?  
Is the departure necessary to better address aspects of the site or its surroundings?
- D. Is the proposed departure part of an overall, thoughtful and comprehensive approach to the design of the project as a whole?
- E. Has the applicant responded to the optional Considerations (C), if any, found within the design guideline? Including Considerations may assist in gaining acceptance for the plan.

## **Shoreline Regulations**

The site is within the Downtown Shoreline District.

### **Section 17E.060.800 Design Standards Administration**

Projects must address the design standards and guidelines.

Purpose. To help ensure that development compliments the unique and fragile character of the shoreline through careful consideration and implementation of site development and building design concepts. Applicants may meet each of the guidelines as written or request a departure.

*Please refer to the section number for specific requirements of each design standard.*

### **Section 17E.060.810 Standards and Guidelines Applying to Downtown, Campus, and Great Gorge Districts**

### **Section 17E.060.820 Standards and Guidelines Specific to the Downtown District**



## City of Spokane Comprehensive Plan

[Comprehensive Plan PDF Link](#)

### LU 2 PUBLIC REALM ENHANCEMENT

Encourage the enhancement of the public realm.

#### LU 2.1 Public Realm Features

*Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.*

#### TR 1.1 Transportation Priorities

*Make transportation decisions based on prioritizing the needs of people as follows:*

- *Design transportation systems that protect and serve the pedestrian first.*
- *Next, consider the needs of those who use public transportation and non-motorized transportation modes;*
- *Then consider the needs of automobile users after the two groups above.*

### DP 3 FUNCTION AND APPEARANCE

Goal: Use design to improve how development relates to and functions within its surrounding environment.

### DP 5 DOWNTOWN CENTER VIABILITY

Create a vital, livable downtown by maintaining it as the region's economic and cultural center, and preserving and reinforcing its historic and urban character.

#### DP 5.2 Street Life

*Promote actions designed to increase pedestrian use of streets, especially downtown, thereby creating a healthy street life in commercial areas.*

#### DP 6.3 Transit and Pedestrian-Oriented Development

*Encourage attractive transit and pedestrian-oriented development.*

#### NE 5.6 Barrier Free Environments

*Create barrier free walking and bicycling environments throughout the city in order to make alternative transportation a viable option.*

## Downtown Design Guidelines

[Guidelines PDF Link](#)

The Downtown Design Guidelines must be followed per [Section 17C.124.500](#) Design Standards Implementation. While other adopted codes, plans and policies listed in this staff report may be referenced during design review, the Downtown Design Guidelines are the primary tool utilized by the board when reviewing projects in the downtown.

The three overarching principles supported throughout the guidelines are:

1. Contextual Fit
2. Pedestrian Friendly Streets
3. Sustainability

## Topics for Discussion

To address the Downtown Design Standards, Downtown Design Guidelines, and Comprehensive Plan Policies listed in the staff report, staff would offer the following for consideration and discussion:

### Neighborhood or Downtown District

**Broadway Streetscape:** To the north of the site, the Wonder Bread Building is under redeveloped. Are there opportunities to coordinate the design of the streetscape elements and stormwater improvements with this development and the City of Spokane? A cohesive streetscape design on both sides of Broadway Ave would elevate the character of this district greatly and help to guide pedestrian traffic into Riverfront Park's northwest gateway.



Are there opportunities to reduce the width of Broadway Avenue's drive lanes or curb-to-curb distance for additional pedestrian amenities or parking? A reduced width could allow for a more pedestrian oriented street and enlarged park like streetscape extending to the suspension bridge and Riverfront Park beyond.

*Please see Downtown Design Guideline B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area and D-8 Create "Green Streets"*

**Gateways:** Staff recommends that the applicant continue to work with the Parks and Recreation Department to facilitate the creation of a northwest gateway into Riverfront Park.

*Please see Downtown Design Guideline D-4 Provide Elements that Define the Place*

## **Site**

**Lincoln St Boulevard:** Ponderosa Pine while iconic to the Spokane region and sighted in the city's approved street tree list, but may not be appropriate within a boulevard setting because of needle debris. Please consult with the Urban Forester to confirm that this would be an approvable location for this tree species.

**Building "Green":** At this early stage of design, what are the key concepts (building or site based) being considered to improve the sustainability of this development?

*Please see Downtown Design Guideline B-5 Explore Opportunities for building "Green" and D-8 Create "Green Streets"*

**Public Art:** Are there opportunities to incorporate public art within the site? If so, what locations are being considered?

*Please see Downtown Design Guideline D-4 Provide Elements that Define the Place*

## **Building**

**Street Level Building Façade:** The applicants have indicated they will seek a design departure from [Section 17C.124.510 Windows – Building Design](#). Specifically, a design departure is requested from the glazing requirements on the south tower's west façade facing Lincoln Street. The glazing requirement for ground floor facades is 60% between 2 and 10 feet and 40% between 10 and 40 feet.

The purpose of this section is to provide a pleasant, rich, and diverse pedestrian-friendly experience by connecting activities occurring within a structure to adjacent sidewalk areas; encourage observation or viewing opportunities by restricting fortress-like facades at street level; and avoid a monotonous pedestrian environment. In preparation for the Recommendation Meeting, the applicants are encouraged to review the decision criteria and consider creative opportunities to meet the purpose.

Staff is not concerned with the solutions proposed on the northern end of the façade. The first floor level on the southern portion of the façade will be up to 12 feet above grade at the south end of the site, creating a triangle shaped blank wall on the exposed P1 façade between the first floor and the sidewalk (See pages 47 and 49 of the applicant's submittal package).

The requested glazing departure may not be required if one of the outlined measures below is taken to mitigate the blank wall areas.

**Option 1:** The applicant stated a possibility for a small retail space where the first floor is between 9 and 12 feet above the sidewalk to mitigate the lack of glazing. Staff would prefer this option to mitigate the blank wall, as SMC [Section 17C.124.340](#) requires structured parking located along Type II complete streets to include street-level retail, office or civic uses along at least fifty percent of the street frontage not devoted to vehicular access areas. If this option were selected, the glazing requirements need to be met in the proposed retail space and the remaining wall to the north would need to meet the blank wall requirements to avoid a design departure.

Option 2: If a retail space is not possible, the applicant must design the exposed section of the exposed P1 façade to comply with the Downtown Design Standards relating to blank walls [Section 17C.124.570](#).

The applicant is encouraged to work directly with permitting staff to resolve this concern.

*Please see Downtown Design Guideline C-1 Promote Pedestrian Interaction and C-3 Provide Active Facades.*

**Building Names:** Has the applicant considered naming the three buildings to be located on this site? Spokane does not have a naming requirement for buildings, but this could help wayfinding and place making efforts.

*Please see Downtown Design Guideline D-4 Provide Elements that Define the Place*

## **Note**

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

## **Policy Basis**

Spokane Municipal Codes  
City of Spokane Comprehensive Plan  
Downtown Design Guidelines

## Proposed Code Updates

June 13, 2017



To: Lisa Key, Planning Director

**Design Review Board**

Austin Dickey, DRB Chair

Julie Neff, DRB Secretary

Planning & Development

808 W. Spokane Falls Blvd.

Spokane, WA 99201

### The Design Review Board recommends

#### Title 04 Administrative Agencies and Procedures

#### Chapter 04.13 Design Review Board

#### Section 04.13.015 Design Review Board

**Purpose.**

The design review board is hereby established to:

- A. improve communication and participation among developers, neighbors, and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
- B. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's comprehensive plan;
- C. advocate for the aesthetic quality of Spokane's public realm;
- D. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work, and visit;
- E. provide flexibility in the application of development standards as allowed through development standard departures; and

F. ensure that public facilities and projects within the City's right-of-way serve as models of design quality.

~~F.~~ : ~~wisely allocate the City's resources,~~

- ~~1. serve as models of design quality.~~

Date Passed: Monday, December 14, 2009

Ordinance C34527 Section 3

Section 04.13.020 REPEALED (Authority)

## **Chapter 17G.040 Design Review Board Administration and Procedures**

### **Section 17G.040.020 Development and Applications Subject to Design Review**

Development Applications Subject to Design Review.

The board shall review the design elements of the following developments and/or project permit applications:

- A. All public projects or structures.
- ~~B. Shoreline conditional use permit applications.~~
- C. Skywalk applications over a public right-of-way.
- D. Projects seeking a design departure per [chapter 17G.030 SMC](#), Design Departures, [SMC 17G.030.030](#), Review Process.
- E. Within downtown zones:
  - 1. Within the central area identified on the [Downtown Design Review Threshold Map 17G.040-M1](#):
    - a. New buildings and structures greater than twenty-five thousand square feet.
    - b. Modification of more than twenty-five percent (at minimum three hundred square feet) of a building façade visible from an adjacent street.
  - 2. Within the perimeter area identified on the [Downtown Design Review Threshold Map 17G.040-M1](#):
    - a. New buildings and structures greater than fifty thousand square feet.
    - b. Modification of more than twenty-five percent (at minimum three hundred square feet) of a building façade visible from an adjacent street.
  - 3. Within the gateway areas identified on the [Downtown Design Review Threshold Map 17G.040-M1](#):
    - a. All new buildings and structures.
    - b. Modification of more than twenty-five percent (at minimum three hundred square feet) of a building façade fronting on a designated gateway street or within one hundred feet of an intersection with a gateway street.
  - 4. Sidewalk encroachment by private use.
- F. Within Centers & Corridors zones, application for Design Departures from the Design Standards and Guidelines for Centers and Corridors. (not applicable in 2012)
- G. Any other development proposal or planning study about which the ~~plan commission, planning director, or hearing examiner~~ **approving authority** requests to have the board's advice pertaining to any design elements.
- ~~H. Other developments or projects listed within the Unified Development Code that require design review.~~

Date Passed: Monday, July 20, 2015

Effective Date: Wednesday, September 2, 2015

ORD C35280 Section

### **Section 17G.040.040 Design Review Criteria**

Design Review Criteria.

The board shall base its review, report, and/or recommendation on the following criteria:

- A. The requirements, guidelines, and applicable provisions of [Title 17 SMC](#) that apply to the property in question including ~~all additional zoning development~~ regulations which may apply to the use or to its area by provision for overlay district, or made applicable by any conditional use or variance approval.
- B. A summary of the design guidelines adopted by the City is found in the Design Review Application Handbook on file in the planning department.

Date Passed: Monday, December 14, 2009

Effective Date: Saturday, January 16, 2010

**Section 17G.040.050 Design Review Process**

A. Design Review Process.

The design review process is found in the Design Review Application Handbook. The planning director is responsible for maintaining **and amending** the Design Review Application Handbook and design review process. Changes to the Design Review Application Handbook and design review process must be approved by the design review board and adopted as official City administrative policy.

B. Design Review Board Operating Rules.

The board shall adopt rules of procedure for the conduct of its duties and shall provide in such rules for the time and place for holding regular board meetings.

Date Passed: Monday, December 14, 2009

Effective Date: Saturday, January 16, 2010

Ordinance C34526 Section 1

**Section 17G.040.060 Design Review Board Meetings**

Design Review Board Meetings.

The board meets twice a month ~~if necessary to respond to development applications unless there is no agenda~~. The meetings are open to the public.

Date Passed: Monday, December 14, 2009

Effective Date: Saturday, January 16, 2010

Ordinance C34526 Section 1

**Section 17G.040.080 Design Review Board Recommendations**

Recommendations.

Recommendations of the board are made according to the design review criteria adopted by the city council. In no case may the recommendations of the board contain design solutions contrary to other applicable provisions of this title. The design review criteria reflect the policies of the comprehensive plan.

A. The functions of the board shall be advisory. ~~The board makes recommendations on matters in which the hearing examiner, planning director, city council, building official, or city engineer is the action approving authority.~~

B. The board makes recommendations to the ~~responsible City official~~ approving authority on all ~~other~~ matters for which design review is required.

C. The board's recommendation shall be recorded in writing and available within seven days of the board's recommendation meeting.

D. The action approving authority shall consider the board's recommendation, provided that, if there is a unanimous recommendation to the action approving authority, the action approving authority shall issue a decision that makes compliance with the board's recommendation a condition of permit approval, unless the action approving authority concludes that the recommendation:

1. reflects inconsistent application of the design criteria; or
2. exceeds the authority of the board; or

3. conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
4. conflicts with the requirements of state or federal law.

Date Passed: Monday, December 14, 2009  
Ordinance C34526 Section 1

#### **Section 17G.040.100 Expiration of Application**

Expiration of Design Review Application.

~~Design Review Applications will expire upon expiration of the project permit application. Applications which have been certified complete for either a design review collaborative workshop or an administrative design review process as set forth in chapter 17G.040 SMC shall have one year to complete the design review process. After one year the application expires by limitation and becomes null and void. The director may grant one extension of up to one hundred eighty days if the application has been pursued in good faith, the request is in writing, and justifiable cause demonstrated.~~

Date Passed: Monday, December 14, 2009  
Ordinance C34526 Section 1

Austin Dickey, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.