

**NOTICE OF APPLICATION
FOR A DESIGN DEPARTURE REQUEST – Type II
“Macy’s Building Design Departure”
File No. Z16-914CUP2**

Notice is hereby given that 600 Main, Inc applied for a Type II Permit to request a deviation from the design standards on November 16th, 2016. After some revisions to the proposed design, this application was determined to be technically complete on January 4, 2017. A Type II Design Departure, reviewed by Planning and Development, is required for a downtown building that is not meeting the minimum design standards, as outlined in 17C.124.500.A. Any person may submit comments on the proposed actions or call for additional information at:

For additional information contact City of Spokane Planning and Development at:

*Planning and Development Services
Attn: Ali Brast, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6638
EMAIL: abrast@spokanecity.org
Web: <https://my.spokanecity.org/projects/>*

APPLICATION INFORMATION:

Applicant/

Property Owner: 600 Main Inc.
PO Box 2160
Spokane, WA 99210

File Number: Z16-914CUP2

Public Comment Period: Written comments may be submitted on this application by **January 25th 2017 at 5pm**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: This proposal is exempt from SEPA.

Description of Proposal: 600 Main bought the old Macy’s Building on Main Street downtown, between Wall St. and Howard St. Per 17G.040.020.E, because the building is within the downtown central area and is greater than 25,000 square feet the exterior renovations triggered Design Review. During the design review process, it was determined that proposed building elevations on Main St, Howard St, and Wall St will not meet the requirements for percent glazing, nor the limitation on blank walls greater than 25ft in length.

SMC 17C.124.510 states that for buildings fronting on a complete street (which Main Ave, Howard St, and Wall St are all designated as), Table 17C.124-4 window glazing requirements apply. All three frontages are designated as Type I complete streets. Per Table 17C.124-4, non-residential uses in the DTG zone require 60% glazing for ground floor facades between two and ten feet. Additionally, between 10 and 40 feet, 40% glazing is required for non-residential uses. SMC 17C.124.510.B.5 also states that blank wall areas on street facing facades may not extend more than 25 feet without a window, glass-covered display area, entryway, or recessed area of a minimum size of two feet deep by six feet wide by ten feet high.

The applicant's proposal identifies the following glazing for each elevation:

	<u>Between 2 and 10 feet</u>	<u>Between 10 and 40 feet</u>
<u>Southern Elevation:</u>	54.3%	32.7%
<u>West Elevation:</u>	34.7%	35.7%
<u>East Elevation:</u>	29%	38%

Additionally, the applicant's proposal shows blank walls greater than 25 feet in length. If an applicant's proposal does not meet the identified design standards, the applicant may request a Design Departure, which is processed as a Type II land use application.

Location Description: 608 W Main, 618 W Main and 223 N Howard – Parcel Nos 35184.1807, 35184.1806, 35174.1802

Legal Description: SE 1/4 of Section 18, Township 25N, Range 43. (A full legal description is available through the Planning and Development Department).

Current Zoning: Downtown General (DTG)

ONLY THE APPLICANT AND PERSONS SUBMITTING WRITTEN COMMENTS MAY APPEAL THE DECISION OF APPROVAL OR DENIAL OF THIS APPLICATION

Comments will be considered on this application. All written comments received will become part of the record.

Public Comment Process: This Notice of Application will be posted on the property and mailed to property owners and residents within **four hundred feet** of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will prepare a staff report and issue an appeal deadline. Only the applicant, person submitting written comments may appeal the decision of the Planning & Development Director.

Written comments should be mailed, delivered, or emailed to:

*Planning and Development
Attn: Ali Brast, Assistant Planner
808 W. Spokane Falls Boulevard
Spokane, WA 99201*

*Phone (509) 625-6638
Email: abrast@spokanecity.org*

To view more information including site plans for this project please go to beta.spokanecity.org/projects