

**REQUEST FOR COMMENTS  
FILE NO. Z16-914CUP2**

**Date:** November 17, 2016

**To:** Interested Parties, City Departments  
and Agencies with Jurisdiction.  
(Distribution list on reverse side)

**From:** Ali Brast, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6638  
abrast@spokanecity.org

**Subject:** Type II Conditional Use Permit (CUP)  
Design Departures from Macy's

**Applicant/Owner:** 600 Main, Inc  
PO Box 2160  
Spokane, WA 99210

**File Number:** Z16-914CUP2

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

**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>	54.2%	33.2%
<u>West Elevation:</u>	33.9%	37.4%
<u>East Elevation:</u>	23.5%	35.5%

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. The entire application is available for review by the public in the Planning and Development Department, 3<sup>rd</sup> Floor, City Hall, 808 W Spokane Falls Blvd. Spokane WA 99201.

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

**SEPA:** This proposal is exempt from SEPA.

**Current Zoning:** Downtown General (DTG)

**REPORT NEEDED BY: 5 P.M. (December 1st, 2016).** If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, **please note one of the following:**
  - a) ( ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
  - b) ( ) This application is exempt from concurrency testing, but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must

be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

**Pre Development Meeting: None Additional Documents Provided: Site Plan, Building Elevations, Design Departure Application**

\* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

\*\* - Please forward your comments to Patty Kells, Planning and Development at least 2 working days before the "Report needed by" date shown on the front page

### **DISTRIBUTION LIST FOR COMMENTS**

**PROJECT NAME: Macy's Building Design Deviations**

**FILE No.: Z16-914CUP2**

#### **E-mail Copies**

##### **City Departments**

- Asset Management, Attn: Dave Steele
- Building Department, Attn: John Halsey
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Heather Trautman
- Construction Management, Attn: Ken Brown\* \*\*
- Engineering Services, Attn: Dan Buller\* \*\*
- Fire Dept., Attn: Dave Kokot \*
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis\* \*\*
- Integrated Capital Management, Attn: Katherine Miller \* \*\*
- Library Services, Attn: Dana Dalrymple\*
- Neighborhood Services, Attn: Jonathan Mallahan & ONS Team
- Parks Dept., Attn: Tony Madunich\*
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Patty Kells\*
- Planning & Development, Attn: Lisa Key
- Planning & Development, Attn: Julie Neff
- Planning & Development, Attn: Mike Nilsson\*\*
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- Police Department, Attn: Sgt Chuck Reisenauer\*
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Inga Note\*\*
- Wastewater Management, Attn: Mike Morris\*\*
- Wastewater Management, Attn: William Peacock\*\*
- Wastewater AWWTP, Attn: Mike Costner\*\*
- Water Department, Attn: Dan Kegley\*\*
- Water Department, Attn: Jim Sakamoto\*\*

##### **County Departments**

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

##### **Washington State Agencies**

- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dee Caputo
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Karin Divens - Habitat Program

##### **Other Agencies**

- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Dave Chambers
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Eric Grainger
- Avista Utilities, Randy Myhre
- Cheney School District Operations, Attn: Jeff McClure
- City of Spokane Valley Planning, Attn: Lori Barlow
- City of Spokane Valley Planning, Attn: Mike Basinger
- District 81 Capital Projects, Attn: Candy Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Aquifer Joint Board, Attn: Erin Casci
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Tribe of Indians, Attn: Jacki Corley
- Spokane Regional Transportation Council, Attn: Kevin Wallace
- Spokane Regional Transportation Council, Attn: Amanda Mansfield
- Williams Northwest Pipeline, Attn: Michael Moore

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##### **Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (SE ¼ 18-25-43)

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**COMMENTS:** (Use additional sheets if necessary)

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Authorized Signature

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Department or Agency

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Date

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Concurrency  
Passed