

Design Review

October 25, 2011

2. General Overview – How the DRB fits into the Permitting Process.

Type I Application

Subject to an administrative approval. May include building permits and grading permits. *DRB Recommendation to Planning Director (and other action approving authority if applicable).*

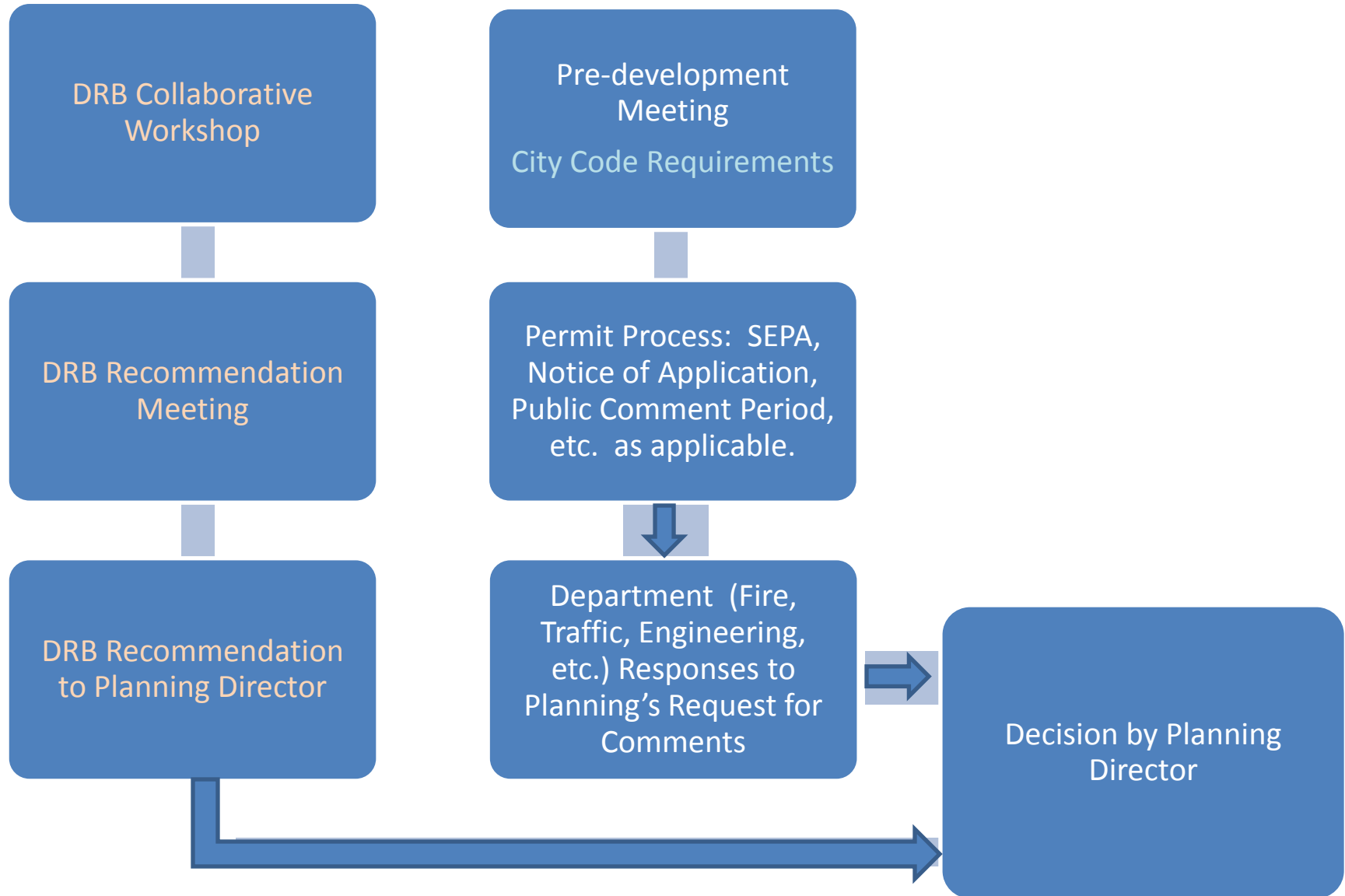
Type II Application

Subject to a quasi-judicial decision of a department director but does not require a public hearing. May include short plats, binding site plans, or shoreline substantial development permits. *DRB Recommendation to Planning Director (and other action approving authority if applicable).*

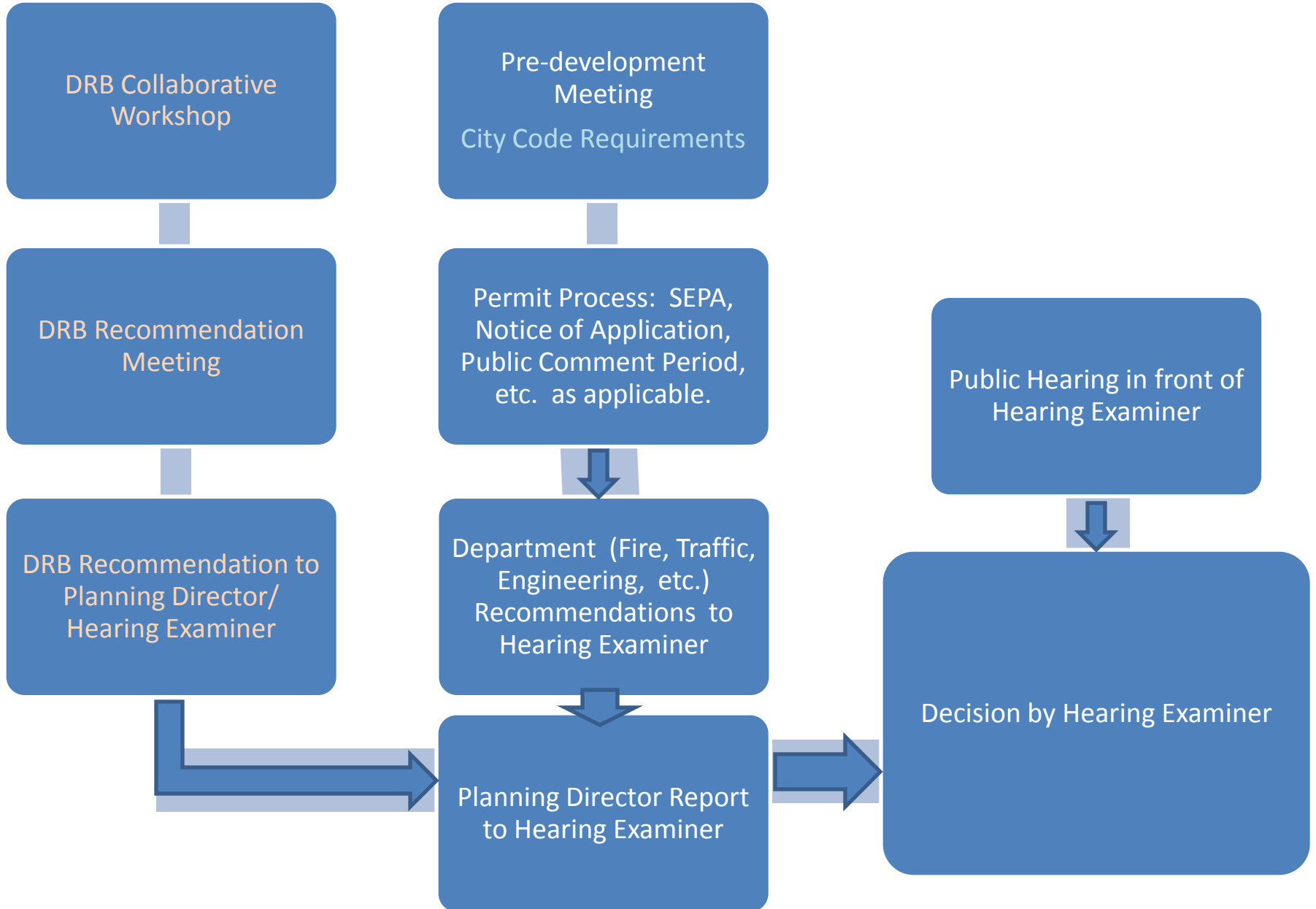
Type III Application

Subject to a quasi-judicial decision of the hearing examiner and requires a public hearing. May include conditional use permits, or shoreline conditional use permits. *The DRB Recommendation is forwarded to the Planning Director, and included as an exhibit in the Planning Director's Report to the Hearing Examiner.*

2. General Overview – How the DRB fits into the Permitting Process. Type I or II Permit – Decision by Planning Director/Staff



Type III Permit – Decision by Hearing Examiner



Section 17G.040.080 Design Review Board 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 on all other matters for which design review is required.

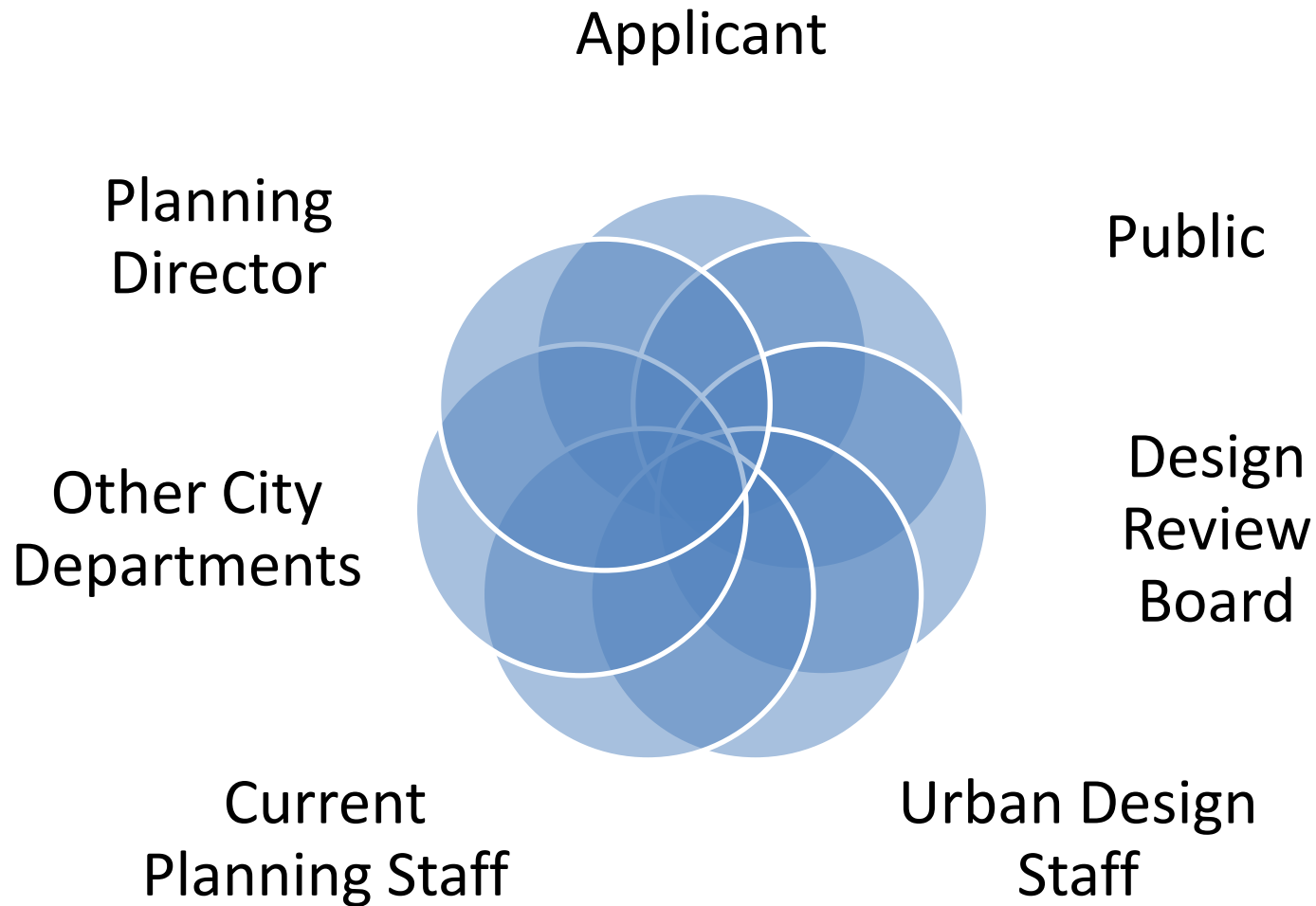
C. The board's recommendation shall be recorded in writing and available within seven days of the board's recommendation meeting.

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.

2. General Overview. Roles – Focus and Responsibilities

PEOPLE - *Effective relationships for optimal outcomes*



2. General Overview. Roles – Focus and Responsibilities

Design Review Board

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:
 - 1. wisely allocate the City’s resources,
 - 2. serve as models of design quality.

2. General Overview. Roles – Focus and Responsibilities

Applicant

Responsible for meeting code requirements.

Public

May provide information about surrounding context and voice concerns during the DRB meeting.

Urban Design Staff

Liaison between board, applicant, staff (both planning and other departments as necessary). Advocate for creative design solutions to meet policy objectives.

Current Planning Staff

Administer permitting process, a resource for identifying applicable code requirements.

Planning Director

Upholds land use code when making decisions and recommendations to the Hearing Examiner.

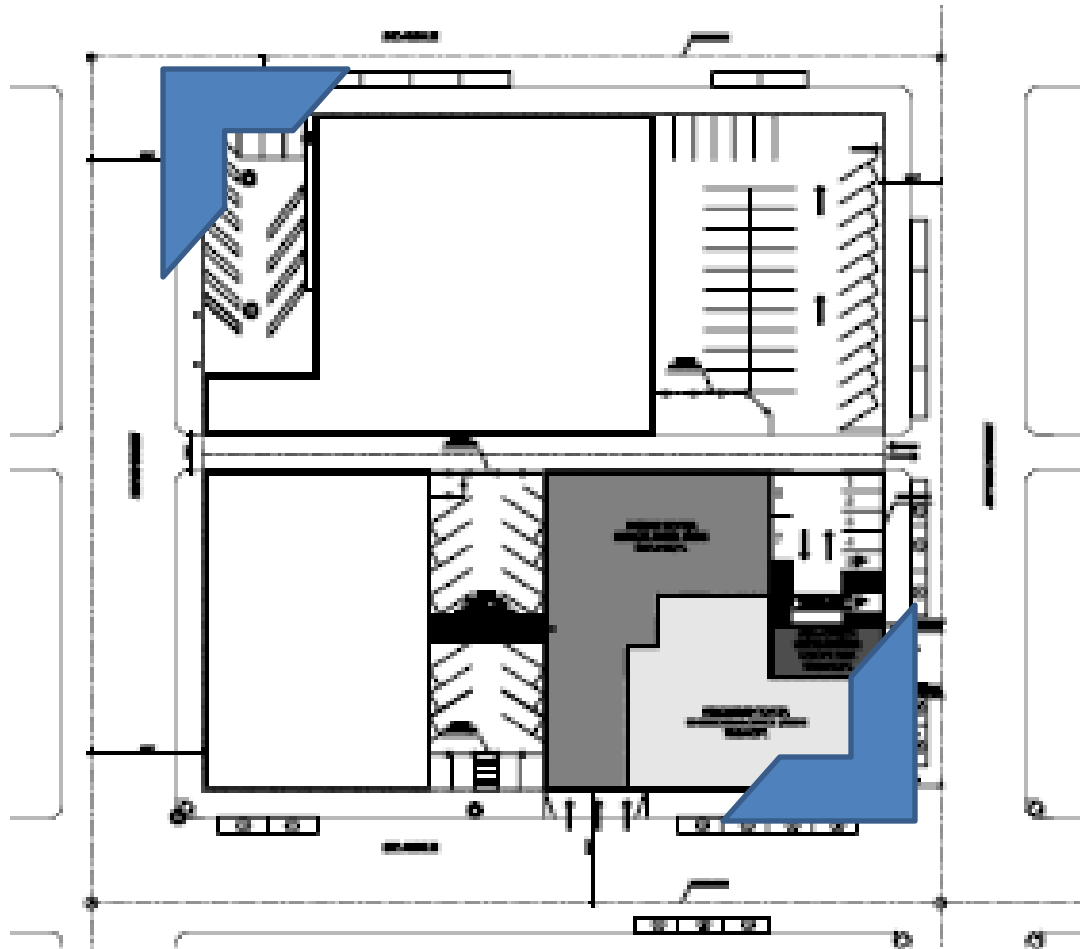
Hearing Examiner

Makes decisions on Type III permit applications.

2. General Overview. Roles – Focus and Responsibilities

Current Planning Staff Review

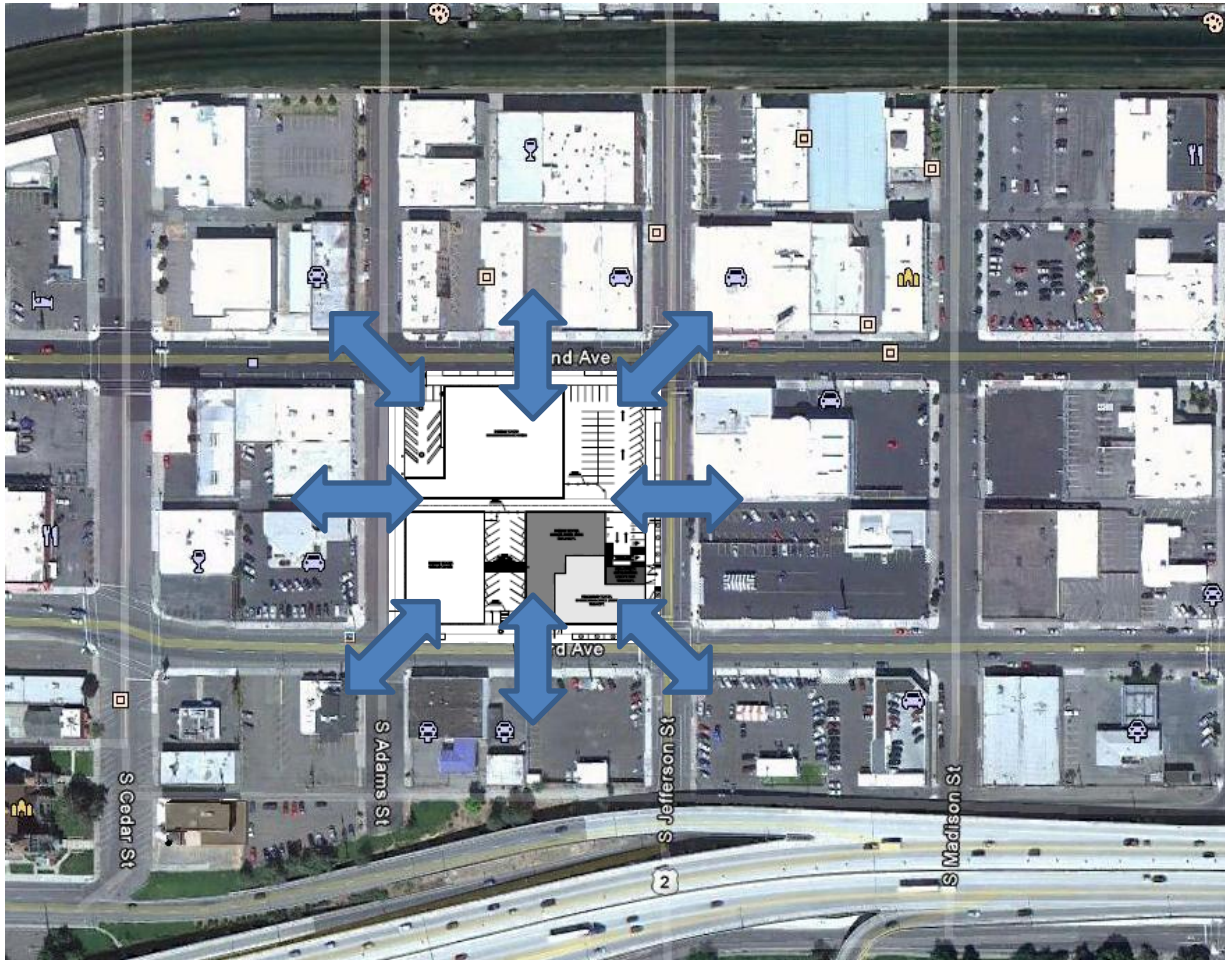
General Focus – Consistency of proposed site improvements with zoning code.



2. General Overview. Roles – Focus and Responsibilities

Design Review Board & Urban Design Staff

- Visual and functional relationships with surrounding area.
- Discussion based on design guidelines and broad policy objectives including contextual fit, pedestrian friendliness, and sustainability.



3 – Maximizing the Value the DRB Provides

Opportunities to enhance the process and meeting format to best provide a benefit to applicants and the community.

Application Handbook

Meeting Rules of Procedure

4 – General Discussion/Questions

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