

ARTICLE 7 DESIGN REVIEW

Section 7.0000 Purpose and Authority

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7.0001 PURPOSE

Design Review examines most residential, commercial, industrial and institutional developments and developments in Design Districts for compliance with the design criteria of the Community Development Code.

7.0002 GENERAL

- A. The scope of Design Review reviews the proposed use, the exterior of the buildings, structures, and other development and the site on which the buildings, structures, and other development is located.
- B. All Design Review requests shall comply with all applicable standards in the Community Development Code. Development which only affects a portion of a site shall conform with the applicable standards for that portion of the site where development is proposed. Where Nonconforming development exists on part of a site (not being re-developed) compliance with the Standards applicable to Non-Conforming Developments in **Section 8.0200** is required unless otherwise noted.
- C. In mixed-use projects, the standards and criteria for each component use as described in **Section 7.0100**, **Section 7.0200**, **Section 7.0300**, **Section 7.0400**, and **Section 7.0500** shall apply to the review of each component of the mixed-use proposal.
- D. Uses exempt from Design Review include:
 - 1. Single detached dwellings, duplexes, triplexes, quadplexes, townhouses, and cottage clusters in the LDR-GB, LDR-7, LDR-5, TR, TLDR, MDR-12, MDR-24, OFR, DRL-1, DRL-2, VLDR-SW, LDR-SW, THR-SW, LDR-PV, MDR-PV, and HDR-PV districts, as well as the areas of CMF along the NE Glisan and NE 162nd Avenue corridors.
 - 2. Duplexes, triplexes, and quadplexes in the CMU district and the areas of CMF not along the NE Glisan and NE 162nd Avenue corridors.
 - 3. Accessory dwellings
 - 4. Minor basic utilities
 - 5. Portable classrooms
 - 6. Co-located antennas for a wireless communications facility
 - 7. Renewable energy systems except that the following standards discussing mechanical equipment placement and screening apply:

- a. 4.1151(A)(1)(C)(13) and (25)
 - b. 4.1151(A)(1)(D)(13) and (25)
 - c. 4.1151(B)(2)(C)(1) and (2)
 - d. 4.1151(B)(2)(D)(1) and (2)
 - e. 4.1250(B)(4)(G2)
 - f. 4.1250(B)(4)(S1) and (G1)
 - g. 4.1250(B)(4)(S7) and (G7)
 - h. 4.1250(B)(7)(S3) and (G3)
 - i. 4.1428(G)(11)
 - j. 4.1528(G)(9)
 - k. 4.1568(B)(15)
 - l. 7.0103(B)(4)(G1) and (S1)
 - m. 7.0103(B)(4)(G3) and (S3)
 - n. 7.0103(B)(4)(G4) and (S4)(c)
 - o. 7.0103(B)(4)(G10) and (S10)
 - p. 7.0310(Q)
 - q. 7.0432(M)(2), (3), and (4)
 - r. 7.0503(B)(4)(G1) and (G2)
 - s. 7.0503(B)(4)(S1) and (S2)
 - t. 7.0503(A)(6)(G2) and 7.0503(A)(6)(S2)
 - u. 7.0503(B)(4)(G3) and 7.0503(B)(4)(S3)(b)
8. Structures under 200 square feet not visible from a public place.
9. Conversions of hotels and motels to emergency shelters or affordable housing under **Section 10.0420**.
- E. Exemption from Design Review does not exempt a development from meeting other relevant standards within the Community Development Code including but not limited to: district standards, transit standards, non-conforming development standards, and public facilities standards.
- F. In Design Districts where standards and guidelines have been established, two tracks are available for design review. Under the clear and objective track, applications are evaluated using design standards. Under the discretionary track, applications are evaluated using design guidelines.

7.0003 APPLICATIONS

An application for Design Review is subject to the highest possible level of review, given the thresholds for different reviews described below. Design Review A is the lowest level Design Review; Design Review E is the highest level. For uses not listed in **Table 7.0003**, the Manager shall determine which level of Design Review is appropriate.

When there is a conflict in the noted Design Review permit types, the more restrictive shall apply.

For exemptions and exceptions see **Section 7.0002**, **Section 8.0220** Changes to Nonconforming Uses and Development, the applicability statements in individual design review district sections, and **Section 11.0200** Initiation and Classification of Applications.

Table 7.0003 Design Review Categories

A. DESIGN REVIEW A (DR-A)	
1. Process	Type I, reviewed with the building permit as applicable.
2. Conditions	a. Developments in Design Districts use only clear and objective standards
3. Types¹	<p>The Design Review may include the following development types:</p> <p>a. All Districts:</p> <ul style="list-style-type: none"> i. Changes in primary use when the proposed use is not listed as Limited or Special Use Review ii. Interior tenant improvements iii. Additions or alterations to canopies, awnings, or other mounted structures to an existing facade or roof iv. Addition, elimination, or change in window or door locations v. New floor area, or floor area additions, of no more than 1,000 sq. ft. vi. New outdoor areas, or outdoor area additions, of no more than 1,000 sq. ft. vii. New structures without floor area, or additions to structures without floor area, of no more than 1,000 sq. ft. in size and not visible from a public place viii. Accessory Dwellings meeting the standards of Section 10.0100 and located within the existing primary home ix. New parking lots and parking lot additions that do not include the use of the provisions in 9.0853(D – G) or 9.0854 <p>b. Design Districts:</p> <ul style="list-style-type: none"> i. New floor area, or floor area additions, of no more than 1,000 sq. ft., and adding less than 50 ft. of building frontage on a street. ii. Accessory structures of no more than 1,000 sq. ft., and adding less than 50 ft. of building frontage on a street. iii. Changes to facades of one-story buildings no more than 160 ft. in width iv. Facade changes of any scale proposing only a change in materials, where the proposed materials meet the clear and objective standards and do not include the use of metal siding v. Structures under 200 sq. ft. visible from a public place. <p>c. DCC, DMU, DTM, DRL-1, DRL-2, CNRM:</p> <ul style="list-style-type: none"> i. Accessory Dwellings of no more than 750 sq. ft. <p>d. Downtown Districts:</p> <ul style="list-style-type: none"> i. Duplexes
B. DESIGN REVIEW B (DR-B)	
1. Process	Type I application.

- 2. Conditions**
- a. Thresholds of DR-A exceeded
 - b. Not located in a Design District
 - c. No new development on a vacant site
 - d. The primary use is not proposed to change
 - e. Existing parking, landscaping, and buffering requirements met
 - f. Existing public facilities adequate
 - g. No new residential units proposed

3. Types¹ The Design Review may include the following development types:

a. Industrial Use:

- i. Floor area additions over 1,000 sq. ft. and not exceeding 25,000 sq. ft. or 25 percent of the existing floor area on the entire site, whichever is less.
- ii. Outdoor area additions over 1,000 sq. ft. and not exceeding 25,000 sq. ft. or 25 percent of the existing outdoor area of the entire site, whichever is less.

b. Non-Industrial Use:

- i. Floor area additions over 1,000 sq. ft. and not exceeding 10,000 sq. ft. or 25 percent of the existing floor area of the entire site, whichever is less.
- ii. Outdoor area additions over 1,000 sq. ft. and not exceeding 10,000 sq. ft. or 25 percent of the existing outdoor area of the entire site, whichever is less.

C. DESIGN REVIEW C (DR-C)

1. Process Type II application.
 Pre-application meetings required only for development described in 7.0003(C)(3)(b) and (c) below.
 No Neighborhood Meeting required.

- 2. Conditions**
- a. Thresholds of DR-A and/or DR-B exceeded
 - b. In non-design districts no new floor area or outdoor use area is proposed
 - c. Development in Design Districts use no more than three discretionary guidelines

3. Types¹ The Design Review may include the following development types:

a. All Districts:

- i. A change in primary use when the proposed use is listed as Limited
- ii. Change to public facility requirements
- iii. Changes to buffers including alternate buffers
- iv. New driveway access
- v. Change in landscaping requirements
- vi. New parking lots and parking lot additions using the provisions in 9.0853(D – G) or 9.0854

b. Design Districts:

- i. Structures under 200 sq. ft. visible from a public place
- ii. Addition of no more than 50 ft. of building frontage along a street
- iii. Exterior facade changes
- iv. New structures or additions with a total of no more than 2,000 sq. ft. of floor area
- vii. New structures or additions without floor area of no more than 2,000 sq. ft. in area.
- viii. New outdoor areas or additions to outdoor areas exceeding those allowed in DR-A and DR-B

c. Downtown Districts:

- i. Duplexes exceeding the thresholds of DR-A

D. DESIGN REVIEW D (DR-D)

1. Process

Type II application.
 Pre-application Meeting required.
 Neighborhood Meeting required unless otherwise noted.

2. Conditions

- a. Thresholds of DR-A through DR-C exceeded
- b. DR-E threshold not met
- c. Developments in Design Districts use no more than three discretionary guidelines

3. Types¹

The Design Review may include the following development types:

a. All Districts:

- i. Multifamily residential;
- ii. Townhouse;
- iii. Manufactured dwelling parks;
- iv. Commercial;
- v. Mixed Use;
- vi. Institutional Use; or
- vii. Parking garages.

b. Industrial Districts:

- i. Uses not requiring a Neighborhood Meeting:
 - 1. Industrial Office
 - 2. Information Services
 - 3. Manufacturing
 - 4. Trade Schools
 - 5. Transportation/Distribution
 - 6. Warehousing/Storage

- ii. Uses requiring a Neighborhood Meeting:
 - 1. Construction
 - 2. Exclusive Heavy Industrial
 - 3. Miscellaneous Industrial
 - 4. Waste Management
 - 5. Wholesale Trade
- c. **Design Districts:**
 - i. Developments exceeding the thresholds of DR-C and not subject to a DR-E.

E. DESIGN REVIEW E (DR-E)	
1. Process	Type III application with Design Commission hearing. Pre-application and Neighborhood Meeting required.
2. Conditions	<ul style="list-style-type: none"> a. Design Districts only b. Thresholds of DR-A through DR-D exceeded
3. Types¹	The Design Review may include one of the following development types: <ul style="list-style-type: none"> a. Design Districts: <ul style="list-style-type: none"> i. Any other development, regardless of size, using more than three discretionary guidelines.

7.0004 PHASED DESIGN REVIEW

- A. Purpose:** The purpose of a Phased Design Review is to review and approve a specific design proposal for a site that is achieved over a longer time horizon than what is typical without having to go through a new design review for future phases.
- B. Time Scope:** The Manager may authorize a time schedule for developing the various phases in periods of time in excess of two years, but in no case shall the total time period for all stages exceed seven years. Each stage shall conform to the applicable requirements of the Code.
- C. When Modifications are Required:** Modifications may be required to portions of a Phased Design Review developed after the passage of one year to comply with change(s) in the Community Development Code. Modifications are not required for components of the site approved and developed under previous approvals.
- D. How Modifications are Reviewed:** A modification to a Phased Design Review to meet new Code standards shall be reviewed through the highest applicable Design Review procedure specified in **Section 7.0000**. However, modifications are not subject to a pre-application conference or an early neighborhood meeting. Modifications must meet standards in the Development Code, unless meeting

standards requires the removal of improvements approved and developed made under previous approvals.

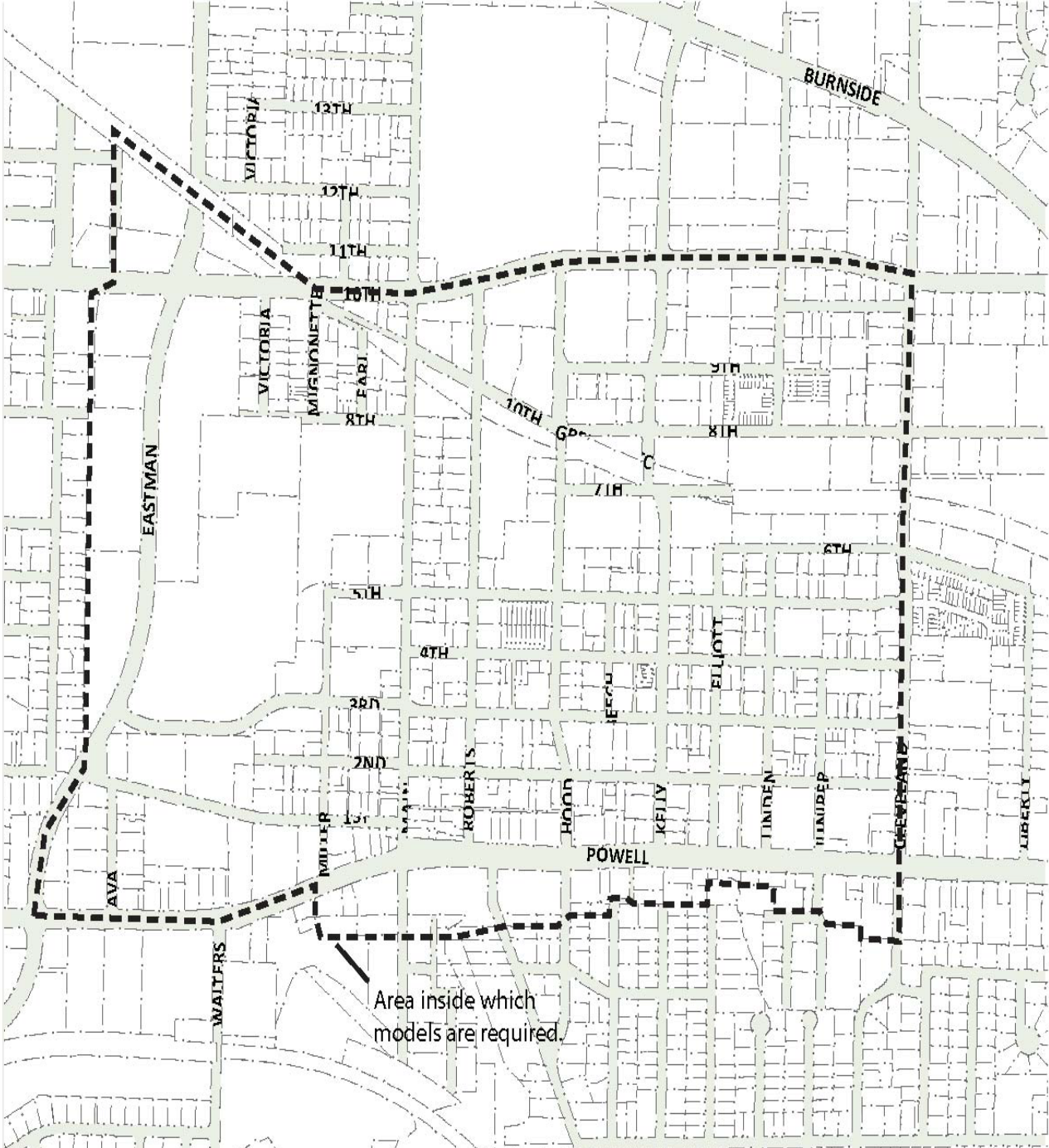
- E. If a phased development or subdivision is proposed or developed for townhouses in the RTC, SC, CMF (except those areas along the NE Glisan and NE 162nd Avenue corridors), or CMU districts, each phase shall comply with all applicable Design Review requirements.

7.0005 MODELS IN THE DOWNTOWN PLAN AREA

- A. For proposals that were approved through the design review process in the area shown on **Figure 7.0005**, a three-dimensional, basswood (or similar material as approved by the Manager) model of the approved proposal is required for new developments or for existing buildings where expansion will increase the building footprint by more than 50 percent.
- B. The three-dimensional model of the proposal as approved must be submitted to be placed in the City's Downtown model prior to the issuance of a building permit.
- C. The scale of the model must be 1 inch equals 50 feet.
- D. The model requirements will be waived if the application does not involve a change in the bulk of buildings on a site for which the City possesses an accurate model.

(Figure 7.0005 follows)

Figure 7.0005



Section 7.0100 Corridor Design District

Section 7.0100 Corridor Design District is contained in a separate document entitled Section 7.0100