ADMINISTRATIVE DESIGN REVIEW – MU INCENTIVE ZONE Review Checklist

PROJECT NAME:

INSTRUCTIONS



3609 Market Place W, Suite 200 University Place, WA 98466-4488 PH: 253.566.5656

This checklist summarizes the design standards and guidelines for projects located in the Mixed-Use Incentive Zone in the City of University Place. Project designers should use this checklist as a tool to ensure that all standards and guidelines are addressed by a proposal. City staff will use this checklist to help determine compliance with the design standards and guidelines. If you have any questions, please contact the Planning and Development Services Department at 253.566.5656.

RETURN 5 COPIES OF THIS CHECKLIST WITH YOUR APPLICATION

1.	Administrative Design Review (formally Design Standard Review) is required for all new development and major			
	improvements in the Mixed-Use Incentive Zone (see UPMC 19.55).			
2.	Prior to approval, the applicant shall meet the standards of the chapter.			
3.	The Director can approve a project if the proposal is unable to meet all standards of the chapter but has been			
	determined by the Director to meet or exceed the intent of the standards. Prior to making such a decision, the			
	Director shall seek a recommendation from the Planning Commission.			
4.	See Administrative Design Review Submittal Checklist for all documents required for submittal.			
Provide a <u>detailed</u> description of the proposal and describe how proposal is consistent with the goals and polices of the City of University Place Comprehensive Plan. (May be attached)				

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Updated: 08/2019

Please describe how the proposal meets or exceeds the criteria of the following sections of the Mixed-Use Incentive Zone Design Standards:		
19.55.080 E - Mixed-Use:		
19.55.080 F (1) – Setbacks:		
19.55.080 F (2) – Walkways:		
19.55.080 F (3) –Gateways:		
19.55.080 F (4) –Courtyards:		

19.55.080 F (5) – Plazas:	
<u>19.55.080 F (6) – Landscaping:</u>	
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19.55.080 F (7) – Artwork:	
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19.55.080 F (8) – Water Features:	
19.55.080 F (9) – Utilities:	
19.33.000 F (9) - Otinties.	
19.55.080 G (1) – Primary Facades:	
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19.55.080 G (2) – Secondary Facades:		
<u>19.55.080 G (3) – Significant Corners:</u>		
19.55.080 G (4) – Height:		
19.55.080 G (5) – Projections:		
19.55.080 G (6) – Awnings and Canopies:		

10.55.090 G (7) Exterior Building Material:		
19.55.080 G (7) – Exterior Building Material:		
19.55.080 G (8) – Roof Design and Materials:		
<u>19.55.080 G (9) – Prohibited Materials:</u>		
<u>19.55.080 G (10) – Storefronts:</u>		
40 55 000 O (44) - MSv Janes		
19.55.080 G (11) – Windows:		

19.55.080 G (12) – Doors and Entryways:				
<u>19.55.080 H – Parking:</u>				
				