

DESIGN STANDARD REVIEW

Mixed Use Zones

APPLICATION



3609 Market Place W, Suite 200
University Place, WA 98466
PH: (253) 566-5656 FAX: (253) 460-2541

Please type or print clearly. Incomplete information may delay the project approval.

Please attach additional narrative as needed.

APPLICANT:	Phone:	Fax:
Address (City, State, Zip):	E-Mail Address:	
OWNER:	Phone:	Fax:
Address (City, State, Zip):	E-Mail Address:	
AGENT:	Phone:	Fax:
Address (City, State, Zip):	E-Mail Address:	

PROJECT NAME & TYPE:				
Project Address:		Parcel Number(s):		
Zoning:	Current Use:			
Area/Acreage:	Township	Range	Section	Quarter Section

Has this project been reviewed at a Technical Review Committee (TRC) Meeting?

INSTRUCTIONS

1. A Design Review Administrative Use Permit is required to develop in Mixed Use zones.
2. This Design Review Application is required for all new development, exterior alterations and major improvements in the Mixed Use zones of the City.
3. An applicant must review UPMC 19.50 Design Standards and UPMC19.54 Form Based Code for design requirements.
4. Standards are mandatory while guidelines are discretionary and may be used to demonstrate equivalent items. Guidelines can not be imposed to deny an application.
5. A standard may be replaced with an equivalent item(s) if the applicant can demonstrate to the satisfaction of the Director that the replacement is of equal or greater quality or quantity than the standard.
6. Complete all questions below. Check the equivalent box if proposing to replace a standard with an equivalent item(s). Justify all equivalent requests.
7. This application must be accompanied with site and landscape plans depicting the required standards or equivalents.

Provide a detailed description of the proposal. (May be attached)

Note: Use Tab Key For Next Line

Please describe how the proposal meets or exceeds the criteria of the following sections of 19.50 and 19.54:

19.50.040-050 Setbacks and Height:

19.50.060-090 Walkways/Gateways/Courtyards/Plazas: (e.g., describe walkway, decorative paving, artwork or discovery element, lighting etc.. how do gateways within the proposal comply with design standards to provide a sense of arrival?) (e.g., how does the proposal comply with design standards related to courtyards and plazas and related size, location, landscaping, decorative paving, utilities, lighting and artwork?)

☐ **Equivalent Requested.**

19.50.100-120 Primary/secondary facades and significant corners: (e.g., explain how architectural elements, materials and colors create vertical and horizontal articulation on the building's primary façade. How is the building's primary façade are carried around to the secondary façade(s)?)

☐ **Equivalent Requested.**

19.50.130-180: Architectural Features/Projections/Awnings/Canopies/Materials/Colors/Roof Design

☐ Equivalent Requested.

19.50.200-220 Storefronts/Windows/Entryways

☐ Equivalent Requested.

19.50.230-260 Parking

☐ Equivalent Requested.

19.50.270-330 Streetscapes

☐ Equivalent Requested.

19.50.340-350 Artwork/Water Features

☐ Equivalent Requested.

19.50.370-430 Outdoor Kiosks/Trash receptacles/Handrails/Fencing/Bicycle racks/ Mailboxes:

☐ **Equivalent Requested.**

19.50.440-450 Major and other arterials/ 19.54.080 Street grid and standards:

☐ **Equivalent Requested.**

19.54.060 Building types and standards: (e.g., describe how the buildings comply with the typologies allowed in the Form Based Code.)

☐ **Equivalent Requested.**

19.54.070 Frontage types: (e.g., describe how the buildings comply with the allowed frontage types of the Form Based Code.)

☐ **Equivalent Requested.**

I hereby state that I am the applicant listed above; and that the forgoing statements and answers herein made, and all information and evidence herein made, and all information and information herewith submitted are in all respects and to the best of my knowledge and belief, true and complete. I understand that the filing fee accompanying this application is not refundable and is only for the purposes of defraying the normal administrative expenses of processing the application, and that the payment of said fees does not result in automatic issuance of the permit requested in the application.

(Printed name)

(Signature)

Date