

Projects undergoing CDAP Review are generally

larger, have a complex context, and impact the

public realm significantly.

Workshops are for projects seeking early design

support. They are a collaborative meeting with

the applicant, not a formal review.

Step 3. After addressing urban design targets.

applicants presents at CDAP Meeting. CDAP

makes recommendations on the project.

Step 4. If CDAP recommended changes to the

project, applicant presents again at CDAP with

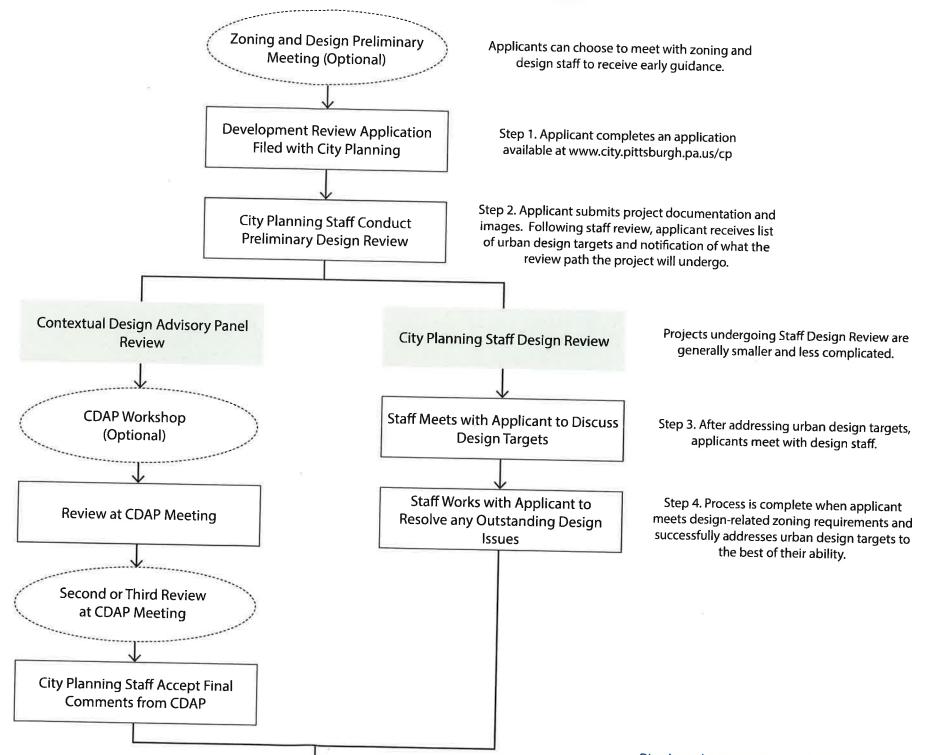
these modifications.

Step 5. Process is complete when applicant

meets design-related zoning requirements and successfully addresses urban design targets to

the best of their ability.

Pittsburgh Department of City Planning DESIGN REVIEW PROCESS

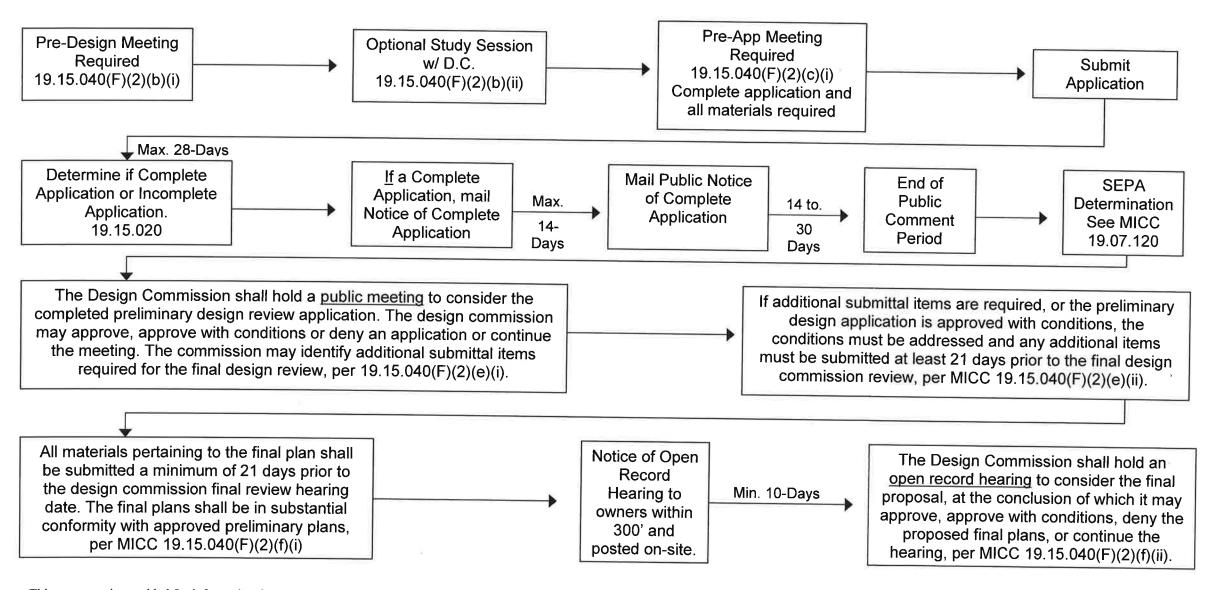


City Planning staff include CDAP comments in design feedback to Planning Commission or Zoning Administrator.

Project Proceeds to Planning/Zoning Approval, Varies by Project Pittsburgh Department of City Planning • 200 Ross Street, Pittsburgh, PA 15219 • 412-255-2200 • pittsburghpa.gov/dcp/

TYPICAL DESIGN COMMISSION PROCESS FOR MAJOR NEW CONSTRUCTION

The following is only a summary of the City of Mercer Island Design Review Process. Please refer to Mercer Island City Code, Title 19 for all requirements.



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LANDMARK DESIGN REVIEW FLOW CHART

When a project is subject to the design review process, a property owner, architect or contractor submits a design review application. The LPC/LDDRB and Landmark Preservation staff then use the guidelines to inform the subsequent design review process.

The chart below identifies the steps involved in reviewing and approving an application for design review. The chart is intended to assist applicants in preparing application materials at the appropriate level of detail in the course of the project and in establishing a project schedule. Landmark Preservation staff will issue a Certificate of Appropriateness (COA) for a successful design review application. A COA is necessary as part of the building permit process.

1.

PRE-APPLICATION PROCESS

A. SUBMIT PRELIMINARY APPLICATION

Available online at the Denver Landmark Preservation web site

B. PRE-APPLICATION CONFERENCE WITH STAFF

In certain cases, a project can proceed to step 2 without a pre-application conference.

2. APPLICATION

Submit application form and all required submittal materials to Landmark Preservation staff.

3. REVIEW & APPROVAL

Coordinate with staff to determine whether the project is subject to administrative review by Landmark Preservation staff or review by the LPC or LDDRB.

3a. ADMINISTRATIVE REVIEW TRACK

Staff reviews application for completeness and conformance with applicable guidelines.

APPROVAL

Staff issues Certificate of Appropriateness (COA) unless LPC/LDDRB review is required.

OBTAIN BUILDING PERMIT

City staff will review final construction drawings to ensure they match COA approval.²

3b. COMMISSION OR BOARD REVIEW TRACK

Staff reviews for completeness and conformance with applicable guidelines

COMMISSION OR BOARD MEETING

The Commission or Board may make a decision or continue review to the next meeting (unclear applications or neighborhood concern).

APPROVED

Staff issues Certificate of Appropriateness (COA)

NOT APPROVED

Applicant may modify project and resubmit plans

¹Applications are due prior to Commission or Board meetings. Consult the Denver Landmark Preservation web site for current requirements.

²If the Commission or Board approves a project with conditions, the final construction drawings and submittal must reflect those conditions.

Figure 3:

Full Design Review Process

